

SeaPort Midstream Partners LLC Pipeline System Annual Fee Assessment Summary

STREET USE ANNUAL FEE ASSESSMENT

Date: 12/5/2022

<p><u>Summary:</u> Land Value: \$35.00/SF 2023 Permit Fee: \$728.43</p>
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I. Property Description:

Existing pipeline system in, under, along, and across SW Florida St, between 13th Ave SW and 16th Ave SW. The pipeline system transports petroleum products below-grade to two oil plant facilities. The pipeline system area is **925 square feet**.

Applicant:

TransMontaigne Partners LLC

Abutting Parcels, Property Size, Assessed Value:

2023

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2023 Appraised Land Value \$19,509,700 (\$35/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2023 Appraised Land Value \$2,843,800 (\$35/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2023 Appraised Land Value \$42,470,700 (\$35/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2023 Appraised Land Value \$3,713,500 (\$35/square foot)

Average 2023 Tax Assessed Land Value: \$35/SF

2022

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2022 Appraised Land Value \$19,509,700 (\$35/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2022 Appraised Land Value \$2,843,800 (\$35/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2022 Appraised Land Value \$39,031,000 (\$32.17/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2022 Appraised Land Value \$3,713,500 (\$35/square foot)

Average 2022 Tax Assessed Land Value: \$34.29/SF

2021

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2021 Appraised Land Value \$19,509,700 (\$35/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2021 Appraised Land Value \$2,843,800 (\$35/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2021 Appraised Land Value \$39,197,700 (\$32.30/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2021 Appraised Land Value \$3,713,500 (\$35/square foot)

Average 2021 Tax Assessed Land Value: \$34.33/SF

2020

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2020 Appraised Land Value \$13,935,500 (\$25/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2020 Appraised Land Value \$1,816,400 (\$22.35/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2020 Appraised Land Value \$33,548,100 (\$27.65/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2020 Appraised Land Value \$2,652,500 (\$25/square foot)

Average 2020 Tax Assessed Land Value: \$25/SF

2019

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2019 Appraised Land Value \$13,935,500 (\$25/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2019 Appraised Land Value \$1,816,400 (\$22.35/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2019 Appraised Land Value \$33,126,200 (\$27.30/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2019 Appraised Land Value \$2,652,500 (\$25/square foot)

Average 2019 Tax Assessed Land Value: \$24.91/SF

2018

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2018 Appraised Land Value \$11,148,400 (\$20/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2018 Appraised Land Value \$1,453,100 (\$17.88/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2018 Appraised Land Value \$20,948,700 (\$17.26/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2018 Appraised Land Value \$2,122,000 (\$20/square foot)

Average 2018 Tax Assessed Land Value: \$18.79/SF

2017

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2017 Appraised Land Value \$10,033,500 (\$18/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2017 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2017 Appraised Land Value \$16,523,600 (\$13.62/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2017 Appraised Land Value \$1,909,800 (\$18/square foot)

Average 2017 Tax Assessed Land Value: \$15.76/SF

2016

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2016 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2016 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2016 Appraised Land Value \$12,479,900 (\$10.28/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2016 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2016 Tax Assessed Land Value: \$13.42/SF

2015

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2015 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2015 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2015 Appraised Land Value \$14,569,300 (\$12.01/square foot)

Parcel 7671800251; Lot size: 106,100 square feet

Tax year 2015 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2015 Tax Assessed Land Value: \$13.85/SF

2014

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2014 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2014 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2014 Appraised Land Value \$14,180,000 (\$11.69/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2014 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2014 Tax Assessed Land Value: \$13.77/SF

2013

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2013 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2013 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2013 Appraised Land Value \$13,783,300 (\$11.36/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2013 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2013 Tax Assessed Land Value: \$13.69/SF

2012

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2012 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2012 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2012 Appraised Land Value \$13,457,600 (\$11.09/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2012 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2012 Tax Assessed Land Value: \$13.63/SF

2011

Parcel 7666702900; Lot size: 557,420 square feet
Tax year 2011 Appraised Land Value \$8,361,300 (\$15/square foot)

Parcel 7666701690; Lot size: 81,254 square feet
Tax year 2011 Appraised Land Value \$1,089,800 (\$13.41/square foot)

Parcel 7666702850; Lot size: 1,213,449 square feet
Tax year 2011 Appraised Land Value \$14,171,500 (\$11.68/square foot)

Parcel 7671800251; Lot size: 106,100 square feet
Tax year 2011 Appraised Land Value \$1,591,500 (\$15/square foot)

Average 2011 Tax Assessed Land Value: \$13.77/SF

II. Annual Fee Assessment:

The 2023 permit fee is calculated as follows:

Pipeline:
 $(\$35.00/\text{SF}) \times (925 \text{ SF}) \times (30\%) \times (7.5\%) = \728.43 where 30% is the degree of alienation for a below-grade structure and 7.5%¹ is the annual rate of return.

Annual fees for prior years are:

2022.....	\$761.26
2021	\$762.02
2020	\$555.01
2019	\$553.08
2018	\$417.07
2017	\$349.81
2016	\$289.02
2015	\$307.57
2014	\$305.79
2013	\$303.98
2012	\$302.49

Total Fees 2023-2012: \$5,950.29

Fee methodology authorized under Ordinance 123485, as amended by Ordinances 123585, 123907, and 124532.

¹ Prior to January 1, 2023, the City of Seattle’s annual rate of return was 8%.