

Tutorial 2: Retrieving Public Information in King County

Revised 2008

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Introduction

In King County Washington, there are a number of items that you can explore regarding an individual parcel of property. Using the County’s website, it is relatively easy to find information about the size and dimensions of a site, as well as the improvements, ownership and transaction history that might be useful in exploring alternative uses or conducting other forms of research.

This tutorial is divided into three components, including:

Contents

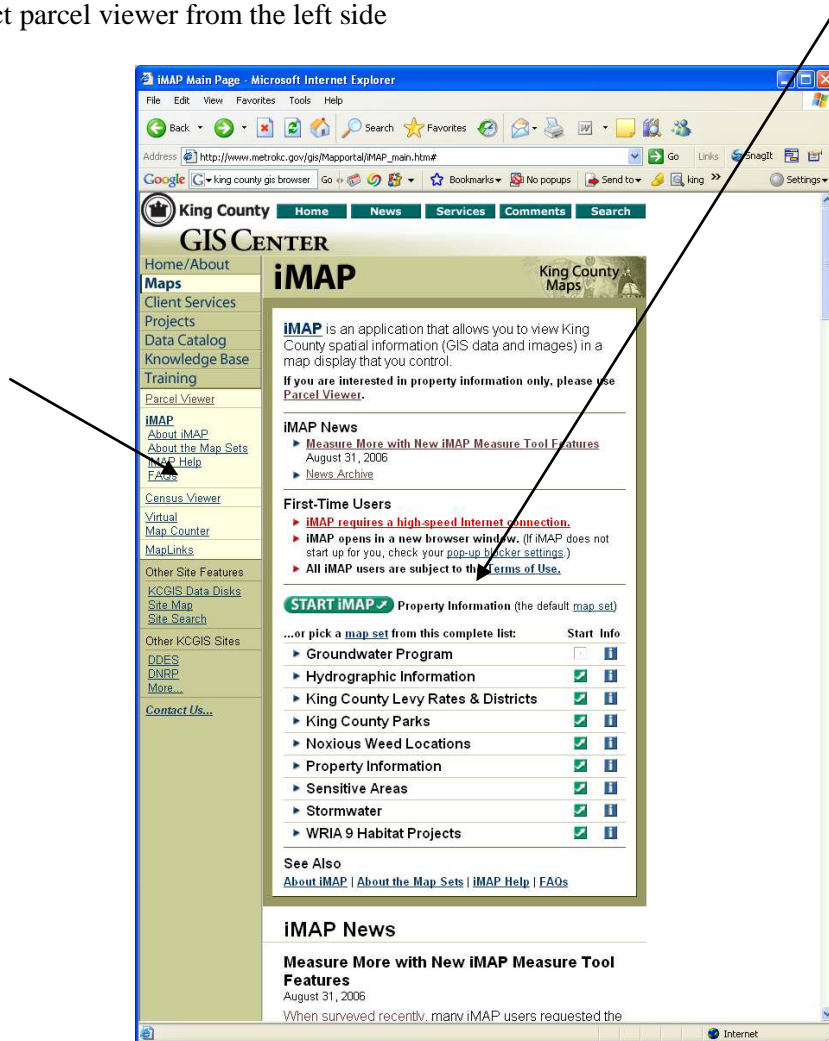
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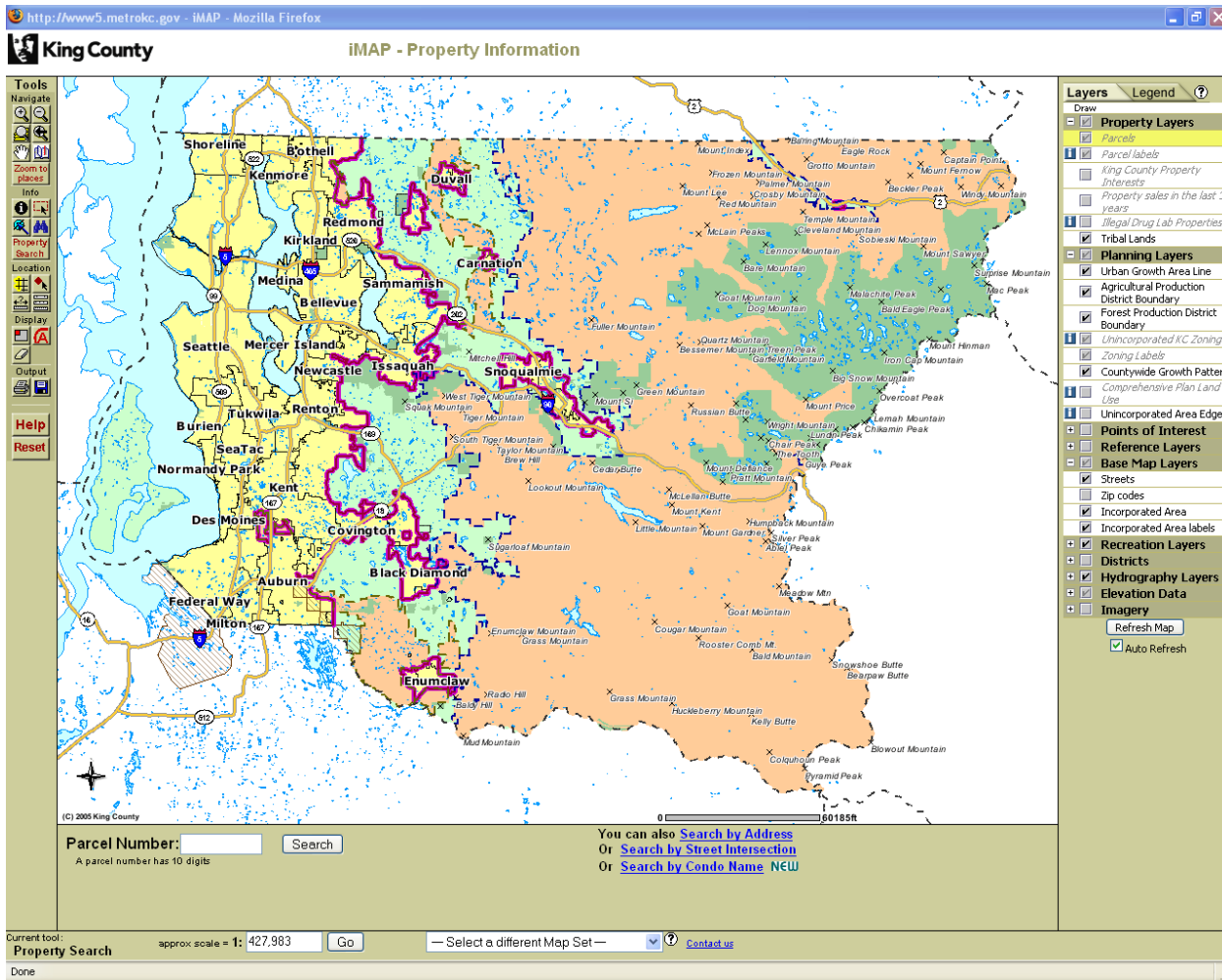
Part 1-A. Identifying a Parcel

