

June 27, 1996
96-151.DOC (VN:clt)

Introduced By: Ron Sims

Proposed No.: 96 - 151

ORDINANCE NO.

12364

1
2 AN ORDINANCE authorizing the sale of
3 eight parcels of fee property located in
4 the South Park area of Seattle, in
5 Council District 5.

6
7 The following described properties were acquired by the
8 department of metropolitan services in conjunction with
9 their Renton Effluent Transfer System project.

10
11 The subject consists of nine parcels of property located in
12 the South Park area of Seattle.

13
14 The subject properties are not needed for the completion of
15 the project and are deemed surplus to the county's current
16 and foreseeable needs.

17
18 The subject properties were offered for sale by sealed bid
19 and no acceptable offers were received.

20
21 Payment of a real estate commission to the real estate
22 broker representing the successful purchaser would increase
23 the county's chances of selling the property for fair
24 market value.

25
26 The subject properties have a fair market value of \$950.00
27 to \$30,000.00.

28
29 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

30 The King County executive is authorized to:

31 A. As a first priority, negotiate a direct sale with a
32 HUD approved non-profit community based housing organization
33 for the development of the sites as affordable housing which
34 benefit very low, low or moderate income households. Sale
35 terms and price shall reflect fair market value, intended use
36 and site conditions.

37 B. In the event a sale pursuant to paragraph A., above is
38 not possible, negotiate a direct sale with a qualified
39 purchaser pursuant to Ordinance 12045.

1 C. Pay a real estate commission in an amount equal to
 2 industry standards to the real estate broker representing the
 3 successful purchaser.

4 D. Execute the necessary documents to convey the
 5 following described properties to qualified purchasers:

	<u>Estimated Market Value</u>
7 1. TAX ACCOUNT: 788360-0720	\$15,000-\$20,000
8 Lots 22-24, Block 4,	
9 South Park	
10 553 So. Sullivan St. -	
11 390 sq. ft.	
12 Lot size: 9,000 sq. ft.	
13	
14 2. TAX ACCOUNT: 788360-3130	\$10,000-\$15,000
15 Lots 44-48, Block 15,	
16 South Park LESS West	
17 Marginal Way LESS State	
18 Highway	
19 7 th Ave. So. & So.	
20 Cloverdale St.	
21 Lot size: 7,980 sq. ft.	
22	
23 3. TAX ACCOUNT: 788360-2660	\$10,000-\$15,000
24 Lots 5-8, Block 14, South	
25 Park	
26 So. Cloverdale St. & West	
27 Marginal Way S.	
28 Lot size: 9,752 sq. ft.	
29	
30 4. TAX ACCOUNT: 788360-2425 & 2435	\$25,000-\$30,000
31 Lots 10-14, Block 13,	
32 South Park 725 So.	
33 Donovan St. - 930 sq. ft.	
34 Lot size: 13,680 sq. ft.	
35	
36 5. TAX ACCOUNT: 788360-5125 & 5140	\$ 2,000-\$4,000
37 Lots 7-10, Block 26,	
38 South Park	
39 LESS West Marginal Way,	
40 LESS State Highway	
41 So. Concord St. & West	
42 Marginal Way So.	
43 Lot size: 6,800 sq. ft.	
44	
45 6. TAX ACCOUNT: 788360-5395 & 5410	\$8,500-\$10,000
46 Lots 13-19, Block 27,	
47 South Park	
48 LESS State Highway	
49 So. Henderson St. & West	
50 Marginal Way So.	
51 Lot size: 13,045 sq. ft.	
52	

1 7. TAX ACCOUNT: 788360-2505 & 2525 \$ 975-\$ 1,000
2 Lots 25-30, Block 13,
3 South Park LESS State
4 Highway
5 So. Trenton St. & West
6 Marginal Way So.
7 Lot size: 6,987 sq. ft.
8

