

Commercial Revalue 2015 Assessment Roll

Area 20

**Magnolia, Queen Anne, Nickerson, Interbay,
Westlake, Ballard/Fremont**



COMMERCIAL AREA 20

Discovery Park

Puget Sound

Lake Union

MAGNOLIA BRG

20-20

20-80

20-40

20-50

20-30

20-60

Streets labeled include: W EMERSON ST, W DRAYUS ST, W MC GRAW ST, W GALER ST, W TAYLOR AVE, W BROAD ST, W DEXTER AVE, W FAIRVIEW AVE, W EASTLAKE AVE, W BELLEVUE AVE, W BROADWAY E, W THOMAS ST, W PINE ST, W 15TH AVE, W 19TH AVE, W 23RD AVE, W 24TH AVE, W 25TH AVE, W 26TH AVE, W 27TH AVE, W 28TH AVE, W 29TH AVE, W 30TH AVE, W 31ST AVE, W 32ND AVE, W 33RD AVE, W 34TH AVE, W 35TH AVE, W 36TH AVE, W 37TH AVE, W 38TH AVE, W 39TH AVE, W 40TH AVE, W 41ST AVE, W 42ND AVE, W 43RD AVE, W 44TH AVE, W 45TH AVE, W 46TH AVE, W 47TH AVE, W 48TH AVE, W 49TH AVE, W 50TH AVE, W 51ST AVE, W 52ND AVE, W 53RD AVE, W 54TH AVE, W 55TH AVE, W 56TH AVE, W 57TH AVE, W 58TH AVE, W 59TH AVE, W 60TH AVE, W 61ST AVE, W 62ND AVE, W 63RD AVE, W 64TH AVE, W 65TH AVE, W 66TH AVE, W 67TH AVE, W 68TH AVE, W 69TH AVE, W 70TH AVE, W 71ST AVE, W 72ND AVE, W 73RD AVE, W 74TH AVE, W 75TH AVE, W 76TH AVE, W 77TH AVE, W 78TH AVE, W 79TH AVE, W 80TH AVE, W 81ST AVE, W 82ND AVE, W 83RD AVE, W 84TH AVE, W 85TH AVE, W 86TH AVE, W 87TH AVE, W 88TH AVE, W 89TH AVE, W 90TH AVE, W 91ST AVE, W 92ND AVE, W 93RD AVE, W 94TH AVE, W 95TH AVE, W 96TH AVE, W 97TH AVE, W 98TH AVE, W 99TH AVE, W 100TH AVE.



King County
Assessment



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara *Assessor*

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740

Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 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 2015 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 1/1/2015

Geographic Appraisal Area:

Area 20: Magnolia, Queen Anne, Interbay, Nickerson, Westlake, Ballard, Fremont

Sales – Improved Summary:

Number of Sales: 58

Range of Sales Dates: 01/01/2013– 12/31/2014

Sales – Ratio Study Summary:

	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2014 Average Value	\$1,398,100	\$1,623,600	86.10%	11.75%
2015 Average Value	\$1,559,800	\$1,623,600	96.10%	7.02%
Change	\$161,700		10.00%	-4.73%
% Change	11.56%		11.61%	-40.26%

*COD is a measure of uniformity, the lower the number the better the uniformity.

Sales used in analysis: All improved sales that were verified as good sales that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after sale, or have been segregated or merged since being purchased.

Total Population - Parcel Summary Data:

	Land	Imps	Total
2014 Value	\$1,449,165,100	\$611,734,500	\$2,060,899,600
2015 Value	\$1,602,689,500	\$654,383,700	\$2,257,073,200
Percent Change	10.59%	6.97%	9.52%

Number of Parcels in the Ratio Study Population: 1,367, excluding specialty properties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2015 revalue have increased 9.52%.

The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2015 Assessment Year.

Analysis Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: March 24, 2015

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 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 \$1,000.00 is assigned to the improvements.

Interim Use: In many instances, a property's highest and best use may change in the near 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 will likely be developed in a few years. Similarly, there may not be enough demand for office space at the present time to justify the construction of a multistory office building, 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

All three approaches to value were considered in this appraisal.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- Sales from 01/01/2013 to 12/31/2014 were considered in all analysis.

IDENTIFICATION OF THE AREA

Name or Designation:

Area 20-Magnolia, Queen Anne, Nickerson, Interbay, Westlake, Ballard/Fremont

Boundaries:

Northwest 54th street defines the northern boundary. The western boundary is Puget Sound. The southern boundary is Puget Sound to 15th Avenue West and West Olympic Place, thence southeast to Aloha Street and east to Interstate 5. This area covers all of Magnolia, the portion of Upper Queen Anne that is north of Aloha Street, Interbay, Westlake, Nickerson, Industrial Ballard, and Fremont.

Maps:

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

Area Description:

Area 20 is centrally located just north and west of downtown Seattle and the Denny Regrade. With excellent transportation, stunning city, mountain and water views, the subject area is very desirable from a real estate perspective. This location is where you can find port-oriented industrial assets, technology core areas and several high-density metro areas containing apartments, work lofts and residential/commercial condominium units. The majority of the parcels in area 20 are located in older established neighborhoods.

Most neighborhoods are primarily residential in nature with neighborhood shopping districts that include restaurants, grocery stores, and small retail outlets. Each blue dot on the map included in this report identifies the location of a commercial property.

Area 20 has excellent access to downtown Seattle, Interstate 5, and Seattle Pacific University. The Burke-Gilman Trail is also located in this area. Most of the industrial properties in area 20 are in the Ballard and Interbay neighborhoods.

Within the Geographic Area 20, there are six distinct neighborhoods that have been established for valuation purposes, totaling 1367 parcels. A brief description of the neighborhoods follows:

Magnolia: Area 20-20

Boundaries:

The North border is Salmon Bay, west border is Magnolia Blvd along Puget Sound, the south border is West Galer St. along Elliot Bay Marina and east border is Thorndyke Ave West and Gilman Ave West. Each blue dot on the map insets in this report identifies the location of a commercial property.

interiors and subdivide the 24 townhouses and 2 single-family houses into 22 lots. The existing townhouses have 2-5 bedrooms and the single-family houses each have four bedrooms. This land was not part of the land the federal government transferred to the city for Discovery Park. They are hoping the segregation will occur in 2015 and then they will sell on the open market.

Vacant, buildable land is scarce in this district, and commercial areas are mostly limited to major commercial arterials such as Wheeler Street, West McGraw Street, Government Way and 32nd Ave W. The main commercial district of Magnolia, which has been referred to as “The Village” runs along West McGraw Street. It has expanded on the south to West Lynn Street, north to West Ray Street, west to 35th Ave W and east to 28th Ave W. The Village has grown over the years and now contains many retail stores and restaurants. The smaller retail buildings are often owner occupied or occupied by a single tenant. According to a study of the National Trust for Historical Preservation, commercial buildings with a mix of older, smaller buildings make a more vibrant, walkable community. They also perform better for the local economy than areas with newer buildings that stretch an entire block.

Area 20-20 has a neighborhood feel where many people want to work within their homes, whether telecommuting or self-employed.

There are currently three permits to demolish improvements in this area.

3624 22nd Ave W	Demolish four-plex built in 1952 and build 4 attach townhouses
2202 34th Ave W	Demolish old commercial building to foundation
3427 21 st Ave W	Demolish 1974 built four-plex and build two townhouses and 1 single family imp



A new 12-unit apartment building at 1966 Thorndyke Ave W was built in 2014.



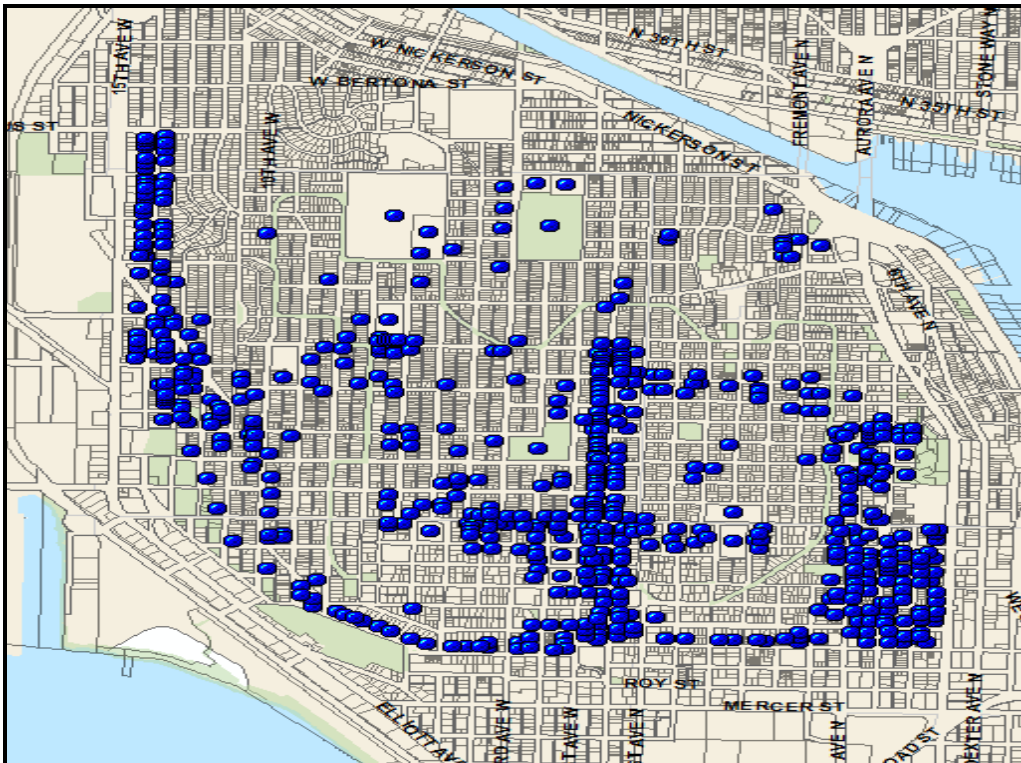
Out of ten improved sales in area 20, eight were for commercial condominiums and work lofts. Many of these units were offered for sale a few years ago with no sales. This demonstrates how the market has improved in this area.

Carleton Park Townhouses Work Lofts –Recent sales range from \$815,000-\$1,000,000

Queen Anne: Area 20-30

Boundaries:

The North border is West Dravus St, west border is 14th Ave West, south border is Aloha St and East border is 6th Ave N.