To start, go to the King county GIS website http://www.metrokc.gov/gis/Mapportal/iMAP_main.htm
 There are more than one ways to get to the parcel info, either click on the START iMAP green button or select parcel viewer from the left side

There are more than one ways to get to the parcel info, either click on the START iMAP green button or select parcel viewer from the left side



After you click on START Imap, you will be directed to this screen

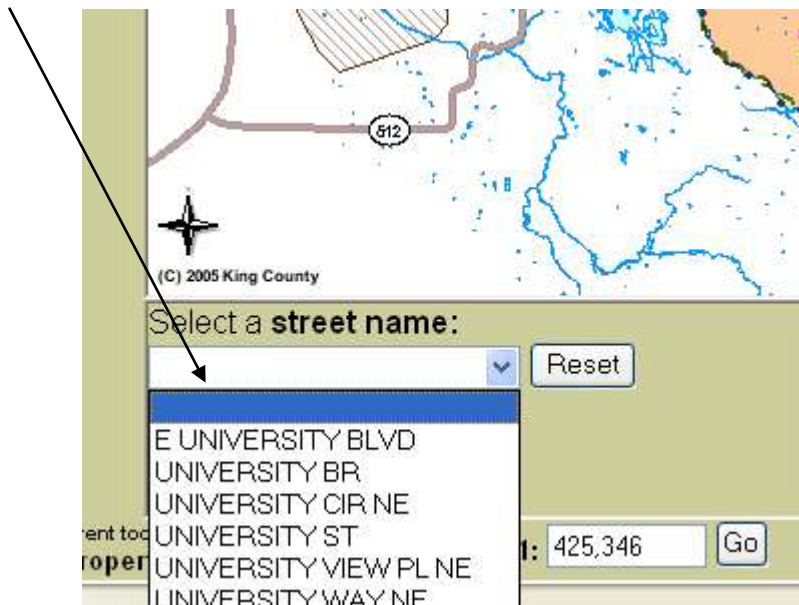


As you can see there are many ways to conduct a search. You can:

- Enter 10 digit parcel number by clicking the “Property Search” button on the left, this shows the property search bar below the map
- Search by address by clicking “search by address” in the search bar below the map
- Search by street intersection.

