

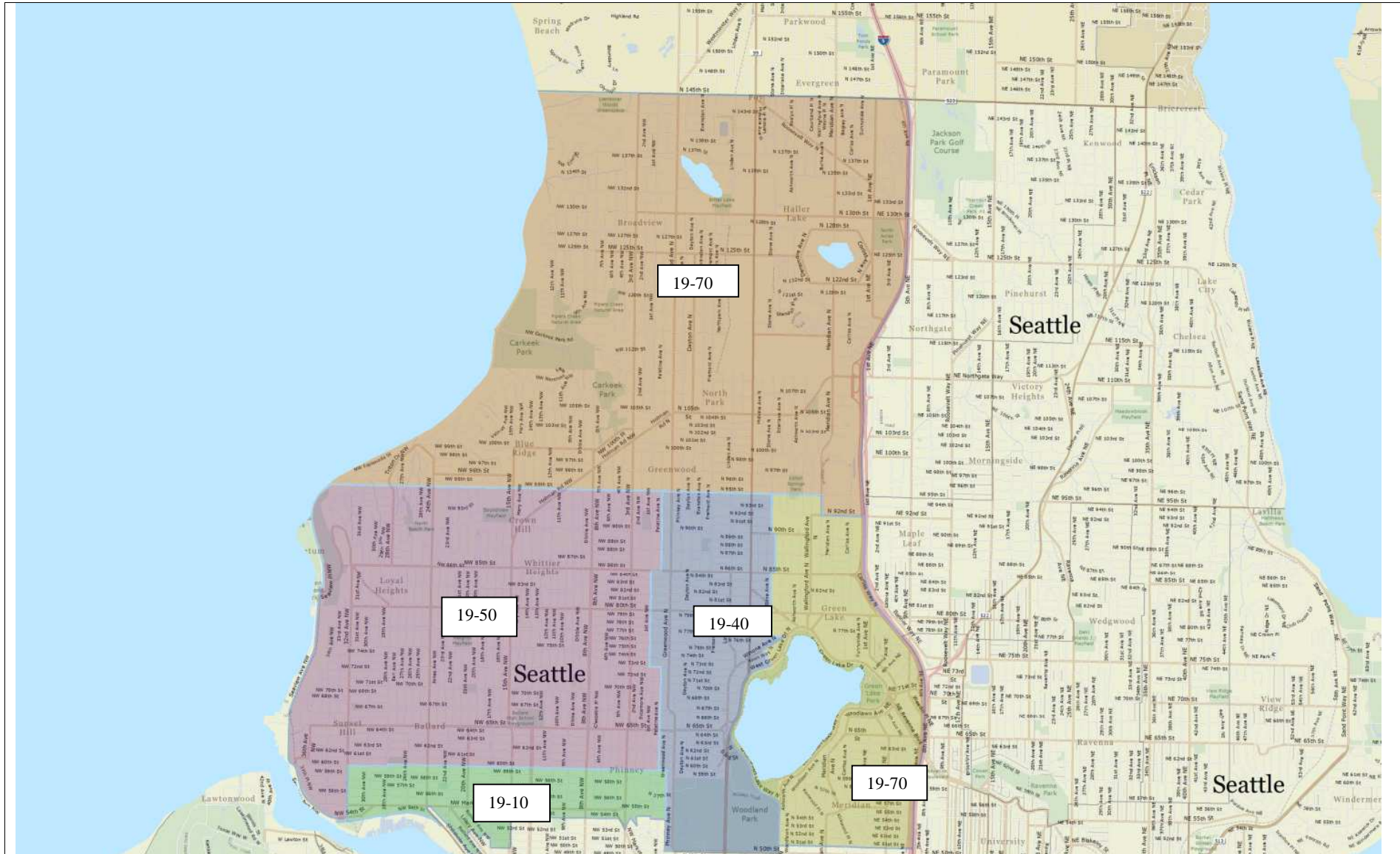
Commercial Revalue

2013 Assessment roll

AREA 19

**King County, Department of Assessments
Seattle, Washington**

Lloyd Hara, Assessor



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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2013- 2013 Assessment Year

Quadrant Name: Northwest Seattle

Geographic Area: 19

Previous Physical Inspection: 1/2012

Sales – Improved Summary:

Number of Sales: 51

Range of Sales Dates: 01/01/2010 – 02/28/2013

Sales – Ratio Study Summary:

| | Improved Value | Sale Price | Ratio | COD |
|---------------------------|----------------|-------------|--------|---------|
| 2012 Average Value | \$925,300 | \$1,000,000 | 92.5% | 8.65% |
| 2013 Average Value | \$961,600 | \$1,000,000 | 96.2% | 4.26% |
| Change | \$36,300 | | +3.70% | -4.39% |
| % Change | +3.92% | | +4.00% | -50.75% |

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.39% and -50.75% represent an improvement in uniformity and the ratio of sales price to assessed value.

Sales used in Analysis: All improved sales which were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis.

Population - Parcel Summary Data:

| | Land | Imps | Total |
|-----------------------|-----------------|---------------|-----------------|
| 2012 Value | \$2,137,037,000 | \$972,961,900 | \$3,109,998,900 |
| 2013 Value | \$2,176,425,600 | \$982,475,900 | \$3,158,901,500 |
| Percent Change | +1.84% | +.98% | +1.57% |

Number of Parcels in the Population: 1651 excluding specialties.

Conclusion and Recommendation:

The total assessed value for the 2013 revalue has increased 1.57%.

Since the values in this report improve uniformity and equity, we recommend posting these values for the 2013 assessment year.

Analysis Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: March 27, 2013

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of the value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements.

Interim Use: In many instances a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for office space to justify the construction of a multistory office building at the present time, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent, or tenant when possible. Current data was verified and corrected when necessary via field inspection.

Special Assumptions and Limiting Conditions

- Sales from 01/01/2010 thru 02/28/2013 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area 19: Ballard, Greenwood, Phinney Ridge, Green Lake, Aurora Avenue North

Boundaries:

North – North 145th Street

West - Seaview Avenue NW, Shilshole Bay North to Puget Sound

East - Interstate 5 (I-5) Freeway

South - I-5 to North 50th Street to NW 54th Street to the Ship Canal

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building and on the Assessor's website.

Area Description:

Area 19 is comprised of five neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial, and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. For assessment purposes, it is divided into economic neighborhoods that include one or more business districts.

Shopping facilities, neighborhood conveniences, banks, restaurants, and pharmacies are conveniently located in each economic neighborhood of area 19. Employment opportunities are located in the Seattle CBD, University of Washington, Seattle Pacific University, Seattle Children Hospital, Ballard/Swedish Hospital, Northwest Medical Center and Hospital, North Seattle Community College, Northgate Mall, Shoreline Community College and miscellaneous businesses located in the Ballard, Greenwood, and Green Lake neighborhood business cores.

Community services such as churches, schools, parks, playgrounds and recreational facilities are good. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Ballard Hiram M. Chittenden Locks, Carkeek Park and Woodland Park Zoo, are located in area 19.

A brief description of the neighborhoods follows:

Ballard (19-10)

Boundaries:

North - NW 60th Street
West - 32nd Avenue NW
East - Greenwood Avenue North
South - NW 54th Street to NW 50th Street

Neighborhood Description:

The majority of the commercial properties in this neighborhood are located on or near 15th Avenue NW and NW Market Street. This neighborhood has a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical clinics, banks, and other mixed use properties. Ballard Hospital is located within the neighborhood providing medical care and services. Historic Ballard has become a popular location and rehabilitation of older buildings has been occurring with the subsequent infusion of new restaurants, studios, and retail businesses. It also contains long standing businesses such as Ballard Blossom, Old Pequiliar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. You will also find the hippest shoes, fashion forward clothing boutiques, antiques, artist studios and must have home décor at small indie shops all along Ballard Avenue NW, which was designated as Ballard Avenue Landmark District in 1976. Recently, Ballard has added more venues for live music, high-end restaurants, and a new luxury hotel.

Another historic business and building in the Ballard neighborhood is the Majestic Bay Theater which was the oldest operating movie theater on the West Coast prior to its closure in 1997. In 1998 it was renovated and transformed from a bargain single-screen theater to a well-appointed triplex cinema.

The Ballard Carnegie Library, also known until 1963 as the Seattle Public Library – Ballard Branch, is a historic library in this neighborhood. It was designed by Seattle architect Larry E. Johnson and was nominated in 1976 for his recognition of work to be listed on the National Register of Historic Places (NRHP ID #79002535). The library was predated by a freeholders' library in the 1860s, which eventually gave way to a reading room that was organized and funded by a women's' group in 1901. With a grant for \$15,000, among other funds, a new library for the then independent City of Ballard was created as a Carnegie library. The building, located at 2026 N.W. Market Street in downtown Ballard, opened to the public on June 24, 1904. Notable as the first major branch of the Seattle public library system, after Seattle annexed the City of Ballard into itself in 1907 and for employing one of the first African American librarians in Seattle, the Ballard Carnegie Library was in service until 1963, when a newer and more modern facility replaced it. After its sale, the old library building housed a variety of private commercial enterprises, including an antique shop, a restaurant, and a kilt manufacturer.

At the end of the 20th century, Ballard began to experience a real-estate boom. By early 2007, nearly 20 major condominium/retail projects were under construction or had just been completed within a five-block radius of downtown Ballard. The new developments added approximately 2500 new households to the neighborhood. This growth in urban density is the result of the neighborhood plan created by former Seattle Mayor Norm Rice. Mayor Rice's plan aimed to reduce suburban sprawl by targeting certain Seattle areas, including Ballard, for high-density development.

Ballard is becoming a neighborhood of high-rise apartments and condominiums. This construction is replacing longstanding businesses such as the neighborhood bowling alley, Sunset Bowl, Archie McPhee's, Jacobsen's Marine, and Denny's. But there's another type of development residents may have noticed around Ballard; townhouses and narrow single family houses built on subdivided lots. The idea is to fill up the extra space in Seattle with more houses, essentially building homes where there was only property before. It's density in a milder, more subtle form.

Ballard is seeing a lot of developments for two primary reasons: It has a good amount of multifamily zoned land and it is very desirable place to live due to proximity to jobs and amenities accordingly to Mark Knoll, CEO of Blueprint Capitol, a development firm that has been leading the charge on developing townhouses in the Ballard area and Seattle as a whole. But most of the projects are centered in Ballard. They are either completed and on the market, pending a sale or still under construction.

Area 19-10 current developments in progress and proposed new projects:



The Market Street Landing, at the former Denny's restaurant site, is located at 1500 NW Market Street. This eight story, 480,577 square foot mixed use complex will have 288 residential units, 30,069 square feet of street level retail space, and provide ground level and below grade garage parking for 437 vehicles. This project is scheduled for completion at the end of 2013.



The Avalon Ballard, located at 1400 NW Market Street, is a new six story mixed use multifamily building that is constructed on the former Sunset Bowl site. The new 337,343 square foot mixed use structure contains 265 apartment units, a retail area of 11,938 square feet, and provides two levels of below grade garage parking for 320 vehicles. Construction started in October 2011 and is near completion. The developer of Avalon Bay is a business that builds high-end apartments and have two other buildings constructed in the Belltown and Queen Anne neighborhoods.



The Broadstone Koi Ballard, located at 1139 NW Market Street, started construction in November 2011 and is recently complete. This project is a mixed use multi-family structure containing 155 residential units, eight live-work units, and 3,986 square feet of street level retail space. Also, the new mixed-use multi-family structure provides two levels of below grade parking for 164 vehicles.



Located at 2034 NW 56th Street, is the new Greenfire Campus, an office, retail, and residential project that consists of two buildings and ample open space. The developers chose not to maximize the density allowance on the nearly one acre site, but instead, create a project where the building technology uses “sensible sustainability” which is practical and affordable, and “social sustainability” which creates an environment that promotes human interaction. Construction began in the spring of 2012, and completion is estimated in summer 2013.

New development is under way at the former Archie McPhee retail and Jacobsen Marine sites located at 2428 NW Market Street. A Chicago-based apartment developer, “Amli Residential” purchased these properties with a total land area of 71,368 square feet in November 17, 2010. The project is a new seven-story mixed use building with 12,200 square feet retail space, 4 live-work residential units at ground level, 305 residential units above with below-grade parking for 415 vehicles. Construction started in August 2012.

The newly constructed, 69,098 square foot, Hotel Ballard building, located at 5214 Ballard Avenue NW, contains 29 luxurious and elegantly appointed rooms and suites. The 4-story reinforced concrete luxury hotel with three levels of parking garage started construction in February 2012 and has a grand opening scheduled in May 2013.

Washington Federal Savings Bank is rebuilding its branch at 2020 NW Market Street. The existing 1946 year built one story masonry bank building was demolished on May 31, 2012 to make way for a new building on that site. The bank will be housed in a new two-story masonry building with first level bank area of 4,750 square feet and second level office area of 4,215 square feet. The second level office area is available for lease to other tenants. The new branch opened on March 4th, 2013.

Permits have been issued to demolish the existing buildings on properties located at 5343 Tallman Avenue NW, 5342 Russell Avenue NW, and 5402 20th Avenue NW. The plan is to construct two seven-story mixed use towers with a two-level below-grade parking

garage that contains parking for 240 vehicles. The two towers will contain a total of 17 live-work units and 286 residential units.

The property located at 2014 NW 51st Street is a vacant parcel with MR-RC zoning classification that was purchased by a developer, 57th NW Development, on November 29, 2010 for sale price of \$1,220,000. Permits have been filed with the City of Seattle Planning Department to construct a six-story mixed use multifamily structure with 51 apartment units above 1,900 square feet of general retail sales and services. The apartments are intended to be low-income senior housing. Construction on this project has not started.

Permits have been filed with the City of Seattle Planning Department to demolished three existing medical office buildings located at 1760 NW 56th Street, 1756 NW 56th Street, and 5602 20th Avenue NW to construct a new six-story mixed use structure. The proposed project will consist of 1,300 square feet of street-level retail space with 135 residential units above and two levels of below grade parking for 128 vehicles. Currently, the two existing medical buildings on NW 56th Street are in preparation for demolition.

Located at 1753 NW 56th Street is the new Nyer Urness House. This is a Compass Housing Alliance project that is a seven-story mixed use multifamily building with 80 low income housing units, 6,276 square feet of office area on the first and second floors, 1,484 square feet of medical services on second floor, and parking for 13 vehicles. A certificate of occupancy was issued on March 15th, 2013.

Townhouse construction is planned for two sites in Ballard. The existing 1911 built Glad Tidings Assembly of God church, located at 2051 NW 61st Street, will be demolished to construct four new townhouse units and a 1944 built single family residence will be demolished in order to construct four townhouse units.

Other permits that are being process for proposed new projects are: the former existing 1964 year built Seattle Public Library, Ballard Branch, site located at 5711 24th Avenue NW is planning to construct a 110 unit apartment building by Pryde Johnson; and the existing retail store site located at 5601 24th Avenue NW is planning to construct a 125 unit apartment building by R.D. Merrill.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40)

Boundaries:

North - North 95th Street

West - Palatine Avenue North to 1st Avenue NW and back to Palatine Avenue North

East - Stone Avenue North, along Green Lake, and back to Stone Avenue North

South - North 50th Street

Neighborhood Description:

The majority of commercial properties in this neighborhood are located on or near Phinney Avenue N, Greenwood Avenue N, NW 85th Street and Aurora Avenue N. The commercial businesses in this neighborhood are a mix of office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, banks, and mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction in this neighborhood. It is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long range plans include an events center and an environmentally sustainable office building for the zoo staff.

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The commercial center is the area surrounding the intersection of Greenwood Avenue N and N 85th Street, which has ongoing new construction and renovations. Development and revitalization in this neighborhood is still progressing.

Piper Village is a 5.5-acre urban village stretching from the former McDonald's on Greenwood to NW 87th Street. It will be built in phases over 10 years. The first phase, The Sedges at Piper Village, opened in 2009 on a 3 acre site. This three story complex has 46 apartments on the second and third floors and 12,000 square feet of retail on the ground floor. The original plans were for similar mixed-use buildings to be constructed on this 5+ acre site. The work is planned to be done in 4 phases with the anticipated completion in 2014. The second phase started construction in October 2012 when the former McDonald's located at 8533 Greenwood Avenue N was demolished in the fall 2012, and construction started on three commercial structures; one 2-story retail and customer service office building, and 2 one-story retail and restaurant buildings.

A Medina developer has proposed a 4-story, 34-unit apartment building located at 7216 Aurora Avenue N. The site now houses a vacant small retail building. The proposed new building calls for 18 apartment units and 16 live-work units with 22 parking spaces. This project is in the early design review phase of the permitting process.

