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PARCEL DATA

Parcel	334040-1630
Name	KING COUNTY FMD FACILITIES
Site Address	1 S GRADY WAY 98055
Geo Area	70-10
Spec Area	160-40
Property Name	RED LION HOTEL & CONFERENCE CENTER SEATTLE - RENTON (KC OWNED)

Jurisdiction	RENTON
Levy Code	2100
Property Type	C
Plat Block / Building Number	13 &
Plat Lot / Unit Number	
Quarter-Section-Township-Range	<u>NE-19-23-5</u>

Legal Description

HILLMANS EARLINGTON GARDENS #1 POR OF BLKS 13 & 14 TGW PORS OF VAC 9TH AVE SOUTH VAC 9TH PLACE SOUTH & THE VAC ALLEY BTW 9TH AVE SOUTH & 9TH PLACE SOUTH TGW POR OF NE 1/4 OF SECTION 19-23-05 DAF - BEG NE COR OF SW 1/4 OF NE 1/4 TH S 01-04-08 W 250.02 FT TH N 89-44-02 W 18.28 FT TH S 61-42-59 W 258.92 FT TH S 00-02-16 E 248.94 FT TO NLY MGN OF PRIMARY STATE HWY NO 1 JCT SSH NO 2-M TO JCT PSH NO 2 IN RENTON AKA STATE RD NO 405 TH WLY NWLY & NLY ALG SD MGN THE FOLG - N 89-49-09 W 44.72 FT TH S 83-23-09 W 82.06 FT TH N 89-54-45 W 241.66 FT TAP ON CURVE RAD OF 390.80 FT & RAD BEARING N 17-05-13 E TH NWLY ALG SD CURVE THRU C/A OF 32-52-06 ARC DIST OF 224.19 FT TH N 40-02-41 W 150 FT TH ALG TANGENT CURVE TO LFT RAD OF 288.80 FT THRU C/A OF 16-15-36 ARC DIST OF 81.96 FT TO TPOB TH CONTG ALG SD NLY MGN WLY ALG PREVIOUSLY DESC CURVE THRU C/A OF 23-42-24 ARC DISTANCE OF 119.49 FT TH N 80-00-41 W 100 FT TH ALG TANGENT CURVE TO RGT RAD OF 109.20 FT THRU C/A OF 81-34-00 ARC DIST 155.46 FT TH N 88-26-41 W 6 FT TH N 01-33-19 E 313.96 FT TH N 41-34-50 E 90.78 FT TO SLY MGN OF SOUTH GRADY WAY AKA SECONDARY ST HWY NO I-L BEING 100 FT IN WIDTH TH LEAVING PRIMARY ST HWY NO 1 JCT NO 2-M TO JCT PSH NO 2 & ALG THE S MGN OF SOUTH GRADY WAY N 77-28-26 E 415.16 FT TH LEAVING SD SLY MGN & ALG W LN OF LAND LEASED TO STANDARD OIL CO S 00-31-47 E 150 FT TO SW COR OF SD LAND TH LEAVING SAID WEST LINE S 89-28-13 W 12.81 FT TH S 00-51-26 W 286.24 FT TH N 70-00-00 W 98 FT TH S 14-17-27 W 248.85 FT TO TPOB - AKA LOT A OF CITY OF RENTON LOT LINE ADJ NO 001-88 RECORDING NO 8911139006  
**PLat Block:** 13 &  
**Plat Lot:**

LAND DATA

 Click the camera to see more pictures.



Highest & Best Use As If Vacant	TEMPORARY LODGING
Highest & Best Use As Improved	PRESENT USE
Present Use	Hotel/Motel
Land SqFt	224,660
Acres	5.16

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	CA
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

Reference Links

- ▢ [Residential Physic Inspection Areas](#)
- ▢ [King County Taxin Districts Codes ar Levies \(.PDF\)](#)
- ▢ [King County Tax Links](#)
- ▢ [Property Tax Advi:](#)
- ▢ [Washington State Department of Revenue](#) (External link)
- ▢ [Washington State Board of Tax Appeals](#) (External link)
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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

