



# King County

Department of Local Services  
**Road Services Division**

November 5, 2025

Josh Baldi  
Nicholas Bratton  
King County WLRD  
201 S Jackson Street, Suite 600  
Seattle, WA 98104  
[Josh.Baldi@kingcounty.gov](mailto:Josh.Baldi@kingcounty.gov)  
[nbratton@kingcounty.gov](mailto:nbratton@kingcounty.gov)

RE: Petition for Vacation of a Portion of King County Road Nos. 949, 1182,  
1244 and 23-23-5-4  
V-2771

Dear Josh Baldi and Nicholas Bratton,

The Department of Local Services' Road Services Division (Roads) has investigated your petition to vacate a portion of King County Road Nos. 949, 1182, 1244 and 23-23-5-4. The King County Code requires the County Road Engineer to issue a report and recommendation.

The County Road Engineer's Report and recommendation is enclosed for your review. The County Road Engineer recommends that the petition to vacate the subject portion be approved as the subject portion of right-of-way is considered useless as part of the county road system and the public would benefit by the vacation.

The King County Code provides that compensation may be due to the County for the area to be vacated (KCC 14.40.120). To this code section, we have applied a compensation calculation model using the change in value to the property that will result from the vacation as determined by the County Assessor's Office along with other offsetting costs. The calculation resulted in no additional charge to be assessed to the Petitioner's property.

The County Road Engineer's recommendation shall be presented to the King County Council along with an ordinance for the vacation of the subject portion of right of way. The ordinance introduced to the Council will authorize the Hearing Examiner to conduct a public hearing on the petition. You will be notified of the time and location of the public hearing.

The Hearing Examiner will provide an independent recommendation to the King County Council based on testimony received at the hearing, the County Road Engineer's recommendation, and the report of Roads staff. The Hearing Examiner may make

King County WLRD

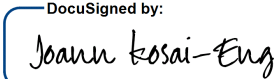
Page – 2

recommendations different from that of the County Road Engineer on both whether to vacate and what, if any, compensation to require for the vacation.

The Hearing Examiner's report and recommendation is presented to the King County Council. The Council makes the final determination of whether to approve vacation of the right-of-way and what compensation is required. The Council is not bound by the recommendations of the County Road Engineer or the Hearing Examiner.

If you have any questions, please contact John Bryan, Road Property Program Manager, at 206-477-2594 or via e-mail at [jobryan@kingcounty.gov](mailto:jobryan@kingcounty.gov).

Sincerely,

DocuSigned by:  
  
0EB2763B582D47B  
JoAnn Kosai-Eng, P.E.  
County Road Engineer

DocuSigned by:  
  
771E66D2EB854EF...  
Tricia Davis, Director  
Road Services Division

Enclosures

County Road Engineer Report

Compensation Calculation Worksheet

**DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2771**

November 5, 2025

Petition to Vacate: A portion of 149th Avenue SE and portions of King County Road Nos. 949, 1182, 1244 and 23-23-5-4, lying between the Cedar River and the existing cul-de-sac limits for 149th Avenue SE

Vacation file: V-2771

Petitioners: King County Water and Land Resources Division (WLRD)

Recommendation: The County Road engineer has determined that the subject portion of right-of-way is useless to the county road system and should be vacated.

Petitioner King County WLRD submitted a petition on May 1, 2024 for the vacation of former county road rights of way located north of the existing cul-de-sac limits of 149<sup>th</sup> Avenue SE and south of the Cedar River. The subject right-of-way is located in the Renton area of unincorporated King County, within the West King County Community Service Area. The areas proposed for vacation appear to have been opened but are not currently improved, in use, or maintained as roads.

Pursuant to King County Code section 14.40.0104 B, the following report is submitted.

KCC 14.40.0104 B. - The petition has been reviewed and determined to be valid. Petitioners own all of the lineal footage of the frontage of the right-of-way proposed for vacation.

B.1 - The portion of right-of-way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 – The areas proposed for vacation are not presently in use as roads. County Road No. 949 was established on May 6, 1913, County Road 1182 was established on December 26, 1917, and County Road No. 1244 was established on June 9, 1924. Parts of these roads remained open until around 2012, when the last property served by them was purchased by King County. County Road No. 23-23-5-4 was established on September 12, 1949 and remained open between the current terminus of 149<sup>th</sup> Avenue SE and the Cedar River until around 2006 when the Elliott Bridge was removed.