Neighborhood Description:

Queen Anne Hill, with its commanding view of downtown Seattle, rises 456 feet above sea level between Lake Union and Elliott Bay and is known as the highest named hill in Seattle. Real estate developer George Kinnear developed much of Queen Anne in the late 19th century. Late Victorian, Queen Anne style of architecture distinguishes this area. There were three cable car lines to the top of the hill in 1902. The high television towers on Queen Anne Hill, originally built in 1948, are considered landmarks. Outdoor eating and drinking establishments are along the street level restaurants.

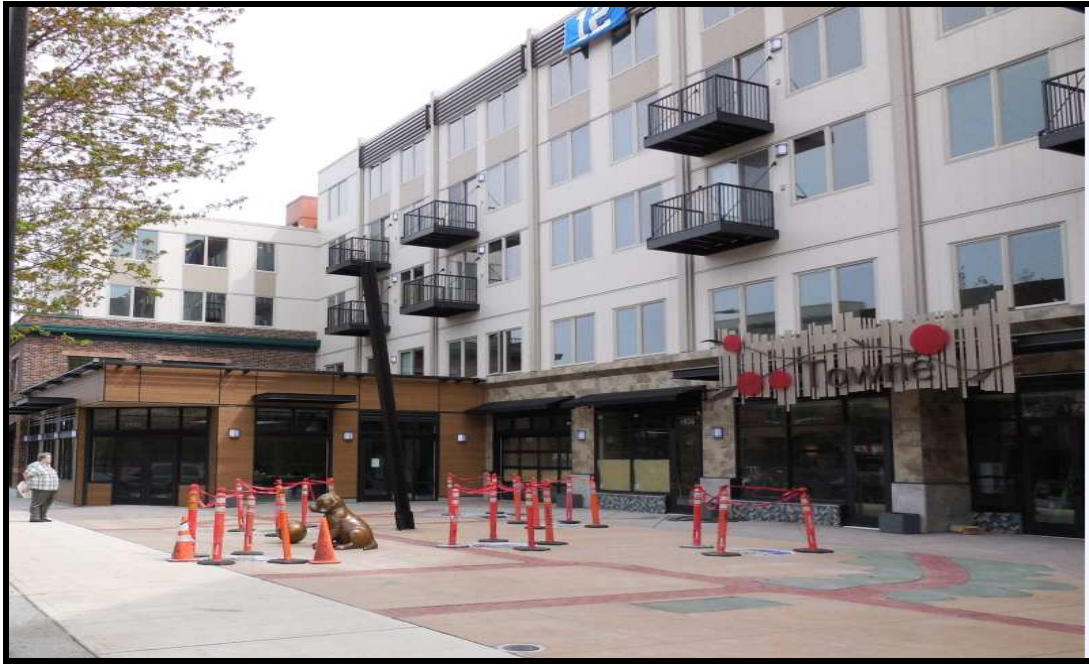
The commercial development in Queen Anne sprang up along the old streetcar line along Queen Anne Ave N. in the area that is now called Upper Queen Anne. In 1998, the City of Seattle established the Queen Anne Neighborhood Plan. The Queen Anne neighborhood guidelines were established in 2007 for the Upper Queen Anne Commercial areas. These guidelines contain the vision of an urban village with a mixture of housing, commercial and destination retail stores and shops. Four blocks to the west of Upper Queen Anne is the West McGraw commercial area which features retail stores, a grocery store and a long-standing hardware store.

Several single family homes in the area have been converted to commercial businesses, which



sell for more than commercial retail buildings. Many older storefronts have been remodeled with upscale boutiques and restaurants along Queen Anne Ave N, the main thoroughfare.

The newest addition to Queen Anne is a recently opened mix-use building/plaza which has 108-units of apartments, Trader Joe's grocery store and retail space totaling 43,221 square feet. There is underground parking for 205 cars. The Trader Joe has relocated from Galer Ave W. It is located at 1900 Queen Anne Ave North. Shortly after completion, it sold for \$51 million. The developer incorporated the public comments in their design. It has a green roof and was designed to LEED silver standards. It uses 17.5% less energy and 20% less water than similar buildings.



1900 Queen Anne Ave N

Also in this area, two assisted-living buildings are in the planning stages. They are being built by Aegis Senior Communities, LLC. One planned project at 223 W. Galer Street will be a four-story building with 60 assisted living units, 509 square feet of retail and underground parking for 21 cars. They have just started clearing of the land. The second project is located at 2900 3rd Ave W. and will have 128 assisted living units with parking for 47 cars below. They have recently started grading the land in preparation for construction.

On the west side of the slope, at 2023 13th Ave W., a new 11-unit apartment with basement parking was completed on parcel 277160-2505.



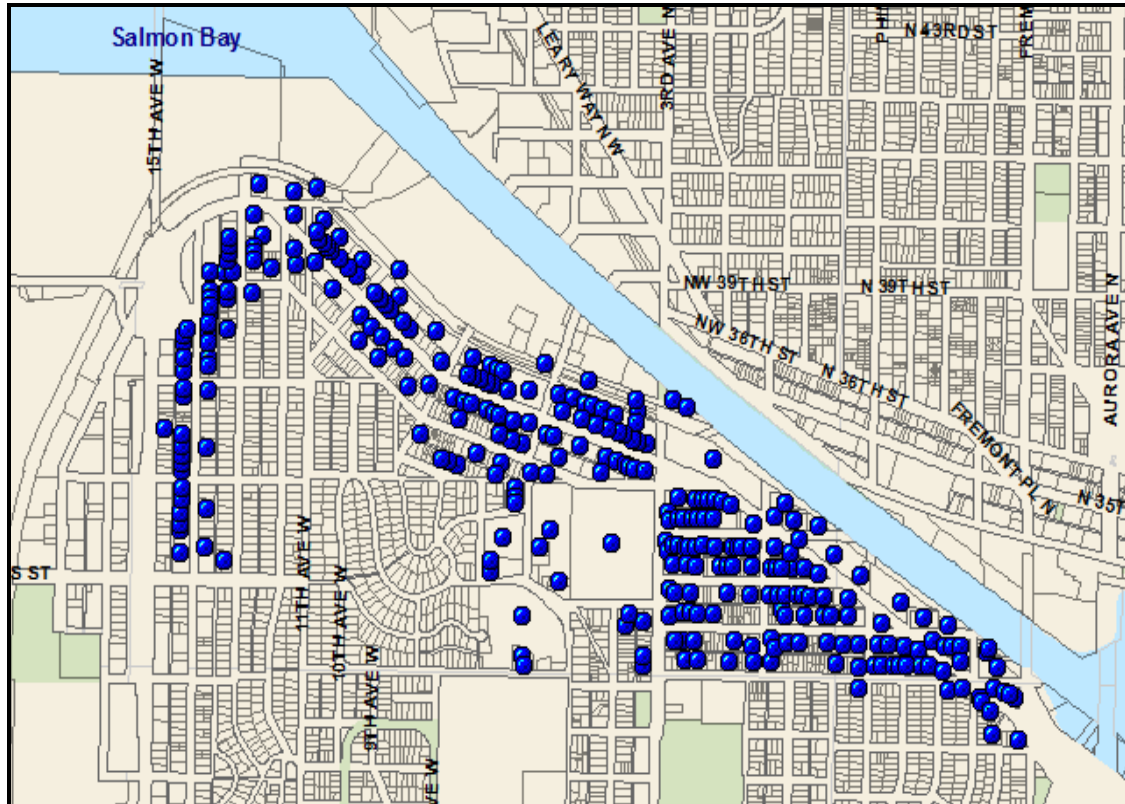
2023 13th Ave West

A very large project recently started at 901 W McGraw Street. The Seattle Children's Home has sold their property to a developer who plans to build a 59 unit townhouse project that covers 2.5 acres in Queen Anne. This is in an environmentally critical area and there is neighborhood resistance at this time. The developer will keep one historical house built in 1903 after the 1889 fires. The existing Seattle Children's Home will move to Burien. No work has been started on this project at this time.

Nickerson: Area 20-40

Boundaries:

The North border is the Ship Canal, west border is 14th Ave West, south border is West Dravus St and east border is Fremont Ave North.



Neighborhood Description:

The main commercial district in this neighborhood extends along Nickerson Street. The Nickerson Street corridor is along the north base of Queen Anne Hill and is home to Seattle Pacific University. Seattle Pacific University was established in 1891 and covers 43 acres. The University over the years has purchased several residential homes and demolished them to make room for residence halls.



Irondale Residence Hall

A new congregate residence for the University on 6th Ave W, called Irondale Residence Hall, was started in 2014. There are also several building permits issued to SPU for a new performance hall, shop and classroom building, but construction has not yet started.

A 4-plex at 3812 13th Ave W is going to be demolished to make room for five attach townhouses in 2015. Another permit has been issued to demolish a single family home at 611 W Dravus to expand an existing parking lot from 32 stalls to 102 stalls for the University.

The Lake Washington Ship Canal is the northern border of this area. This area consists of residential, light industrial and small office uses. Several parcels have views over the Salmon Bay Ship Canal.



197220-6360

197220-6390



Three offices along Nickerson sold in 2013 for a combined total value of \$13,650,000 on three excise slips.

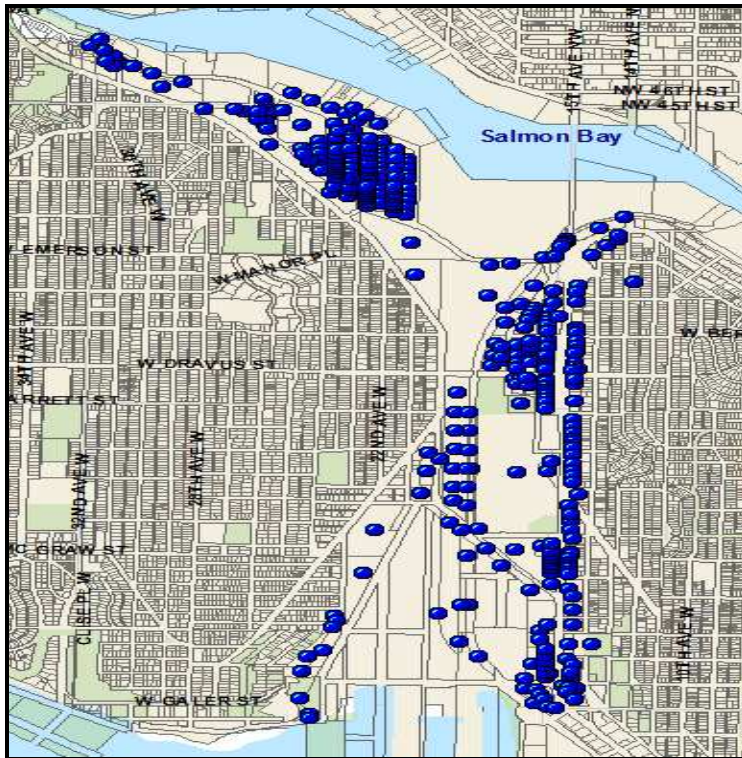
The Nickerson area is connected to the Fremont area by the Fremont Bridge, which is the main thoroughway to many area neighborhoods. Traffic is heavy along West Nickerson Street.