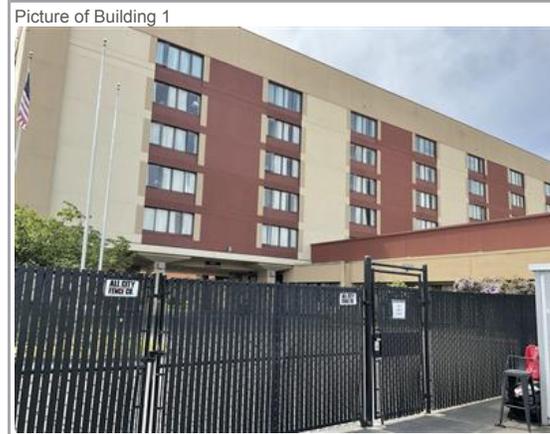
Problems	
Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental	
Environmental	NO

**BUILDING**

Building Number	1
Building Description	RED LION HOTEL
Number Of Buildings Aggregated	1
Predominant Use	HOTEL, FULL SERVICE MIDSCALE (732)
Shape	Rect or Slight Irreg
Construction Class	REINFORCED CONCRETE
Building Quality	AVERAGE
Stories	6
Building Gross Sq Ft	61,200
Building Net Sq Ft	61,200
Year Built	1965
Eff. Year	1985
Percentage Complete	100
Heating System	WARMED AND COOLED AIR
Sprinklers	Yes
Elevators	Yes
1 2 3	

 Click the camera to see more pictures.



**Section(s) Of Building Number: 1**

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	HOTEL, FULL SERVICE MIDSCALE (732)	224 Rooms	6	9		61,200	61,200

**Unit Breakdown**

Unit Type	Number of This Type	Sq Ft	# of Bedrooms	# of Baths
Flat	226	0	1	1

**TAX ROLL HISTORY**

<b>This is a government owned parcel.</b>
Change to state law (RCW 84. 40.045 and 84.40.175) by the 2013 Legislature eliminated revaluation of government owned parcels.

**SALES HISTORY**

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>3268241</u>	<u>20240126000493</u>	1/16/2024	\$36,200,000.00	RENTON HOTEL INVESTORS LLC	KING COUNTY	Bargain and Sales Deed	None
<u>2678064</u>	<u>20140708001332</u>	7/2/2014	\$8,872,500.00	C	RENTON HOTEL INVESTORS LLC	Special Warranty Deed	None

