



King County

Department of Local Services
Road Services Division

July 23, 2025

Whispering Woods Estates, LLC
Attn: Richard L. Carson
970 West Broadway, Suite E PMB 456
Jackson, WY 83001

Scott@ScottHoran.com

rlcarson99@gmail.com

RE: Petition for Vacation of a portion of 52nd Ave S. // Indiana Ave.
V-2735

Dear Mr. Carson,

In compliance with the Clerk of the King County Council's letter dated July 6, 2020, the Department of Local Services' Road Services Division (Roads) has investigated your petition to vacate a portion of 52nd Ave S // Indiana Ave. 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 of 52nd Ave S // Indiana Ave 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 utilizing 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. A copy of the calculation model as applied to your road vacation petition is attached to the County Road Engineer's Report. The calculation resulted in no additional charge to be assessed for vacation of this portion of 52nd Ave S // Indiana Ave.

The County Road Engineer's recommendation shall be presented to the King County Council along with an ordinance for the vacation of a portion of 52nd Ave S // Indiana Ave. 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.

Whispering Woods Estates, LLC

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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 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.

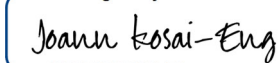
Please note that Puget Sound Energy, Comcast and Lakehaven Water and Sewer District have identified current infrastructure and/or a plan for future infrastructure within the subject right of way. As a condition of the final approval of this road vacation, easements will have to be completed in favor of Puget Sound Energy, Comcast and Lakehaven Water and Sewer District. You may be contacted by the utilities directly to arrange for the completion of the easements.

Additionally, there is a property abutting the vacation area that is not a party to the vacation petition and two properties that currently utilize 52nd Ave S // Indiana Ave as access. As a condition of the final approval of this road vacation, easements will have to be completed in favor of the properties identified with King County Assessor Parcel numbers 375160-6134, 375160-6407 and 375160-6503 or statements from the owners of the properties declining such easements. Please reach out to the owners of the properties to arrange for easements on terms satisfactory to the property owners.

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.

Sincerely,

DocuSigned by:



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

DocuSigned by:



771E66D2EB854EF...
Tricia Davis, Director
Road Services Division

Enclosures

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2735

July 23, 2025

Petition to Vacate: 52nd Ave S // Indiana Ave. Jovita Heights Addition Plat

Vacation file: V-2735

Petitioners: Whispering Woods Estates, LLC

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 Whispering Woods Estates, LLC submitted a petition on July 6, 2020 for the vacation of a portion of 52nd Avenue S // Indiana Avenue from S. 368th Street to the unopened right-of-way for S. 370th Street. The subject right-of-way is located in the Auburn/Jovita area of unincorporated King County and has been privately opened and improved. See site map attached as Exhibit A. King County Road Services did not improve and has not maintained any portion of the subject right-of-way.

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 the majority 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 subject portion of 52nd Avenue S // Indiana Avenue is in use as a road for access to the Petitioners' property and properties to the South. No records have been located indicating use, improvement or maintenance of the area by King County. The subject right-of-way was dedicated by the Jovita Heights Addition Plat recorded on July 10, 1911 at 110710755919.

B.3 – The subject portion of 52nd Avenue S // Indiana Avenue has been opened and maintained by private parties. King County did not improve and has not maintained this section of right-of-way.

B.4 – The subject portion of 52nd Avenue S // Indiana Avenue is not needed as part of the county transportation system of the future and it is not advisable to preserve the subject portion of the right-of-way for future transportation use.

B.5 – The public will benefit from the vacation of the right-of-way. The subject vacation area is not necessary or useful to the county road system and the public will benefit from the incorporation of the right-of-way into the Petitioners' property and returning this area to the public tax rolls.