A new development, which is still in the design phase, consists of several office buildings along W Ewing Street. The developer has permits previously issued for this development, which have expired and recently renewed.

Interbay: Area 20-50

Boundaries:

The North border of this area is West Commodore Way. The west border is Thorndyke Ave West and Gilman Ave West. The south border is W Galer St, and the east border is 15th Ave West.



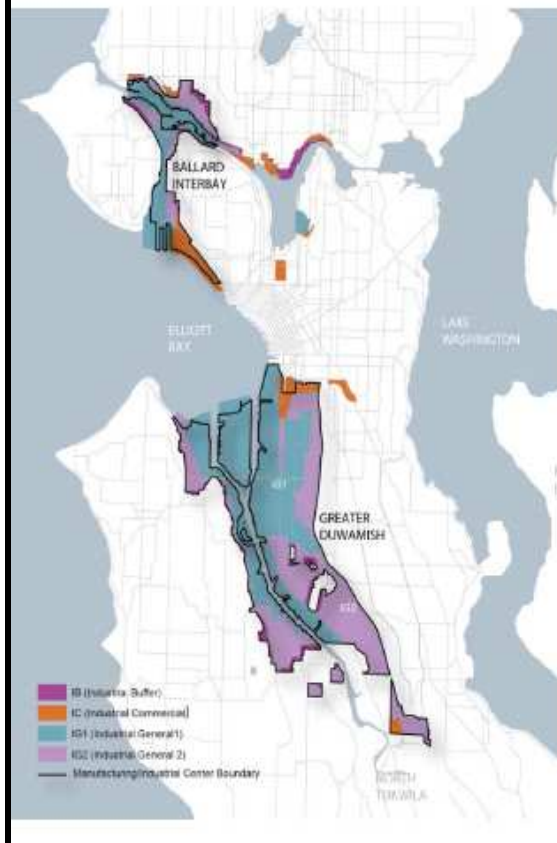
Neighborhood Description:

Interbay is an industrial/retail/office area between the Magnolia and Queen Anne areas. Fifteenth Ave West is the main commercial street in this area. Light manufacturing complexes, a railroad yard, fenced off storage yards, marine industries, clustered retail stores, and the Interbay Golf Center are among the many varied uses located here. Some time ago, the City of Seattle filled the marsh areas of Interbay to make a playfield, Interbay Stadium, and a 9 hole golf course.

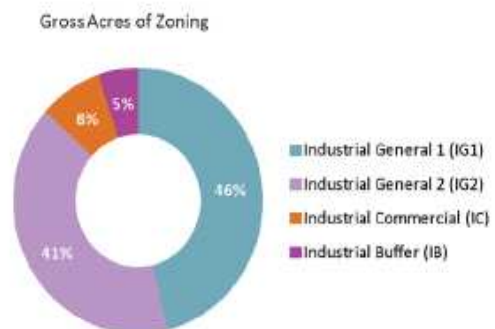
Burlington Northern Santa Fe (BNSF) railway runs through this neighborhood. The western terminus of the transcontinental route is considered by the city of Seattle to be part of the Ballard-Interbay-North Manufacturing and Industrial Center, known as BINMIC. The BNSF Railway is going to spend \$189 million to improve the track system between Vancouver and Seattle and the Columbia River Gorge area. The money will pay for resurfacing and repairing tracks. An Army National Guard Armory is also located here. The Port of Seattle has property located at Terminal 91 on Smith Cove and Fisherman's Wharf.

In the last few years there were zoning changes in this area to allow investors to rebuild neighborhood structures to standards that are consistent with the prestigious Leadership in Energy and Environmental Design Neighborhood Development (LEED ND) designation. There is a movement by developers to locate projects closer to mass transit facilities in this area. The 15th Ave W corridor now has express bus lines and more transit options are planned.

Seattle's Industrial Lands MICs and Zoning



- Almost all of the city's 6,000 acres of industrially zoned land is in the Ballard/Interbay and Greater Duwamish M/ICs
- Duwamish is much larger (4,900 acres vs. 900) than Ballard/Interbay
- Land use code has 4 zoning designations – IG1, IG2, IC and IB



If the City of Seattle land use policies are approved, all M/IC lands would have no new Industrial Commercial zoning in a designated M/IC and land could not be removed from a designated Manufacturing/Industrial Center zoning unless:

- the proposed use would not displace an existing industrial use
- not adversely affect nearby industrial operations
- use would be identified
- there is insufficient zoned land elsewhere in the city for the proposed use

Interbay has seen a lot of new construction in the last few years. In 2013 several new apartment projects were built, but this year, 2014, three new warehouses have been started. They were all built on Industrial zoned land.



3445 16th Ave W -3,123 square foot warehouse 277110-2300



277060-6170 A new industrial warehouse was built at 4445 26th Street and consists of only a 1,600 square feet structure on a small, 2626 square foot parcel.



277060-7300 4255 23rd Ave W This warehouse improvement has 7,886 square feet.



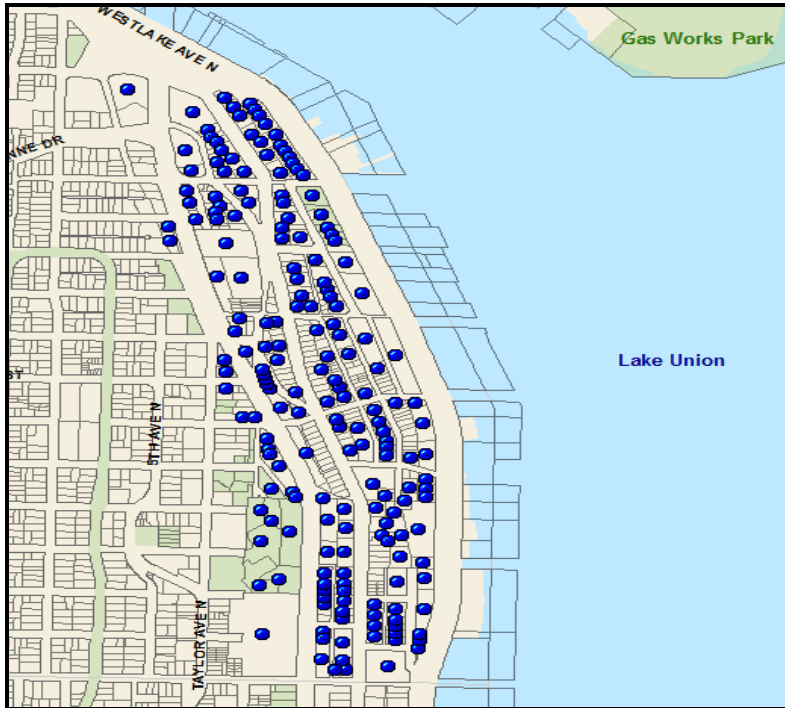
A new fire station #20 was built at 2800 15th Ave W and is expected to become the state's most sustainable fire station and will acquire the LEED platinum certification.

A retail center with 105,000 square feet of rentable office, retail and warehouse space is proposed at 1600 W Armory Way. The land is being short platted into nine different parcels and is on the market now.

Westlake/Dexter: Area 20-60

Boundaries:

The north and east border is Lake Union. The west border is 6th Ave N, and the south border is W. Galer St.



Neighborhood Description:

This neighborhood includes Dexter Ave N, Aurora Ave N, and a portion of Westlake Ave. It encompasses a mix of mostly multi-family residences, some retail stores and major office buildings. This area also contains several very steep sites. Recent construction along Westlake included a \$14 million improvement project by Seattle for drainage, streets, sidewalks, and parking. This neighborhood has a 1.6-mile multi-use pathway that links Fremont with South Lake Union. South Lake Union view properties can also be found in this area.

This area has been impacted by the development in the adjacent area 32-20, the South Lake Union Hub Urban Village area. This adjacent area has the most ambitious redevelopment in the nation. Cranes fill the skyline as recently approved higher density and higher height limit allowances have attracted several companies. These projects have provided for affordable housing and new infrastructure investments in roads, sidewalks and other neighborhood amenities. The South Lake Union Trolley brings pedestrians to the Westlake and Dexter area from the downtown area.

Another issue affecting area 20 is the introduction of micro-housing regulations, which were approved by the Seattle City Council in 2014. Micro housing is defined as a group of up to eight residences within a household that share a common kitchen. The units average 70 to 285 square feet including a kitchenette and bathroom and are only allowed in multi-family zoning area. The regulations will require design review for projects over 5,000 square feet and most include

bicycle parking requirements. The Department of Planning and Development also would require one parking space for every four micro units in the area that require parking for residents.

This area consists of just 69 properties and is the smallest sub area of area 20. There are two projects in the works for this area (20-60). At 1701 Dexter Ave N, Daly Partners have started a 62-unit apartment building with four additional live-work units, that back up to Queen Anne Hill. The project will also have parking for 44 cars and 60 bicycles.