B.3 – The areas proposed for vacation are now overgrown with grass, shrubs and trees.

B.4 – The area proposed for vacation is not anticipated to be needed as part of the county transportation system of the future.

B.5 – The public will benefit from the vacation of the right-of-way. The area proposed for vacation is not necessary or useful to the county road system and the public will benefit from the transfer of stewardship of these areas to King County WLRD, which has several acres of holdings in the area and is better equipped to manage and oversee these areas.

B.6 – Due to their public ownership, the properties are exempt from assessment and taxation. However, the King County Assessor maintains records for the assessment of these properties and was able to provide a determination of the value for the vacation area associated with each of the Petitioner’s properties and the area that will attach to a non-petitioning property if the petition to vacate is approved. These amounts are shown on the table following:

Parcel Number	Owner	Current Area (SF)	Added Area (SF)	Additional Assessed Value*	Compensation Due**
232305-9088	King County-WLRD RFMS	27,442	9,080	\$2,000	\$0
232305-9097	King County-WLRD RFMS	31,299	2,577	\$0	\$0
222305-9155	King County-WLRD RFMS	71,864	1,090	\$0	\$0
232305-9133	King County-WLRD RFMS	29,030	10,442	\$2,000	\$0
232305-9123	King County-WLRD RFMS	74,487	2,401	\$0	\$0
232305-9032	King County-WLRD RFMS	60,569	2,962	\$0	\$0

\* Based on a determination by the Assessor's Office

\*\* Based on the compensation model prepared by the County Office of Performance Strategy and Budget (PSB) with offsets for management and maintenance costs and future expected property tax. See model attached.

The valuations are applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, and result in no charge of additional compensation for any of the parcels should these areas of right-of-way be categorized as undeveloped unopened and vacated.

B.7 – The subject portion of right-of-way formerly served as access for the parcels that are part of this petition, but this access is no longer maintained and is blocked to vehicular traffic. No other properties appear to be served by the right of way.

B.8 – Replies were received from Puget Sound Energy, Lumen, and Cedar River Water and Sewer and all indicated that they had no facilities within the right of way area proposed for vacation.

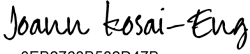
B.9 – No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.


B.10 – The right-of-way abuts a body of fresh water. The petitioning parcels are owned by King County and were purchased with grant money administered by FEMA, the Washington State Recreation and Conservation Office Commission and the King County Flood Control District. In 2015, the Elliott Bridge Reach Mitigation project was constructed on some of these parcels, which restored approximately 11.5 acres within an active floodplain, added flood storage capacity and improved salmon habitat. King County WLRD obtained a special use permit at that time which allowed them to construct, operate and maintain fish habitat improvements within the right of way now proposed for vacation. The area proposed for vacation will remain in public ownership and public accessibility will be maintained. The petitioner asserts that the public benefits of their ongoing restoration efforts and the continued accessibility to the public complies with KCC 36.87.130 and the transfer of these areas to their stewardship would have the following benefits that meet the “other public purposes” element of the code: permanent protection of land that supports the goals of the county’s Land Conservation Initiative, habitat restoration, flood risk reduction, and water quality improvements, as well as reducing the cost burden to King County DLS Road Services for maintenance.

B.11 –The portion of right-of-way proposed to be vacated is abutted only by the petitioner’s parcels.

B.12 – Under KCC 14.40.0106, discretion was exercised, and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2771 seeking to vacate these portions of County Roads 949, ,1182, 1244, and 23-23-5-4 should be approved.

DocuSigned by:  
  
0EB2763B582D47B...  
JoAnn Kosai-Eng, P.E.  
County Road Engineer.

DocuSigned by:  
  
771E68D2EB854EF...  
Tricia Davis, Director  
Road Services Division

Attachments:  
Exhibit A – Site Map  
Compensation Calculation Spreadsheets(14)

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 232305-9088  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 2,000	\$ 2,000	\$ 2,000
Subtract: Transfer of Liability or Risk	\$ 404	\$ 404	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 40,782	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (39,186)</b>	<b>\$ 1,596</b>	<b>\$ (4,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 2,000	See below *	Varies per parcel
"Mileage" of parcel		0.05	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	9,080	Square footage of vacation area
Parcel size in lineal feet		258	
Parcel size in "road mileage"		0.05	

