

King County Department of Assessments

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Department of Assessments

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PARCEL DATA

Parcel	383090-0400	Jurisdiction	KENT
Name	IC INDUSTRIAL REIT	Levy Code	1526
Site Address	1220 2ND AVE N 98032	Property Type	C
Geo Area	70-50	Plat Block / Building Number	
Spec Area	500-45	Plat Lot / Unit Number	31-39-40
Property Name	REXAM BEVERAGE CAN	Quarter-Section-Township-Range	NE-13-22-4

Legal Description

KENT VALLEY INDUSTRIAL PARK LOT 1 KENT SP 78-12 REC AF # 7805160868 SD SP DAF ALL OF LOTS 31-39-40 AKA POR SPC 78-11

PLat Block:

Plat Lot: 31-39-40

LAND DATA

Click the camera to see more pictures.

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Warehouse
Land SqFt	235,224
Acres	5.40

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	I2
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views	
Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront	
Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity influence	NO

Designations	
Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances	
Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems	
Water Problems	NO
Transportation Concurency	NO
Other Problems	NO

Environmental	
Environmental	NO

BUILDING

Building Number	1
Building Description	WAREHOUSE
Number Of Buildings Aggregated	1
Predominant Use	WAREHOUSE, DISTRIBUTION (407)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE

Picture of Building 1



Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
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Stories	1
Building Gross Sq Ft	100,000
Building Net Sq Ft	100,000
Year Built	1979
Eff. Year	1980
Percentage Complete	100
Heating System	SPACE HEATERS
Sprinklers	Yes
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
2	WAREHOUSE OFFICE (810)		1	12	0	3,722	3,722
1	WAREHOUSE, DISTRIBUTION (407)		1	32		96,278	96,278

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
383090040007	2021	2022		1526	4,057,600	8,861,500	12,919,100	0	4,057,600	8,861,500	12,919,100	
383090040007	2020	2021		1526	3,410,700	8,973,700	12,384,400	0	3,410,700	8,973,700	12,384,400	
383090040007	2019	2020		1526	2,881,400	9,668,100	12,549,500	0	2,881,400	9,668,100	12,549,500	
383090040007	2018	2019		1526	2,469,800	7,049,700	9,519,500	0	2,469,800	7,049,700	9,519,500	
383090040007	2017	2018		1526	2,234,600	7,199,900	9,434,500	0	2,234,600	7,199,900	9,434,500	
383090040007	2016	2017		1525	2,117,000	4,485,500	6,602,500	0	2,117,000	4,485,500	6,602,500	
383090040007	2015	2016		1525	1,940,500	3,749,200	5,689,700	0	1,940,500	3,749,200	5,689,700	
383090040007	2014	2015		1525	1,822,900	3,544,100	5,367,000	0	1,822,900	3,544,100	5,367,000	
383090040007	2013	2014		1525	1,822,900	3,039,000	4,861,900	0	1,822,900	3,039,000	4,861,900	
383090040007	2012	2013		1525	1,705,300	2,949,400	4,654,700	0	1,705,300	2,949,400	4,654,700	
383090040007	2011	2012		1525	1,705,300	3,005,500	4,710,800	0	1,705,300	3,005,500	4,710,800	
383090040007	2010	2011		1525	1,705,300	3,005,500	4,710,800	0	1,705,300	3,005,500	4,710,800	
383090040007	2009	2010		1525	1,552,400	3,365,400	4,917,800	0	1,552,400	3,365,400	4,917,800	
383090040007	2008	2009		1525	1,411,300	3,649,400	5,060,700	0	1,411,300	3,649,400	5,060,700	
383090040007	2007	2008		1525	1,411,300	4,080,000	5,491,300	0	1,411,300	4,080,000	5,491,300	
383090040007	2006	2007		1525	1,411,300	3,345,900	4,757,200	0	1,411,300	3,345,900	4,757,200	
383090040007	2005	2006		1525	1,293,700	3,321,500	4,615,200	0	1,293,700	3,321,500	4,615,200	
383090040007	2004	2005		1525	1,293,700	3,241,500	4,535,200	0	1,293,700	3,241,500	4,535,200	
383090040007	2003	2004		1525	1,293,700	3,245,100	4,538,800	0	1,293,700	3,245,100	4,538,800	
383090040007	2002	2003		1525	1,293,700	2,938,700	4,232,400	0	1,293,700	2,938,700	4,232,400	
383090040007	2001	2002		1525	0	0	0	0	1,176,100	3,056,300	4,232,400	
383090040007	2000	2001		1525	1,176,100	2,823,900	4,000,000	0	1,176,100	2,823,900	4,000,000	
383090040007	1999	2000		1525	1,058,500	2,113,300	3,171,800	0	1,058,500	2,113,300	3,171,800	
383090040007	1998	1999		1525	1,058,500	1,584,700	2,643,200	0	1,058,500	1,584,700	2,643,200	
383090040007	1997	1998		1525	0	0	0	0	1,058,500	1,584,700	2,643,200	
383090040007	1996	1997		1525	0	0	0	0	893,900	1,749,300	2,643,200	
383090040007	1994	1995		1525	0	0	0	0	893,900	1,749,300	2,643,200	
383090040007	1992	1993		1525	0	0	0	0	823,200	1,726,800	2,550,000	
383090040007	1990	1991		1525	0	0	0	0	764,400	1,560,600	2,325,000	
383090040007	1989	1990		1525	0	0	0	0	764,400	1,570,600	2,335,000	
383090040007	1988	1989		1525	0	0	0	0	764,400	1,570,600	2,335,000	
383090040007	1987	1988		1525	0	0	0	0	756,400	1,578,600	2,335,000	
383090040007	1986	1987		1525	0	0	0	0	756,400	1,578,600	2,335,000	
383090040007	1984	1985		1525	0	0	0	0	705,600	1,725,300	2,430,900	
383090040007	1982	1983		1525	0	0	0	0	294,000	2,056,200	2,350,200	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2876638	20170712001815	7/11/2017	\$10,100,000.00	LIGHTNING PROPRO II LLC	IC INDUSTRIAL REIT	Statutory Warranty Deed	None
2671367	20140602001608	5/30/2014	\$9,000,000.00	PROLOGIS TARGETED U S LOGISTICS FUND LP	LIGHTNING PROPCO II LLC	Special Warranty Deed	None
2513002	20111006001428	10/5/2011	\$18,500,000.00	AMB-SGP SEATTLE/BOSTON LLC	PROLOGIS TARGETED US LOGISTICS FUND LP	Bargain and Sales Deed	None
1893049	20020621001131	6/18/2002	\$16,400,000.00	AMB/NDP LOCAL LP	AMB/SGP SEATTLE/BOSTON LLC	Special Warranty Deed	None
1647030	199810292511	10/19/1998	\$7,487,673.00	EQUITABLE LIFE ASSURANCE	AMB/NDP LOCAL LP	Special Warranty Deed	None