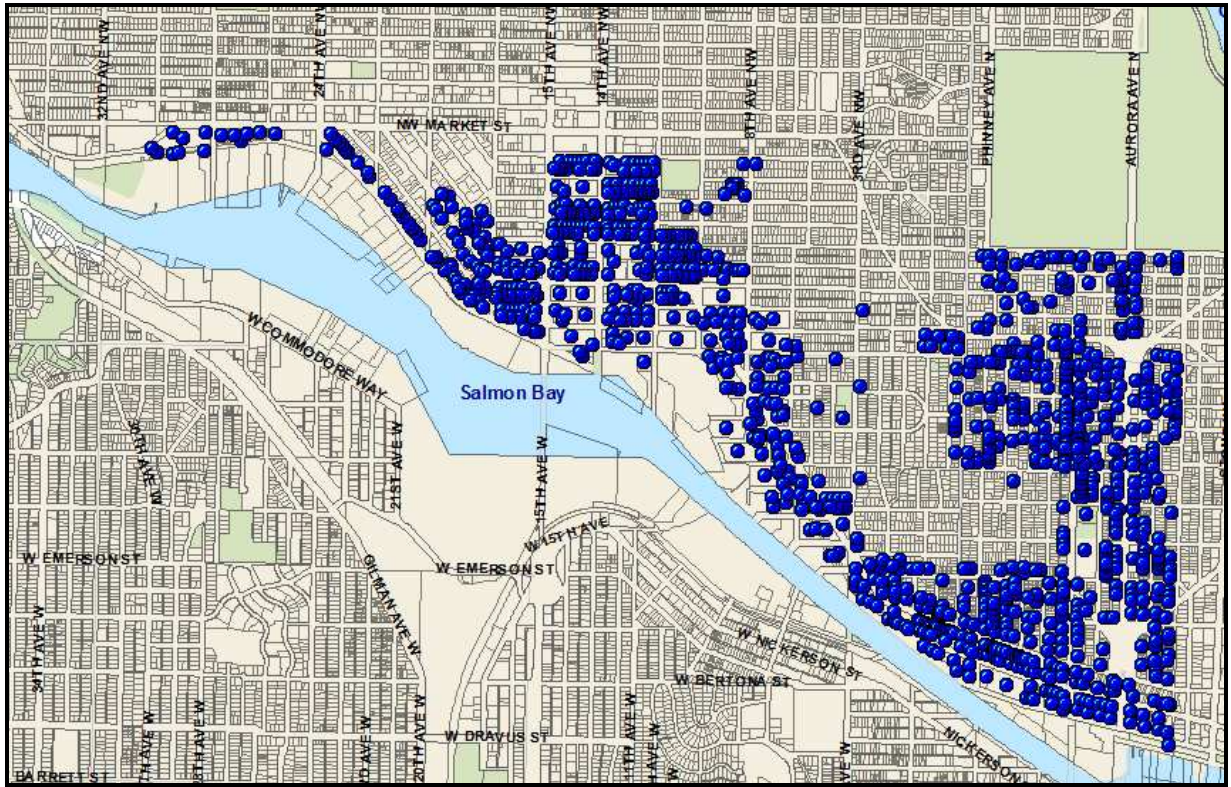
1701 Dexter Ave N-Projected image of future building

A 70 unit multifamily building with 35 below grade parking stalls has been proposed for a site at 1511 Dexter Ave North. This project is contingent on the developer being able to obtain a rezone from the existing NC3-40 to an NC3-65 designation.

Industrial Ballard/Fremont: Area 20-80

Boundaries:

The North border is NW 54th St, west border is Shilshole Ave West; south border is the Ship Canal and east is Woodland Park Ave N.



Neighborhood Description:

This area is the largest sub area within area 20 with 45% of the total number of parcels and is comprised of two neighborhoods, Industrial Ballard and Fremont.

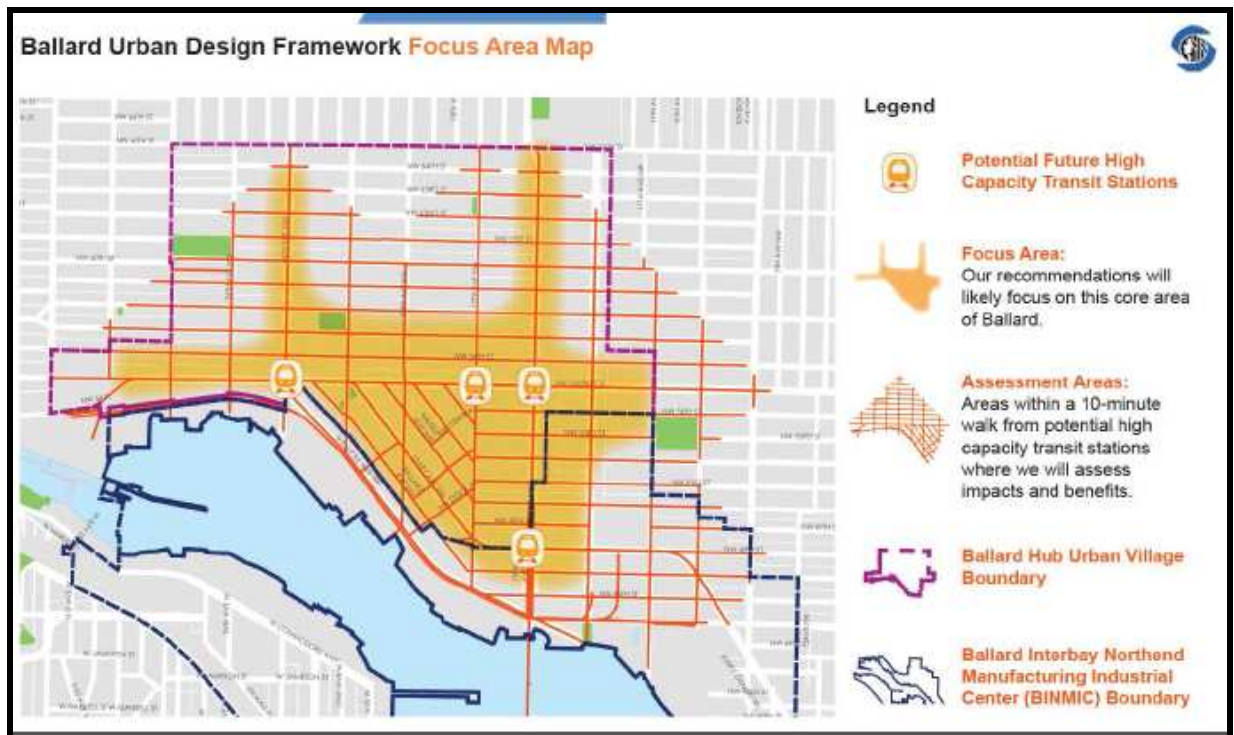
Ballard is best known for its Scandinavian influence. There are several historical brick buildings located in the area and Ballard Ave NW is now protected as a local and national historic district after its formal dedication on April 11, 1976 by King Carl XVI Gustav of Sweden. Seattle residents and visitors enjoy the romantic and unique nature of this area. In 1988, Thomas Burke and Daniel Gilman assembled a large track of land. The widely used Burke-Gilman Trail is named after these developers.

The majority of industrial land for area 20 is located in this neighborhood. The industrial Ballard area is zoned IBU and IGU. A copy of the industrial area in area 20 was provided on page 14.

The commute from Ballard to the downtown offices has become more time consuming because of the population growth in Ballard with all the new apartments nearby. People want to live and work close to home.

The Ballard and Fremont areas have seen a transition in recent years with the addition of new condominiums, restaurants and microbreweries. Ballard saw three microbreweries open in the last four years, and now has ten breweries in a five-mile radius and is becoming a tourist destination for beer aficionados. Many of these breweries are in old warehouses. According to recent newspaper articles, this area is home to more breweries than any other Seattle or Portland neighborhoods

In 2008, the voters of Seattle approved a Sound Transit measure that provided for a joint study by the Seattle Department of Transportation (SDOT) and Sound Transit. This study was completed in mid-2014 and led to the proposal of either new routes for streetcars or light rail routes between downtown Seattle and Ballard. None of the proposed routes will use the aging Ballard Bridge because of its age and new traffic projections.



There is renewed interest in building residential attached townhouses within this area.



817 NW 53rd Street

- 817 NW 53rd St. Seven residences were built on a site where a four-plex was demolished.
- 3837 Evanston Ave N. Eight townhouses are planned on two parcels,
- 3813 Aurora Ave Four townhouses are under construction.

Fremont is also included in Area 20-80. Fremont is a mix of restaurants, galleries, studios, retail shops, and older mixed-use properties. Fremont is now considered the bike shop center of Seattle

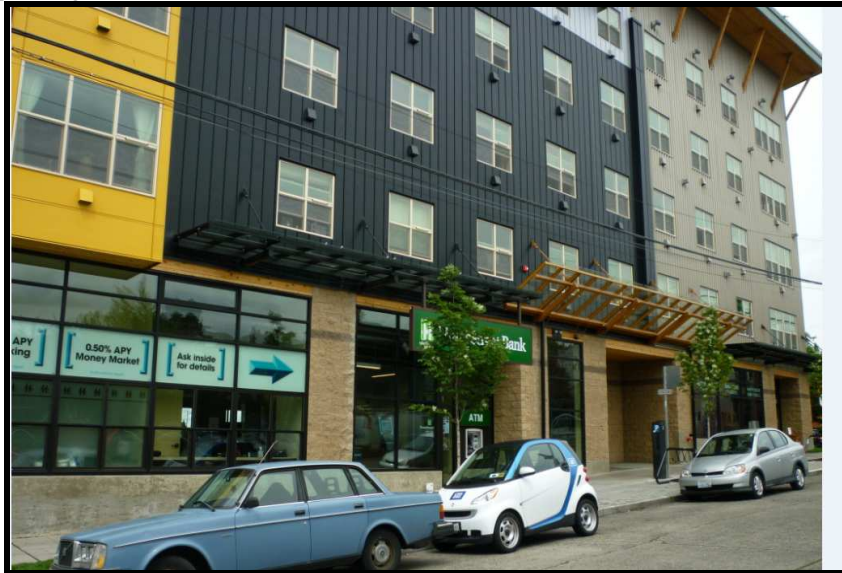
with five bike shops in just a 15-block area. New bicycle lanes now run up and down Fremont Ave N and N 34th Street. They have added “Advisory Bike Lanes” which have dotted instead of solid lines and no painted centerline for two-way streets. Vehicles use the center of the road when cyclists are present.

Redevelopment of some of the Fremont landmark properties has recently occurred. This neighborhood is renowned for the Fremont Bridge, a drawbridge, which lifts open to accommodate boat traffic in the Ship Canal. A statue of Lenin, which was salvaged from Slovakia, is located at Fremont’s center. Another attraction to Fremont is an artist depiction of a car-munching Troll that sits beneath the Aurora Bridge.

The commercial core of this area is located one block north of the Fremont Bridge at N 35th St. and Fremont Place North. The area between N 41st Street and N 44th Street on Fremont Ave is now being called Fremont Village or Upper Fremont. It is a tight cluster of newer shops and eateries and is a very popular area.

The Fremont location is experiencing rapid growth because of the increasing demand for this location. Tableau software is leasing 50,000 square feet in Fremont on N 34th Street. Fremont is a hub for technology companies like Adobe and Google and is called “Silicon Canal”. This area has a highly trained and educated workforce that desires office space in urban areas that feature nightlife, good restaurants, and transit.

The main corridor of Aurora Ave N is included in this sub market. An old motel was demolished at 4251 Aurora Ave N. and construction of a new, 72- unit apartment building with associated parking was built.



197220-3435 4251 Aurora Ave N.

