

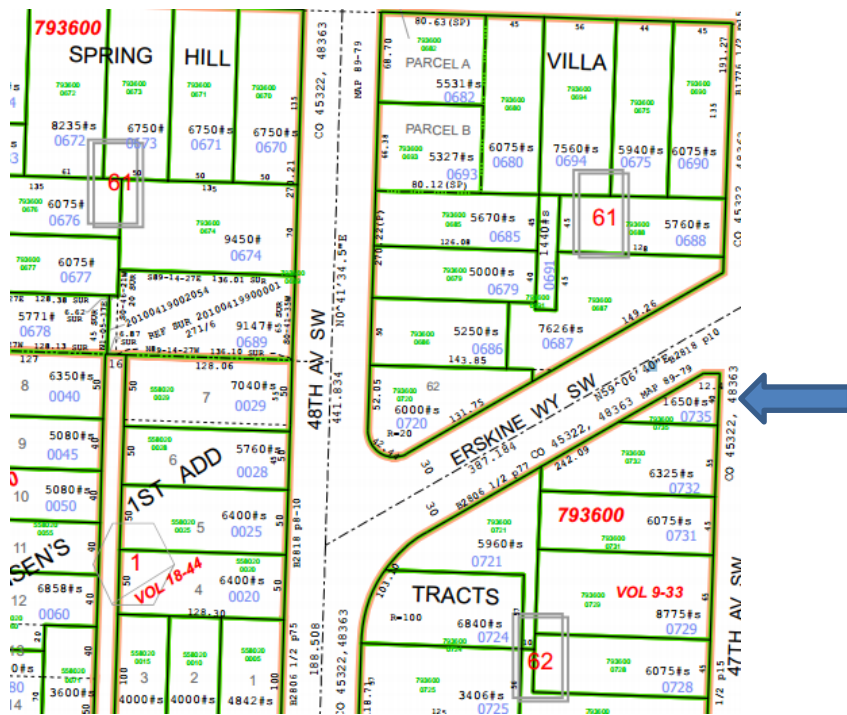
EXCESS PROPERTY DESCRIPTION
December 18, 2013

The Department of Finance and Administrative Services, as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Snippet at 5301 47th Ave SW

PMA	Subject Parcel	Size	Parcel #	Address	Zoning	KC Value	Legal Description
53	1771	*1,759	7936000735	5301 47 th Ave SW	SF 5000	NA*	Tract 62, Spring Hill Villa tract, North 40 feet of East 1/2 of East 1/2 less portion west of Erskine Way, less street.

KC 1,650



Map:

History: This snippet is a portion of tract 62 of the Spring Villa Addition, This the portion that was left over after Erskine Way was laid off and dedicated as street right of way as established according to Ordinance 45322.

7/21/1923, Condemnation ORD. [45322](#), An ordinance providing for the laying off, opening, widening, extending and establishing of Erskine Way, from Erskine Avenue as platted in Kirkwood, an Addition to the City of Seattle, southwesterly to an intersection with 48th Avenue Southwest north of its intersection with Brandon Street; 45th Avenue Southwest, between West Hudson Street and West Dawson Street; 47th Avenue Southwest, between West Dawson Street and West Brandon Street; and from West Graham Street to West Eddy Street; 48th Avenue Southwest between West Dawson Street and West Holly Street; West Hudson Street, between Erskine Way as established herein and 46th Avenue Southwest; and West Eddy Street, from 47th Avenue Southwest to 49th Avenue Southwest; providing for the establishing of curb grades of Erskine Way as established and named herein, from California Avenue southwesterly to an intersection with 48th Avenue Southwest north of its intersection with West Brandon Street; 45th Avenue Southwest, from West Edmunds Street to West Hudson Street; 47th Avenue Southwest to 49th Avenue Southwest; and of a connection between Erskine Way as established herein and West Hudson Street near 46th Avenue Southwest; providing for the condemnation, appropriation, taking and damaging of

land and other property necessary for the laying off, opening, widening, extending and establishing of the above described way, avenues and streets and approaches thereto in conformity with the grades established herein; providing for the necessary slopes for cuts and fills upon the property abutting upon said way, avenues and streets; and approaches thereto, providing that the entire cost of such improvement shall be paid by special assessment upon property specially benefited, in the manner provided by law.

2/27/1925, ORD [48363](#), AN ORDINANCE relating to and providing for the condemnation and acquisition of Erskine Way; amending Sections 1, 2 and 5 of Ordinance No. 45322, and further amending said Ordinance by adding thereto a section to be known as Section 1A; providing for the acquisition of certain lands, premises and other property in fee simple, for general municipal purchases;

11/5/1925 County Superior court 173709

Acquisition Deeds:

Acquisition Fund Source: General Fund

Jurisdictional Department's estimated market value: The value of the land is based upon the value of similar property in the neighborhood, which currently ranges from between \$10 and \$60 per square foot
**Change to state law (RCW 84. 40.045 and 84.40.175) by the 2013 Legislature eliminated revaluation of government owned parcels. The value of the land may be adjusted due to critical area constraints.

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, the remainder to general fund.

Current easements, covenants and restrictions: None

Recommended easements, covenants and restrictions upon Transfer: FAS proposes that the property be sold and transferred to the adjacent property owner with a Covenant on the Deed requiring property be merged with adjacent property tax lot.

Potential problems with property and possible measures to mitigate their recurrence: None

Neighborhood: West Seattle

Legal Description: The North 40 feet of East ½ of East ½, less portion west of Erskine Way, Tract 62, Spring Hill Villa Tracts, according to the plat thereof recorded in Volume 9 of Plats, Page33 Records of King County, Washington, Except that portion condemned in King County Superior Court Cause No 173709 for street purposes as provided by Ordinance No 45322.