Crown Hill/North Ballard (19-50)

Boundaries:

North - NW 95th Street

West - Seaview Avenue NW

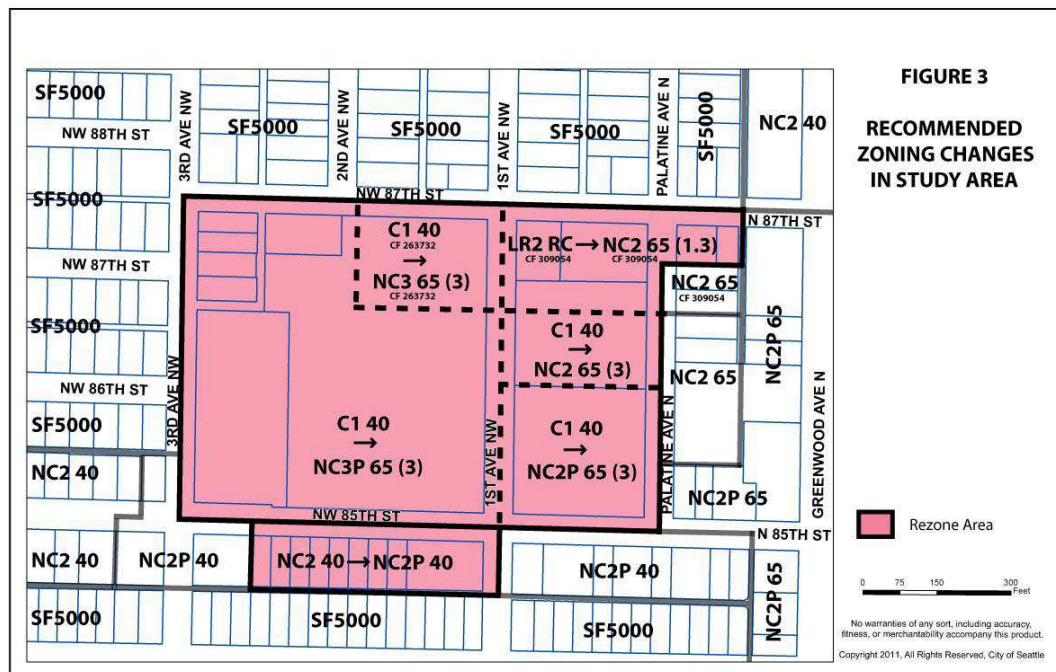
East - Palatine Avenue North to 1st Avenue NW and back to Palatine Ave N

South - NW 60th Street

Neighborhood Description:

The majority of commercial properties in this neighborhood are located on 15th Ave. NW from NW 60th St. north to Holman Road and on NW 85th Street from 1st Ave NW west to 15th Ave NW. The neighborhood's notable landmarks include the Hiram M. Chittenden Locks, the Nordic Heritage Museum, the Shilshole Bay Marina, Golden Gardens, Carkeek Park, and Dick's Drive-In. Commercial properties in this neighborhood include retail stores, grocery store chains, banks, restaurants, office buildings, service buildings, and mixed-use properties.

Still in development, The Greenwood Town Center rezone is a proposal from the Greater Greenwood Land Use Design and Development Advisory Group (GGLDD) to the Department of Planning and Development (DPD) which recommends rezones for a 13.4-acre portion of the Greenwood/Phinney Ridge Residential Urban Village. The rezoning recommendation started in March 2009 and forwarded to the City Council in March 2012. The proposal was addressed by the City Council and introduced as Ordinance 117723 on February 25, 2013 with a public hearing on March 14, 2013. The map below presents DPD's analysis of the recommended rezones using the rezone criteria from the Land Use Code. The following is a summary of DPD's recommendations for rezones for the area (see map below):



For reference of the Greenwood Rezone go website:

www.seattle.gov/dpd/Planning/GreenwoodRezone/RezoneRecommendations/default.asp.

The Greenwood Market at 8500 Third Avenue NW was constructed in 1965. After its lease expired in February 29, 2012, the store was completely demolished in June 2012 as part of the Greenwood Fred Meyer renovation. This site, as well as the adjacent Fred Meyers' site, is included in the previously discussed rezone plan. The Fred Meyers Store at 100 NW 85th Street reopened in February 2013 after extensive renovation and expansion of an additional 55,000 square feet. The remodeling began in March 2012 and completed with a grand reopening of the store in February 2013. The upper level of the renovated full-service store contains a full service grocery department, garden supplies, technology, housewares, and pharmacy. The lower level has apparel, furniture, indoor/outdoor sporting goods, toys, paint, and hardware.

NOBA (North Ballard Apartments) is a new four-story apartment building located at 8022 15th Avenue NW that started construction in May 2012. The building contains 48 apartment units and three live-work units with a grade level parking garage for 34 vehicles. Completion is scheduled before the end of 2013.



Located at 6559 15th Avenue NW is a newly constructed five-story residential building with basement parking. This 90,962 square foot building contains 104 apartment units and three live-work units with basement parking for 106 vehicles. The project was completed in early April 2013.

Developer Bill Parks of Ballard Lofts LLC is proposing to construct two new mixed use apartment buildings on the site located at 6404 24th Avenue NW. On site are three existing commercial buildings; a garage repair shop, two small retail buildings, and two small single family houses. Permits have been issued to demolish these three existing commercial buildings. The project is two 5-story mixed use structures with the first building containing 25 apartment units above 3,665 square feet of street level retail space and below grade garage parking for 36 vehicles. The second building contains 38 apartment units, two live-work units, and 2,260 square feet of street level retail space. No construction permit has been issued for this project yet.

Developer Bill Parks of Ballard Loft LLC is also proposing to construct a three-story mixed use structure with 18 apartment units above 5,000 square feet of retail space and below grade parking for 18 vehicles. The project is located at 6401 32nd Avenue NW, which has an existing 1911 built two-story mixed use building with four residential units and street level retail on site. A land use application was submitted to the City of Seattle Planning Department on July 19, 2012 and no construction permit has been issued yet.

Other proposed new development is located at 9076 Holman Road NW. The project will demolish three garage repair structures and construct a new four-story mixed use building. The proposed building contains 3,800 square feet of commercial space, nine live-work units, 105 apartment units, and below grade parking for 125 vehicles. The project plans are currently being review by the City of Seattle Design Review Board.

A Kohary Construction project that has 4 single townhouses and 2 live/work duplexes is under construction at 8628 3rd Avenue NW. Construction began in December 2012 and completion is anticipated at the end of summer 2013.

Green Lake (19-60)

Boundaries:

North - North 95th Street and North 92nd Street

West - Stone Avenue North, along Green Lake, and back to Stone Avenue North

East - Interstate 5 (I-5) Freeways

South - North 50th Street

Neighborhood Description:

Green Lake is a neighborhood in north central Seattle. Its centerpiece is the lake and park after which it is named. The neighborhood was named by David Phillips. In September 1855, he surveyed the area for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared to green in color due the algae blooms in the lake.

The main attraction is Green Lake Park itself, which encompassed a 2.8-mile path around the lake for runners, bikers, skaters, and walkers. Many others use the athletic fields or visit the park for boating, picnics, and swimming. Across the lake from the bathhouse, in the northeast part of the park, its first community center was built in 1929 at a cost of \$95,598. Since it was built on the fill land from the 1911 draining, the community center was constructed on pilings. It contains two conference rooms, a gym with showers and bathrooms, and a stage. Toward the lake, another stepped swimming area was built. The tennis courts were added in 1945. In 1955, a 150,000 gallon swimming pool was added. It was named the Evans Pool in honor of two brothers, Ben and Lou Evans, for their long service to athletics at Seattle parks.



The Green Lake Library, a Carnegie library that occupies 5,000 square feet and cost \$35,000 to build, was opened in 1910. As of 1999 the library held 54,000 catalogued items. The library was remodeled in 2003 but its historical identity. It received a landmark designation in 2003.

Green Lake is home to Green Lake Elementary School, Bishop Blanchet High School, and Seattle Parks and Recreation Department's Green Lake Small Craft Center (GLSCC). GLSCC is the site of the Green Lake Crew, a public rowing program, and the Seattle Canoe and Kayak Club.

The major commercial properties in this neighborhood are located on streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65th Street to NE 75th Street. Commercial properties located along these streets primarily include retail stores, restaurants and cafes, banks, small offices and mixed-use properties.



The Green Lake Village project, located at 7120 Woodlawn Avenue NE, which was the former Vita-Milk Dairy site, which has been at a standstill since 2007, restarted construction in August 2012. All buildings had been demolished and the site was excavated, and then construction stopped due to the economic downturn. The project has three 6-stories mixed use buildings with approximately 477,104 total square feet. Planned are 297 residential units above 50,000 square feet of street level retail, and below grade parking for 429 cars. PCC Natural Markets has signed a lease to be the anchor retail tenant. The Green Lake Village project is under of construction and projected to be complete in January 2014.

Aurora (19-70)

Boundaries:

North - North 145th Street, which is the boundary between the Cities of Seattle and Shoreline
West - Puget Sound
East - Interstate 5 (I-5) Freeway
South - North 95th Street

Neighborhood Description:

This neighborhood begins at N 95th St. and continues north to N 145th St. which is the boundary between the Cities of Seattle and Shoreline. This area encompasses the northern portions of Greenwood and the Aurora Ave North corridor, Bitter Lake, Broadview, and Licton Springs. The major commercial properties are located along Aurora Ave N. A mixture of old and new retail stores, restaurants, quick service

restaurant chains, warehouses, automobile dealerships, used car sales lots, banks, grocery stores and offices are located in this neighborhood. Along Aurora Ave are national chain businesses such as Home Depot, Ross Dress for Less, Petsmart, Staples, Sam's Club (affiliated with the Wal-Mart Corporation), LA Fitness, Office Depot, and Lowes. Several hotel/motel businesses are located along the Aurora Ave North corridor to provide lodging services for travelers.

Along Northgate Way and Meridian Avenue North there are mid-rise medical and business office buildings, retail stores, and restaurants. Located at 2140 North Northgate Way is the Hotel Nexus, which was the Ramada Inn. It has accessibility and visibility from the Interstate 5 (I-5) freeway.

North Seattle Community College is located at 9600 College Way North. It is one of the three colleges comprising the Seattle Community College District (the others are Seattle Central Community College and South Seattle Community College), and one of the 32 member colleges of the State of Washington Community and Technical Colleges system. NSCC was founded in 1970 and is accredited by the Northwest Commission on Colleges and Universities, and offers more than 40 career training, continuing education, and college preparation programs. The main campus occupies 62 acres, including 11 acres of environmentally sensitive wetlands, in the Licton Springs/North College Park neighborhood of the North Seattle area. The campus is five miles north of the Seattle city center and easily accessed from Interstate 5 (I-5).



Construction started in 2012 at the former Leilani Lanes bowling alley site, located at 10201 Greenwood Avenue North. The building was demolished in March 2008 with plans to construct two, five-story mixed-use buildings with basement parking for 601 vehicles. The property went into foreclosure in 2009 and was auctioned by the bank to a developer in December 2010. The revised plans are for three, four-story buildings with 263 residential units plus

six live-work units, 212 enclosed parking spaces, and 3900 square feet of commercial space. The new mixed use apartment building is still under construction.

Northwest Hospital and Medical Center, established in 1960, is located at 1550 N 115th Street. This facility gives the community access to more than 500 health care providers. In addition, it provides employment and business opportunities. In August 2011, five existing one-story wood frame medical office buildings on the campus were demolished and a two-story, 54,000 office building was constructed. The new medical structure is called ProCure Treatment Centers Inc. In addition to the new buildings, a one-story plus basement addition to the east end of B-Wing was completed in the fall of 2012 and opened to patients.

Common Ground provides affordable housing services to non-profits in Washington and partnered with more than 300 community-based organizations to create homes for low-income and special needs populations over the past three decades. On January 2011, the Downtown Emergency Service Center (DESC) was awarded funding, along with the City of Seattle and King County, to build a new housing development at 10507 Aurora Avenue North, the former location of Cindy's House of Pancakes. Common Ground partnered with DESC (Downtown Emergency Service Center) to assist in the development of Aurora Supportive Housing, which is a four story mixed use structure with 4,710 square feet of commercial space and 87 studio units of permanent rental housing for formerly homeless individuals with 24/7 on-site mental health and chemical dependency services. The new mixed use structure is a green building with energy efficient interior lighting, energy star and water conserving appliances, and a green roof covered with vegetation and a growing medium. This project received its certificate of occupancy in February 2013.

The former self-service car wash, located at 10552 Greenwood Avenue N, has been demolished and a four-story structure containing three live-work units at grade level and 54 apartment units above is currently under construction. The new apartment building will provide parking garage for 40 vehicles. Completion is projected before the end of 2013.

A new five-story mixed use building is under construction at 310 N 103rd St. The project will have 13 residential units, two live-work units, 2,106 square feet of street level retail space, and two levels of basement garage parking. Construction started in May 2012.



Under construction at 14002 Linden Avenue N, in the Bitter Lake area, is a new seven-story apartment building containing 178 low income senior housing units with first floor office and residential amenity space plus a below grade parking garage for 104 vehicles. The project will be called the Interurban Senior Living Apartments. The new low

income senior housing apartment building started constructing in July 2012 and expected to be completed in summer 2014.

Another proposed project in the permitting process is the 39 Broadview Apartment located at 14307 Greenwood Avenue N. This new development is a four-story mixed use building that will have 39 residential units, 3,400 square feet of commercial space, and below grade parking garage for 43 vehicles. Currently a low cost retail store, small espresso stand, and single family house are still on site. No construction has started.

Physical Inspection Identification:

The western portion of 19-70 was physically inspected for the 2013 assessment year as required by WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. A list of these parcels is included in this report.

Preliminary Ratio Analysis:

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2013 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2012 posted values. The study was repeated after application of the 2013 recommended values. The results, which are included in the validation section of this report, show an improvement in the COV from 12.33% to 5.42% and COD from 8.65% to 4.26%.

Scope of Data**Land Value Data:**

Vacant sales from 1/1/2010 through 3/31/2013 were given primary consideration for valuing land. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use. Multi-parcel sales are also considered after combining the assessed values of all parcels involved in the sale.

Improved Parcel Total Value Data:

Improved sales from 1/1/2010 through 2/28/2013 were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales are verified if possible by calling either the purchaser or seller, inquiring in the field, mailing sales questionnaires, or calling the real estate agent. Characteristic data is verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" section of this report.

Land Value

Land Sales, Analysis, Conclusions

All parcels in area 19 are located within the City of Seattle and various zoning designations are represented. Sales prices tended to increase near the neighborhood centers (Ballard, Phinney Ridge, Green Lake, and Greenwood) and decrease when the proximity is close to Aurora Avenue N and towards N 145th St. Most sales parcels were improved at the time of sale and the structures then demolished to allow the land to be developed to its current highest and best use. Builders are maximizing the density potential of these commercial zoned parcels through the construction of mixed-use apartments and condominiums, townhouses, and multi-family dwellings offered for purchase or lease. The new developments are primarily mixed use apartments, and apartments with live/work units.

The neighborhoods are typically distinguished by their predominant zoning classification. In analyzing the sales in Area 19, neighborhood, location, zoning, development potential and height restrictions are considered. Sales from competing areas are considered in the absence of sales within the subject area. From 1/1/2010 to 3/31/2013, there were 19 land sales in area 19. There were four sales in 2010, four occurred in 2011, and eight closed in 2012. Three land sales closed in first quarter of 2013 located in Ballard business district of Area 19-10.

Ballard (19-10) This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

| Commercial | Industrial | Multi-family | Total |
|-------------|------------|--------------|-------|
| 12 | 0 | 1 | 13 |
| \$102-\$340 | N/A | \$122 | |

Greenwood/Aurora (19-40) This neighborhood includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue North corridor. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

| Commercial | Industrial | Multi-family | Total |
|------------|------------|--------------|-------|
| 1 | 0 | 0 | 1 |
| \$92 | N/A | N/A | |

Crown Hill (19-50) This is the most northwestern neighborhood in area 19 and is primarily zoned multi-family.

| Commercial | Industrial | Multi-family | Total |
|-------------|------------|--------------|-------|
| 2 | 0 | 1 | 3 |
| \$160-\$199 | N/A | \$86 | |

Green Lake (19-60) This neighborhood includes the commercial area east of Green Lake. There were no recent land sales in this neighborhood.

| Commercial | Industrial | Multi-family | Total |
|------------|------------|--------------|-------|
| 0 | 0 | 0 | 0 |
| N/A | N/A | N/A | |

Aurora (19-70) This neighborhood is just south of the North 145th Street, which is the City of Seattle and City of Shoreline boundary line. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

| Commercial | Industrial | Multi-family | Total |
|-------------|------------|--------------|-------|
| 2 | 0 | 0 | 2 |
| \$44 - \$58 | N/A | N/A | |

Vacant Land Model:

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning, and development potential were the primary variables considered in the valuation process. The assessed land value in area 19 for 2012 was \$2,137,037,000. The recommended assessed land value for 2013 is \$2,176,425,600, which results in change from the 2012 assessment year of +1.84%. The primary increases of land valuations are to Neighborhood Area 19-10 Ballard due to land sales of commercial zoning classifications. The adjustments in land values are intended to improve equalization and assessment levels.