9 8. TAX ACCOUNT: 788360-2550 \$ 950- \$ 975
10 Lots 31-32, Block 13,
11 South Park
12 LESS State Highway
13 So. Trenton St. & West
14 Marginal Way So.
15 Lot size: 1,087 sq. ft.
16

17 SUBJECT to all easements, restrictions, reservations,
18 covenants, conditions, and agreements of record.
19

20 INTRODUCED AND READ for the first time this 2nd
21 day of February, 1996.

22 PASSED by a vote of 11 to 0 this 1st day of
23 July, 1996.

24 KING COUNTY COUNCIL
25 KING COUNTY, WASHINGTON

26 Louise Miller
27 VICE Chair

28 ATTEST:

29 Gerald A. Poter
30 Clerk of the Council

31 APPROVED this 12th day of July,
32 1996.

33 Ray Lohr
34 King County Executive

35 Attachments: Maps

PROPOSED SURPLUS PROPERTY - SOUTH PARK

1. TAX ACCOUNT NO. 788360-0720 \$15,000 - \$20,000
LOTS 22 THROUGH 24, BLOCK 4, SOUTH PARK
553 SO. SULLIVAN ST. - 390 SQ. FT.
LOT SIZE - 9,000 SQ. FT.
2. TAX ACCOUNT NO. 788360-3130 \$10,000 - \$15,000
LOTS 44 THROUGH 48, BLOCK 15, SOUTH PARK,
LESS WEST MARGINAL WAY, LESS STATE HWY.
7TH AVE. SO. & SO. CLOVERDALE ST.
LOT SIZE - 7,980 SQ. FT.
3. TAX ACCOUNT NO. POR. 788360-2660 \$25,000 - \$30,000
LOTS 3 & 4, BLOCK 14, SOUTH PARK
707 SO. CLOVERDALE ST. - 900 SQ. FT.
LOT SIZE - 4,800 SQ. FT.
4. TAX ACCOUNT NO. POR. 788360-2660 \$10,000 - \$15,000
LOTS 5 THROUGH 8, BLOCK 14, SOUTH PARK
SO. CLOVERDALE ST. & WEST MARGINAL WAY SO.
LOT SIZE - 9,752 SQ. FT.
5. TAX ACCOUNT NO. 788360-2425 & 2435 \$25,000 - \$30,000
LOTS 10 THROUGH 14, BLOCK 13, SOUTH PARK
725 SO. DONOVAN ST. - 930 SQ. FT.
LOT SIZE - 13,680 SQ. FT.
6. TAX ACCOUNT NO. 788360-5125 & 5140 \$2,000 - \$5,000
LOTS 7 THROUGH 10, BLOCK 26, SOUTH PARK,
LESS WEST MARGINAL WAY, LESS STATE HWY.
SO. CONCORD ST. & WEST MARGINAL WAY SO.
LOT SIZE - 6,800 SQ. FT.
7. TAX ACCOUNT NO. 788360-5395 & 5410 \$8,500 - \$10,000
LOTS 13 THROUGH 19, BLOCK 27, SOUTH PARK,
LESS STATE HWY.
SO. HENDERSON ST. & WEST MARGINAL WAY SO.
LOT SIZE - 13,045 SQ. FT.