For a partial street name, select “search by street intersection”, enter University for University

Way NE . Now, you will be prompted to select a specific street, so select University Way NE

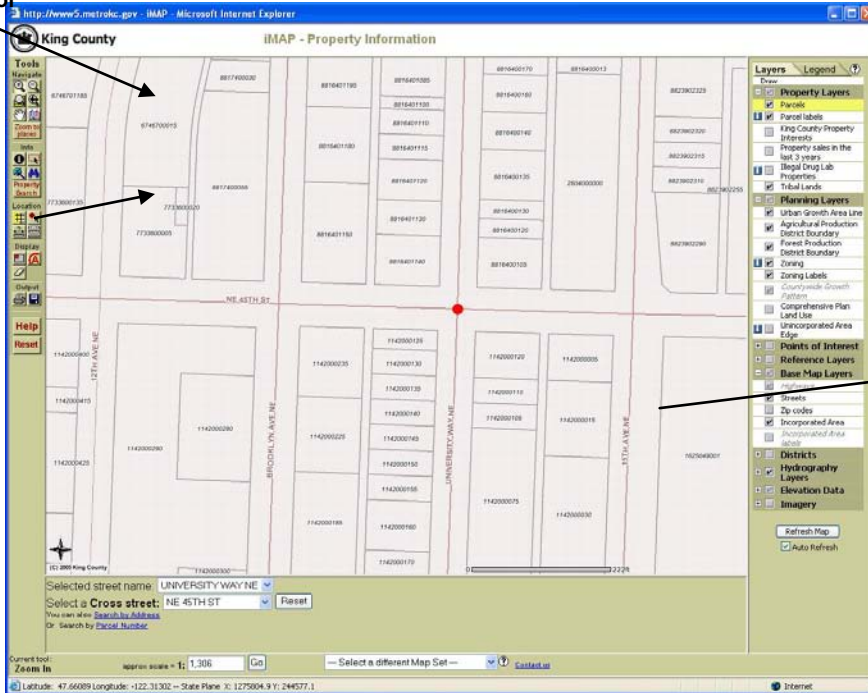




Now, you will be prompted to select a cross street, so scroll down and choose 45th Street

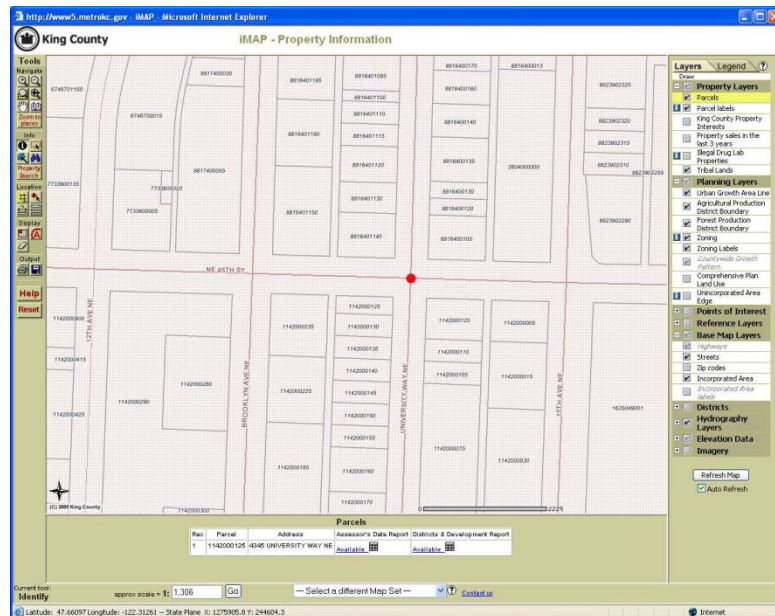


Now, say that you were looking for the site on the intersection of 45th Street and University Way NE, which is vacant retail (previously Pier 1), and select the Zoom In tool and click on the area until you can properly identify the site.