**\* Value of vacation area from Assessor's Office:**

Parcel 232305-9088 value pre-vacation	\$45,000
Parcel 232305-9088 value post-vacation	\$47,000
Value of vacation area	\$2,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 232305-9097  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 271	\$ 271	\$ -
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 27,346	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (27,617)</b>	<b>\$ (271)</b>	<b>\$ (6,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ -	See below *	Varies per parcel
"Mileage" of parcel		0.03	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	2,577	Square footage of vacation area
Parcel size in lineal feet		173	
Parcel size in "road mileage"		0.03	

**\* Value of vacation area from Assessor's Office:**

Parcel 232305-9097 value pre-vacation	\$45,000
Parcel 232305-9097 value post-vacation	\$45,000
Value of vacation area	\$0

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 222305-9155  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 106	\$ 106	\$ -
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 10,749	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (10,855)</b>	<b>\$ (106)</b>	<b>\$ (6,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ -	See below *	Varies per parcel
"Mileage" of parcel		0.01	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	1,090	Square footage of vacation area
Parcel size in lineal feet		68	
Parcel size in "road mileage"		0.01	

**\* Value of vacation area from Assessor's Office:**

Parcel 222305-9155 value pre-vacation	\$83,000
Parcel 222305-9155 value post-vacation	\$83,000
Value of vacation area	\$0

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 232305-9133  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 2,000	\$ 2,000	\$ 2,000
Subtract: Transfer of Liability or Risk	\$ 797	\$ 797	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract: Management and Maintenance Costs</b>	<b>\$ 80,458</b>	<b>\$ -</b>	<b>\$ 6,880</b>
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (79,255)</b>	<b>\$ 1,203</b>	<b>\$ (4,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 2,000	See below *	Varies per parcel
"Mileage" of parcel		0.10	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	10,442	Square footage of vacation area
Parcel size in lineal feet		509	
Parcel size in "road mileage"		0.10	

**\* Value of vacation area from Assessor's Office:**

Parcel 232305-9133 value pre-vacation	\$113,000
Parcel 232305-9133 value post-vacation	\$115,000
Value of vacation area	\$2,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 232305-9123  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 128	\$ 128	\$ -
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 12,962	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (13,090)</b>	<b>\$ (128)</b>	<b>\$ (6,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ -	See below *	Varies per parcel
"Mileage" of parcel		0.02	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	2,401	Square footage of vacation area
Parcel size in lineal feet		82	
Parcel size in "road mileage"		0.02	

**\* Value of vacation area from Assessor's Office:**

Parcel 232305-9123 value pre-vacation	\$58,000
Parcel 232305-9123 value post-vacation	\$58,000
Value of vacation area	\$0

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

**VALUATION OF ROADS RIGHT-OF-WAY**

**V-2771 Parcel No. 232305-9032  
King County WLRD  
149th Avenue SE Vicinity**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 142	\$ 142	\$ -
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 14,384	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (14,527)</b>	<b>\$ (142)</b>	<b>\$ (6,880)</b>

**ANNUAL UPDATES:**

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 2) General Fund and Roads Fund property tax rates.  
<https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).
- 5) Update multipliers for the current OEFA discount rate.  
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ -	See below *	Varies per parcel
"Mileage" of parcel		0.02	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Parcel Size in square feet	Roads	2,962	Square footage of vacation area
Parcel size in lineal feet		91	
Parcel size in "road mileage"		0.02	

**\* Value of vacation area from Assessor's Office:**

Parcel 232305-9032 value pre-vacation	\$55,000
Parcel 232305-9032 value post-vacation	\$55,000
Value of vacation area	\$0

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
<b>NPV</b>	<b>10.00</b>		<b>10.00</b>

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
<b>NPV</b>	<b>8.98</b>		<b>8.98</b>