<u>2533795</u>	<u>20120314001649</u>	3/9/2012	\$0.00	KOSYDAR CHRISTINE A	BACM 2006-5 GRADY WAY LLC	Trustees' Deed	Foreclosure
<u>2238071</u>	<u>20060920001669</u>	9/12/2006	\$9,219,198.00	SUNSTONE OP PROPERTIES LLC	HI RENTON LLC	Statutory Warranty Deed	None
<u>1728187</u>	<u>19991221002216</u>	11/22/1999	\$0.00	SUNSTONE HOTEL PROPERTIES L L C	SUNSTONE OP PROPERTIES LLC	Bargain and Sales Deed	Other
<u>1493041</u>	<u>199606281161</u>	6/26/1996	\$7,630,000.00	RETON JOINT VENTURE	SUNSTONE HOTEL INVESTORS L P;	Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2020	1904275	Local Appeal	\$23,920,600	1/1/1900	\$0		Completed
2018	94714	State Appeal	\$18,930,400	6/16/2020	\$0		Active
2018	1704233	Local Appeal	\$18,930,400	8/20/2018	\$18,930,400	SUSTAIN	Completed
2017	94071	State Appeal	\$17,709,200	3/18/2020	\$17,709,200	SUSTAIN	Completed
2017	1604921	Local Appeal	\$17,709,200	3/29/2018	\$17,709,200	SUSTAIN	Completed
2014	88059	State Appeal	\$11,325,000	11/20/2017	\$11,325,000	SUSTAIN	Completed
2014	1304697	Local Appeal	\$11,325,000	9/22/2014	\$11,325,000	SUSTAIN	Completed
2013	85622	State Appeal	\$10,002,300	10/6/2014	\$10,002,300	SUSTAIN	Completed
2013	1203141	Local Appeal	\$10,002,300	7/22/2013	\$10,002,300	SUSTAIN	Completed
2012	1105720	Local Appeal	\$8,649,900	10/17/2012	\$8,649,900	SUSTAIN	Completed
2011	1006381	Local Appeal	\$7,917,800	1/1/1900	\$0		Completed
1996	9500522	Local Appeal	\$7,169,000	7/10/1996	\$7,169,000	SUSTAIN	Completed
1996	49904	State Appeal	\$7,169,000	12/10/1996	\$7,169,000	SUSTAIN	Completed
1995	9401055	Local Appeal	\$7,169,000	4/13/1995	\$7,169,000	SUSTAIN	Completed
1995	49068	State Appeal	\$7,169,000	12/10/1996	\$7,169,000	SUSTAIN	Completed
1993	9208624	Local Appeal	\$7,169,000	7/25/1994	\$7,169,000	SUSTAIN	Completed
1992	9100948	Local Appeal	\$6,865,100	4/23/1992	\$6,569,900	REVISE, ASSESSOR RECOMMENDED	Completed
1992	42421	State Appeal	\$6,865,100	12/14/1992	\$5,806,700	REVISE	Completed
1991	9008790	Local Appeal	\$6,865,100	3/25/1991	\$6,865,100	SUSTAIN	Completed
1991	40155	State Appeal	\$6,865,100	12/14/1992	\$5,806,700	REVISE	Completed
1990	8900403	Local Appeal	\$6,000,000	3/28/1990	\$6,000,000	SUSTAIN	Completed
1989	8804650	Local Appeal	\$6,000,000	1/12/1989	\$6,000,000	SUSTAIN	Completed
1988	8770076	Local Appeal	\$6,208,700	4/20/1988	\$5,500,000	REVISE, ASSESSOR RECOMMENDED	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
<u>E24002492</u>	INSTALLATION OF A WIRELESS FIRE ALARM COMMUNICATOR,		5/14/2024	\$500	RENTON	5/30/2025
<u>E21003390</u>	Install fire alarm system notification devices in main laundry break room and maintenance shop on first floor per fire marshal requirement,		7/20/2021	\$4,883	RENTON	6/8/2022

<b><u>P21000718</u></b>	AAA fire will be changing up the standard style pendent and sidewall style sprinkler heads. We will be using the Tyco Raven style sprinkler head. This sprinkler head is a 5.6K Institutional sprinkler pendent and sidewall Quick Response Standard cover		2/18/2021	\$159,000	RENTON	6/8/2022
<b><u>E20003727</u></b>	RED LION HOTEL FIRE DOOR REPLACEMENT. INSTALLING TWO (2) DEVICES.,		9/4/2020	\$500	RENTON	6/8/2022
<b><u>B20003343</u></b>	RED LION HOTEL WALL DAMAGE REPAIR. REPAIR OF EXTERIOR NON-BEARING WALL AT SOUTH ENTRANCE AND FIRE DOOR WITH CLOSURES ON LEVELS 2 & 3.,	Remodel	8/14/2020	\$15,000	RENTON	6/8/2022
<b><u>E20003366</u></b>	Adding (1) 120v circuit Job # 1006449,		7/31/2020	\$500	RENTON	6/8/2022
<b><u>B20002429</u></b>	RED LION HOTEL FIRE DOOR REPLACEMENT. REPLACEMENT OF THREE (3) EXISING OVERHEAD COILING FIRE DOORS. A STOP WORK WAS POSTED FOR WORK WITHOUT A VALID BUILDING PERMIT CODE20-000236. CALL FOR INSPECTION WITHIN FIFTEEN (15) CALENDAR DAYS OF PERMIT ISSUANC	Remodel	7/9/2020	\$20,000	RENTON	6/8/2022
<b><u>E20001185</u></b>	Install power supply for fire door smoke detectors.,		3/12/2020	\$1,800	RENTON	6/8/2022
<b><u>E18005512</u></b>	A (Nonresidential Alteration) project installing (Adding or Altering Branch Circuits). Additional Info (). Work Site Location (),		10/3/2018	\$11,415	RENTON	8/14/2019
<b><u>B010581</u></b>		Remodel	11/16/2001	\$250,000	RENTON	8/14/2019
<b><u>B000159</u></b>	None	Other	4/20/2000	\$70,000	RENTON	8/17/2000

## HOME IMPROVEMENT EXEMPTION

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