A four story mini warehouse and caretaker unit was started in 2014 at 1515 NW Leary Way. It will have a total of 99,751 square feet and below grade parking.

1515 NW Leary Way



At 933 NW 49th Street, a manufacturing building with office build out was started on two adjacent parcels. The land was purchased in 2012.



933 NW 49th Street

There are a limited number of office buildings in Ballard. Martin Selig Real Estate is planning a new project at 15th Ave Northwest and Northwest Market Street. The office will have approximately 200,000 square feet. Another office space is planned at 744 N 34th Street. It will have 105,432 square feet of office, lobby and retail space with underground parking for 258 cars and 62 bikes.



744 N 34th Street

Two large, mixed-use buildings are planned for the Fremont area and have not been started yet. At 3601 Greenwood Ave N, a 67 residential unit building with commercial space is scheduled. The other project, at 743 N 35th St., will be a six-story structure containing ground level commercial.

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a 6-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Areas 20-30 and part of area 20-80 were physically inspected for the 2015 assessment year. Tenants and owners of these parcels were also interviewed for income data or sales verification when possible. Survey letters were sent to all owners in the physical inspection area prior to the field inspection. The return rate was very small. Several properties in this area had older leases.

SCOPE OF DATA

Land Value Data: Land market sales from 01/01/2013 through 12/31/2014 were given primary consideration for valuing land. There were eighteen market land sales in Area 20 during this period. Sales in adjacent Commercial areas (area 19 and area 17) and residential teardown sales in close proximity were also considered in valuing land. Those sales are in their respective area revaluation reports. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

Improved Parcel Total Value Data: 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 considered were verified, if possible, by calling either the purchaser or seller, inquiring in the field 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” sections of this report. Additional information resides on the Assessor’s website.

LAND VALUE**Land Sales, Analysis, Conclusions**

The Seattle market has experienced upward pressure on land values. Within Geographic Area 20, there are approximately 18 verified commercial land sales that occurred during the last three years that were utilized for the 2015 revalue. There were six sales in 2012, eight sales in 2013 and four sales in 2014. The sales represented a good mix of commercial, industrial and multi-family zones. In the absence of land sales in a given neighborhood, land sales from nearby neighborhoods were considered. There were also several residential teardown land sales with multi-family zoning to support the land values. The increased availability of commercial financing has helped the land market recover in area 20. There are also new building permits in the pipeline, something that has been lacking in recent years. Area 20 has seen an increase in land values because it includes the popular areas of Queen Anne, Magnolia, Nickerson, Interbay, Westlake, Fremont, and Ballard.

Recorded sales showed price variations based on zoning, location, traffic and utility of individual sites. New land values are also based on similar zoning designation sales. A list of Area 20 land sales used to develop the land model and those considered not reflective of market value are included in the following sections. Land sales in geographical areas adjacent to area 20 were also reviewed and considered. They include Commercial Area 17 and Commercial Area 19. The residential teardown sales considered for area 20 include Residential areas 2, 9, 11, 12 and 82. A

list of those sales is available in the King County Area Reports for their respective areas. There have been several land sales that have been segregated and many transferred to the Residential Department after single-family improvements were built. During, and after the model development, field inspections were completed to review models as necessary.

The primary unit of comparison considered in the valuation was price per square foot of land area. "Shell" sales, interim use sales, teardown sales, and land sale transactions that included plans and permits were considered in the analysis of the land values. The comparable sales approach is considered the most reliable method for land valuation.

The recommended land value for the 2015 assessment year resulted in a total change from the 2014 assessments of +10.70%. The total assessed land value for the 2014 assessment year for Area 20, including specialty land, is \$2,715,909,300. The total assessed land value for the 2015 assessment year for area 20, including Specialty land, is \$3,006,490,200.

CHANGE IN ASSESSED LAND VALUE BY AREA

Neighborhood	2014 Land Value	2015 Land Value	% Change
20-20	\$287,945,900	\$318,084,400	10.47
20-30	\$578,373,100	\$621,447,300	7.45
20-40	\$324,446,800	\$356,129,200	9.77
20-50	\$599,419,700	\$655,857,900	9.42
20-60	\$200,084,700	\$218,770,300	9.34
20-80	\$725,639,000	\$836,201,100	15.24

Neighborhoods and Sales:

Magnolia: Area 20-20

Magnolia only had one land sale during this period and it involved a difficult parcel to develop. This parcel was listed for sale for several years at a much higher price than the eventual sales price. The site is very steep and has a 3,000 square foot easement for a driveway. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties and sales from neighboring areas were also considered as a basis for determining land values.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone/Restrictions
20-20	277160-0750	5,617	2548420	\$199,000	06/11/2012	\$35	LR-3/Very Steep & Driveway Easement

Queen Anne: Area 20-30

There was also one sale in the Queen Anne area during this period. This sale involved three parcels on 3rd Ave W. The parcels involved were 242503-9002, 097600-0695, and 242503-9126. These parcels were listed and sold to an LLC that is going to construct a 100 unit assisted living facility.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
20-30	242503-9002 097600-0695 242503-9126	102,365	2550630	\$9,868,658	06/27/2012	\$96	LR-2

Nickerson: Area 20-40

Seattle Pacific University is located in this area and owns several parcels.

This area had one 2013 land sale of an older four-plex at 3812 13th Ave W. It has a demolition permit for the existing building and permits to build five new attached townhouses.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
20-40	277060-4915	6,400	2618744	\$715,500	07/15/2013	\$112	LR3-RC

Interbay: Area 20-50

There were three land sales in this area during this period. The Interbay area has a newer zoning area, SM/D 40-85, which will allow more intense development and increased height limits with a mix of new residential buildings, retail shops, and light industrial uses. Additional height allowances are being conditioned on the inclusion of low-income housing.

The first sale in this area involved four vacant parcels zoned C1-40 that are currently used for parking. They were listed for several months and the sale occurred in 2012. The parcels are located along the main corridor of 15th Ave W. A permit for a new 97-unit apartment building with reduced parking for low income disabled units was issued on 6/20/2014.

A new 3,123 square foot warehouse was built in 2014 on an industrial zoned property at 3445 16th Ave W. The developer purchased this parcel in 2013 and acknowledged that the property was listed for sale with a real estate company and was made available on the open market.

A 2014 land sale involved a very steep parcel in a slide area at 3402 15th Ave West. This parcel, located on a busy street, was listed for 223 days.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
20-50	277160-1150/1160/1170/1180	21,000	2578014	\$1,730,000	12/07/2012	\$82	C1-40
20-50	277110-2300	3,444	2590416	\$215,000	02/14/2013	\$62	IG2U/65
20-50	277060-3480	5,650	2661692	\$270,000	04/07/2014	\$48	NC3-40

Westlake/Dexter: Area 20-60

This neighborhood consists of very dense development. There have been several landslides in recent years along Westlake on the west side of the street. This is the location in Area 20 with the topographical issues for development.

In March of 2013, two parcels at 1701 Dexter Ave N sold for \$2,000,000. The buyers are going to tear down an older office building. A modular housing project called "Inhabit" is planned for the site that previously sold back in 2008 for \$2,596,960.

A steep site zoned LR-3, in the Westlake area sold at 2545 Dexter Ave N. on 12/20/2014. The sales price of \$250,000 was low due to the sloped topography and a deed restriction not to block the view from the above parcel.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone/Restrictions
20-60	880790-0270/0275	16,231	2592661	\$2,000,000	03/07/2013	\$123	NC3-40
20-60	192930-0545	6,720	2647048	\$250,000	12/20/2014	\$37	LR-3

Industrial Ballard/Fremont: Area 20-80

This area had the most land sales. There were ten land sales; four commercial, one multi-family and five industrial zone sales.

An early sale on 1/27/2012 involved two parcels located at 1025 N 45th Street. A four-plex was torn down and six attached townhouses were built.

A three-parcel sale of continuous neighboring parcels sold on 5/03/2012 for \$2,500,000. This is one of the larger land sales in the area. These industrially zoned parcels were listed for sale for several years. A new mixed-use warehouse has been started on these parcels.

A sale involving three parcels (276830-2230/2235/2240) occurred on 10/11/2012. The properties were appraised at market value and the buyer has already started a new 11,738 square foot warehouse on the site at 933 NW 49th Street.

A sale involving parcel 952110-1071 occurred on January of 2013. This is a small site located behind two other parcels, with the only access via an easement across an adjoining parcel. Due to the size, location, and access, it sold for just \$30 per square foot because of these special circumstances. It then sold again in November 2014 for \$26,500 (\$38 per square foot).

Four parcels (276830-0425/-0430/-0435/-0440) sold on April 15, 2013 for a commercial building for use as a custom craft, retail and restaurant. A permit was issued in 2014. An older, single family home was demolished at 1431 N.W. 54th Street. It was listed for sale on the open market. It is also a larger site than most.

A new, four-story building with 66 residential units, one live work unit, and commercial space is going to be built on parcel 197220-0290. The land sale occurred on 6/18/2013 and a 1950 era warehouse was torn down in 2014.

The last sale in 2013 was for a boarded up four-plex on parcel is 276830-0980 and is located at 5101 14th Ave West. The buyer stated it was listed for sale on the open market and they are going to build a new improvement. A demolition permit was issued and the improvement was torn down in July 2014.

Two sales in 2014 involved parcels across the street from each other. They were listed from 2012. The parcels are 276830-1755 and 276830-0925 and located on 15th Ave NW. Parcel number 2276830-0925 is a boarded up Chinese restaurant. Parcel number 276830-1755 was parking for the restaurant. Both parcels are now back on the market as land listings. Parcel 276830-1755 is listed for \$1,250,000 and parcel 276830-0925 is listed for \$4,995,000 and marketed as a 150-unit apartment site.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
20-80	569450-1215/1235	8,750	2528056	\$850,000	1/27/2012	\$97	LR-2
20-80	276770- 2105/2115/2125	30,682	2546055	\$2,500,000	05/30/2012	\$81	IG2 U/65
20-80	276830- 2230/2235/2240	15,000	2569234	\$1,200,000	10/11/2012	\$80	IG2 U/65
20-80	952110-1071	700	2587642	\$21,000	01/29/2013	\$30	C1-40
20-80	276830- 0425/0430/0435/0440	20,000	2601666	\$1,700,000	04/15/2013	\$85	IG2 U/65
20-80	197220-0290	15,100	2612677	\$2,332,600	06/18/2013	\$154	C1-40
20-80	276830-0980	4,700	2632535	\$447,000	09/18/2013	\$95	IG2U/65
20-80	276830-0925	18,730	2668088	\$2,498,000	05/13/2014	\$133	C1-65
20-80	276830-1755	7,492	2668084	\$750,000	05/13/2014	\$100	IG2 U/65
20-80	952110-1071	700	2702645	\$26,500	11/21/2014	\$38	C1-40

A list of Area 20 vacant land sales that were used along with those that were considered not reflective of current market conditions is included in the following sections. A map of the sales is also included. Sales of vacant land in adjacent areas are provided in their respective area reports.