B.6 – Roads obtained from the King County Assessor's Office 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**
375160-6140	Whispering Wood Estates	19,200	3,200	\$1,000	\$0
375160-6139	Whispering Wood Estates	14,400	2,400	\$6,000	\$0
375160-6137	Whispering Wood Estates	26,400	4,400	\$6,000	\$0
375160-6134	Fred Omer Walden Trust†	18,352	1,286	\$4,000	\$0
375160-6155	Whispering Wood Estates	19,200	1,600	\$1,000	\$0
375160-6160	Whispering Wood Estates	19,200	1,600	\$1,000	\$0
375160-6165	Whispering Wood Estates	19,200	1,600	\$1,000	\$0
375160-6175	Whispering Wood Estates	33,600	3,200	\$3,000	\$0
375160-6180	Whispering Wood Estates	19,200	1,600	\$0	\$0
375160-6185	Whispering Wood Estates	25,257	2,090	\$1,000	\$0

† Non-petitioning party.

* 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 Petitioner's parcels or the non-petitioning parcel should these areas of right-of-way be categorized as unopened undeveloped and vacated.

B.7 – The subject portion of right-of-way serves as access to all the properties subject to this Petition as well as the parcels identified by the King County Assessor's Parcel numbers 375160-6134, 375160-6407 and 375160-6503 which have ownerships that are not a party to this road vacation petition. Therefore, it is recommended that, as a requirement of final approval of this petition, Petitioner provide access easements from Petitioner in favor of Parcels 375160-6134, 375160-6407 and 375160-6503 or a statement from the owners of the parcels declining such easements.

B.8 – Puget Sound Energy, Comcast and Lakehaven Water and Sewer District identified facilities within the vacation area. Therefore, it is the recommendation that easements from Petitioners in favor of Puget Sound Energy, Comcast and Lakehaven Water and Sewer District be a requirement of final approval of this petition.


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

B.10 – The right-of-way to be vacated does not abut a body of salt or fresh water.

B.11 – The portion of right-of-way proposed to be vacated is abutted by a property owned by persons not petitioners to this vacation. King County Assessor's Parcel Number 375160-6134 is owned by Fred Omer Walden Trust, Fred Omer Walden Trustee.

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-2735 seeking to vacate this portion of 52nd Avenue S // Indiana Avenue should be approved with the condition of granting easements as referenced above.

DocuSigned by:

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

DocuSigned by:

771E66D2EB854EF...
Tricia Davis, Director
Road Services Division

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

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6140

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
Subtract: Transfer of Liability or Risk	\$ 250	\$ 25	\$ -
Subtract: Expected Property Taxes	\$ 65	\$ 65	\$ 65
Subtract: Management and Maintenance Costs	\$ 25,291	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (21,607)	\$ 3,910	\$ (2,945)

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	\$ 4,000	See below *
"Mileage" of parcel		0.03	Parcel size in linear mileage
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation
Road miles in system	Roads	1500	
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend
DLS Processing costs	N/A	\$ -	N/A

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	3,200	Square footage of vacation area
Parcel size in lineal feet		160	
Parcel size in "road mileage"		0.03	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$130,000
Parcel XXXXXXX value post-vacation	\$134,000
Value of vacation area	\$4,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6139

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 6,000	\$ 6,000	\$ 6,000
Subtract: Transfer of Liability or Risk	\$ 188	\$ 19	\$ -
Subtract: Expected Property Taxes	\$ 97	\$ 97	\$ 97
Subtract: Management and Maintenance Costs	\$ 18,968	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (13,254)	\$ 5,884	\$ (977)

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	\$ 6,000	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	2,400	Square footage of vacation area
Parcel size in lineal feet		120	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$121,000
Parcel XXXXXXX value post-vacation	\$127,000
Value of vacation area	\$6,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6137

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 6,000	\$ 6,000	\$ 6,000
Subtract: Transfer of Liability or Risk	\$ 344	\$ 34	\$ -
Subtract: Expected Property Taxes	\$ 97	\$ 97	\$ 97
Subtract: Management and Maintenance Costs	\$ 34,776	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (29,217)	\$ 5,868	\$ (977)

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	\$ 6,000	See below *	Varies per parcel
"Mileage" of parcel		0.04	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	4,400	Square footage of vacation area
Parcel size in lineal feet		220	
Parcel size in "road mileage"		0.04	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$140,000
Parcel XXXXXXX value post-vacation	\$146,000
Value of vacation area	\$6,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6134
Fred Omer Walden Trust
52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 132	\$ 13	\$ -
Subtract: Expected Property Taxes	\$ 16	\$ 16	\$ 16
Subtract: Management and Maintenance Costs	\$ 13,322	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (12,470)	\$ 971	\$ (5,896)