The following table represents the price per square foot of the land valuation model for each neighborhood and zoning classification in Area 19. Location, zoning, land attributes, and development potential were the primary variables considered in the valuation process. The +/- value adjustments to properties were due to their location, site shape and size, and land characteristics.

| Zoning | 19-10 | 19-40 | 19-50 | 19-60 | 19-70 |
|---|---------------|--------------|-------------|---------------|-------------|
| Multi-family | | | | | |
| LDT | | | | | |
| LR1 | \$75 - \$80 | \$60 | \$65 - \$75 | \$80 - \$90 | \$60 |
| LR1 RC | | \$60 | | \$80 - \$90 | |
| LR2 | \$85 - \$90 | \$70 - \$75 | \$70 - \$85 | \$70 - \$95 | \$55 - \$70 |
| LR2 RC | | | \$70 - \$85 | \$70 - \$95 | |
| LR3 | \$90 - \$100 | \$80 - \$85 | \$80 - \$95 | \$80 - \$100 | \$65 - \$75 |
| LR3 RC | \$90 - \$100 | \$80 - \$85 | \$80 - \$95 | \$80 - \$100 | |
| LR3 PUD | | | | | \$65 - \$75 |
| LR4 | | | | | |
| MR | \$105 - \$115 | | | | \$60 - \$70 |
| MR-RC | \$105 - \$115 | | | | |
| MR 85 | | | | | \$70 - \$75 |
| Commercial | | | | | |
| C1-30 | | | \$60 - \$65 | | |
| C1-40 | | \$60 - \$75 | \$65 - \$75 | \$100 | \$40 - \$70 |
| C1-65 | \$100 - \$140 | \$60 - \$75 | | | \$40 - \$70 |
| C2-40 | | | | | \$40 - \$70 |
| C2-65 | \$100 - \$140 | \$55 - \$60 | | | \$40 - \$70 |
| NC1-30 | \$90 | | \$80 - \$90 | \$95 - \$105 | \$65 - \$70 |
| NC1-40 | | | \$80 - \$90 | \$95 - \$105 | \$65 - \$70 |
| NC1-65 | | | \$95 | | |
| NC2-30 | | | \$80 - \$90 | | \$40 - \$70 |
| NC2-40 | \$95 | \$80 - \$90 | \$80 - \$90 | \$100 - \$105 | \$40 - \$70 |
| NC2P-40 | | \$80 - \$90 | \$80 - \$90 | \$100 - \$105 | |
| NC2P2-40 | | | | | |
| NC2-65 | \$140 - \$150 | \$85 - \$105 | | | |
| NC2P-65 | | \$85 - \$105 | | \$100 - \$105 | |
| NC2P2-65 | | | | | |
| NC3-40 | \$95 | \$60 - \$80 | \$80 - \$95 | \$100 - \$105 | \$40 - \$70 |
| NC3P-40 | | \$60 - \$80 | \$80 - \$95 | | |
| NC3-65 | \$140 - \$150 | | | | \$50 - \$70 |
| NC3P-65 | | | | | |
| NC3-85 | \$170 | | | | \$50 - \$70 |
| Major Institution Overlay District | | | | | |
| MIO-65-MR | \$110 | | | | |
| MIO-105-MR | \$120 | | | | |
| MIO-105-LR2 | | | | | \$55 |
| MIO-105-LR3 | | | | | \$35 |
| MIO-37-LR2 | | | | | \$45 |
| MIO-50-LR2 | | | | | \$55 |
| MIO-65 | | | | | |
| MIO-105-NC3-65 | \$115 - \$140 | | | | |
| MIO-65-NC3-65 | \$115 - \$140 | | | | |

| Zoning | 19-10 | 19-40 | 19-50 | 19-60 | 19-70 |
|-------------------------|---------------|--------------|--------------|--------------|--------------|
| MIO-65-NC3-85 | \$130 - \$140 | | | | |
| Industrial | | | | | |
| IG1U/65 | | | | | |
| IG2U/65 | | | | | |
| IBU/45 | \$60 - \$70 | | | | |
| Single Family | | | | | |
| SF 5000 | \$35 | \$15 - \$60 | \$20 - \$55 | \$25 - \$100 | \$10 - \$30 |
| SF 7200 | | | \$20 - \$40 | | \$10 - \$40 |
| SF 9600 | | | | | \$5 |
| | | | | | |
| Total Parcels Incl Spec | 579 | 504 | 705 | 313 | 834 |

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Values:

Sales Comparison Approach model description

All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristics adjusted when necessary. The resulting data was stratified according to use, location, effective age, quality of construction, and size in order to establish appropriate ranges of price per square foot to use as guidelines. In addition to setting parameters for the market approach to value, the sales validate the income approach model. Data gathered during the verification process along with other resources assist in calibrating the components of the income model: rental rates, vacancy and collection losses, operating expenses, and capitalization rates. The results are tested against the sales population, adjusted when appropriate, and reconciled to produce a credible income valuation model.

The sales comparison approach was deemed the most reliable method of valuation for commercial condominium units, live/work townhouse units, and single-family residences that have been converted for a commercial use. The commercial condominium unit values range from \$125 to \$475 per square foot of rentable area and single-family residences converted or used as commercial range from \$200 to \$400 per square foot of rentable area. Both commercial condominium units and single-family residences converted or used as commercial values are adjusted with size, age, and location serving as important variables for reconciling a total value. The live/work townhouse units' values range from \$310,000 to \$580,000 per unit with size, age, quality of construction, condition, and location as variables for adjustments and reconciling a total value.

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above.

Cost Approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost is adjusted to the western region and the Seattle area. Cost estimates are relied upon for valuing special use properties where comparable sales data and/or income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, fire stations, hospitals, government buildings, and park improvements. Non-exempt buildings that are valued by the cost approach might be special use properties such as fraternal halls and daycares, and on-going new construction.

Cost calibration

The Marshall & Swift Valuation modeling system programmed into the Real Property Application adjusts to the region and the Seattle area.

Income Capitalization Approach model description

The income approach is considered the most reliable approach for valuation in area 19 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield only rental and to a lesser extent, expense information. As a supplement, lease information is gathered from Costar, real estate multiple listings

sources and other real estate websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

The following table recaps the rates as reported by these publications.

| SEATTLE / PACIFIC NW CAP RATES | | | | | | |
|---|--------------|----------------|--|--|---|--|
| Source | Date | Location | Office | Industrial | Retail | Remarks |
| ACLI | Yr. End 2012 | Seattle | 5.48% | 5.77% | 6.42% | |
| | | Pacific Region | 6.38% | 7.15% | 6.61% | |
| PWC / Korpaz | 4Q 2012 | Pac. NW | 6.96% 8.42% 6.50% 7.42% | - - - - | - - - - | Range = 4.5% to 10.00% (Inst. Grade) Range = 5.0% to 12.00% (Non-Inst. Grade) CBD Office Suburban Office |
| CBRE: Capital Markets Cap. Rate survey. | Aug.-12 | | | | | CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2012 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions. |
| | | Seattle | 5.50% - 5.75% 6.00% - 7.00% 6.50% - 7.00% 7.00% - 8.00% 5.50% - 6.25% 6.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00% - - - - - - - - - - - - | - - - - - - - - 5.25% - 5.50% 6.00% - 6.25% 6.00% - 6.50% 7.00% - 7.50% - - - - - - - - | - - - - - - - - - - - - - 5.50% - 6.75% 5.75% - 7.75% 6.00% - 7.50% 6.00% - 8.50% | CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Class A Class A - Value Added Class B Class B - Value Added Class A (Neigh./Comm. w/Grocery) Class A (Neigh./Comm.) – Value Added Class B (Neigh./Comm. w/Grocery) Class B (Neigh./Comm.) – Value Added |
| | Feb.-13 | | | | | |
| | | Seattle | 5.00% - 5.75% 6.00% - 7.00% 5.50% - 6.50% 7.00% - 8.00% 6.00% - 6.50% 6.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00% - - - - - - - | - - - - - - - - 5.00% - 5.75% 6.00% - 6.75% - - - - | - - - - - - - - - - 5.50% - 5.75% 6.50% - 7.50% | CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Class A Class B Class A (Neigh./Comm. w/Grocery) Class B (Neigh./Comm. w/Grocery) |
| Real Capital Analytics | 4Q 2012 | Seattle | 5.10% - - | - 7.60% - | - - N/A | 5.80% - Prior 12 mos. (thru Q4 '12) 6.90% - Prior 12 mos. (thru Q4 '12) 6.40% - Prior 12 mos. (thru Q4 '12) |
| SEATTLE / PACIFIC NW CAP RATES | | | | | | |

| Source | Date | Location | Office | Industrial | Retail | Remarks |
|--|--------------|-----------------------|-------------------------------|---------------------------------------|-------------------------------|---|
| IRR: Viewpoint for 2013 | Yr. End 2012 | Seattle | 5.50% 6.00% - - - | - - 6.00% 6.00% - 7.50% - | - - - 6.00% 6.00% | "Institutional Grade Properties" CBD Office Suburban Office Industrial Industrial/Flex Reg./Comm. Mall Neigh. Retail |
| Marcus & Millichap | Yr. End 2012 | National | - - - | - - - | 5.90% 7.90% 7.70% | Urban Properties Regional Malls Strip Centers |
| Colliers International Office Highlights | Q4 2012 | Seattle - Puget Sound | 4.40% 7.40% | - - | - - | CBD Office Suburban Office |
| Costar | Yr. End 2012 | King County | 6.68% - - | - 7.50% - | - - 7.17% | Size <100k/SF; CapRate <15%; \$/SF >\$100/SF Size <100k/SF; CapRate <15%; \$/SF >\$20/SF Size <100k/SF; CapRate <15%; \$/SF >\$100/SF |

| NATIONAL CAP RATES | | | | | | |
|---|--------------|-----------------------|--|--|---|--|
| Source | Date | Location | Office | Industrial | Retail | Remarks |
| ACLI | 4Q 2012 | National | 6.03% 7.65% 7.06% - 7.08% 5.80% | 7.80% 8.50% 8.02% - 12.72% 7.14% | 7.36% 10.62% 6.69% - 7.02% 6.71% | Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+ |
| PWC / Korpaz | 4Q 2012 | National | 6.70% 7.42% 7.84% - - - - - | - - - 8.54% 6.73% - - - | - - - - - 6.83% 6.98% 7.06% | CBD Office - (4.25% - 10.00%) Sub. Office - (5.00% - 10.50%) Medical Office - (5.75% - 11.00%) Flex/R&D - (7.12% - 8.54%) Warehouse - (5.00 - 10.00%) Regional Mall - (4.50% - 10.00%) Power Center - (6.00% - 8.75%) Neigh. Strip Ctrs. - (5.25% - 9.50%) |
| Real Capital Analytics | 4Q 2012 | National | 6.80% - - | - 7.60% - | - - 7.00% | 7.10% - Prior 12 mos. (thru Q4 '12) 7.70% - Prior 12 mos. (thru Q4 '12) 7.01% - Prior 12 mos. (thru Q4 '12) |
| IRR: Viewpoint for 2013 | Yr. End 2012 | National | 7.65% 7.91% - - - - | - - 7.75% 8.30% - - | - - - - 7.28% - 7.60% 7.66% | "Institutional Grade Properties" CBD Office - (Range 5.00% - 10.50%) Sub. Office - (Range 6.00% - 9.00%) Industrial - (Range 6.00% - 9.75%) Flex Industrial - (Range 6.75% - 9.50%) Reg./Comm. Mall - (Range 6.00% - 8.75%) Neigh. Strip Ctrs. - (Range 6.00% - 9.00%) |
| RERC-CCIM: Investment Trends Quarterly | 4Q 2012 | National W. Region | 6.30% 5.20% - 6.20% 6.30% | 7.40% 6.30% - 7.00% 7.00% | 7.10% 6.20% - 6.70% 5.70% | RERC Realized Cap Rates NCREIF Implied Cap Rates |
| Colliers International Office/Industrial Highlights | Q4 2012 | National | 7.40% 7.80% - - | - - 7.79% 7.75% | - - - - | CBD Office Suburban Office\ U.S. Total West Region |
| Marcus & Millichap | Yr. End 2013 | National | - - - - - | - - - - - | 5.90% 7.90% 7.70% High 7.00% Low 7.00% Low 7.00% | Urban Properties Regional Malls Strip Centers Net Lease - Big Box Net Lease - Drug Store Net Lease - Quick Service Rest. |

| NATIONAL CAP RATES | | | | | | |
|--|----------------|----------|--------|------------|--------|---|
| Source | Date | Location | Office | Industrial | Retail | Remarks |
| Calkain: Net Lease Economic Report | Yr End 2012 | National | - | - | 7.18% | Overall (Average) |
| | | | - | - | 7.04% | Drug Store |
| | | | - | - | 7.20% | Quick Service Rest. |
| | | | - | - | 7.25% | Restaurant |
| | | | - | - | 8.00% | Big Box |
| | | | - | - | 6.07% | Banks |
| The Boulder Group: Net Lease Market Report | 4Q 2012 | National | 8.04% | 8.15% | 7.25% | Overall (Average) |
| Cassidy/Turley: Single Tenant Net Lease Overview | 3Q 2012 | National | - | - | 6.90% | Industrial |
| | | | - | - | 6.80% | Drug Store |
| | | | - | - | 7.10% | Quick Service Rest. |
| | | | - | - | 8.20% | Jr. Big Box - (20,000K/SF – 39,999/SF) |
| | | | - | - | 7.70% | Mid. Big Box - (40,000K/SF – 79,999/SF) |
| | | | - | - | 6.40% | Mega Big Box - (80,000/SF +) |

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in area 19 to develop the income model. The range of capitalization rates in the income model for area 19 reflects the variety of properties in this area.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, real estate brokers, property managers, and the appraiser's independent market research. Quality, effective year built, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in area 19 that are valued by the income approach include, but are not limited to, offices, warehouses, retail stores, and mixed-use buildings.

Income approach calibration

The income tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on neighborhood, size, effective age, and construction quality as recorded in the Assessor's records. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements.

Adjustments were made to the 2013 parameters to account for the current economic real estate conditions. Changes to the income model in area 19, for assessment year 2013, included decreased vacancy and collection loss allowances and increased operating expenses (NNN leases). Rental rates for the majority of properties remained stable. The majority of the adjustments were targeted towards newer properties.

The following table summarizes the typical income valuation model developed for area 19.

| Property Type | Rental Rate | Vacancy | Expense | OAR |
|--|--------------|-----------|-----------|-----------------|
| Office, Medical Office, Dental Office | \$16 - \$34 | 10% - 12% | 30% - 37% | 7.25% to 8.75% |
| Retail, Restaurant, Bar/Tavern, Cocktail Lounge | \$14 - \$30 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Banks | \$16 - \$34 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Discount Store Supermarket | \$7 - \$18 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Market, Bsmt Retail/Fin, Fraternal Bldg | \$10 - \$19 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Whse: Discount, Food, Showroom Store | \$7 - \$17 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Auto Ctr, Mini- Lube, & Gar Repair Svcs | \$10 - \$20 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Vet Hosp & Kennel | \$14 to \$24 | 10% - 12% | 30% - 37% | 7.25% to 8.75% |
| Industrial, Manufacture, Storage Whse | \$4 to \$11 | 7% - 10% | 7% - 10% | 7.25% to 8.75% |
| Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc | \$6 to \$16 | 7% - 10% | 7% - 10% | 7.25% to 8.75%. |
| Apartments | \$12 - \$27 | 5% - 7% | 35% - 45% | 6.25% to 7.50% |

Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales, and along

with data from surveys and publications, these parameters were applied to the income model. An administrative review of the selected values was made by Bonnie Christensen, Senior Appraiser for quality purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between individual properties, as shown by the improvement in the COV from 12.33% to 5.42% and the COD from 8.65% to 4.26%. This reflects a marked improvement from previous values. These figures are presented in the 2012 and 2013 Ratio Analysis charts included in this report.

The total assessed value for the 2012 assessment year for Area 19 was \$3,109,998,900. The total recommended assessed value for the 2013 assessment year is \$3,158,901,500.

Application of these recommended values for the 2013 assessment year results in a total change from the 2012 assessments of +1.57%. The adjustments in values are intended to improve uniformity and equalization.

| | Land | Imps | Total |
|-----------------------|-----------------|---------------|-----------------|
| 2012 Value | \$2,137,037,000 | \$972,961,900 | \$3,109,998,900 |
| 2013 Value | \$2,176,425,600 | \$982,475,900 | \$3,158,901,500 |
| Percent Change | +1.84% | +.98% | 1.57% |

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan, and the statutes.

The purpose of this report is to explain and document the methods, data, and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each

year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building, and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.