The following table represents the land valuation for geographic area 20. All values are based on dollars per square foot of land for the typical land parcel.

TYPICAL LAND VALUES BY NEIGHBORHOOD AND LAND USE 2015 REVALUATION					
ZONING	20-20 MAGNOLIA	20-30 QUEEN ANNE	20-40 NICKERSON 20-50 INTERBAY	20-60 WESTLAKE/ DEXTER	20-80 INDUSTRIAL BALLARD/ FREMONT
Multi-family					
L-1, L-2	\$85-\$90	\$85-\$105	\$85-\$90	\$110	\$100-\$105
L-3	\$100	\$100-\$115	\$100	\$115	\$110
MR		\$140			
Industrial					
IG1,IG2 IB, IC	\$65-\$70		\$65-\$70		\$70-\$85

<i>Commercial</i>					
ZONING	20-20 MAGNOLIA	20-30 QUEEN ANNE	20-40 NICKERSON 20-50 INTERBAY	20-60 WESTLAKE/ DEXTER	20-80 INDUSTRIAL BALLARD/ FREMONT
C1-40, C1-30,C1-65	\$85	\$110-\$130	\$85	\$115-\$130	\$105-\$120
NC2-30, NC2-40, NC2-65	\$90-\$95	\$115-\$150	\$90-\$95	\$130	\$105-\$120
NC3-40, NC3-65 SM/D 40-85			\$95-\$100	\$130-\$135	\$120-\$130

NC1

Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.

Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.



Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

Street-level Non-residential Design

Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Dwelling units must be at least 4' above, or 10' back, from a sidewalk, unless conversion of a nonresidential space to a residential use is authorized.

Maximum Size of Commercial Use

10,000 square feet for most uses.

Parking Location

At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'. Within a structure, street level parking must be separated from the facade by another permitted use.

Parking Access

Must be from the alley if feasible. Curbcuts are limited.

Parking Quantity

Depends on land use and location. No minimum parking is required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

NC2

Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

Typical Land Uses

Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level, similar to the NC1 zone.



Street-level Non-residential Design

Same as NC1 zone.

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

Parking Location and Quantity

Same as NC1 zone.

Parking Access

Same as NC1 zone.

NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

Same as NC2 zone.

Street-level Non-residential Design

Same as NC1 zone.



Illustration: Val Thomas

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Parking Quantity

Same as NC1 zone.

P

Pedestrian-Designated Zones

P designations are applied to NC zones along pedestrian-oriented commercial streets

The P designation preserves and encourages an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.

Street-level Uses

Limited to pedestrian-oriented nonresidential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Drive-in or drive-thru businesses are prohibited.

Parking Quantity

Depends on land use and location. No parking is required for the first 4,000 to 5,000 square feet of retail businesses. Or, no minimum parking may be required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

Parking Location

In addition to NC zone standards, surface parking is prohibited adjacent to principal pedestrian streets.

Parking Access

Must be from alley or side-street if feasible, otherwise a two-way curb cut on the principal pedestrian street is allowed.



C1

Commercial 1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele

Typical Land Uses

Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

Building Types

A variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

Same as NC1 zone for structures containing residential uses, or when across a street from a residential zone. No requirements for non-residential structures, or when not across from a residential zone.

Street-level Residential Design

Same as NC2 zone, except residential use limits explained for NC1 zones apply in some locations, such as Bitter Lake and Lake City Urban Villages and Northgate Overlay District.

Maximum Size of Commercial Use

No size limits for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location

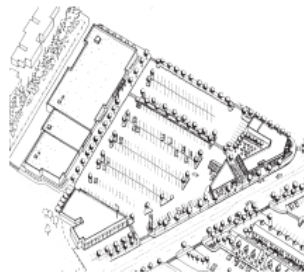
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access

No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Quantity

Same as NC1 zone.



C2

Commercial 2

An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets

Typical Land Uses

Warehouses, wholesale, research and development, and manufacturing uses. Residential use is generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process.

Building Types

A variety of building types and site layouts, including single-story warehouse or manufacturing structures with extensive surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

Street-level Uses

Residential uses anywhere in a structure are conditional uses. When conditional use criteria are met, same as NC1 zone. Otherwise, 100% of street-level space must be in non-residential use.

Street-level Non-residential Design

Same as C1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location

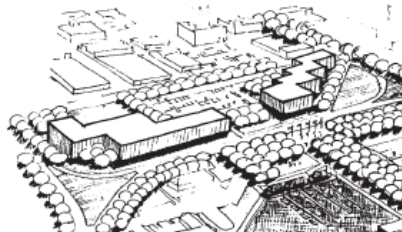
Same as C1 zone.

Parking Access

Same as C1 zone.

Parking Quantity

Same as C1 zone.



INDUSTRIAL ZONING

IG1

General Industrial 1 (IG1)

The intent of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

Typical Land Uses

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

Height

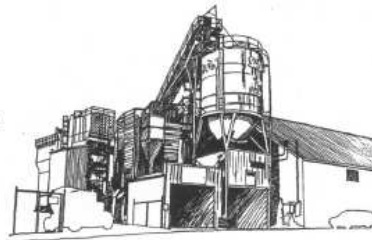
No maximum height limit, except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map.

Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.

Office uses: 10,000 square feet.

Some exceptions apply to maximum size of use limits (23.50.027.B).

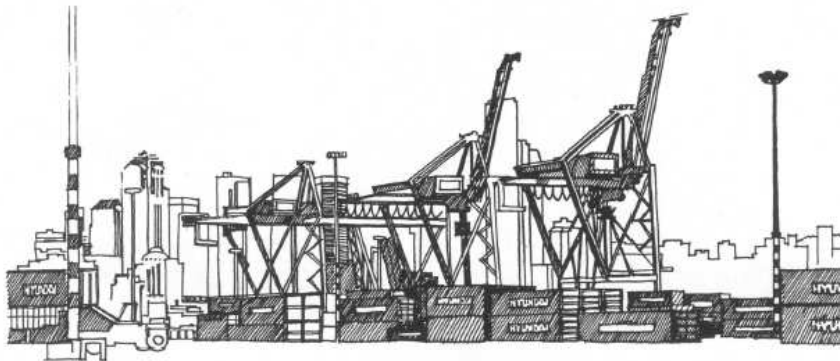


FAR

2.5

Setbacks

A setback may be required in order to meet street improvement requirements. Screening and landscaping may be required.



IG2

General Industrial 2 (IG2)

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

Office and retail uses: 25,000 square feet. Some exceptions apply to maximum size of use limits (23.50.027.B).

FAR

2.5

Setbacks

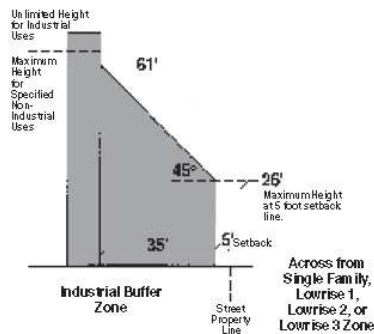
A setback may be required in order to make street improvements. Screening and landscaping may be required.



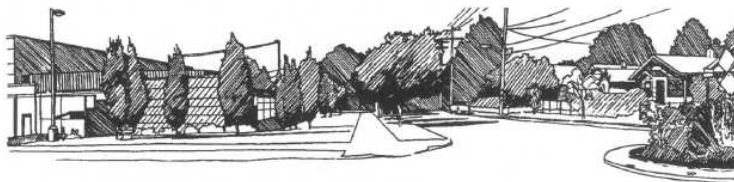
IB Industrial Buffer (IB)

The intent of the Industrial Buffer is to provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character.

Typical Land Uses: Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses. Height Same as IG1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



Similar but modified rules apply when across an alley from or abutting SF or Lowrise zones, or abutting MR, HR, and Commercial zones.



Maximum size of use: Retail sales and service and entertainment uses: 75,000 square feet. Office uses: 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot. Some exceptions apply to maximum size of use limits (23.50.027B).

FAR 2.5

Setbacks: Same as IG1 and IG2, plus:

- 5' from street property lines when across from SF or Lowrise zones (see diagram)
- 5' for parking and loading facilities and storage and recycling collection facilities when across a street from MR, HR, or RC zones, or across an alley from any residential zone
- 5' for parking lots and structures or drive-in businesses when any lot line abuts a residential zone
- 15' for outdoor loading, recycling collection or storage facilities when any lot line abuts a residential zone
- 50' from any lot in a residential zone for outdoor manufacturing, recycling or refuse compacting
- 5' for all windows or openings that face an abutting residentially zoned lot, unless the opening is translucent or perpendicular to lot line or screened

Screening and Landscaping: Street trees and screening required for rooftop areas, parking, loading, outdoor sales and storage, and drive-in businesses when lot abuts or is across right-of-way from residential or Neighborhood Commercial areas.

Access to Parking and Loading: No limits to parking and loading location except as provided under setbacks. Parking and loading access is prohibited across streets or alleys from residentially zoned lots, except in limited circumstances.

Major Odor Sources: Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants. **Light and Glare:** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

IC Industrial Commercial (IC)

The intent of the Industrial Commercial zone is to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

Typical Land Uses

Light and general manufacturing, commercial uses, transportation facilities, entertainment other than adult, institutions generally in existing buildings, utilities, and salvage and recycling uses.

Height

The maximum structure height for all uses is 30', 45', 65', or 85' as designated on the Official Land Use Map. Along the central waterfront special limitations apply.

Maximum size of use

Retail sales and service and entertainment uses: 75,000 square feet.

Office uses: no maximum size limit. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot, or three times the size of the lot in the South Lake Union area. Some exceptions apply to maximum size of use limits. (23.50.027B)

FAR

2.5, except in South Lake Union where FAR is variable depending on the height limit (Table A for 23.50.028).

Setbacks

Same as IG1 and IG2, plus:

When abutting a residentially zoned lot, setback varies with the height of the structure and when street trees are

required. No openings permitted within 5' of residential zoned lot.

Screening and Landscaping

Street trees; screening and landscaping required for blank facades, parking and loading, outdoor sales, rental and storage, drive-in businesses.