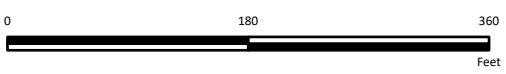
# PROPOSED RIGHT-OF-WAY VACATION V-2771

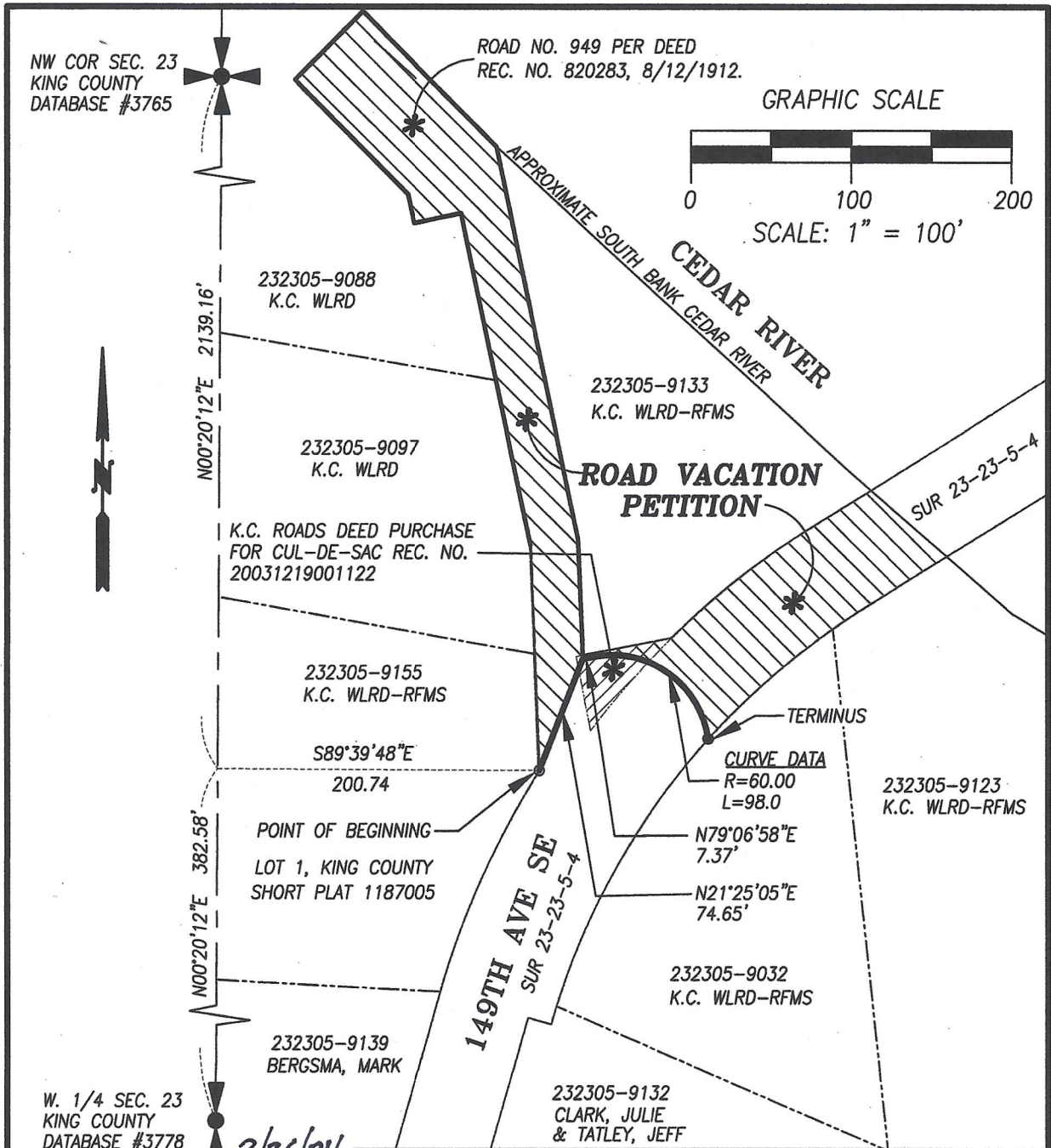


**Vacation File: V-2771**  
 149th Avenue SE  
 NW 23-23-05  
**ROW Area (approximate):**  
 28,553 FT2 or 0.66 Acres



- Pending Road Vacation
- Petitioner Parcels
- Parcels
- Roadlog - Unincorporated, Maintained Streets
- King County Right of Way





W. 1/4 SEC. 23  
KING COUNTY  
DATABASE #3778

2/26/24



<b>KING COUNTY SURVEY UNIT</b>		206-296-6508 (OFFICE)			
<b>DEPT. OF LOCAL SERVICES</b>		206-296-7719 (FAX)			
<b>ROADS SERVICES DIVISION</b>		<b>EXHIBIT MAP FOR:</b>			
**155 MONROE AVE NE * RENTON * WA * 98056**					
<b>149TH AVE SE ROAD VACATION</b>					
IN THE SW 1/4, NW 1/4, SEC.23, T.23N., R.5E., W.M.					
DWN. BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JKE	01/23/15	JML	02/23/24	J. EVANS	1"=100'
DRAWING FILENAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
VAC-EXHIBIT.DWG	JKE		24004	1 of 1	