14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance, and participation in hearings, data collection, sales verification, and identifying new construction and the recording the corresponding data.*

Appraiser I

Date

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| <i>Parcel Number</i> | <i>Assessed Value</i> | <i>Sale Price</i> | <i>Sale Date</i> | <i>Ratio</i> | <i>Diff: Median</i> |
|---------------------------------|----------------------------------|--------------------------|-----------------------------|---------------------|--------------------------------|
| 030600-0570 | 3,385,800 | 4,275,000 | 6/8/2012 | 0.7920 | 0.1570 |
| 045190-0010 | 820,400 | 775,000 | 9/27/2012 | 1.0586 | 0.1096 |
| 045760-0010 | 1,233,800 | 1,250,000 | 6/13/2011 | 0.9870 | 0.0380 |
| 045800-0020 | 710,800 | 537,500 | 12/12/2012 | 1.3224 | 0.3734 |
| 046100-2730 | 476,400 | 502,000 | 11/16/2012 | 0.9490 | 0.0000 |
| 046100-2980 | 629,200 | 630,000 | 10/28/2011 | 0.9987 | 0.0497 |
| 046100-3055 | 480,200 | 585,000 | 12/3/2010 | 0.8209 | 0.1281 |
| 046470-0010 | 1,410,800 | 1,400,000 | 1/16/2013 | 1.0077 | 0.0587 |
| 091700-0053 | 400,000 | 373,000 | 1/25/2013 | 1.0724 | 0.1234 |
| 091700-0054 | 400,000 | 399,950 | 12/26/2012 | 1.0001 | 0.0511 |
| 091700-0057 | 400,000 | 395,000 | 8/13/2012 | 1.0127 | 0.0637 |
| 091700-0058 | 400,000 | 396,800 | 5/16/2012 | 1.0081 | 0.0591 |
| 091700-0059 | 400,000 | 429,000 | 3/23/2010 | 0.9324 | 0.0166 |
| 091700-0285 | 972,300 | 1,060,000 | 2/27/2012 | 0.9173 | 0.0317 |
| 163270-0020 | 3,889,900 | 4,300,000 | 10/10/2012 | 0.9046 | 0.0444 |
| 178760-0247 | 465,200 | 490,000 | 8/25/2011 | 0.9494 | 0.0004 |
| 186240-0373 | 714,900 | 725,000 | 10/7/2010 | 0.9861 | 0.0371 |
| 186240-0480 | 604,400 | 700,000 | 6/28/2010 | 0.8634 | 0.0856 |
| 192604-9105 | 1,010,400 | 1,235,000 | 9/10/2010 | 0.8181 | 0.1309 |
| 202870-0045 | 569,200 | 590,000 | 5/19/2011 | 0.9647 | 0.0157 |
| 253980-0030 | 233,100 | 235,000 | 10/5/2011 | 0.9919 | 0.0429 |
| 270560-0030 | 629,900 | 695,000 | 12/22/2011 | 0.9063 | 0.0427 |
| 276770-1341 | 3,354,200 | 3,580,000 | 1/13/2012 | 0.9369 | 0.0121 |
| 276770-1740 | 1,120,000 | 1,125,000 | 3/15/2011 | 0.9956 | 0.0466 |
| 276770-3010 | 2,118,200 | 2,500,000 | 12/28/2012 | 0.8473 | 0.1017 |
| 276770-4815 | 1,662,400 | 2,050,000 | 2/14/2013 | 0.8109 | 0.1381 |
| 276960-2479 | 448,800 | 475,000 | 8/15/2011 | 0.9448 | 0.0042 |
| 277660-0112 | 679,000 | 825,000 | 4/6/2012 | 0.8230 | 0.1260 |
| 291920-1000 | 602,600 | 787,500 | 11/6/2012 | 0.7652 | 0.1838 |
| 291920-1010 | 516,300 | 510,000 | 8/9/2011 | 1.0124 | 0.0633 |
| 302604-9088 | 1,008,000 | 1,000,000 | 9/26/2011 | 1.0080 | 0.0590 |
| 330070-0974 | 878,900 | 950,000 | 2/5/2013 | 0.9252 | 0.0238 |
| 336240-0935 | 883,300 | 950,625 | 6/17/2011 | 0.9292 | 0.0198 |
| 338836-0010 | 1,837,300 | 1,845,000 | 10/7/2011 | 0.9958 | 0.0468 |
| 385690-5365 | 448,600 | 570,000 | 4/3/2012 | 0.7870 | 0.1620 |
| 385690-5678 | 522,700 | 555,000 | 2/24/2011 | 0.9418 | 0.0072 |
| 431070-1290 | 831,200 | 875,000 | 1/25/2010 | 0.9499 | 0.0009 |
| 444980-0002 | 400,000 | 308,000 | 6/19/2012 | 1.2987 | 0.3497 |
| 602150-3240 | 742,500 | 750,000 | 1/30/2012 | 0.9900 | 0.0410 |
| 614560-0620 | 777,600 | 850,000 | 8/10/2010 | 0.9148 | 0.0342 |
| 614560-2775 | 354,400 | 460,000 | 12/19/2012 | 0.7704 | 0.1786 |
| 614970-0006 | 675,400 | 745,000 | 2/27/2013 | 0.9066 | 0.0424 |
| 614970-0010 | 943,000 | 899,000 | 11/23/2012 | 1.0489 | 0.0999 |
| 615390-0015 | 527,300 | 539,900 | 12/29/2011 | 0.9767 | 0.0277 |
| 630050-0005 | 652,900 | 875,000 | 12/14/2012 | 0.7462 | 0.2028 |
| 730890-0077 | 167,000 | 180,000 | 11/9/2011 | 0.9278 | 0.0212 |

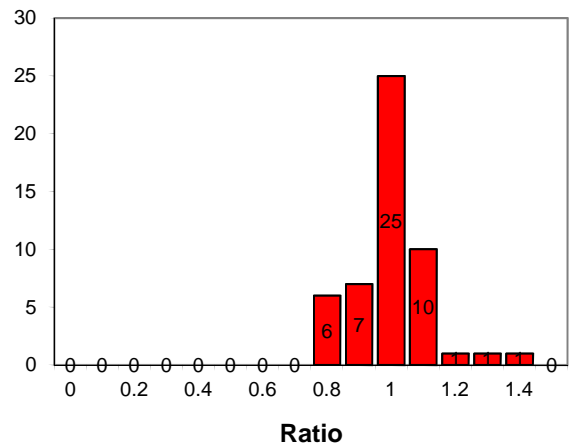
Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| | | | | | |
|-------------|-----------|-----------|------------|--------|--------|
| 751850-0520 | 507,600 | 574,540 | 11/23/2010 | 0.8835 | 0.0655 |
| 751850-6715 | 1,078,300 | 900,000 | 11/19/2012 | 1.1981 | 0.2491 |
| 751900-2170 | 405,800 | 425,000 | 8/29/2012 | 0.9548 | 0.0058 |
| 873243-0010 | 405,800 | 515,000 | 2/26/2013 | 0.7880 | 0.1610 |
| 952860-0020 | 2,404,600 | 2,400,000 | 6/18/2010 | 1.0019 | 0.0529 |

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| | | | | |
|--|--------------------|---|--|---------------------------|
| Quadrant/Crew: | Appr date : | Date: | | Sales Dates: |
| North Crew | 1/1/2012 | 4/10/2013 | | 1/1/10 - 02/28/13 |
| Area | Appr ID: | Prop Type: | | Trend used?: Y / N |
| 19 | YCHI | Improvement | | N |
| SAMPLE STATISTICS | | | | |
| Sample size (n) | 51 | | | |
| Mean Assessed Value | 925,300 | | | |
| Mean Sales Price | 1,000,000 | | | |
| Standard Deviation AV | 803,946 | | | |
| Standard Deviation SP | 917,394 | | | |
| ASSESSMENT LEVEL | | | | |
| Arithmetic mean ratio | 0.948 | | | |
| Median Ratio | 0.949 | | | |
| Weighted Mean Ratio | 0.925 | | | |
| UNIFORMITY | | | | |
| Lowest ratio | 0.7462 | | | |
| Highest ratio: | 1.3224 | | | |
| Coeffient of Dispersion | 8.65% | | | |
| Standard Deviation | 0.1169 | | | |
| Coefficient of Variation | 12.33% | | | |
| Price-related Differential | 1.02 | | | |
| RELIABILITY | | | | |
| 95% Confidence: Median | | These figures reflect measurements before posting new values. | | |
| Lower limit | 0.925 | | | |
| Upper limit | 0.987 | | | |
| 95% Confidence: Mean | | | | |
| Lower limit | 0.916 | | | |
| Upper limit | 0.980 | | | |
| SAMPLE SIZE EVALUATION | | | | |
| N (population size) | 1280 | | | |
| B (acceptable error - in decimal) | 0.05 | | | |
| S (estimated from this sample) | 0.1169 | | | |
| Recommended minimum: | 21 | | | |
| Actual sample size: | 51 | | | |
| Conclusion: | OK | | | |
| NORMALITY | | | | |
| Binomial Test | | | | |
| # ratios below mean: | 25 | | | |
| # ratios above mean: | 26 | | | |
| z: | 0 | | | |
| Conclusion: | Normal* | | | |
| *i.e., no evidence of non-normality | | | | |

Ratio Frequency



Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| Parcel Number | Assessed Value | Sale Price | Sale Date | Ratio | Diff: Median |
|--------------------------|---------------------------|-------------------|----------------------|--------------|-------------------------|
| 030600-0570 | 4,239,200 | 4,275,000 | 6/8/2012 | 0.9916 | 0.0296 |
| 045190-0010 | 765,700 | 775,000 | 9/27/2012 | 0.9880 | 0.0260 |
| 045760-0010 | 1,233,800 | 1,250,000 | 6/13/2011 | 0.9870 | 0.0250 |
| 045800-0020 | 539,600 | 537,500 | 12/12/2012 | 1.0039 | 0.0419 |
| 046100-2730 | 476,400 | 502,000 | 11/16/2012 | 0.9490 | 0.0130 |
| 046100-2980 | 629,200 | 630,000 | 10/28/2011 | 0.9987 | 0.0367 |
| 046100-3055 | 504,700 | 585,000 | 12/3/2010 | 0.8627 | 0.0993 |
| 046470-0010 | 1,410,800 | 1,400,000 | 1/16/2013 | 1.0077 | 0.0457 |
| 091700-0053 | 380,000 | 373,000 | 1/25/2013 | 1.0188 | 0.0567 |
| 091700-0054 | 380,000 | 399,950 | 12/26/2012 | 0.9501 | 0.0119 |
| 091700-0057 | 380,000 | 395,000 | 8/13/2012 | 0.9620 | 0.0000 |
| 091700-0058 | 380,000 | 396,800 | 5/16/2012 | 0.9577 | 0.0044 |
| 091700-0059 | 380,000 | 429,000 | 3/23/2010 | 0.8858 | 0.0762 |
| 091700-0285 | 972,300 | 1,060,000 | 2/27/2012 | 0.9173 | 0.0448 |
| 163270-0020 | 4,091,700 | 4,300,000 | 10/10/2012 | 0.9516 | 0.0105 |
| 178760-0247 | 480,200 | 490,000 | 8/25/2011 | 0.9800 | 0.0180 |
| 186240-0373 | 706,600 | 725,000 | 10/7/2010 | 0.9746 | 0.0126 |
| 186240-0480 | 604,400 | 700,000 | 6/28/2010 | 0.8634 | 0.0986 |
| 192604-9105 | 1,010,400 | 1,235,000 | 9/10/2010 | 0.8181 | 0.1439 |
| 202870-0045 | 569,200 | 590,000 | 5/19/2011 | 0.9647 | 0.0027 |
| 253980-0030 | 233,100 | 235,000 | 10/5/2011 | 0.9919 | 0.0299 |
| 270560-0030 | 633,100 | 695,000 | 12/22/2011 | 0.9109 | 0.0511 |
| 276770-1341 | 3,473,000 | 3,580,000 | 1/13/2012 | 0.9701 | 0.0081 |
| 276770-1740 | 1,120,000 | 1,125,000 | 3/15/2011 | 0.9956 | 0.0335 |
| 276770-3010 | 2,449,900 | 2,500,000 | 12/28/2012 | 0.9800 | 0.0179 |
| 276770-4815 | 1,908,700 | 2,050,000 | 2/14/2013 | 0.9311 | 0.0310 |
| 276960-2479 | 448,800 | 475,000 | 8/15/2011 | 0.9448 | 0.0172 |
| 277660-0112 | 775,900 | 825,000 | 4/6/2012 | 0.9405 | 0.0215 |
| 291920-1000 | 777,600 | 787,500 | 11/6/2012 | 0.9874 | 0.0254 |
| 291920-1010 | 516,300 | 510,000 | 8/9/2011 | 1.0124 | 0.0503 |
| 302604-9088 | 1,008,000 | 1,000,000 | 9/26/2011 | 1.0080 | 0.0460 |
| 330070-0974 | 937,400 | 950,000 | 2/5/2013 | 0.9867 | 0.0247 |
| 336240-0935 | 883,300 | 950,625 | 6/17/2011 | 0.9292 | 0.0328 |
| 338836-0010 | 1,819,600 | 1,845,000 | 10/7/2011 | 0.9862 | 0.0242 |
| 385690-5365 | 493,500 | 570,000 | 4/3/2012 | 0.8658 | 0.0962 |
| 385690-5678 | 525,000 | 555,000 | 2/24/2011 | 0.9459 | 0.0161 |
| 431070-1290 | 831,200 | 875,000 | 1/25/2010 | 0.9499 | 0.0121 |
| 444980-0002 | 300,000 | 308,000 | 6/19/2012 | 0.9740 | 0.0120 |
| 602150-3240 | 739,900 | 750,000 | 1/30/2012 | 0.9865 | 0.0245 |
| 614560-0620 | 777,600 | 850,000 | 8/10/2010 | 0.9148 | 0.0472 |
| 614560-2775 | 420,000 | 460,000 | 12/19/2012 | 0.9130 | 0.0490 |
| 614970-0006 | 664,100 | 745,000 | 2/27/2013 | 0.8914 | 0.0706 |
| 614970-0010 | 943,000 | 899,000 | 11/23/2012 | 1.0489 | 0.0869 |
| 615390-0015 | 556,300 | 539,900 | 12/29/2011 | 1.0304 | 0.0684 |
| 630050-0005 | 758,200 | 875,000 | 12/14/2012 | 0.8665 | 0.0955 |
| 730890-0077 | 167,000 | 180,000 | 11/9/2011 | 0.9278 | 0.0342 |

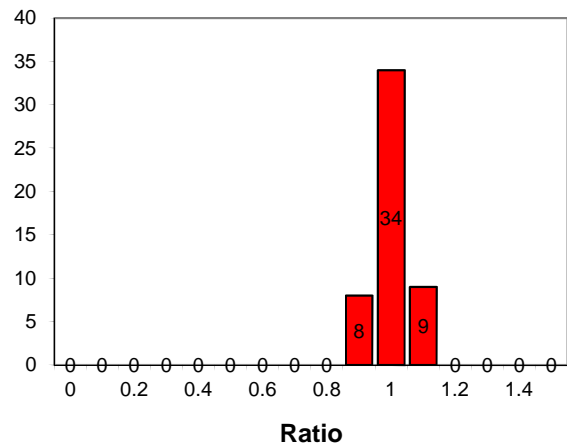
Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| | | | | | |
|-------------|-----------|-----------|------------|--------|--------|
| 751850-0520 | 507,800 | 574,540 | 11/23/2010 | 0.8838 | 0.0782 |
| 751850-6715 | 956,300 | 900,000 | 11/19/2012 | 1.0626 | 0.1005 |
| 751900-2170 | 405,800 | 425,000 | 8/29/2012 | 0.9548 | 0.0072 |
| 873243-0010 | 473,500 | 515,000 | 2/26/2013 | 0.9194 | 0.0426 |
| 952860-0020 | 2,404,600 | 2,400,000 | 6/18/2010 | 1.0019 | 0.0399 |

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

| | | | | |
|--|--------------------|--|----------|---------------------------|
| Quadrant/Crew: | Appr date : | Date: | | Sales Dates: |
| North Crew | 1/1/2013 | 4/10/2013 | | 1/1/10 - 02/28/13 |
| Area | Appr ID: | Prop Type: | | Trend used?: Y / N |
| 19 | YCHI | Improvement | N | |
| SAMPLE STATISTICS | | | | |
| Sample size (n) | 51 | | | |
| Mean Assessed Value | 961,600 | | | |
| Mean Sales Price | 1,000,000 | | | |
| Standard Deviation AV | 896,871 | | | |
| Standard Deviation SP | 917,394 | | | |
| ASSESSMENT LEVEL | | | | |
| Arithmetic mean ratio | 0.956 | | | |
| Median Ratio | 0.962 | | | |
| Weighted Mean Ratio | 0.962 | | | |
| UNIFORMITY | | | | |
| Lowest ratio | 0.8181 | | | |
| Highest ratio: | 1.0626 | | | |
| Coefficient of Dispersion | 4.26% | | | |
| Standard Deviation | 0.0518 | | | |
| Coefficient of Variation | 5.42% | | | |
| Price-related Differential | 0.99 | | | |
| RELIABILITY | | | | |
| 95% Confidence: Median | | These figures reflect measurements after posting new values. | | |
| Lower limit | 0.946 | | | |
| Upper limit | 0.986 | | | |
| 95% Confidence: Mean | | | | |
| Lower limit | 0.942 | | | |
| Upper limit | 0.970 | | | |
| SAMPLE SIZE EVALUATION | | | | |
| N (population size) | 1280 | | | |
| B (acceptable error - in decimal) | 0.05 | | | |
| S (estimated from this sample) | 0.0518 | | | |
| Recommended minimum: | 4 | | | |
| Actual sample size: | 51 | | | |
| Conclusion: | OK | | | |
| NORMALITY | | | | |
| Binomial Test | | | | |
| # ratios below mean: | 24 | | | |
| # ratios above mean: | 27 | | | |
| z: | 0.280056017 | | | |
| Conclusion: | Normal* | | | |
| *i.e., no evidence of non-normality | | | | |