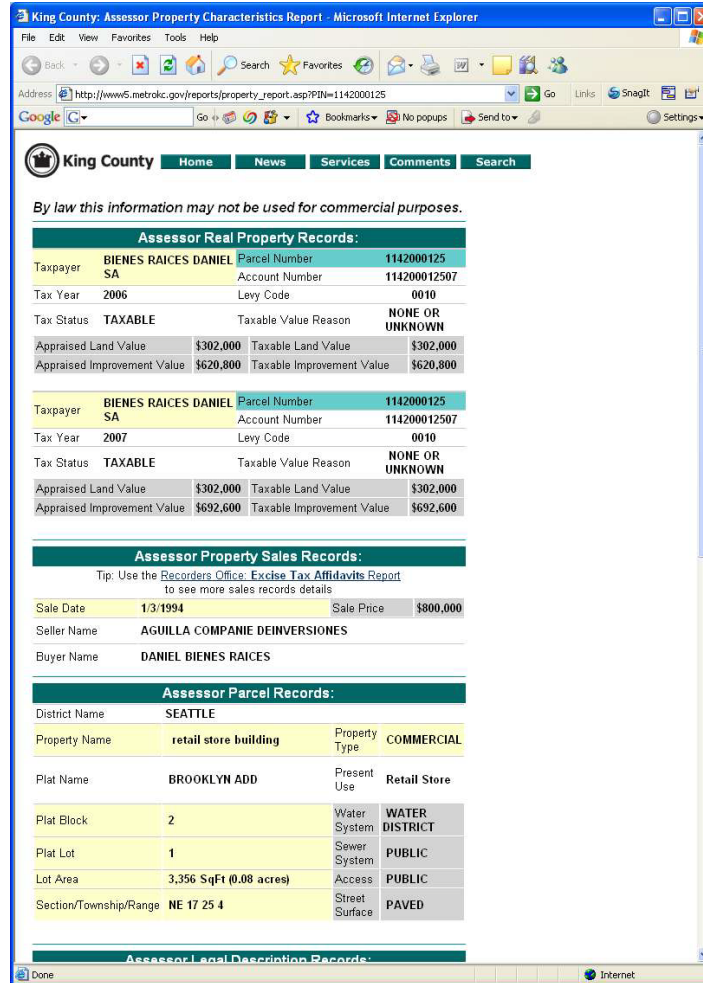
Zoom in tool



You will see that the site/parcel is labeled 1142000125, which is the parcel number for that site. To learn about the parcel, select the  **Identify** and click on that parcel. To select multiple parcels select the  “select a feature” to click and drag over multiple parcels. Attached to the parcel you will find assessor data report and district and development report Below the map



You should now see that the address is 4345 UNIVERSITY WY NE, or if you selected multiple parcels you will all the addresses selected. To learn more, select [Available](#) link in the column of the Assessor Data Report below the map. It will prompt you to the available information on that parcel.



- a. Tax Payer information
- b. Tax Status
- c. Appraised Land and Improvement Value
- d. Taxable Land and Improvement Value
- e. Sale Date
- f. Sale Price
- g. Seller Name
- h. Buyer Name
- i. District Information
- j. Property Name
- k. Property Type
- l. Plat Name
- m. Present use
- n. Plat Lot
- o. Plat Block
- p. Lot Area

- q. Access
- r. Building information
 - i. Number of Buildings
 - ii. Building Quality
 - iii. Number of Buildings
 - iv. Building Description
 - v. Year Built
 - vi. Construction Classification
 - vii. Gross SF
 - viii. Net SF
 - ix. Shape
 - x. Stories
 - xi. Heating Components
 - xii. Predominant Use

As you will see at the bottom of the page, there are several more options for you to select. Please select the King County Assessor: **eReal Property** Report.

Related on-line reports:

[DDES: Permit Applications Report](#)

[King County: Districts and Development Conditions Report](#)

[King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)

[King County Treasury Operations: Property Tax Information](#)

[Recorders Office: Excise Tax Affidavits Report](#)

[Recorders Office: Scanned images of plats, surveys, and other map documents](#)

This document will provide you with specific information in PDF format such as:

- a. Parcel Data
- b. Land Data
- c. Tax History
- d. Sales History
- e. Review History
- f. Permit History
- g. Any Exemptions

Parcel 114200-0125 BIENES RAICES DANIEL SA

Parcel Data

Parcel Name	114200-0125 BIENES RAICES DANIEL SA	Present Use	Code 101
Site Address	4345 UNIVERSITY WY NE 98105	Zoning	NC3-65
Geo Area	17-60	Jurisdiction	SEATTLE
Block	2	Property Type Code	C
Legal Description	BROOKLYN ADD	Lot	1
	LESS ST		

Land Data

Land SqFt	3,356	Use Exemption	
Acres	0.08	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	PUBLIC	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Building / Improvement