REVIEW HISTORY

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Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2021	99468	State Appeal	\$12,384,400	1/1/1900	\$0		Active
2021	2001947	Local Appeal	\$12,384,400	1/3/1900	\$12,384,400	SUSTAIN	Completed
2020	98158	State Appeal	\$12,549,500	1/1/1900	\$0		Active
2020	1903779	Local Appeal	\$12,549,500	1/2/1900	\$12,549,500	SUSTAIN	Completed
2008	0701164	Local Appeal	\$5,491,300	1/1/1900	\$0		Completed
2004	0304244	Local Appeal	\$4,538,800	1/1/1900	\$4,538,800	SUSTAIN	Completed
2003	0207225	Local Appeal	\$5,073,900	1/1/1900	\$0		Completed
2002	0104722	Local Appeal	\$5,076,200	1/1/1900	\$4,232,400	REVISE, ASSESSOR RECOMMENDED	Completed
1989	8807327	Local Appeal	\$2,700,000	1/1/1900	\$2,335,000	REVISE, ASSESSOR RECOMMENDED	Completed
1987	8670940	Local Appeal	\$2,795,700	1/1/1900	\$2,335,000	REVISE, ASSESSOR RECOMMENDED	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
CNST-2204240	REPLACE 4-TON RTU HEAT PUMP- LIKE FOR LIKE.Engineer of Record: Dong Il Shin - 28398Mechanical Engineer: David Dustin Happe - 48946,	Other	4/29/2021	\$0	KENT	8/11/2021
CNST-2192847	INSTALLATION OF NEW 6KG NATURAL GAS GENERATOR WITH ASSOCIATED GAS PIPING.SPECIAL INSPECTION.KRAZAN & ASSOC. 825 CENTER ST.; STE A; TACOMA; WA 98409(253) 939-2500.	Other	7/5/2019	\$2,500	KENT	7/13/2020
CMAL-2151312	INSTALL A LAYER OF 1/2" HD ISO OVER EXISTING BUR ROOF. INSTALL 60 MILL PVC GRAY PER VERSICOS SPECS. FULL 20 YEAR LABOR AND MATERIALS WARRANTY.,	Other	4/24/2015	\$500,000	KENT	
13836	None	Building, New	8/3/1998	\$40,660	KENT	

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