Ratio Frequency



Improvement Sales for Area 019 with Sales Used

03/25/2013

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|----------------------------------|---------|----------|-----------|-------------------------------------|
| 019 | 010 | 045190 | 0010 | 3,646 | 2566891 | \$775,000 | 09/27/12 | \$212.56 | BALLARD CONDOMINIUM (1532 NW | NC3-65 | 1 | Y | |
| 019 | 010 | 045760 | 0010 | 8,225 | 2495608 | \$1,250,000 | 06/13/11 | \$151.98 | BALLARD COMMUNITIES CONDOM | NC3P-65 | 1 | Y | |
| 019 | 010 | 046470 | 0010 | 7,235 | 2585008 | \$1,400,000 | 01/16/13 | \$193.50 | BALLARD PLACE CONDOMINIUM (1 | NC3-65 | 1 | Y | |
| 019 | 010 | 276770 | 1341 | 16,015 | 2527549 | \$3,580,000 | 01/13/12 | \$223.54 | SPORTS MEDICINE CLINIC | NC3-65 | 2 | Y | |
| 019 | 010 | 276770 | 1740 | 5,984 | 2482921 | \$1,125,000 | 03/15/11 | \$188.00 | SALMON BAY COMMUNICATION | C1-65 | 1 | Y | |
| 019 | 010 | 276770 | 2551 | 1,740 | 2484109 | \$695,000 | 03/22/11 | \$399.43 | ACME RUBBER STAMP & ENGRAVI | NC2-65 | 1 | 34 | Use-change after sale; not in ratio |
| 019 | 010 | 276770 | 3010 | 7,494 | 2583119 | \$2,500,000 | 12/28/12 | \$333.60 | MIXED USE RETAIL/OFFICE BUILDI | NC2-65 | 2 | Y | |
| 019 | 010 | 276770 | 4815 | 4,000 | 2589369 | \$2,050,000 | 02/14/13 | \$512.50 | Blockbuster Video | NC3-40 | 1 | Y | |
| 019 | 010 | 338836 | 0010 | 15,164 | 2513496 | \$1,845,000 | 10/07/11 | \$121.67 | HJARTA | NC3-85 | 1 | Y | |
| 019 | 040 | 091700 | 0285 | 5,808 | 2531886 | \$1,060,000 | 02/27/12 | \$182.51 | BENJAMIN MOORE SEATTLE PAINT | C1-40 | 1 | Y | |
| 019 | 040 | 253980 | 0030 | 740 | 2513193 | \$235,000 | 10/05/11 | \$317.57 | FINI CONDOMINIUM | NC2-40 | 1 | Y | |
| 019 | 040 | 291920 | 1000 | 3,600 | 2574406 | \$787,500 | 11/06/12 | \$218.75 | FIXTURE GALLERY | NC2P-40 | 1 | Y | |
| 019 | 040 | 291920 | 1010 | 3,444 | 2505192 | \$510,000 | 08/09/11 | \$148.08 | MIXED USE APARTMENT | NC2-40 | 1 | Y | |
| 019 | 040 | 336240 | 0935 | 5,862 | 2496524 | \$950,625 | 06/17/11 | \$162.17 | LINDEN GABLES APARTMENT (MIX | LR3 | 1 | Y | |
| 019 | 050 | 045800 | 0020 | 3,800 | 2578946 | \$537,500 | 12/12/12 | \$141.45 | MIXED USE RETAIL W/2 APT UNITS | NC2-40 | 1 | Y | |
| 019 | 050 | 046100 | 2730 | 2,919 | 2575321 | \$502,000 | 11/16/12 | \$171.98 | MIXED-USE APARTMENT WITH OF | NC2-40 | 1 | Y | |
| 019 | 050 | 046100 | 2980 | 4,430 | 2517479 | \$630,000 | 10/28/11 | \$142.21 | PACIFIC TAX | NC2-40 | 1 | Y | |
| 019 | 050 | 046100 | 3055 | 1,640 | 2469475 | \$585,000 | 12/03/10 | \$356.71 | PHO VIETNAM RESTAURANT | NC2-40 | 1 | Y | |
| 019 | 050 | 186240 | 0373 | 7,566 | 2461757 | \$725,000 | 10/07/10 | \$95.82 | ELNA'S CUSTOM DRAPERIES | C1-40 | 1 | Y | |
| 019 | 050 | 186240 | 0480 | 2,628 | 2448167 | \$700,000 | 06/28/10 | \$266.36 | ACORN EATERY & BAR | C1-40 | 1 | Y | |
| 019 | 050 | 202870 | 0045 | 3,400 | 2494212 | \$590,000 | 05/19/11 | \$173.53 | wicker basket store | NC1-30 | 1 | Y | |
| 019 | 050 | 276960 | 2479 | 3,064 | 2508584 | \$475,000 | 08/15/11 | \$155.03 | COOKIE CONSPIRACY | NC2-30 | 1 | Y | |
| 019 | 050 | 277660 | 0112 | 4,995 | 2539466 | \$825,000 | 04/06/12 | \$165.17 | VANGUARD PRESS | NC2-40 | 1 | Y | |
| 019 | 050 | 330070 | 0974 | 5,600 | 2587909 | \$950,000 | 02/05/13 | \$169.64 | Scandanavian Bakery and Specialt | NC3P-40 | 1 | Y | |
| 019 | 050 | 444980 | 0002 | 1,215 | 2549761 | \$308,000 | 06/19/12 | \$253.50 | LIVE/WORK TOWNHOUSE UNIT | NC1-30 | 1 | Y | |
| 019 | 050 | 602150 | 3240 | 1,335 | 2528096 | \$750,000 | 01/30/12 | \$561.80 | saleh's delicatessen | NC2-40 | 1 | Y | |
| 019 | 050 | 751850 | 0520 | 2,864 | 2468540 | \$574,540 | 11/23/10 | \$200.61 | SOUND HOUSE RECORDING | NC2-40 | 1 | Y | |
| 019 | 050 | 751850 | 6715 | 12,736 | 2575278 | \$900,000 | 11/19/12 | \$70.67 | CALVARY LUTHERAN | SF 5000 | 1 | Y | |
| 019 | 050 | 751900 | 2170 | 2,424 | 2562424 | \$425,000 | 08/29/12 | \$175.33 | TRIMARK | LR2 RC | 1 | Y | |
| 019 | 060 | 091700 | 0053 | 1,350 | 2587809 | \$373,000 | 01/25/13 | \$276.30 | LIVE/WORK TOWNHOUSE UNIT | NC1-40 | 1 | Y | |
| 019 | 060 | 091700 | 0054 | 1,350 | 2582823 | \$399,950 | 12/26/12 | \$296.26 | LIVE/WORK TOWNHOUSE UNIT | NC1-40 | 1 | Y | |
| 019 | 060 | 091700 | 0057 | 1,410 | 2559369 | \$395,000 | 08/13/12 | \$280.14 | LIVE/WORK LOFT TOWNHOUSE UN | NC1-40 | 1 | Y | |
| 019 | 060 | 091700 | 0058 | 1,410 | 2544096 | \$396,800 | 05/16/12 | \$281.42 | LIVE/WORK LOFT TOWNHOUSE UN | NC1-40 | 1 | Y | |
| 019 | 060 | 091700 | 0059 | 1,410 | 2434699 | \$429,000 | 03/23/10 | \$304.26 | LIVE/WORK LOFT TOWNHOUSE UN | NC1-40 | 1 | Y | |

Improvement Sales for Area 019 with Sales Used

03/25/2013

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|------------------------------|---------|----------|-----------|---------|
| 019 | 060 | 385690 | 5365 | 2,144 | 2537206 | \$570,000 | 04/03/12 | \$265.86 | OFFICE | SF 5000 | 1 | Y | |
| 019 | 060 | 385690 | 5678 | 2,205 | 2480472 | \$555,000 | 02/24/11 | \$251.70 | Live/Work Townhouse Unit | NC1-30 | 1 | Y | |
| 019 | 060 | 873243 | 0010 | 1,691 | 2591499 | \$515,000 | 02/26/13 | \$304.55 | 225 AT GREENLAKE CONDOMINIUM | NC1-30 | 1 | Y | |
| 019 | 060 | 952860 | 0020 | 16,335 | 2446488 | \$2,400,000 | 06/18/10 | \$146.92 | SYLVIA'S LITTLE RED HEN | NC2P-65 | 1 | Y | |
| 019 | 070 | 030600 | 0570 | 19,110 | 2547543 | \$4,275,000 | 06/08/12 | \$223.70 | GOLDS GYM | C2-65 | 1 | Y | |
| 019 | 070 | 163270 | 0020 | 21,751 | 2569457 | \$4,300,000 | 10/10/12 | \$197.69 | AURORA COMMONS BUILDING | C1-65 | 2 | Y | |
| 019 | 070 | 178760 | 0247 | 2,223 | 2507838 | \$490,000 | 08/25/11 | \$220.42 | COTTAGE CLINIC NURTURING HEA | NC1-40 | 1 | Y | |
| 019 | 070 | 192604 | 9105 | 4,742 | 2457924 | \$1,235,000 | 09/10/10 | \$260.44 | FU MAN DUMPLING HOUSE & TIGE | NC2-40 | 1 | Y | |
| 019 | 070 | 270560 | 0030 | 3,000 | 2524819 | \$695,000 | 12/22/11 | \$231.67 | THE SPLIT END SALON | C1-40 | 1 | Y | |
| 019 | 070 | 302604 | 9088 | 5,800 | 2511251 | \$1,000,000 | 09/26/11 | \$172.41 | CASH 1 | C1-65 | 1 | Y | |
| 019 | 070 | 431070 | 1290 | 7,168 | 2426575 | \$875,000 | 01/25/10 | \$122.07 | EHS ELECTRICIAN CO | C2-65 | 1 | Y | |
| 019 | 070 | 614560 | 0620 | 4,000 | 2453848 | \$850,000 | 08/10/10 | \$212.50 | OFFICE BUILDING | NC3-40 | 1 | Y | |
| 019 | 070 | 614560 | 2775 | 2,560 | 2580650 | \$460,000 | 12/19/12 | \$179.69 | EARLY LEARNING & DEVELOPMEN | LR2 | 1 | Y | |
| 019 | 070 | 614970 | 0006 | 4,332 | 2591908 | \$745,000 | 02/27/13 | \$171.98 | MIDVALE PROFESSIONAL CENTER | C2-65 | 1 | Y | |
| 019 | 070 | 614970 | 0010 | 6,659 | 2576588 | \$899,000 | 11/23/12 | \$135.01 | MIDVALE PROFESSIONAL CENTER | C2-65 | 1 | Y | |
| 019 | 070 | 615390 | 0015 | 4,198 | 2524788 | \$539,900 | 12/29/11 | \$128.61 | VERN FONK INSURANCE OFFICE | C2-65 | 1 | Y | |
| 019 | 070 | 630050 | 0005 | 3,900 | 2580239 | \$875,000 | 12/14/12 | \$224.36 | RETAIL STORE | NC3-40 | 1 | Y | |
| 019 | 070 | 730890 | 0077 | 1,140 | 2518281 | \$180,000 | 11/09/11 | \$157.89 | CHEF AT WOK | NC1-30 | 1 | Y | |

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|--------------|-----------|------------------|--------------------------------|---------|-------------|--------------|-------------------------------------|
| 019 | 010 | 276760 | 4915 | 10,000 | 2469130 | \$1,220,000 | 11/29/10 | \$122.00 | Vacant Land | MR-RC | 1 | Y | |
| 019 | 010 | 276770 | 0255 | 36,483 | 2483145 | \$10,300,000 | 03/21/11 | \$282.32 | SURFACE PAVEMENT PARKING LOT | NC3-65 | 4 | Y | |
| 019 | 010 | 276770 | 0481 | 7,500 | 2580665 | \$925,000 | 12/20/12 | \$123.33 | DENTAL/MEDICAL OFFICE | NC3-65 | 1 | Y | |
| 019 | 010 | 276770 | 0490 | 10,000 | 2580675 | \$1,500,000 | 12/20/12 | \$150.00 | NORDIC PROFESSIONAL BUILDING | NC3-65 | 1 | Y | |
| 019 | 010 | 276770 | 0500 | 3,400 | 2580680 | \$1,100,000 | 12/19/12 | \$323.53 | LAW OFFICES | NC3-65 | 1 | Y | |
| 019 | 010 | 276770 | 0655 | 60,000 | 2463958 | \$12,500,000 | 10/25/10 | \$208.33 | FORMER DENNY'S RESTAURANT | NC3-85 | 4 | Y | |
| 019 | 010 | 276770 | 0900 | 9,500 | 2568913 | \$1,550,000 | 10/01/12 | \$163.16 | NEILSON CARPETS | NC3-65 | 1 | Y | |
| 019 | 010 | 276770 | 1130 | 71,520 | 2467288 | \$7,300,000 | 11/17/10 | \$102.07 | PARKING LOT TO ACCOUNT #276770 | C1-65 | 6 | Y | |
| 019 | 010 | 276770 | 1130 | 71,368 | 2536317 | \$16,050,000 | 03/29/12 | \$224.89 | PARKING LOT TO ACCOUNT #276770 | C1-65 | 6 | Y | |
| 019 | 010 | 276770 | 1625 | 21,350 | 2512685 | \$2,950,000 | 09/22/11 | \$138.17 | BROWN BEAR CAR WASH | C1-65 | 3 | Y | |
| 019 | 010 | 276770 | 3631 | 37,045 | 2597081 | \$8,750,000 | 04/01/13 | \$236.20 | TALLMAN MEDICAL CLINIC | NC3-85 | 6 | Y | |
| 019 | 010 | 276770 | 3656 | 2,000 | 2597088 | \$680,000 | 04/01/13 | \$340.00 | ANGELO HAIR DESIGN | NC3-85 | 1 | Y | |
| 019 | 010 | 276770 | 3660 | 10,000 | 2597085 | \$2,000,000 | 03/28/13 | \$200.00 | TALLMAN PLAZA APTS., 8 Units | NC3-85 | 2 | Y | |
| 019 | 040 | 643050 | 0356 | 10,126 | 2487128 | \$925,000 | 04/11/11 | \$91.35 | JOSLIN UPHOLSTERY & INTERIOR | NC2P-40 | 1 | 34 | Use-change after sale; not in ratio |
| 019 | 050 | 102503 | 9164 | 2,614 | 2484984 | \$520,000 | 03/29/11 | \$198.93 | DEMOLISHED TWO SFR HOUSES | C1-40 | 1 | Y | |
| 019 | 050 | 276760 | 0115 | 7,513 | 2541188 | \$1,200,000 | 04/30/12 | \$159.72 | BARBER SHOP & SFR HOUSE | NC1-65 | 2 | Y | |
| 019 | 050 | 276760 | 1365 | 5,000 | 2536748 | \$432,000 | 03/19/12 | \$86.40 | 4-PLEX (CONV SING FA RES) | LR1 | 1 | Y | |
| 019 | 070 | 192604 | 9320 | 21,875 | 2578724 | \$950,000 | 12/11/12 | \$43.43 | LAURELHURST FUEL CO | C2-65 | 1 | Y | |
| 019 | 070 | 229140 | 0310 | 19,976 | 2456339 | \$1,150,000 | 08/30/10 | \$57.57 | CINDY'S PANCAKE HOUSE & BROTH | C1-40 | 1 | Y | |

Improvement Sales for Area 019 with Sales not Used

03/25/2013

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-------------------------------|---------|----------|-----------|--------------------------------------|
| 019 | 010 | 112503 | 9007 | 2,680 | 2475986 | \$450,000 | 01/12/11 | \$167.91 | BALLARD MAILBOX AND SHIPPING | NC3-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 010 | 132710 | 0010 | 4,415 | 2578400 | \$665,000 | 12/06/12 | \$150.62 | CANAL STATION CONDOMINIUM | C1-65 | 1 | 62 | Auction sale |
| 019 | 010 | 132710 | 0020 | 2,486 | 2578473 | \$395,000 | 11/27/12 | \$158.89 | CANAL STATION CONDOMINIUM | C1-65 | 1 | 62 | Auction sale |
| 019 | 010 | 132710 | 0030 | 5,077 | 2564432 | \$1,350,000 | 08/31/12 | \$265.91 | CANAL STATION CONDOMINIUM | C1-65 | 1 | 44 | Tenant |
| 019 | 010 | 276760 | 4530 | 4,248 | 2472476 | \$975,000 | 12/28/10 | \$229.52 | BALLARD DENTAL CLINIC | NC3-40 | 1 | 44 | Tenant |
| 019 | 010 | 276770 | 0145 | 4,514 | 2446425 | \$3,500,000 | 05/06/10 | \$775.37 | VIKING FINANCIAL SERVICE CORP | NC3-65 | 2 | 52 | Statement to dor |
| 019 | 010 | 276770 | 0160 | 15,930 | 2500714 | \$3,400,000 | 07/15/11 | \$213.43 | BARTELLS DRUG STORE | NC3-65 | 1 | 62 | Auction sale |
| 019 | 010 | 276770 | 0800 | 4,750 | 2536373 | \$1,200,000 | 03/26/12 | \$252.63 | BALLARD REALTY INC | NC3-85 | 2 | 51 | Related party, friend, or neighbor |
| 019 | 010 | 276770 | 0960 | 6,372 | 2520915 | \$75,000 | 11/23/11 | \$11.77 | CARNEGIE FREE PUBLIC LIBRARY | NC3P-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 010 | 276770 | 1525 | 1,290 | 2582889 | \$175,000 | 12/03/12 | \$135.66 | LIVE-WORK UNITS | C1-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 010 | 276770 | 2505 | 2,832 | 2462987 | \$470,000 | 10/18/10 | \$165.96 | BALLARD IMAGING | NC2-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 010 | 276770 | 2510 | 27,784 | 2583111 | \$9,500,000 | 12/28/12 | \$341.92 | MIXED USE APARTMENT & RETAIL | NC2-65 | 2 | 36 | Plottage |
| 019 | 010 | 276770 | 2550 | 1,800 | 2582728 | \$790,000 | 12/27/12 | \$438.89 | OLD TOWN ALE HOUSE | NC2-65 | 1 | 15 | No market exposure |
| 019 | 010 | 276770 | 2975 | 9,721 | 2504347 | \$18,500 | 08/03/11 | \$1.90 | JUNCTION BUILDING | NC3-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 287890 | 0010 | 9,819 | 2482861 | \$2,675,000 | 03/10/11 | \$272.43 | GREEN LAKE CONDOMINIUM | NC2P-65 | 2 | 61 | Financial institution resale |
| 019 | 040 | 336240 | 0005 | 3,698 | 2566174 | \$220,300 | 09/07/12 | \$59.57 | AURORA SUZUKI | NC3-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 336240 | 0011 | 4,803 | 2566175 | \$285,750 | 09/07/12 | \$59.49 | AURORA SUZUKI | NC3-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 336240 | 0025 | 3,400 | 2566180 | \$202,700 | 09/07/12 | \$59.62 | AURORA SUZUKI | NC3-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 336240 | 0750 | 1,800 | 2518510 | \$488,000 | 11/10/11 | \$271.11 | BETH'S ANNEX | NC3-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 336240 | 0750 | 1,800 | 2467066 | \$1,961 | 10/27/10 | \$1.09 | BETH'S ANNEX | NC3-40 | 1 | 24 | Easement or right-of-way |
| 019 | 040 | 336240 | 0760 | 1,952 | 2446337 | \$654 | 06/03/10 | \$0.34 | BETHS CAFE | NC3-40 | 1 | 24 | Easement or right-of-way |
| 019 | 040 | 567600 | 0215 | 5,508 | 2454938 | \$850,000 | 08/17/10 | \$154.32 | KARINS BEAUTY SUPPLY | C1-40 | 1 | 23 | Forced sale |
| 019 | 040 | 643000 | 0191 | 1,630 | 2568101 | \$219,101 | 10/02/12 | \$134.42 | GREENLAKE DENTISTRY | C1-40 | 1 | 63 | Sale price updated by sales id group |
| 019 | 040 | 643000 | 0191 | 1,630 | 2582116 | \$339,112 | 12/27/12 | \$208.04 | GREENLAKE DENTISTRY | C1-40 | 1 | 61 | Financial institution resale |
| 019 | 040 | 643000 | 0610 | 3,320 | 2539486 | \$800,000 | 04/17/12 | \$240.96 | AUTO SHOWROOM & LOT | C1-40 | 1 | 23 | Forced sale |
| 019 | 040 | 643050 | 0335 | 6,710 | 2518964 | \$800,000 | 10/30/11 | \$119.23 | OFFICE BUILDING | SF 5000 | 1 | 61 | Financial institution resale |
| 019 | 040 | 643050 | 0363 | 1,936 | 2566673 | \$1,250,000 | 09/26/12 | \$645.66 | STEVEN COLE SALON AND SPA | NC2P-65 | 2 | 23 | Forced sale |
| 019 | 040 | 643150 | 0402 | 4,200 | 2576652 | \$628,500 | 11/29/12 | \$149.64 | RETAIL STORE | NC2P-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 040 | 755930 | 0560 | 1,502 | 2497623 | \$256,250 | 06/24/11 | \$170.61 | SAPPHIRE CONDOMINIUM | NC3P-40 | 2 | 62 | Auction sale |
| 019 | 040 | 863420 | 0030 | 590 | 2535440 | \$130,000 | 03/24/12 | \$220.34 | THREE CROWNS CONDOMINIUM | NC2P-40 | 1 | 44 | Tenant |
| 019 | 040 | 926670 | 0965 | 5,656 | 2557582 | \$1,150,000 | 07/28/12 | \$203.32 | AURORA VETERINARY CLINIC | C1-40 | 1 | 25 | Fulfillment of contract deed |
| 019 | 040 | 948270 | 0365 | 2,400 | 2524667 | \$900,000 | 12/12/11 | \$375.00 | 7-11 STORE | NC3-40 | 1 | 61 | Financial institution resale |
| 019 | 050 | 045800 | 0035 | 1,798 | 2576793 | \$425,000 | 11/30/12 | \$236.37 | BALLARD VACUUM CENTER & RES | NC2-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 050 | 046100 | 2800 | 2,650 | 2455985 | \$199,950 | 08/25/10 | \$75.45 | NW YACHTING MAGAZINE | NC2-40 | 1 | 51 | Related party, friend, or neighbor |