Gross Sq Ft	9,888	Net Sq Ft	6,592
Building Nbr	1) RETAIL	Gross Sq Ft	9,888

Part 1-B: Determining Parcel Dimensions

- 1) The assessor parcel records will give you the parcel dimensions

Assessor Parcel Records:			
District Name	SEATTLE		
Property Name	retail store building	Property Type	COMMERCIAL
Plat Name	BROOKLYN ADD	Present Use	Retail Store
Plat Block	2	Water System	WATER DISTRICT
Plat Lot	1	Sewer System	PUBLIC
Lot Area	3,356 SqFt (0.08 acres)	Access	PUBLIC
Section/Township/Range	NE 17 25 4	Street Surface	PAVED

- 2) As well as the eReal Property Report in adobe format seen on page 8 of this tutorial under Land Data

Related on-line reports:

DDES: Permit Applications Report
King County: Districts and Development Conditions Report
King County Assessor: eReal Property Report (PDF format requires Acrobat)
King County Treasury Operations: Property Tax Information
Recorders Office: Excise Tax Affidavits Report
Recorders Office: Scanned images of plats, surveys, and other map documents

- 3) Another way to get to the parcel (total square foot) dimension
Go to the Department of Planning and Development <http://www.seattle.gov/dpd/research/>



- 4) Click on [Parcel Data](#). Use this search tool to find parcel information, including simple parcel maps, for a selected parcel within the Seattle city limits

The screenshot shows the Seattle.gov website for the Department of Planning and Development. The header includes navigation links for City Services, Departments, Staff Directory, About Seattle, and City Contacts. The main navigation bar lists Permits, Planning, Research, Enforcement, Publications, Codes, Notices, and News. The page title is "Seattle Parcel Data" and it includes a search tool with two options: "Search by Address" and "Search by Parcel". The "Search by Address" form is filled with "4345" in the Number field, "univer" in the Mod field, "All" in the Prefix dropdown, "UNIVERSITY" in the Street Name field, "WAY" in the Type dropdown, and "All" in the Suffix dropdown. A "Search" button is visible below the form.

5) Click search and it will prompt you to the parcel data

Seattle Parcel Data

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Parcel# 1142000125

This report was generated: Friday, October 13, 2006

[Search Again](#)

Addresses Located on this Parcel

Address	Status	Permit/Complaint Status
4345 UNIVERSITY WAY NE	ACTIVE	View Permit & Complaint Status

Zoning Info

Base Zone	Shoreline Zone	Overlay	Historic	Light Rail
NC3-65				45
Urban Village Overlay	Historic Landmark Number	Contract	Pedestrian	
University District Northwest(Urban Center Village)			P1	

ECA

40% Steep Slope	Potential Slide Area	Riparian Corridor	Wetlands	Liquefaction Zone
No	No	No	No	No
Floodprone	Abandoned Landfill	Known Slide Area	Wildlife Pres. Area	Shoreline Hab. Buffer
No	No	No	No	No

Overlays

Archaeological Buffer	Heritage Tree	Heron Habitat	Peat Deposit	Salmon Watershed
No	No	No	No	No

Airport Height Overlay

King County Assessor Data

Property Name	retail store building	Plat Name	BROOKLYN ADD
Present Use	Retail Store	Lot Sq Ft	3,356
Taxpayer	BIENES RAICES DANIEL SA	Address	C/O YATES WOOD
Address 2	425 PONTIUS AVE N #203	Address 3	SEATTLE WA 98109

King County Assessed Value Data

Tax Year	2007	Levy Code	0010
Tax Status	T		
Appraised Land Value	302,000	Appraised Improvement Value	692,600
Taxable Land Value	302,000	Taxable Improvement Value	692,600

6) Scroll down, you will find total of square foot for your parcel as **lot Sq Ft 3,356**

- 7) Another way to get to the parcel (sides) dimension is:
Go to the Department of Planning and Development
<http://www.seattle.gov/dpd/research/>

DPD / Research

Maps

Centralized access to Seattle maps, including zoning and parcel information, aerial photographs, city landmarks, environmental designations, special overlay districts, and more is available below:

- DPD GIS - Build, view, and print map displays using online Seattle GIS data; includes an integrated property research tool.
- Parcel Data - View parcel information in Seattle, including simple parcel maps.
- NEW! DPD Activity Locator (Beta) - View permitting and land use activity in Seattle from 7/2005 to present using Google's mapping technology. Please help us improve this prototype by sending us your [feedback](#).
- SPU GIS Map Counter Services - Link to website for the Seattle Public Utilities' GIS map counter, located in the DPD Public Resource Center.
- Engineering Wind Map - Resource for engineers designing structures for wind loads in Seattle.
- Zoning Maps - Contains Seattle zoning, landmarks, plat changes.
- Side Sewer Cards & Maps - Search for side sewer cards, lateral maps, and aerial photographs for selected parcels within Seattle.