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	\$ 1,000	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	1,686	Square footage of vacation area
Parcel size in lineal feet		84	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$64,000
Parcel XXXXXXX value post-vacation	\$65,000
Value of vacation area	\$1,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6155

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 125	\$ 13	\$ -
Subtract: Expected Property Taxes	\$ 16	\$ 16	\$ 16
Subtract: Management and Maintenance Costs	\$ 12,646	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (11,787)	\$ 971	\$ (5,896)

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.
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- 5) Update multipliers for the current OEFA discount rate.
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Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 1,000	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	1,600	Square footage of vacation area
Parcel size in lineal feet		80	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$130,000
Parcel XXXXXXX value post-vacation	\$131,000
Value of vacation area	\$1,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6160

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 125	\$ 13	\$ -
Subtract: Expected Property Taxes	\$ 16	\$ 16	\$ 16
Subtract: Management and Maintenance Costs	\$ 12,646	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (11,787)	\$ 971	\$ (5,896)

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

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	1,600	Square footage of vacation area
Parcel size in lineal feet		80	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$130,000
Parcel XXXXXXX value post-vacation	\$131,000
Value of vacation area	\$1,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6165

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 125	\$ 13	\$ -
Subtract: Expected Property Taxes	\$ 16	\$ 16	\$ 16
Subtract: Management and Maintenance Costs	\$ 12,646	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (11,787)	\$ 971	\$ (5,896)

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	\$ 1,000	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	1,600	Square footage of vacation area
Parcel size in lineal feet		80	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$130,000
Parcel XXXXXXX value post-vacation	\$131,000
Value of vacation area	\$1,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6175

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 3,000	\$ 3,000	\$ 3,000
Subtract: Transfer of Liability or Risk	\$ 250	\$ 25	\$ -
Subtract: Expected Property Taxes	\$ 49	\$ 49	\$ 49
Subtract: Management and Maintenance Costs	\$ 25,291	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (22,590)	\$ 2,926	\$ (3,929)

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	\$ 3,000	See below *
"Mileage" of parcel		0.03	Parcel size in linear mileage
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation
Road miles in system	Roads	1500	
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend
DLS Processing costs	N/A	\$ -	N/A

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	3,200	Square footage of vacation area
Parcel size in lineal feet		160	
Parcel size in "road mileage"		0.03	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$120,000
Parcel XXXXXXX value post-vacation	\$123,000
Value of vacation area	\$3,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6180

Whispering Woods Estates LLC
52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 125	\$ 13	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 12,646	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (12,771)	\$ (13)	\$ (6,880)

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:

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

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	1,600	Square footage of vacation area
Parcel size in lineal feet		80	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$117,000
Parcel XXXXXXX value post-vacation	\$117,000
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
NPV	10.00		10.00

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
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

V-2735

Parcel # 375160-6185

Whispering Woods Estates LLC

52nd Avenue S

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 164	\$ 16	\$ -
Subtract: Expected Property Taxes	\$ 16	\$ 16	\$ 16
Subtract: Management and Maintenance Costs	\$ 16,522	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (15,701)	\$ 967	\$ (5,896)

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	\$ 1,000	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	2,090	Square footage of vacation area
Parcel size in lineal feet		105	
Parcel size in "road mileage"		0.02	

* Value of vacation area from Assessor's Office:

Parcel XXXXXXX value pre-vacation	\$13,000
Parcel XXXXXXX value post-vacation	\$14,000
Value of vacation area	\$1,000

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
NPV	10.00		10.00

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
NPV	8.98		8.98

PROPOSED RIGHT-OF-WAY VACATION V-2735



Vacation File: V-2735

52nd Ave S

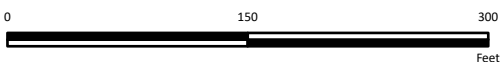
NW 35-21-04

ROW Area (approximate):

23376 FT2 or 0.54 Acres



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



FOR INFORMATIONAL USE ONLY