Improvement Sales for Area 019 with Sales not Used

03/25/2013

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-------------------------------|---------|----------|-----------|--------------------------------------|
| 019 | 050 | 094500 | 0700 | 4,320 | 2523028 | \$211,600 | 12/14/11 | \$48.98 | ALL AGE NIGHT CLUB | NC2P-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 050 | 276760 | 1245 | 21,765 | 2451283 | \$10,000 | 07/15/10 | \$0.46 | BALLARD BAPTIST CHURCH | LDT | 1 | 24 | Easement or right-of-way |
| 019 | 050 | 276760 | 2200 | 928 | 2520826 | \$125,000 | 11/10/11 | \$134.70 | TACO DEL MAR | NC3-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 050 | 276960 | 1465 | 22,420 | 2448866 | \$3,000 | 06/15/10 | \$0.13 | GOODWILL STORE | NC2-30 | 1 | 24 | Easement or right-of-way |
| 019 | 050 | 276960 | 1860 | 3,386 | 2473034 | \$675,000 | 12/29/10 | \$199.35 | Mixed-Use Apartment | NC2-30 | 1 | 56 | Builder or developer sales |
| 019 | 050 | 276960 | 2479 | 3,064 | 2492362 | \$385,000 | 05/18/11 | \$125.65 | COOKIE CONSPIRACY | NC2-30 | 1 | 12 | Estate administrator, guardian, or e |
| 019 | 050 | 780438 | 0060 | 702 | 2581041 | \$130,000 | 12/21/12 | \$185.19 | SKANDIA WEST CONDOMINIUM | NC1-30 | 1 | 17 | Non-profit organization |
| 019 | 060 | 385690 | 5678 | 0 | 2430535 | \$100,000 | 02/25/10 | \$0.00 | Live/Work Townhouse Unit | NC1-30 | 1 | 56 | Builder or developer sales |
| 019 | 060 | 913610 | 2056 | 3,740 | 2552431 | \$429,458 | 06/12/12 | \$114.83 | MIXED-USE RETAIL/OPEN OFFICE | SF 5000 | 1 | 52 | Quit Claim Deed |
| 019 | 060 | 913610 | 2056 | 3,740 | 2552432 | \$6,641 | 06/11/12 | \$1.78 | MIXED-USE RETAIL/OPEN OFFICE | SF 5000 | 1 | 52 | Quit Claim Deed |
| 019 | 060 | 913610 | 2056 | 3,740 | 2552444 | \$6,641 | 06/11/12 | \$1.78 | MIXED-USE RETAIL/OPEN OFFICE | SF 5000 | 1 | 52 | Quit Claim Deed |
| 019 | 070 | 016400 | 0030 | 9,957 | 2470069 | \$2,256,000 | 12/09/10 | \$226.57 | ST. VINCENT DEPAUL THRIFT STO | C1-65 | 1 | 44 | Tenant |
| 019 | 070 | 152930 | 0045 | 3,500 | 2542033 | \$424,500 | 04/27/12 | \$121.29 | DUPLEX | C1-40 | 1 | 62 | Auction sale |
| 019 | 070 | 192604 | 9218 | 23,883 | 2454026 | \$82,000 | 07/29/10 | \$3.43 | PI BANK OFFICE BUILDING | C1-65 | 1 | 24 | Easement or right-of-way |
| 019 | 070 | 291520 | 0015 | 1,655 | 2498449 | \$230,000 | 06/27/11 | \$138.97 | GREENWOOD FOOD BANK | C1-40 | 1 | 12 | Estate administrator, guardian, or e |
| 019 | 070 | 291520 | 0040 | 1,896 | 2576574 | \$550,000 | 11/26/12 | \$290.08 | ARNES | C1-40 | 2 | 12 | Estate administrator, guardian, or e |
| 019 | 070 | 614970 | 0120 | 4,838 | 2448338 | \$550,000 | 06/29/10 | \$113.68 | SALVAGE BROKER | C2-65 | 1 | 44 | Tenant |
| 019 | 070 | 630000 | 0380 | 12,560 | 2525647 | \$97,400 | 10/11/11 | \$7.75 | NORTHGATE BAPTIST CHURCH | LR2 | 1 | 24 | Easement or right-of-way |
| 019 | 070 | 645030 | 0005 | 3,876 | 2480669 | \$575,000 | 02/25/11 | \$148.35 | LAS MARGARITAS | C2-65 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 070 | 645030 | 0255 | 4,841 | 2491393 | \$650,000 | 05/12/11 | \$134.27 | AURORA PROFESSIONAL BUILDING | LR3 | 1 | 23 | Forced sale |
| 019 | 070 | 645030 | 5040 | 864 | 2566628 | \$460,000 | 09/21/12 | \$532.41 | EMERALD CITY SALES | C2-65 | 1 | 15 | Sale to Tenant, No market exposure |
| 019 | 070 | 760870 | 0100 | 9,230 | 2581212 | \$1,840,000 | 12/11/12 | \$199.35 | SFR House (Commercial Use) | C1-40 | 2 | 51 | Related party, friend, or neighbor |
| 019 | 070 | 891050 | 0220 | 6,597 | 2548274 | \$420,000 | 06/12/12 | \$63.67 | ORTIZ BUILDING | LR3 | 1 | 23 | Forced sale |

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|-------------------------------------|---------|-------------|--------------|------------------------------------|
| 019 | 040 | 643050 | 0361 | 4,742 | 2487126 | \$285,000 | 04/11/11 | \$60.10 | ASSOCIATED PARKING LOT TO IMPROVE | NC2P-40 | 1 | 15 | No market exposure |
| 019 | 040 | 643150 | 0026 | 5,968 | 2577269 | \$362,500 | 11/29/12 | \$60.74 | FOURPLEX | LR3 | 1 | 62 | Auction sale |
| 019 | 050 | 045800 | 0030 | 13,560 | 2478338 | \$665,000 | 02/11/11 | \$49.04 | BOARDED UP VACANT SFR HOUSE | NC2-40 | 1 | 62 | Auction sale |
| 019 | 050 | 094500 | 0590 | 4,590 | 2463657 | \$350,000 | 10/11/10 | \$76.25 | sfr | NC2-40 | 1 | 62 | Auction sale |
| 019 | 050 | 276760 | 2985 | 5,850 | 2563763 | \$400,000 | 09/06/12 | \$68.38 | GLAD TIDINGS ASSEMBLY OF GOD | LR1 | 1 | 62 | Auction sale |
| 019 | 050 | 923190 | 0255 | 13,018 | 2516940 | \$775,000 | 11/01/11 | \$59.53 | PARKING FOR FRED MEYER | C1-40 | 1 | 51 | Related party, friend, or neighbor |
| 019 | 050 | 923190 | 0305 | 5,069 | 2512310 | \$455,000 | 09/27/11 | \$89.76 | HOUNDS ABOUND PLAYGROUND | C1-40 | 1 | 62 | Auction sale |
| 019 | 060 | 431070 | 2985 | 12,506 | 2585482 | \$665,000 | 01/17/13 | \$53.17 | OFFICE WAREHOUSE | C2-65 | 1 | 62 | Auction sale |
| 019 | 070 | 016400 | 0050 | 30,000 | 2465823 | \$2,675,484 | 11/04/10 | \$89.18 | Linden Square Apartments - new c | C1-65 | 1 | 62 | Auction sale |
| 019 | 070 | 192604 | 9011 | 32,984 | 2528478 | \$1,100,000 | 02/01/12 | \$33.35 | INTERURBAN SENIOR LIVING APARTMENTS | C2-65 | 4 | N | |
| 019 | 070 | 192604 | 9112 | 2,320 | 2523018 | \$139,000 | 12/13/11 | \$59.91 | SINGLE FAMILY RESIDENCE | C2-65 | 1 | 36 | Plottage |
| 019 | 070 | 362603 | 9001 | 94,704 | 2472412 | \$3,900,000 | 12/21/10 | \$41.18 | VACANT LAND (PREVIOUS STRUCTURE) | C1-40 | 2 | 62 | Auction sale |
| 019 | 070 | 614560 | 0990 | 6,731 | 2509165 | \$418,000 | 08/24/11 | \$62.10 | PROPOSED NEW 5-STORY + BASEMENT | C1-40 | 1 | 62 | Auction sale |
| 019 | 070 | 614970 | 0105 | 19,333 | 2569823 | \$1,800,000 | 10/11/12 | \$93.11 | PAVED PARKING TO ACCOUNT #614 | C2-65 | 2 | 60 | Short sale |
| 019 | 070 | 630000 | 0110 | 15,677 | 2439025 | \$975,000 | 04/06/10 | \$62.19 | STEVE WILLIAMS CUSTOM HOMES INC | C2-40 | 1 | 60 | Short sale |
| 019 | 070 | 630000 | 0114 | 63,284 | 2458478 | \$3,500,000 | 09/04/10 | \$55.31 | QUONSET HUT | C2-40 | 2 | 36 | Plottage |
| 019 | 070 | 891100 | 0330 | 14,647 | 2472647 | \$650,000 | 12/23/10 | \$44.38 | SELF SERVE CAR WASH | C1-40 | 1 | 23 | Forced sale |

Area 19-70 2013 Physical Inspected Parcels

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|---------------------------|----------------------|
| 016400 | 0005 | OFFICE DEPOT & CARPET LIQUIDATOR | Retail(Discount) | 13501 AURORA AVE N |
| 016400 | 0020 | PRICE CO | Retail Store | 13537 AURORA AVE N |
| 016400 | 0030 | ST. VINCENT DEPAUL THRIFT STORE | Retail Store | 13553 AURORA AVE N |
| 016400 | 0055 | US BIOTEK LABORATORIES | Warehouse | 13500 LINDEN AVE N |
| 016400 | 0064 | VERIZON WIRELESS | Warehouse | 13701 AURORA AVE N |
| 016400 | 0069 | TOWN & COUNTRY CHRYSLER-JEEP | Auto Showroom and Lot | 13711 AURORA AVE N |
| 016400 | 0080 | AURORA CHRYSLER PLYMOUTH | Auto Showroom and Lot | 13733 AURORA AVE N |
| 016400 | 0115 | AUTO NATION COLLISION CENTER & GEIGO AUT | Service Building | 13800 LINDEN AVE N |
| 016400 | 0120 | EUROPEAN SOAPS, LTD | Warehouse | 920 N 137TH ST |
| 026300 | 0015 | AC DELCO | Service Building | 937 N 96TH ST |
| 026300 | 0019 | AAA SPRAYING | Warehouse | 938 N 95TH ST |
| 026300 | 0065 | NORTHWEST JUI-JITSU CLUB | Warehouse | 942 N 95TH ST |
| 026300 | 0090 | STORAGE WAREHOUSE | Warehouse | 945 N 96TH ST |
| 026300 | 0120 | NORTHWEST METALS & SALVAGE (SFR HOUSE ST | Single Family(C/I Use) | 9607 AURORA AVE N |
| 026300 | 0135 | SOUND INSURANCE | Office Building | 9627 AURORA AVE N |
| 026300 | 0270 | OAK LAKE BAPTIST CHURCH | Church/Welfare/Relig Srvc | 901 N 96TH ST |
| 026300 | 0380 | GARAGE REPAIR SERVICE | Service Building | 930 N 95TH ST |
| 030600 | 0570 | GOLDS GYM | Health Club | 9701 AURORA AVE N |
| 083110 | 0000 | BITTER LAKE DENTAL CENTER CONDOMINIUM | Condominium(Office) | 907 N 130TH ST |
| 083110 | 0010 | BITTER LAKE DENTAL CENTER CONDOMINIUM | | Condo Unit |
| 083110 | 0020 | BITTER LAKE DENTAL CENTER CONDOMINIUM | | Condo Unit |
| 083110 | 0030 | BITTER LAKE DENTAL CENTER CONDOMINIUM | | Condo Unit |
| 163270 | 0005 | PHO MIMI VIETNAMESE RESTAURANT | Restaurant/Lounge | 12752 AURORA AVE N |
| 163270 | 0010 | ANDERSON'S DOOR COMPANY INC | Warehouse | 12714 AURORA AVE N |
| 163270 | 0011 | NITE & DAY TOWING | Vacant(Commercial) | No Situs Address |
| 163270 | 0015 | GARAGE STORAGE | Service Building | 12710 AURORA AVE N |
| 163270 | 0020 | AURORA COMMONS BUILDING | Office Building | 12700 AURORA AVE N |
| 163270 | 0025 | AURORA COMMONS BUILDING | Office Building | 12556 AURORA AVE N |
| 178760 | 0247 | DENTAL/MEDICAL OFFICE | Office Building | 13346 1ST AVE NE |
| 178760 | 0251 | NORTHWEST DENTAL CENTER | Medical/Dental Office | 13344 1ST AVE NE |
| 192604 | 9005 | Former Supper Supplement | Retail Store | 14355 AURORA AVE N |
| 192604 | 9006 | NELSON TRUCK EQUIPMENT, INC | Warehouse | 14325 AURORA AVE N |
| 192604 | 9009 | BITTER LAKE RESERVOIR | Utility, Public | 14141 LINDEN AVE N |
| 192604 | 9035 | SEATTLE PARK DEPT/HELENE MADISON POOL | Park, Public(Zoo/Arbor) | 13401 MERIDIAN AVE N |
| 192604 | 9036 | PILCHUCK CONTRACTORS, INC NORTH OPERATIN | Warehouse | 13330 STONE AVE N |
| 192604 | 9043 | SEATTLE HOUSING AUTHORITY OPERATION SUPP | Industrial(Light) | 1300 N 130TH ST |
| 192604 | 9092 | OFFICE WAREHOUSE | Warehouse | 934 N 143RD ST |
| 192604 | 9101 | RCA FACTORY SERVICE | Warehouse | 916 N 143RD ST |
| 192604 | 9108 | WAREHOUSES | Warehouse | 14101 AURORA AVE N |
| 192604 | 9116 | AUTOMOBILE PARKING | Parking(Commercial Lot) | No Situs Address |
| 192604 | 9122 | CASH & CURRY/131ST STREET & STONE AVE OF | Warehouse | 13102 STONE AVE N |
| 192604 | 9130 | GARAGE SERVICE REPAIR | Warehouse | 14315 AURORA AVE N |
| 192604 | 9149 | PAGLIACCI PIZZA PARLOR | Restaurant(Fast Food) | 315 N 145TH ST |
| 192604 | 9167 | RESTAURANT | Restaurant/Lounge | 323 N 145TH ST |
| 192604 | 9173 | FIRST NATIONAL CAR SALE AND LEASE | Auto Showroom and Lot | 12800 AURORA AVE N |
| 192604 | 9178 | APPLIANCE SERVICE STATION INC | Retail Store | 12546 AURORA AVE N |
| 192604 | 9180 | GRANITE CURLING CLUB (ASSOCIATED PARKING | Warehouse | 1440 N 128TH ST |
| 192604 | 9181 | OSBERG CONSTRUCTION CO | Warehouse | 1132 N 128TH ST |
| 192604 | 9182 | VACANT LAND (ASSOCIATE PARKING TO ACCT # | Parking(Assoc) | No Situs Address |
| 192604 | 9190 | COCHRAN ELECTRIC & HEALTHSOUTH | Industrial(Light) | 12500 AURORA AVE N |
| 192604 | 9215 | RITE-AIDE SHOPPING CENTER | Shopping Ctr(Nghbrhood) | 13201 AURORA AVE N |
| 192604 | 9218 | PI BANK OFFICE BUILDING | Office Building | 1155 N 130TH ST |
| 192604 | 9224 | DRIVE THRU EXPRESSO STAND | Restaurant(Fast Food) | 14313 AURORA AVE N |
| 192604 | 9286 | SEATTLE ENGINEERING DEPARTMENT | Governmental Service | 12600 STONE AVE N |
| 192604 | 9290 | COMCAST XFINITY | Warehouse | 12645 STONE AVE N |
| 192604 | 9291 | U S POSTAL SERVICE (BITTER LAKE STATION) | Post Office/Post Service | 915 N 145TH ST |
| 192604 | 9292 | WAREHOUSE | Warehouse | 1318 N 128TH ST |
| 192604 | 9293 | KING COUNTY METRO MAINTENANCE FACILITY S | Industrial(Light) | 12525 STONE AVE N |
| 192604 | 9294 | CAR PROS HYUNDAI | Auto Showroom and Lot | 14005 AURORA AVE N |
| 192604 | 9295 | CAMBRIA | Warehouse | 1328 N 128TH ST |
| 192604 | 9296 | THE KOREAN TIMES | Warehouse | 12532 AURORA AVE N |
| 192604 | 9297 | COMCAST XFINITY (Assoc Parcel to #192604 | Parking(Assoc) | No Situs Address |