Permit & Inspection Information

- [Search online database](#) - includes project, permit, inspection and code violation information for Seattle properties (1983-present)
- [View historic records](#) - includes development permits and related documents, plans, and code violations (1890s-present); available from DPD Microfilm Library
- [Apply for a permit](#)
- [Request an inspection](#)

Permit Issuance & Approval Reports

- [Daily issuance reports](#)
- [Monthly/yearly issuance reports](#) (2003-present)
- Turnaround/approval times (1995-2002) - [building permits](#) | [master use permits](#)

Other Inspection Records

- [Boiler & pressure vessel inspection records](#)

Specialty Information

- [Population & Demographics](#): Seattle's official Census 2000 site
- [Seattle Landslide Study](#): A comprehensive Shannon & Wilson study, 1890-present
- [Geotechnical Soil Reports](#) (PDF): List of reports, sorted by street name. View actual reports at DPD Inspection Services, 700 Fifth Ave, Suite 2200, (206) 684-8860.
- [Legal Billboards Database](#): Location, photo and details on all legal billboards installed in Seattle. For billboard relocation info, see [DR 2-95](#).

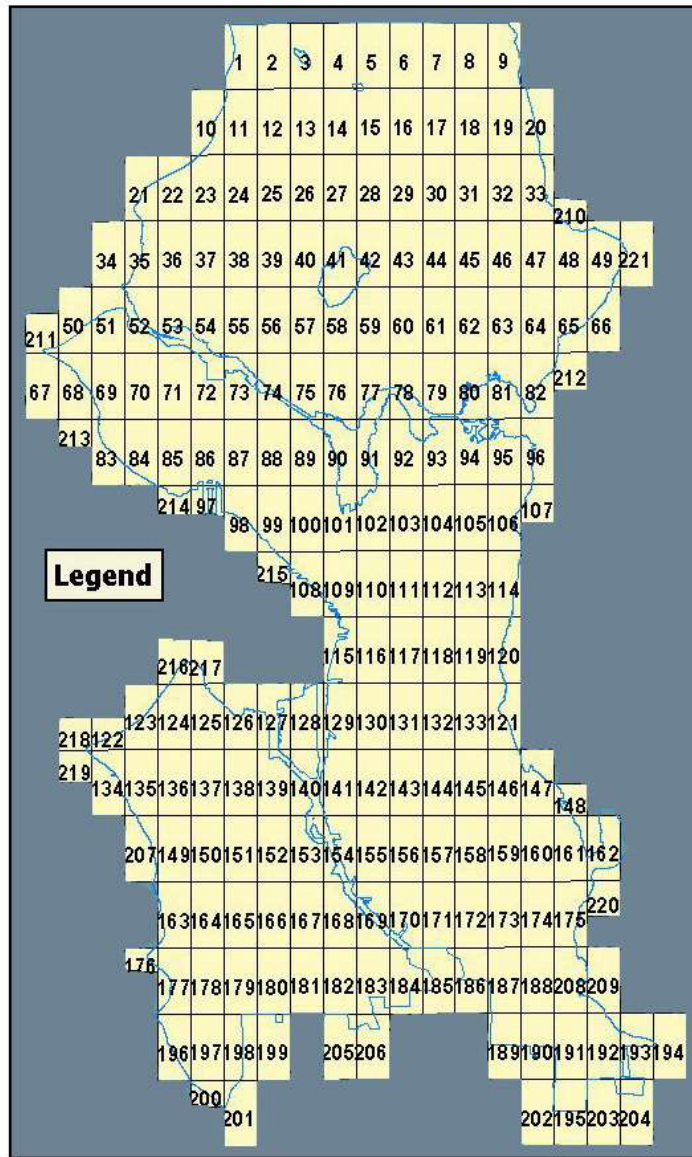
Related Resources

- [Public Resource Center](#)
- [Client Assistance Memos \(CAMs\)](#)
- [Land Use CAMs](#)
- [Building CAMs](#)
- [Energy/Mech CAMs](#)
- [Grading/Drainage CAMs](#)
- [Housing/Zoning CAMs](#)
- [Fees | Permits](#)
- [Publications & Codes Pricelist](#)
- [Sustainable Development](#)

- 8) Click on zoning Maps. It will prompt you to

CAUTION: No warranties of any sort, including accuracy, fitness, or merchantability accompany this product. It is highly recommended that zoning information be verified directly with DCLU Land Use staff to ensure accuracy.