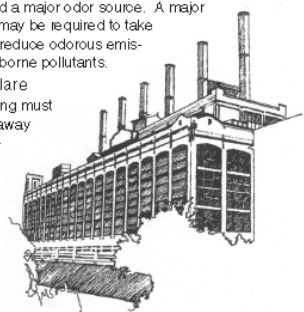
Major Odor Sources

Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

Light and Glare

Exterior lighting must be shielded away from residential zones.

Facade materials which may result in glare may be required to be modified.



MULTI –FAMILY ZONING

Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 23.04.032 for complete housing type definitions.

Cottage Housing



Individual cottage house structures are arranged around a common open space. 350 SF is the maximum size allowed for each cottage.

Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouse units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average; 9' minimum Rear: 0' with Alley; 7' no Alley Side: 9' minimum	Front: 9' minimum Rear: 0' with Alley; 7' average; 9' minimum Side: 0', 8' on lots next to single family zones	Front: 7' Average; 9' minimum Rear: 7' Average; 9' minimum Side: 9' if building is 40' or less in length, or 7' Average 9' min.	Front: 9' minimum Rear: 10' minimum with Alley; 15' minimum no Alley Side: 9' if building is 40' or less in length, or 7' Average 9' min.
Building Width Limit	60'	60'	60'	49'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch or 30' + 4' for partially belowgrade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90'	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

			Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.5 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' + 9' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for roof with min. 6:12 pitch (no height added for belowgrade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	40'	30'	+9' for roof with min. 6:12 pitch, or +4' for partially belowgrade floor; 30' limit if within 50' of a single family zone.	
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit		
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1		
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas		
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units	Optional		

* Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.

** The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45.510.C).

*** Growth Areas include urban centers, urban villages, and station area overlay districts.

Preliminary Ratio Analysis:

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the current assessment level using 2014 posted values. The Coefficient of Dispersion was met but the ratio was low. The study showed the assessment level needed to be adjusted for uniformity.

RECOMMENDED RATIO STUDIES IAAO STANDARDS	
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

Improved Parcel Total Values:

Sales Comparison Approach model description

Sales of improved parcels for Area 20 were verified and entered into the Frozen Sales File. The sales used range in date from 01/01/2013 to 12/31/2014. Verification of the sales data consisted of contact with Buyer, Seller or Broker, if possible, or information gathered from the CoStar Real Estate Sales Verification Service. At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates. Sales of improved properties in adjacent neighborhoods were also considered.

The market comparison approach is primarily used to value commercial condominium units, work lofts, and single-family improvements used for commercial purposes. Commercial condominium units and work lofts were valued between \$210 and \$450 per square foot based on location, age, view, size and quality of construction. Single-family houses used for commercial businesses were valued between \$220 and \$360 per square foot. They were also valued based on location, age, view, size and quality of construction. The sales used to derive these parameters were collected from Commercial Areas 17, 19 and 20. All sales are available in the individual area reports.

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established by an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market area.

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 was adjusted to the western U.S. region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or sufficient income and expense information is not available. These properties are typically tax exempt properties such as churches and private schools. Non-tax exempt buildings that are valued by the cost method might be daycares, special use properties, newer buildings, and on-going new construction.

Cost calibration

The Marshall & Swift Valuation modeling system, which is built into the Real Property Application, is calibrated to the region and the Seattle area.

Income Capitalization Approach model description

The income approach is considered a reliable approach to valuation in area 20 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 each sale. In addition, owners, tenants, and real estate brokers 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. This revalue produced about a 15% return. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them.

As a supplement, lease information is gathered from CoStar and other 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.

In 2014, Area 20 has seen capitalization rates decrease in desirable locations and vacancy rates reduced. Rental rates have stabilized with a slight increase in some property types, such as retail and industrial uses.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, surveys, appeals, and physical inspection. Quality, effective year, 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 20 that are valued by the income approach include, but are not limited to, offices, retail stores, warehouses, and mixed-use buildings.

Area 20 Commercial Income Parameters

2013 Year End Metrics			
	Office	Retail	Industrial
Vacancy Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Rental Rate	↔ (stable)	↗ (slight increase)	↗ (slight increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Land Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)

The following tables demonstrate ranges of capitalization rates and trends that are compiled from 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 20 to develop the income model. Property

taxes are considered an allowable expense, therefore, no effective tax rate is included in the above capitalization rates. The range of capitalization rates in the income model for Area 20 reflects the variety of properties in this area.

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2014)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2014 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	4.75% - 5.25% 6.25% - 6.75% 6.75% - 6.25% 7.00% - 7.50% 7.00% - 7.50% 8.00% - 8.75% 5.50% - 6.00% 6.75% - 7.50% 6.25% - 6.75% 7.50% - 8.25% 7.25% - 8.50% 8.25% - 9.00%	- - - - - - - - - - - -	- - - - - - - - - - - -	CBD - Class A CBD - Class A – Value Added CBD - Class B CBD - Class B – Value Added CBD - Class C CBD - Class C – Value Added Suburban - Class A Suburban - Class A – Value Added Suburban - Class B Suburban - Class B – Value Added Suburban - Class C Suburban - Class C – Value Added Class A Class A - Value Added Class B Class B - Value Added Class C Class C - 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 Class C (Neigh./Comm. w/Grocery) Class C (Neigh./Comm.) – Value Added Class A (Power Centers) Class A (Power Centers) – Value Added Class B (Power Centers) Class B (Power Centers) – Value Added Class C (Power Centers) Class C (Power Centers) – Value Added High Street Retail (Urban Core)
IRR: Viewpoint for 2015	Yr. End 2014	Seattle	5.25% 6.00% 6.00% 7.00% - - - - -	- - - - 5.00% 7.25% - - -	- - - - - - 5.00% 6.00% 6.25%	Institutional Grade Properties” CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
		West Region	6.23% 6.79% 6.73% 7.26% - - - -	- - - - 6.29% 7.04% - -	- - - - - - 6.22% 6.52% 6.67%	CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CoStar	Yr. End 2014	King Co.	6.22%	-	-	Sales Price Under \$5 Million
			5.27%	-	-	Sales Price Over \$5 Million
			-	6.24%	-	Sales Price Under \$5 Million
			-	6.57%	-	Sales Price Over \$5 Million
			-	-	5.58%	Sales Price Under \$5 Million
			-	-	5.18%	Sales Price Over \$5 Million

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2014					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	6.90% 7.40% - - - - -	- - 7.20% 7.60% 7.60% - -	- - - - - 6.90% 7.20% 7.20%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint for 2015	Yr. End 2014	National	7.05% 7.84% 7.43% 8.06% - - - -	- - - - 7.11% 7.79% - -	- - - - - - 6.83% 7.17% 7.33%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
ACLI	Yr. End 2014	National	5.90% 7.50% 6.09% - 6.83% 5.67%	6.90% 7.49% 6.96% - 7.49% 6.74%	6.46% 7.17% 6.11% - 6.44% 6.20%	Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+
PWC / Korpaz	4Q 2014	National	6.16% 6.66% 7.27% - - - -	- - - 7.53% 5.82% - -	- - - - - 6.21% 6.60% 7.05%	CBD Office - (3.75% - 8.00%) Sub. Office - (5.00% - 9.00%) Medical Office - (4.25% - 10.00%) Flex/R&D - (6.00% - 10.00%) Warehouse - (4.50% - 7.00%) Mall- A+ = .4.88%; A = 5.47%; B+ = 6.67% Power Center - (5.50% - 8.00%) Neigh. Strip Ctrs. - (5.00% - 10.00%)
The Boulder Group: Net Lease Market Report	4Q 2014	National West Region	7.31% - - - - - - -	8.03% - - - - - - -	6.50% 6.71% 6.00% 7.00% 6.78% 6.72% 6.48% 5.75%	Overall (Average) Big Box "Overall" Big Box "Investment Grade" Big Box "Non-Investment Grade" Jr. Big Box - (20,000/SF – 39,999/SF) Mid. Big Box - (40,000/SF – 79,999/SF) Mega Big Box - (80,000/SF +) Overall (Average)

Income approach calibration

Income tables were developed for each of the six neighborhoods in area 20. The models were calibrated after setting economic rents by using adjustments on size, quality of construction, and the effective year built. When the value of the property by the income approach was less than the land value, a minimal \$1,000 value was allocated to the improvements.

The following table contains the results of an analysis of this information and stratifies the major property types for in Area 20 and the income parameters that were used to set value.

PROPERTY TYPE	RENT RANGE PER SQUARE FOOT	VACANCY	EXPENSES	CAPITALIZATION RATE %
Retail, Discount Store, Mixed-Use Retail, Supermarket	\$17.00 to \$24.00	5.00%	10%	7.25% to 7.75%
Offices, Medical Offices Under 13000sq.ft.	\$17.00 to \$24.00	10.00%	10%	7.25% to 7.75%
Offices, Medical Offices Over 13000 sq. ft.	\$19.50 to \$27.00	10.00%	25%	7.25% to 7.75%
Industrial Warehouse	\$ 6.70 to \$8.50	5.00%	10%	7.25% to 7.50%
Garage/Auto Repair	\$10.00 to \$19.00	5.00%	10%	7.25% to 7.75%
Storage Building	\$ 6.00 to \$ 7.75	5.00%	10%	7.25% to 7.75%
Restaurant	\$17.00 to \$24.00	6.00%	10%	7.25% to 7.75%
Apartment, Multiple Residence	\$15.50 to \$21.00	4.5% - 5%	30%-35%	5.00% to 5.75%
Warehouse Office Mezzanines Office	\$10.00 to \$19.00	5.00%	10%	7.25% to 7.75%

Reconciliation

All parcels were individually reviewed for correct application of the model 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 ample 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 cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Ruth Peterson, Senior Appraiser for quality control purposes.

MODEL VALUATION

Total Value Conclusions, Recommendations and Validation:

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

2014 saw a trend of land sales (vacant and obsolesced properties) at considerably higher than previously assessed land values. These properties were typically purchased by investors for multi-family development in Ballard, South Lake Union, and Queen Anne. Interbay saw warehouse development sites. These land sales support an increase in the assessed land values for most of the zoning designations in the 2014 revalue and an overall land value increase of 10.7%

An increase in total assessed value is recommended. This area has always been a very desirable area of King County.

Application of the total value model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 18.12% to 10.51% and the C.O.D. from 11.75% to 7.02%. In addition, the resulting assessment level as measured by the weighted mean ratio is 96.1%. The price-related differential is 1.00%. The standard statistical measure of valuation performance are presented in both the 2014 and 2015 Ratio Analysis charts included in this report.