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|-----------------------------|----------------------|
| 192604 | 9298 | DAWG TAGS TAVERN | Restaurant/Lounge | 12534 AURORA AVE N |
| 192604 | 9305 | COMCAST XFINITY | Warehouse | 12635 STONE AVE N |
| 192604 | 9306 | AURORA CORNER SHOPPING CENTER | Retail(Line/Strip) | 13510 AURORA AVE N |
| 192604 | 9311 | Vacant Land | Vacant(Commercial) | No Situs Address |
| 192604 | 9320 | Vacant Land | Vacant(Commercial) | No Situs Address |
| 192604 | 9321 | INGRAHAM HIGH SCHOOL | School(Public) | 1819 N 135TH ST |
| 192604 | 9335 | OFFICE BUILDING | Office Building | 911 N 145TH ST |
| 192604 | 9336 | BITTER LAKE COMMUNITY CENTER & BITTER LA | Park, Public(Zoo/Arbor) | 13001 LINDEN AVE N |
| 192604 | 9338 | Garage Storage | Industrial(Light) | No Situs Address |
| 192604 | 9339 | VACANT LAND | Vacant(Commercial) | No Situs Address |
| 192604 | 9340 | SYLVANNAN CONSOLATED ELECTRICAL DISTRIBU | Warehouse | 13024 STONE AVE N |
| 192604 | 9351 | PARKER PAINT/TOBACCO STREET/HERTZ CAR RE | Retail Store | 14333 AURORA AVE N |
| 192604 | 9354 | STARBUCK'S | Retail Store | 13025 AURORA AVE N |
| 192604 | 9359 | LINCOLN MERCURY AUTO SHOWROOM DEALERSHIP | Auto Showroom and Lot | 13001 AURORA AVE N |
| 192604 | 9361 | WELLS FARGO BANK | Bank | 13273 AURORA AVE N |
| 192604 | 9363 | WESTURN CEDAR SUPPLY | Warehouse | 14328 LINDEN AVE N |
| 192604 | 9364 | BODY SHOP | Service Building | 13001 AURORA AVE N |
| 192604 | 9366 | WESTERN WASHINGTON CATHOLIC RENEWAL OFFI | Office Building | 936 N 143RD ST |
| 192604 | 9370 | LA Fitness Center | Health Club | 13244 AURORA AVE N |
| 192604 | 9372 | FIRESTONE | Service Building | 12553 AURORA AVE N |
| 192604 | 9374 | KATHY'S RESTAURANT (Former Mr. Bill's Re | Restaurant/Lounge | 930 N 130TH ST |
| 192604 | 9376 | FILCO COMPANY INC | Industrial(Light) | 13190 STONE AVE N |
| 192604 | 9378 | VACANT LAND (ASSOCIATED PARCEL TO #19260 | Vacant(Commercial) | No Situs Address |
| 192604 | 9379 | GARAGE REPAIR SERVICE & former WA DEPT O | Service Building | 13281 AURORA AVE N |
| 192604 | 9402 | PERINATAL TREATMENT SERVICES | Group Home | 600 N 130TH ST |
| 192604 | 9423 | PETSMART | Retail(Big Box) | 13000 AURORA AVE N |
| 192604 | 9426 | E-Z AUTO BUY QUALITY USED CARS | Service Building | 14135 AURORA AVE N |
| 192604 | 9431 | STAPLES | Retail(Big Box) | 13240 AURORA AVE N |
| 192604 | 9432 | KRISPY KREME DOUGHNUTS AND JACK IN THE B | Restaurant(Fast Food) | 12505 AURORA AVE N |
| 192604 | 9433 | Associated Parking to Parcel #192604-937 | Parking(Assoc) | No Situs Address |
| 192604 | 9441 | New Key Bank Branch Building | Bank | 13245 AURORA AVE N |
| 202604 | 9022 | LAKESIDE MIDDLE SCHOOL | School(Private) | 13510 1ST AVE NE |
| 229140 | 0005 | VACANT LOT | Vacant(Commercial) | No Situs Address |
| 229140 | 0015 | FUZZY BUDDYS DOG DAYCARE | Warehouse | 10907 AURORA AVE N |
| 229140 | 0020 | WAREHOUSE OFFICE | Warehouse | 10908 WHITMAN AVE N |
| 229140 | 0025 | VACANT LAND | Vacant(Commercial) | No Situs Address |
| 229140 | 0035 | THE ROSE CORNER | Retail Store | 10901 AURORA AVE N |
| 229140 | 0050 | WAREHOUSE | Warehouse | 10920 WHITMAN AVE N |
| 229140 | 0075 | WALT'S MUFFLER & RADIATOR | Service Building | 10735 AURORA AVE N |
| 229140 | 0100 | AUTO REPAIR TOYOTA SPECIALISTS | Service Building | 10729 AURORA AVE N |
| 229140 | 0120 | HANDY ANDY RENT A TOOL | Service Building | 10711 AURORA AVE N |
| 229140 | 0155 | MIXED USE APARTMENT W/RETAIL (A PET PARL | Apartment(Mixed Use) | 10701 AURORA AVE N |
| 229140 | 0260 | UNDERWATER SPORTS | Retail Store | 10545 AURORA AVE N |
| 229140 | 0310 | AURORA SUPPORTIVE HOUSING | Apartment(Mixed Use) | 10507 AURORA AVE N |
| 229140 | 0330 | OFFICE BUILDING | Office Building | 10501 AURORA AVE N |
| 283210 | 0170 | LAKESIDE SCHOOL | School(Private) | 14050 1ST AVE NE |
| 283210 | 0190 | LAKESIDE SCHOOL | School(Private) | 14050 1ST AVE NE |
| 283210 | 0761 | LAKESIDE SCHOOL | Vacant(Single-family) | No Situs Address |
| 292604 | 9018 | MERIDIAN NORTH OFFICE BUILDING | Office Building | 10740 MERIDIAN AVE N |
| 292604 | 9094 | OFFICE BUILDING | Office Building | 2111 N NORTHGATE WAY |
| 292604 | 9101 | | 4-Plex | 11309 CORLISS AVE N |
| 292604 | 9277 | NORTHWAY SQUARE EAST | Office Building | 2150 N 107TH ST |
| 292604 | 9490 | NORTHWAY WEST BUILDING | Office Building | 10700 MERIDIAN AVE N |
| 302604 | 9001 | VACANT | Vacant(Industrial) | No Situs Address |
| 302604 | 9004 | GREEN MEDICAL SOCIETY AND CAR MATE COLLI | Retail Store | 12001 AURORA AVE N |
| 302604 | 9008 | EVERGREEN-WASHELLI | Mortuary/Cemetery/Crematory | 11111 AURORA AVE N |
| 302604 | 9021 | EVERGREEN-WASHELLI CEMETERY | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9024 | NW FEDERAL CREDIT UNION | Office Building | 11027 MERIDIAN AVE N |
| 302604 | 9025 | KING COUNTY NORTH PUBLIC HEALTH CENTER (| Office Building | 10501 MERIDIAN AVE N |
| 302604 | 9027 | EVERGREEN-WASHELLI | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9035 | EVERGREEN-WASHELLI CEMETERY | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9037 | BELLA B MOBILE HOME PARK | Mobile Home Park | 1301 N 125TH ST |
| 302604 | 9046 | 125TH STREET GRILL | Restaurant/Lounge | 12241 AURORA AVE N |
| 302604 | 9051 | MERIDIAN MEDICAL PAVILION | Office Building | 11011 MERIDIAN AVE N |

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|-----------------------------|----------------------|
| 302604 | 9078 | Les Schwaub Tire Co. | Service Building | 12215 AURORA AVE N |
| 302604 | 9084 | FOOD MART/SUBWAY/ORIGINAL/GAS | Retail(Line/Strip) | 12248 AURORA AVE N |
| 302604 | 9088 | RETAIL STORE | Retail Store | 12230 AURORA AVE N |
| 302604 | 9089 | STATE EMISSION INSPECTION STATION | Service Building | 12040 AURORA AVE N |
| 302604 | 9092 | USED CAR LOT SALES | Auto Showroom and Lot | 12226 AURORA AVE N |
| 302604 | 9095 | RETAIL STORE | Retail Store | 11740 AURORA AVE N |
| 302604 | 9096 | AG AL'S GLASS | Retail Store | 12015 AURORA AVE N |
| 302604 | 9097 | CHONG WA BENEVOLENT ASSO CEMETER | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9098 | EL DORADO MOTEL | Hotel/Motel | 11736 AURORA AVE N |
| 302604 | 9100 | PUETZ GOLF DRIVING RANGE & SUPERSTORE | Driving Range | 11762 AURORA AVE N |
| 302604 | 9101 | K-SMOKE MART & STATE FARM INSURANCE | Retail Store | 11728 AURORA AVE N |
| 302604 | 9103 | TRAIL | Vacant(Commercial) | No Situs Address |
| 302604 | 9107 | LINCOLN AUTO WRECKERS | Retail Store | 12220 AURORA AVE N |
| 302604 | 9110 | BIKUR CHOLIM CEMETERY | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9112 | RICK'S TIRE AND SERVICE | Service Building | 12200 AURORA AVE N |
| 302604 | 9113 | BIKUR CHOLIM MACHZIKAY HADATH | Mortuary/Cemetery/Crematory | No Situs Address |
| 302604 | 9116 | KELLY MORE PAINTS & ZAPFFE SILVERPLATING | Retail Store | 12004 AURORA AVE N |
| 302604 | 9117 | HALCYON MOBILE HOME PARK | Mobile Home Park | 12233 ASHWORTH AVE N |
| 302604 | 9123 | NORTHWEST HOSPITAL & MEDICAL CENTER (MED | Medical/Dental Office | 1530 N 115TH ST |
| 302604 | 9124 | MEKONG VILLAGE RESTAURANT | Restaurant/Lounge | 12020 AURORA AVE N |
| 302604 | 9127 | NORTHWEST HOSPITAL & MEDICAL CENTER (ASS | Parking(Assoc) | No Situs Address |
| 302604 | 9128 | NORTHWEST HOSPITAL & MEDICAL CENTER | Medical/Dental Office | 1570 N 115TH ST |
| 302604 | 9129 | NORTHWEST HOSPITAL & MEDICAL CENTER | Parking(Assoc) | No Situs Address |
| 302604 | 9130 | NORTHWEST HOSPITAL & MEDICAL CENTER | Hospital | 1550 N 115TH ST |
| 302604 | 9133 | PARADISE MOTORS | Parking(Commercial Lot) | No Situs Address |
| 302604 | 9134 | MEDICAL OFFICE BUILDING #4 (NORTHWEST HO | Medical/Dental Office | 1560 N 115TH ST |
| 302604 | 9141 | NORTHWEST HOSPITAL & MEDICAL CENTER (ASS | Parking(Assoc) | No Situs Address |
| 302604 | 9142 | MC MURRAY MEDICAL BUILDING (NORTHWEST HO | Medical/Dental Office | 1536 N 115TH ST |
| 302604 | 9143 | NORTHWEST HOSPITAL & MEDICAL CENTER (ASS | Parking(Assoc) | No Situs Address |
| 303420 | 0285 | NORTH SEATTLE ALLIANCE CHURCH | Church/Welfare/Relig Srvc | 2150 N 122ND ST |
| 303420 | 0860 | HALLER LAKE COMMUNITY CLUB | Auditorium//Assembly Bldg | 12579 DENSMORE AVE N |
| 312604 | 9004 | PARKING LOT FOR OAKTREE PLAZA | Parking(Assoc) | No Situs Address |
| 312604 | 9011 | WRIGHT OUTBOARD MARINE CO | Warehouse | 1201 N 96TH ST |
| 312604 | 9087 | TECTA AMERICA | Warehouse | 9500 AURORA AVE N |
| 312604 | 9088 | SERVICE GARAGE REPAIR BUILDING | Service Building | 9806 AURORA AVE N |
| 312604 | 9091 | BURGERMASTER | Restaurant/Lounge | 9820 AURORA AVE N |
| 312604 | 9092 | OAKLAKE AUTO REBUILD COLLISION REPAIRS | Service Building | 1115 N 100TH ST |
| 312604 | 9096 | VACANT LOT | Vacant(Commercial) | No Situs Address |
| 312604 | 9102 | INDUSTRIAL/MANUFACTURING BUILDING | Industrial(Light) | 1126 N 98TH ST |
| 312604 | 9109 | MEDALIA SALVAGE | Warehouse | 1112 N 98TH ST |
| 312604 | 9114 | CK AUTOMOTIVE & PS WINDOWS DOORS SCREENS | Service Building | 1119 N 100TH ST |
| 312604 | 9121 | LINE RETAIL | Retail Store | 9801 AURORA AVE N |
| 312604 | 9124 | MINUTEMAN PRESS, THE PEST STORE, Z FOOD | Retail Store | 9550 AURORA AVE N |
| 312604 | 9136 | ST NECTARIOS CHURCH | Church/Welfare/Relig Srvc | 10300 ASHWORTH AVE N |
| 312604 | 9195 | OARKLAKE AUTO SALES | Parking(Commercial Lot) | No Situs Address |
| 312604 | 9299 | PARKING FOR SEATTLE CITY LIGHT | Parking(Garage) | No Situs Address |
| 312604 | 9308 | PARKING FOR CITY LIGHT | Parking(Commercial Lot) | No Situs Address |
| 312604 | 9316 | UW OWNED WAREHOUSE | Warehouse | 1133 N 100TH ST |
| 312604 | 9328 | NORTHEND DISTR FOR RAINIER BEER | Warehouse | 1137 N 96TH ST |
| 312604 | 9385 | OAK TREE PLAZA | Shopping Ctr(Nghbrhood) | 10004 AURORA AVE N |
| 312604 | 9386 | OAK TREE PLAZA | Shopping Ctr(Nghbrhood) | 10002 AURORA AVE N |
| 312604 | 9387 | OAK TREE PLAZA | Shopping Ctr(Nghbrhood) | 10000 AURORA AVE N |
| 312604 | 9388 | OAK TREE CINEMAS (OAK TREE PLAZA) | Movie Theater | 10006 AURORA AVE N |
| 312604 | 9389 | OAK TREE PLAZA - SUPERMARKET | Shopping Ctr(Nghbrhood) | 10008 AURORA AVE N |
| 322604 | 9021 | NORTH SEATTLE COMMUNITY COLLEGE | School(Public) | 9600 COLLEGE WAY N |
| 364510 | 0190 | RESTAURANT & SFR | Retail Store | 602 N 105TH ST |
| 431070 | 0759 | VACANT SLIVER OF LAND | Vacant(Commercial) | No Situs Address |
| 431070 | 1070 | CITY OF SEATTLE | Utility, Public | 9700 STONE AVE N |
| 431070 | 1200 | SIKKENS | Warehouse | 1301 N 97TH ST |
| 431070 | 1210 | OFFICE BUILDING | Office Building | 9620 STONE AVE N |
| 431070 | 1250 | AA SALES INC | Warehouse | 9600 STONE AVE N |
| 431070 | 1290 | EHS ELECTRICIAN CO | Industrial(Light) | 9510 STONE AVE N |
| 446840 | 0011 | RETAIL STORE | Retail Store | 11016 MERIDIAN AVE N |
| 446840 | 0021 | LINE RETAIL | Retail(Line/Strip) | 11000 MERIDIAN AVE N |