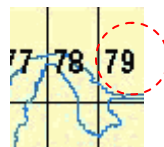
Database: Location, photo and details on all legal billboards installed in Seattle. For billboard relocation info, see [DR 2-95](#).



Related Resources

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- [Housing/Zoning CAMs](#)
- [Fees | Permits](#)
- [Publications & Codes Pricelist](#)
- [Sustainable Development](#)

9) Identify general area subject property is located. For purposes of this assignment, click on Section 78.



10) Now you should see a large map. In order to determine a specific parcel's dimensions, you will need to select the zoom option on your toolbar and zoom in on the prospective area. Once you have zoomed in as desired, select the hand/pan tool from your toolbar and move the map until you find your desired parcel. Note, that you will see dimensions for length and width.

Part 1-C: Determining the Zoning Code

- 1) Go to the City of Seattle website <http://www.seattle.gov/dpd/research>
- 2) Select Parcel Data

- 3) Enter address information

SEATTLE.GOV | City Services | Departments | Staff Directory | About Seattle | City Contacts

SEATTLE.GOV
Greg Nickels, Mayor

SEARCH: Go

Department of Planning and Development | Home | About Us | Contact Us

Shaping and protecting Seattle's built and natural environment | Diane Sugimura, Director

Permits | Planning | Research | Enforcement | Publications | Codes | Notices | News

DPD / Research

Seattle Parcel Data

Use this search tool to find parcel information, including simple parcel maps, for a selected parcel within the Seattle city limits.

Note: If searching by address, only the street name and number are required. (e.g., "600" and "Pine" returns "600 Pine St" and "600 E Pine St")

Search by Address						Search by Parcel
Number	Mod	Prefix	Street Name	Type	Suffix	Parcel#
4345	univer	All	UNIVERSITY	WAY	All	<input type="text"/>

Department of Planning and Development (DPD)
[DPD Home](#) | [About DPD](#) | [Contact DPD](#) | [Search DPD](#)

Seattle.gov: [Services](#) | [Departments](#) | [Staff Directory](#) | [Mayor](#) | [City Council](#)

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4) Click Search, it will prompt you to the parcel information. Scroll to the bottom of the page to find zoning information

King County Assessor Sales Data					
Sale Date	Price	Instrument	Record No.	Seller	Buyer
1/3/1994	800,000.00	Warranty Deed	199401031825	AGUILLA COMPANIE DEINVERSIONES	DANIEL BIENES RAICES

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Detailed Zoning Color Key

SF 5000	Seattle Mixed	Pioneer Square
SF 7200	Neighborhood Commercial 1	Industrial Buffer
SF 9600	Neighborhood Commercial 2	Industrial Commercial
RSL/TC	Neighborhood Commercial 3	Industrial General 1
LDT	Commercial 1	Industrial General 2
Lowrise 1	Commercial 2	Major Institution
Lowrise 2	Downtown Office Core	
Lowrise 3	Downtown Retail Core	
Lowrise 4	Downtown Mixed	
Midrise	Downtown Harborfront	
Highrise	International District	

Parcel Outlines

	Parcels
--	---------

Part 1-4. Deciphering Zoning Code

- 1) Go to the City of Seattle – Planning Department website
<http://www.seattle.gov/dpd/planning/>
- 2) click on Land Use Policy

SEATTLE.GOV | City Services | Departments | Staff Directory | ABOUT Seattle | City Contacts

SEATTLE.GOV
Greg Nickels, Mayor

SEARCH: Go
 Seattle.gov This Department

Department of Planning and Development Home About Us Contact Us
 Shaping and protecting Seattle's built and natural environment Diane Sugimura, Director

Permits | Planning | Research | Enforcement | Publications | Codes | Notices | News

SEATTLE CITY PLANNING
 - Articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle

DPD / Planning

Seattle City Planning engages citizens in an ongoing dialogue about Seattle's future and plays a central role in guiding the long-term development of the built and natural environment. It is comprised of more than 30 staff who evaluate regional growth management policy, monitor and update the City's Comprehensive Plan, draft land use policy, and develop sub-area and urban design plans. The division also includes staff which guide and support the work of the Seattle Planning Commission and the Seattle Design Commission.

