

**King County Department of Assessments**  
Fair, Equitable, and Understandable Property Valuations

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

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**PARCEL DATA**

Parcel	032505-9177	Jurisdiction	REDMOND
Name	HOOPER COMMERCIAL HOLDING L	Levy Code	2020
Site Address	14609 NE 91ST ST 98052	Property Type	C
Geo Area	90-45	Plat Block / Building Number	
Spec Area		Plat Lot / Unit Number	
Property Name	AMERICAN ROYALE ROOFING	Quarter-Section-Township-Range	NE-3 -25-5

**Legal Description**

E 125.70 FT OF W 653.70 FT OF N 1/2 OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4  
Plat Block:  
Plat Lot:

**LAND DATA**

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Warehouse	Restrictive Size Shape	NO
Land SqFt	20,741	Zoning	MP
Acres	0.48	Water	WATER DISTRICT
		Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	PAVED

<b>Views</b>		<b>Waterfront</b>	
Rainier		Waterfront Location	
Territorial		Waterfront Footage	0
Olympics		Lot Depth Factor	0
Cascades		Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			

<b>Designations</b>		<b>Nuisances</b>	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO		
Deed Restrictions	NO	<b>Problems</b>	
Development Rights Purchased	NO	Water Problems	NO
Easements	NO	Transportation Concurrency	NO
Native Growth Protection Easement	NO	Other Problems	NO
DNR Lease	NO	<b>Environmental</b>	
		Environmental	NO

**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](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)

Notice mailing date: 09/01/2016

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**BUILDING**

Building Number	1
Building Description	HOOPER BLDG
Number Of Buildings Aggregated	1
Predominant Use	STORAGE WAREHOUSE (406)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	7,500
Building Net Sq Ft	7,500
Year Built	1970

Picture of Building 1



Eff. Year	1980
Percentage Complete	100
Heating System	FORCED AIR UNIT
Sprinklers	No
Elevators	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	STORAGE WAREHOUSE (406)		1	15		7,500	7,500

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
032505917701	2016	2017		2020	342,200	402,800	745,000	0	342,200	402,800	745,000	
032505917701	2015	2016		2020	321,400	391,100	712,500	0	321,400	391,100	712,500	
032505917701	2014	2015		2020	321,400	391,100	712,500	0	321,400	391,100	712,500	
032505917701	2013	2014		2020	321,400	391,100	712,500	0	321,400	391,100	712,500	
032505917701	2012	2013		2020	321,400	353,600	675,000	0	321,400	353,600	675,000	
032505917701	2011	2012		2020	331,800	493,200	825,000	0	331,800	493,200	825,000	
032505917701	2010	2011		2020	331,800	530,700	862,500	0	331,800	530,700	862,500	
032505917701	2009	2010		2020	331,800	568,200	900,000	0	331,800	568,200	900,000	
032505917701	2008	2009		2020	331,800	568,200	900,000	0	331,800	568,200	900,000	
032505917701	2007	2008		2020	269,600	630,400	900,000	0	269,600	630,400	900,000	
032505917701	2006	2007		2020	228,100	634,400	862,500	0	228,100	634,400	862,500	
032505917701	2005	2006		2020	197,000	545,500	742,500	0	197,000	545,500	742,500	
032505917701	2004	2005		2020	186,600	270,000	456,600	0	186,600	270,000	456,600	
032505917701	2003	2004		2020	186,600	207,500	394,100	0	186,600	207,500	394,100	
032505917701	2002	2003		2020	176,200	170,400	346,600	0	176,200	170,400	346,600	
032505917701	2001	2002		2020	124,400	222,200	346,600	0	124,400	222,200	346,600	
032505917701	2000	2001		2020	124,400	222,200	346,600	0	124,400	222,200	346,600	
032505917701	1999	2000		2020	124,400	170,000	294,400	0	124,400	170,000	294,400	
032505917701	1998	1999		2020	124,400	170,000	294,400	0	124,400	170,000	294,400	
032505917701	1997	1998		2050	0	0	0	0	124,400	170,000	294,400	
032505917701	1996	1997		2050	0	0	0	0	124,400	155,400	279,800	
032505917701	1994	1995		2050	0	0	0	0	124,400	155,400	279,800	
032505917701	1992	1993		2050	0	0	0	0	124,400	132,100	256,500	
032505917701	1990	1991		2050	0	0	0	0	93,300	181,200	274,500	
032505917701	1988	1989		2050	0	0	0	0	93,300	181,200	274,500	
032505917701	1986	1987		2050	0	0	0	0	78,300	194,100	272,400	
032505917701	1984	1985		2050	0	0	0	0	72,500	179,800	252,300	
032505917701	1982	1983		2050	0	0	0	0	63,500	130,100	193,600	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2069616	20040914002518	9/7/2004	\$0.00	HOOPER MARK A+VIRGINIA A	HOOPER COMMERCIAL HOLDING LLC	Statutory Warranty Deed	None
2046994		6/9/2004	\$887,500.00	SHAFSHAK MELINDA SUSAN+YOSH+ROSENAUER LIBBY	HOOPER LAURENCE M+CARLA M	Statutory Warranty Deed	None
2007431	20031212001194	7/9/2003	\$0.00	ROSENAUER LIBBY LOIS	ROSENAUER LIBBY LOIS REV TRUST THE	DEED	Trust
1215078	199110300711	10/28/1991	\$0.00	ROSENAUER JEAN A	SHAFSHAK	Warranty Deed	Foreclosure

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