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|-----------------------------|----------------------|
| 446840 | 0036 | SAFFRON GRILL | Restaurant/Lounge | 2132 N NORTHGATE WAY |
| 546430 | 0014 | MERIDIAN OFFICE BUILDING | Office Building | 1833 N 105TH ST |
| 546430 | 0065 | OFFICE BUILDING | Office Building | 10303 MERIDIAN AVE N |
| 546430 | 0080 | SEATTLE POLICE-NORTH PRECINCT | Governmental Service | 10049 COLLEGE WAY N |
| 546830 | 0000 | MERIDIAN 106 CONDOS CONDOMINIUM | Condominium(Mixed Use) | 2100 N 106TH ST |
| 614560 | 0450 | O'REILLY AUTO PARTS | Retail(Big Box) | 10409 AURORA AVE N |
| 614560 | 0605 | NAIL & LOVE ZONE | Retail Store | 10333 AURORA AVE N |
| 614560 | 0610 | RETAIL STORE | Retail Store | 10325 AURORA AVE N |
| 614560 | 0615 | RETAIL STORE | Retail Store | 10311 AURORA AVE N |
| 614560 | 0620 | OFFICE BUILDING | Office Building | 10301 AURORA AVE N |
| 614560 | 1605 | RETAIL STORE (THE VOYERER) | Retail Store | 10219 AURORA AVE N |
| 614560 | 1610 | NORTH PARK GROCERY | Grocery Store | 10217 AURORA AVE N |
| 614560 | 1625 | SEATTLE CYCLE SHOP | Retail Store | 10201 AURORA AVE N |
| 614560 | 1765 | CHINA DRAGON RESTAURANT | Restaurant/Lounge | 10119 AURORA AVE N |
| 614560 | 1775 | 2 WAREHOUSE BUILDINGS | Warehouse | 10109 AURORA AVE N |
| 614560 | 1785 | SEATTLE NATURAL GAS | Warehouse | 10101 AURORA AVE N |
| 614560 | 2680 | 101 AUTO BODY | Service Building | 10017 AURORA AVE N |
| 614560 | 2690 | FURNITURE OUTLET/TWINS GARDEN RESTAURANT | Retail Store | 10001 AURORA AVE N |
| 614560 | 2775 | EARLY LEARNING & DEVELOPMENT DAYCARE CEN | Daycare Center | 603 N 103RD ST |
| 614970 | 0005 | MIDVALE PROFESSIONAL CENTER, BUILDING #1 | Industrial(Light) | 1115 N 140TH ST |
| 614970 | 0006 | MIDVALE PROFESSIONAL CENTER, BUILDING #2 | Industrial(Light) | 1125 N 140TH ST |
| 614970 | 0010 | MIDVALE PROFESSIONAL CENTER, BUILDING #3 | Industrial(Light) | 13753 MIDVALE AVE N |
| 614970 | 0015 | THE KOREA DAILY | Warehouse | 13749 MIDVALE AVE N |
| 614970 | 0025 | VACANT LOT | Vacant(Commercial) | No Situs Address |
| 614970 | 0035 | STEREO WAREHOUSE | Retail Store | 13728 AURORA AVE N |
| 614970 | 0040 | MIDNIGHT WINDOW TINTING | Single Family(C/I Zone) | 13722 AURORA AVE N |
| 614970 | 0045 | KC MOTORS (ASSOCIATED PARCEL TO ACCOUNT | Parking(Assoc) | No Situs Address |
| 614970 | 0080 | K C MOTORS | Service Building | 13720 AURORA AVE N |
| 614970 | 0100 | FIVE STARS AUTO.COM USED CAR LOT | Retail Store | 13738 AURORA AVE N |
| 614970 | 0105 | PAVED PARKING TO ACCOUNT #614970-0115 | Parking(Assoc) | No Situs Address |
| 614970 | 0115 | AURORA PLAZA | Retail(Line/Strip) | 13754 AURORA AVE N |
| 614970 | 0120 | QUALITY COLLECTIVE | Retail Store | 13760 AURORA AVE N |
| 615390 | 0015 | GOURMET GREEN | Office Building | 9622 AURORA AVE N |
| 615390 | 0025 | QUIRING GORDON AND SON MONUMENTS | Industrial(Light) | 9608 AURORA AVE N |
| 615390 | 0071 | TATLEY-GRUND | Warehouse | 1115 N 97TH ST |
| 615390 | 0095 | WAREHOUSE | Warehouse | No Situs Address |
| 615390 | 0120 | WAREHOUSE | Warehouse | 1110 N 96TH ST |
| 615390 | 0135 | STORAGE WAREHOUSE | Warehouse | 9632 MIDVALE AVE N |
| 615390 | 0150 | NORDIC SERVICES, INC. CONSTRUCTION & REP | Industrial(Light) | 9618 MIDVALE AVE N |
| 615390 | 0170 | | Vacant(Multi-family) | No Situs Address |
| 615390 | 0180 | A WILCOX CO & CROWE BUILDING SPECIALTIES | Warehouse | 1227 N 97TH ST |
| 615390 | 0195 | LUND INDUSTRIES INC | Industrial(Light) | 9615 STONE AVE N |
| 615390 | 0225 | print shop | Warehouse | 1200 N 96TH ST |
| 615390 | 0250 | Associated Parking Lot (Associated Parce | Parking(Assoc) | No Situs Address |
| 630000 | 0010 | ALLIED VAN LINES & HANSEN BROS MOVING & | Warehouse | 10750 AURORA AVE N |
| 630000 | 0030 | SEATTLE SURGICAL REPAIR | Warehouse | 10726 AURORA AVE N |
| 630000 | 0035 | mixed use | Service Building | 10712 AURORA AVE N |
| 630000 | 0045 | STORAGE WAREHOUSE | Service Building | 10702 AURORA AVE N |
| 630000 | 0055 | BURGESS INDUSTRY | Warehouse | 10717 MIDVALE AVE N |
| 630000 | 0056 | WAREHOUSE | Warehouse | 10721 MIDVALE AVE N |
| 630000 | 0105 | TOMBSTONE SHOP | Mortuary/Cemetery/Crematory | 10749 STONE AVE N |
| 630000 | 0110 | VACANT LAND | Vacant(Commercial) | No Situs Address |
| 630000 | 0112 | EMERALD CITY ELECTRIC | Vacant(Commercial) | No Situs Address |
| 630000 | 0114 | QUONSET HUT | Warehouse | 10720 MIDVALE AVE N |
| 630000 | 0115 | PACIFIC TOPSOILS, INC | Warehouse | 1212 N 107TH ST |
| 630000 | 0195 | TOMBSTONE SHOP | Mortuary/Cemetery/Crematory | No Situs Address |
| 630000 | 0260 | EVERGREEN CEMETERY SERVICE GARAG | Mortuary/Cemetery/Crematory | 1405 N 110TH ST |
| 630000 | 0380 | NORTHGATE BAPTIST CHURCH | Church/Welfare/Relig Srvc | 10504 STONE AVE N |
| 630000 | 0381 | Associate Parcel to #630000-0380 (Epic | Parking(Assoc) | No Situs Address |
| 630000 | 0475 | AESTEEN, THE PLASTIC SURGERY CENTER | Medical/Dental Office | 1200 N NORTHGATE WAY |
| 630000 | 0560 | PROFESSIONAL GLASS COMPANY | Service Building | 10560 AURORA AVE N |
| 630000 | 0565 | SFR HOUSE CONVERTED TO COML | Office Building | 10554 AURORA AVE N |
| 630000 | 0575 | CHICAGO NAILS & GREAT CUTS | Retail Store | 10546 AURORA AVE N |
| 630000 | 0580 | D & D BRAKES | Service Building | 10538 AURORA AVE N |

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|---------------------------|-------------------------|
| 630000 | 0590 | CASH AMERICA PAWN | Warehouse | 10524 AURORA AVE N |
| 630000 | 0605 | PSYCHC PALM READING | Retail Store | 10512 AURORA AVE N |
| 630000 | 0635 | SEATTLE MILK FUND | Office Building | 10501 MIDVALE AVE N |
| 630000 | 0636 | SFR HOUSE CONSTRUCTED STRUCTURE USED AS | Office Building | 1116 N NORTHGATE WAY |
| 630050 | 0005 | RETAIL STORE | Retail Store | 10416 AURORA AVE N |
| 630050 | 0015 | SCHUCK AUTO SUPPLIES | Retail Store | 10342 AURORA AVE N |
| 630050 | 0030 | AMERICAN LIBERTY ADULT BOOKS | Restaurant/Lounge | 10338 AURORA AVE N |
| 630050 | 0035 | DERWIN TV | Retail Store | 10324 AURORA AVE N |
| 630050 | 0055 | WEISKINDS MAYTAG & FISH | Retail Store | 10314 AURORA AVE N |
| 630050 | 0065 | MINUTEMEN PRESS | Retail Store | 10310 AURORA AVE N |
| 630050 | 0140 | LINE RETAIL STORE | Retail Store | 1117 N NORTHGATE WAY |
| 630050 | 0155 | ED'S TRANSMISSION NORTHGATE | Service Building | 2101 N 105TH ST |
| 630050 | 0165 | VACANT LAND | Vacant(Commercial) | No Situs Address |
| 630050 | 0180 | PUGET SOUND BLOOD CENTER | Office Building | 10357 STONE AVE N |
| 630050 | 0315 | FIRE STATION NO 31 | Governmental Service | 1319 N NORTHGATE WAY |
| 630050 | 0695 | JEHOVAS WITNESS CHURCH | Church/Welfare/Relig Srvc | 10015 ASHWORTH AVE N |
| 641160 | 0312 | NORTHGATE ELEMENTARY SCHOOL | School(Public) | 11725 1ST AVE NE |
| 641160 | 0330 | ST ANDREW KIM KOREAN CATHOLIC CHURCH | Church/Welfare/Relig Srvc | No Situs Address |
| 641160 | 0352 | NORTHGATE OPEN BIBLE CHURCH | Church/Welfare/Relig Srvc | 111 NE 120TH ST |
| 641460 | 0020 | HALLER LAKE METHODIST CHURCH | Church/Welfare/Relig Srvc | 13055 1ST AVE NE |
| 641460 | 0310 | LIL' PEOPLE'S WORLD | Daycare Center | 13305 1ST AVE NE |
| 641460 | 0329 | VACANT | Vacant(Commercial) | No Situs Address |
| 641460 | 0330 | SFR HOUSE USE AS COMMERCIAL | Single Family(C/I Use) | 13329 1ST AVE NE |
| 641460 | 0333 | 7-11 CONVENIENCE STORE | Conv Store without Gas | 13417 ROOSEVELT WAY NE |
| 645030 | 0005 | LAS MARGARITAS | Restaurant/Lounge | 14356 AURORA AVE N |
| 645030 | 0105 | PRECISION SHEET METAL FABRICATORS | Service Building | 14309 MIDVALE AVE N |
| 645030 | 0115 | BUSER ORNAMENTAL IRON WORKS | Service Building | 1110 N 143RD ST |
| 645030 | 0155 | O'REILLY AUTO SUPPLY | Retail Store | 14320 AURORA AVE N |
| 645030 | 0180 | AURORA PLUMBING SUPPLY | Retail Store | 14324 AURORA AVE N |
| 645030 | 0255 | AURORA PROFESSIONAL BUILDING | Medical/Dental Office | 1201 N 145TH ST |
| 645030 | 2940 | HALLER LAKE BAPTIST CHURCH | Church/Welfare/Relig Srvc | 14054 WALLINGFORD AVE N |
| 645030 | 4825 | STORAGE WAREHOUSE | Warehouse | 14049 MIDVALE AVE N |
| 645030 | 4845 | BUGAID | Retail Store | 14045 MIDVALE AVE N |
| 645030 | 4880 | STORAGE WAREHOUSE | Retail Store | 14031 MIDVALE AVE N |
| 645030 | 4890 | WWW.AVATFLORIST.COM | Retail Store | 14023 AURORA AVE N |
| 645030 | 4900 | PARKING LOT | Parking(Assoc) | No Situs Address |
| 645030 | 4910 | LINE RETAIL | Retail Store | 14016 AURORA AVE N |
| 645030 | 4950 | MOORE'S PROFESSIONAL COLLISION AUTO BODY | Service Building | 1110 N 140TH ST |
| 645030 | 4985 | PARKING LOT | Parking(Assoc) | No Situs Address |
| 645030 | 5010 | FERGUSON XPRESS | Retail Store | 14032 AURORA AVE N |
| 645030 | 5020 | GREEN HEALTH MERCANTILE | Retail Store | 14040 AURORA AVE N |
| 645030 | 5040 | EMERALD CITY SALES | Service Building | 14044 AURORA AVE N |
| 645030 | 5060 | HIGH TECH ERECTORS | Retail Store | 14058 AURORA AVE N |
| 667850 | 0005 | DUPLEX | Duplex | 10602 BAGLEY AVE N |
| 667850 | 0010 | sfr | Duplex | 10610 BAGLEY AVE N |
| 667850 | 0015 | sfr | Single Family(C/I Zone) | 10616 BAGLEY AVE N |
| 667850 | 0020 | sfr | Duplex | 10622 BAGLEY AVE N |
| 667850 | 0025 | sfr | Duplex | 2215 N 107TH ST |
| 667850 | 0030 | sfr | Single Family(C/I Zone) | 2221 N 107TH ST |
| 667850 | 0035 | sfr | Single Family(C/I Zone) | 2229 N 107TH ST |
| 667850 | 0045 | sfr | Single Family(C/I Zone) | 2220 N 106TH ST |
| 667850 | 0050 | sfr | Single Family(C/I Zone) | 2212 N 106TH ST |
| 759320 | 0020 | sfr | Single Family(C/I Zone) | 10615 BAGLEY AVE N |
| 760870 | 0005 | CAR TOYS | Retail Store | 12815 AURORA AVE N |
| 760870 | 0007 | BITTER LAKE PLAZA | Office Building | 929 N 130TH ST |
| 760870 | 0020 | COLUMBIA BAPTIST CONFERENCE | Office Building | 925 N 130TH ST |
| 760870 | 0021 | Office Building | Office Building | 917 N 130TH ST |
| 760870 | 0050 | Roberts Custom Cabinets (Imp data on Acc | Service Building | No Situs Address |
| 760870 | 0051 | EDWARDS AUTOMOTIVE | Service Building | 950 N 128TH ST |
| 760870 | 0055 | Westlund Isuzu Sale Office | Auto Showroom and Lot | 12801 AURORA AVE N |
| 760870 | 0065 | Westland Isuzu Use Car Lot | Auto Showroom and Lot | No Situs Address |
| 760870 | 0070 | CAMELOT MOTORS (USED CAR LOT SALE) | Auto Showroom and Lot | 12721 AURORA AVE N |
| 760870 | 0075 | PROVAIL | Warehouse | 953 N 128TH ST |
| 760870 | 0080 | VACANT LAND (ASSOCIATED PARCEL TO ACCOUN | Parking(Assoc) | No Situs Address |

| Major | Minor | PropName | PresentUse | SitusAddress |
|--------|-------|--|------------------------------|--------------------|
| 760870 | 0085 | DISTRIBUTION WAREHOUSE | Warehouse | 927 N 128TH ST |
| 760870 | 0091 | WAREHOUSE | Warehouse | 921 N 128TH ST |
| 760870 | 0095 | UNIVERSITY MOVING & STORAGE CO/UNIVERSIT | Warehouse | 905 N 128TH ST |
| 760870 | 0100 | SFR House (Commercial Use) | Single Family(C/I Use) | 905 N 128TH ST |
| 760870 | 0115 | BOYER ELECTRIC CO & P THERMAL PRODUCTS I | Warehouse | 830 N 127TH ST |
| 760870 | 0126 | PRO STAFF MECHANICAL | Warehouse | 902 N 127TH ST |
| 760870 | 0127 | RED HEAD STEERING GEARS | Warehouse | 900 N 127TH ST |
| 760870 | 0135 | JENNINGS GLASS CO | Warehouse | 922 N 127TH ST |
| 760870 | 0140 | ARA COLLISION | Warehouse | 942 N 127TH ST |
| 760870 | 0141 | GEL-COAT PRODUCTS & FIBERGLASS SUPPLIES/ | Warehouse | 958 N 127TH ST |
| 760870 | 0145 | LAKESIDE USED CARS LOT | Service Building | 936 N 127TH ST |
| 760870 | 0150 | LAKESIDE USED CARS LOT SALE | Service Building | 12715 AURORA AVE N |
| 924790 | 0005 | RESTAURANT | Restaurant/Lounge | 9724 AURORA AVE N |
| 924790 | 0010 | SFR HOUSE USE AS STG FOR ACCT #924790-00 | Restaurant/Lounge | 1107 N 98TH ST |
| 924790 | 0035 | O-RINGS WEST | Industrial(Light) | 1111 N 98TH ST |
| 924790 | 0045 | SCAN COMMUNITY MEDIA CENTER | Utility, Private(Radio/T.V.) | 1125 N 98TH ST |
| 924790 | 0085 | SEATTLE CITY LIGHT | Warehouse | 1149 N 98TH ST |
| 924790 | 0120 | CITY LIGHT PARKING LOT | Parking(Assoc) | No Situs Address |
| 924790 | 0180 | NORTHGATE PRINTING | Industrial(Light) | 1122 N 97TH ST |
| 924790 | 0195 | Pet Daycare | Industrial(Light) | 1114 N 97TH ST |
| 924790 | 0210 | SURFACE PARKING LOT | Parking(Commercial Lot) | No Situs Address |
| 924790 | 0220 | CLARY'S TRANSMISSION | Service Building | 9700 AURORA AVE N |
| 924790 | 0221 | DOON KONG LAU HAKKA RESTAURANT | Restaurant/Lounge | 9708 AURORA AVE N |