Comprehensive & Regional Planning
 "Toward a Sustainable Seattle," the [Comprehensive Plan](#) adopted in 1994, articulates a vision for how Seattle will grow over time while sustaining the highest values of its citizens, promoting a vibrant economy and livable neighborhoods by guiding residential and employment growth in urban villages and urban centers.
[Population & Demographics](#)

Land Use Policy
 The City's [Land Use Policy](#) group develops policies for regulating the use and development of land, in support of the City's Comprehensive Plan and neighborhood plans. Staff work toward guiding new development that allows for growth while addressing impacts, protecting sensitive natural areas, promoting good urban design, ensuring adequate infrastructure to accommodate growth, and lessening the impact of new development on existing neighborhoods.

Urban Design
 Established in 1999 to provide leadership and education for the design of the City's public realm the [CityDesign](#) office manages projects that have a strong need for urban design direction -- like the Waterfront Plan, the Blue Ring and Green. These projects often bring together various City departments on cross-functional teams to address the City's large-scale urban design needs. CityDesign also provides staff support to the Seattle Design Commission.

What's New?
Planning Exhibit
 The *Northgate Now* exhibit is on display in the Seattle Municipal Tower level 3 lobby through November '06. Visit the [Planning Exhibit website](#) to see this and past exhibits.

Projects

- [Current projects](#) - ongoing planning projects
- [Previous projects](#) - recently completed projects

Related Resources

- [Population & Demographics](#)

- 3) Under Land Use Policy select Land Use Code and related regulations

The screenshot shows the Seattle.gov website. At the top, there are navigation links for 'SEATTLE.GOV', 'City Services', 'Departments', and 'Staff Directory'. Below this is the 'Department of Planning and Development' header with the tagline 'Shaping and protecting Seattle's built and natural environment'. A navigation menu includes 'Permits', 'Planning', 'Research', 'Enforcement', 'Publications', 'Codes', 'Notices', and 'News'. The main content area is titled 'LAND USE POLICY' with the subtitle '- Developing policies and regulations that govern the use of land in Seattle'. The page is divided into sections: 'Overview', 'Current Activities', and 'Special Studies & Reports'. The 'Overview' section contains text about DPD planners and a list of bullet points. The 'Current Activities' section lists various projects like 'Downtown Zoning Changes' and 'South Downtown'. The 'Special Studies & Reports' section lists reports like 'Report Shows Incentives for Shoreline Restoration'. A black arrow points from the 'Special Studies & Reports' section towards the 'Overview' section.

4) Select Land Use Code Table of Contents

Seattle Land Use Code - Title 23 of the Seattle Municipal Code. The links below take you directly to the City Clerk's website.

- [Land Use Code Table of Contents](#)
- [Search for Council Bills and Ordinances](#)
- [Search Seattle Municipal Code](#)

5) Under Land Use Regulations, choose Zone Designations Established
 Subtitle IV: Land Use Regulations

Division 1: Land Use Zones

6) [23.30 Zone Designations Established](#) There you will see the definitions for the abbreviated codes found when determining the zoning.

SMC 23.30.010 Classifications for the purpose of this subtitle.

Seattle Municipal Code Table of Contents

Title 23
LAND USE CODE

This title is intended for those provisions of the Code which relate to the regulation of land use.
[Seattle Municipal Code Zoning Map Index](#)

Chapters:

Subtitle I General Provisions

- [23.02](#) Title and Purpose
- [23.04](#) Applicability
- [23.06](#) Amendments to the Land Use Code

Subtitle II Platting Requirements

- [23.20](#) General Provisions
- [23.22](#) Subdivisions
- [23.24](#) Short Plats
- [23.28](#) Lot Boundary Adjustments

Subtitle III Land Use Regulations

Division 1 Land Use Zones

- [23.30](#) Zone Designations Established**
- [23.32](#) Land Use Maps
- [23.34](#) Amendments to Official Land Use Map (Rezoning)

Division 2 Authorized Uses and Development Standards

- [23.40](#) Compliance With Regulations Required— Exceptions
- [23.41](#) Early Project Implementation
- [23.42](#) General Use Provisions
- [23.43](#) Residential Small Lot
- [23.44](#) Residential, Single-Family
- [23.45](#) Residential, Multi-Family
- [23.46](#) Residential-Commercial
- [23.47](#) Commercial
- [23.48](#) Seattle Mixed
- [23.49](#) Downtown Zoning
- [23.50](#) Industrial
- [23.52](#) Transportation Concurrency Project Review System
- [23.53](#) Requirements for Streets, Alleys, and Easements
- [23.54](#) Quantity and Design Standards for Access and Off-Street Parking