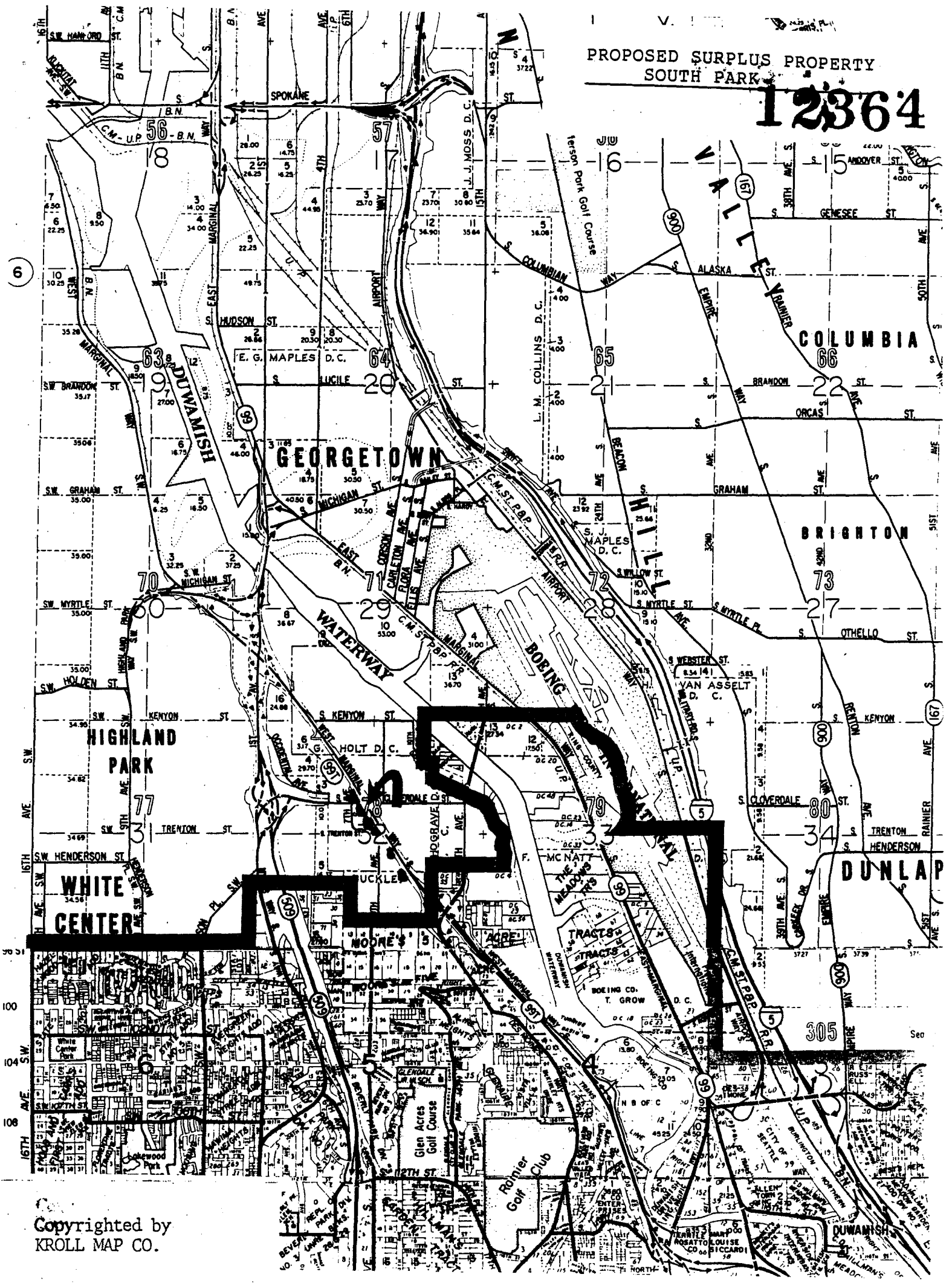
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8. TAX ACCOUNT NO. 788360-2505 & 2525 \$975 - \$1,000
LOTS 25 THROUGH 30, BLOCK 13, SOUTH PARK,
LESS STATE HWY.
SO. TRENTON ST. & WEST MARGINAL WAY SO.
LOT SIZE - 6,987 SQ. FT.

9. TAX ACCOUNT NO. 788360-2550 \$950 - \$975
LOTS 31 & 32, BLOCK 13, SOUTH PARK,
LESS STATE HWY.
SO. TRENTON ST. & WEST MARGINAL WAY SO.
LOT SIZE - 1,087 SQ. FT.

PROPOSED SURPLUS PROPERTY
SOUTH PARK

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PROPOSED SURPLUS PROPERTY
- SOUTH PARK