The total value for the 2014 assessment year for Area 20 was \$2,060,899,700. The total recommended assessed value for the 2015 assessment year is \$2,257,045,400. This does not include specialty properties but it does include commercial condominiums/work lofts (not multi-family units). In addition, the 2015 total does not include the value of new construction parcels, which will be determined later. Application of these recommended values for the 2015 assessment year results in a total change from the 2014 assessments of +9.52%.

CHANGE IN TOTAL ASSESSED VALUE

2014 TOTAL VALUE	2015 TOTAL VALUE	\$ CHANGE	% CHANGE
\$2,060,899,700	\$2,257,045,400	\$196,145,700	9.52%

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, 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.
-

Area 020 - Magnolia, Queen Anne, Nickerson, Interbay, Westlake, Ballard/Fremont
2015 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
066240-0010	594,600	575,000	11/26/2013	1.0341	0.0835
080900-0930	556,600	960,000	7/28/2014	0.5798	0.3708
137080-3687	465,200	442,000	5/8/2013	1.0525	0.1019
137850-0020	793,600	815,000	9/17/2014	0.9737	0.0231
137850-0080	793,600	820,000	12/20/2013	0.9678	0.0172
137850-0090	793,600	830,000	6/2/2014	0.9561	0.0055
137850-0110	793,600	825,000	6/2/2014	0.9619	0.0113
137850-0120	793,600	835,000	8/21/2013	0.9504	0.0002
137850-0130	978,100	1,000,000	6/26/2014	0.9781	0.0275
137850-0150	817,700	825,000	4/23/2013	0.9912	0.0405
173280-0200	833,100	800,000	8/6/2014	1.0414	0.0907
173280-0201	833,100	850,000	5/23/2014	0.9801	0.0295
177635-0040	529,400	570,000	8/22/2014	0.9288	0.0219
179450-0085	1,363,400	1,350,000	8/5/2013	1.0099	0.0593
193130-0185	609,900	625,000	7/30/2013	0.9758	0.0252
197220-0120	1,910,500	3,350,000	6/2/2014	0.5703	0.3803
197220-0280	402,600	399,800	10/7/2013	1.0070	0.0564
197220-0282	393,700	410,000	1/14/2014	0.9602	0.0096
197220-0283	353,100	399,800	3/26/2014	0.8832	0.0674
197220-0284	408,200	495,000	10/24/2013	0.8246	0.1260
197220-0286	408,200	505,000	11/4/2013	0.8083	0.1423
197220-0287	451,100	470,000	11/13/2013	0.9598	0.0092
197220-2635	3,956,600	7,300,000	9/4/2014	0.5420	0.4086
197220-2815	1,590,900	1,920,000	8/26/2013	0.8286	0.1220
197220-4245	806,100	812,000	12/26/2013	0.9927	0.0421
197220-4255	452,600	560,000	6/5/2013	0.8082	0.1424
197220-6360	6,129,100	6,305,003	12/16/2013	0.9721	0.0215
197220-6390	3,603,000	3,610,002	12/16/2013	0.9981	0.0474
197220-6435	3,724,500	3,734,995	12/16/2013	0.9972	0.0466
198220-1145	1,102,000	1,025,000	10/8/2013	1.0751	0.1245
198220-1610	923,600	1,665,000	10/31/2014	0.5547	0.3959
198220-1695	753,800	750,000	4/30/2013	1.0051	0.0544
239710-0715	1,247,200	1,405,000	12/6/2013	0.8877	0.0629
276830-1615	956,300	1,250,000	8/12/2014	0.7650	0.1856
276830-1975	286,600	535,000	8/6/2014	0.5357	0.4149
276830-2495	1,534,800	1,553,250	7/2/2013	0.9881	0.0375
277060-0125	456,000	950,000	9/17/2014	0.4800	0.4706
277060-2705	819,400	800,000	6/25/2014	1.0243	0.0736
277060-3050	1,199,700	1,400,000	1/2/2014	0.8569	0.0937
277060-3065	706,900	1,375,000	12/12/2014	0.5141	0.4365
277060-6110	617,900	750,000	9/4/2013	0.8239	0.1268
277060-6550	676,000	700,000	9/30/2013	0.9657	0.0151
277110-0445	2,448,500	2,450,000	12/30/2013	0.9994	0.0488
277160-5305	3,331,600	3,550,000	7/22/2014	0.9385	0.0121
423290-1435	1,153,000	1,360,000	8/27/2013	0.8478	0.1028
423290-3890	2,345,900	2,389,600	2/20/2013	0.9817	0.0311

Area 020 - Magnolia, Queen Anne, Nickerson, Interbay, Westlake, Ballard/Fremont
2015 Assessment Year

423540-0790	683,100	760,000	3/26/2014	0.8988	0.0518
524480-0040	260,600	300,000	12/17/2013	0.8687	0.0820
532920-0005	1,559,700	3,099,990	7/24/2014	0.5031	0.4475
569500-0205	759,300	800,000	6/14/2013	0.9491	0.0015
682110-0633	297,300	395,000	6/5/2014	0.7527	0.1980
701120-0200	13,350,700	14,041,000	12/29/2014	0.9508	0.0002
721261-0010	132,300	140,000	3/27/2013	0.9450	0.0056
721261-0020	48,700	45,000	7/17/2014	1.0822	0.1316
744200-0405	807,300	785,000	7/22/2013	1.0284	0.0778
744300-0030	3,730,100	4,325,000	7/31/2013	0.8625	0.0882
766620-1640	1,132,000	1,400,000	8/27/2014	0.8086	0.1421
766620-1700	1,629,400	1,777,500	1/22/2013	0.9167	0.0339

Area 020 - Magnolia, Queen Anne, Nickerson, Interbay, Westlake, Ballard/Fremont
2015 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:	
North Crew	1/1/2014	3/18/2015	1/1/13 - 12/31/14	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
20	SELF	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	58			
Mean Assessed Value	1,398,100			
Mean Sales Price	1,623,600			
Standard Deviation AV	1,963,683			
Standard Deviation SP	2,178,722			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.885			
Median Ratio	0.951			
Weighted Mean Ratio	0.861			
UNIFORMITY				
Lowest ratio	0.4800			
Highest ratio:	1.0822			
Coefficient of Dispersion	11.75%			
Standard Deviation	0.1604			
Coefficient of Variation	18.12%			
Price-related Differential	1.03			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.888			
Upper limit	0.972			
95% Confidence: Mean				
Lower limit	0.844			
Upper limit	0.927			
SAMPLE SIZE EVALUATION				
N (population size)	1127			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1604			
Recommended minimum:	40			
Actual sample size:	58			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	21			
# ratios above mean:	37			
z:	1.969596493			
Conclusion:	Non-normal			
*i.e., no evidence of non-normality				

Ratio Frequency

Ratio	Frequency
0.5	1
0.6	7
0.8	2
0.9	13
1.0	25
1.1	10

Ratio

These figures reflect measurements before posting new values.

Area 020 - Magnolia,Queen Anne,Nickerson,Interbay,Westlake,Ballard/Fremont
2015 Assessment Year

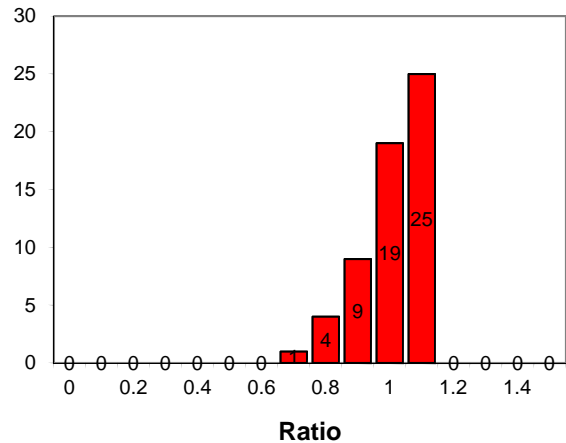
Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
066240-0010	594,600	575,000	11/26/2013	1.0341	0.0435
080900-0930	586,300	960,000	7/28/2014	0.6107	0.3798
137080-3687	463,800	442,000	5/8/2013	1.0493	0.0587
137850-0020	817,700	815,000	9/17/2014	1.0033	0.0127
137850-0080	817,700	820,000	12/20/2013	0.9972	0.0066
137850-0090	817,700	830,000	6/2/2014	0.9852	0.0054
137850-0110	817,700	825,000	6/2/2014	0.9912	0.0006
137850-0120	817,700	835,000	8/21/2013	0.9793	0.0113
137850-0130	1,007,700	1,000,000	6/26/2014	1.0077	0.0171
137850-0150	817,700	825,000	4/23/2013	0.9912	0.0006
173280-0200	833,100	800,000	8/6/2014	1.0414	0.0508
173280-0201	833,100	850,000	5/23/2014	0.9801	0.0105
177635-0040	563,800	570,000	8/22/2014	0.9891	0.0015
179450-0085	1,384,300	1,350,000	8/5/2013	1.0254	0.0348
193130-0185	630,000	625,000	7/30/2013	1.0080	0.0174
197220-0120	2,721,300	3,350,000	6/2/2014	0.8123	0.1782
197220-0280	439,200	399,800	10/7/2013	1.0985	0.1080
197220-0282	429,500	410,000	1/14/2014	1.0476	0.0570
197220-0283	385,200	399,800	3/26/2014	0.9635	0.0271
197220-0284	445,300	495,000	10/24/2013	0.8996	0.0910
197220-0286	445,300	505,000	11/4/2013	0.8818	0.1088
197220-0287	492,100	470,000	11/13/2013	1.0470	0.0564
197220-2635	6,591,500	7,300,000	9/4/2014	0.9029	0.0876
197220-2815	1,671,400	1,920,000	8/26/2013	0.8705	0.1201
197220-4245	806,100	812,000	12/26/2013	0.9927	0.0022
197220-4255	512,700	560,000	6/5/2013	0.9155	0.0750
197220-6360	6,800,100	6,305,003	12/16/2013	1.0785	0.0879
197220-6390	3,630,500	3,610,002	12/16/2013	1.0057	0.0151
197220-6435	3,752,800	3,734,995	12/16/2013	1.0048	0.0142
198220-1145	1,077,800	1,025,000	10/8/2013	1.0515	0.0609
198220-1610	1,290,000	1,665,000	10/31/2014	0.7748	0.2158
198220-1695	779,800	750,000	4/30/2013	1.0397	0.0492
239710-0715	1,318,000	1,405,000	12/6/2013	0.9381	0.0525
276830-1615	1,190,100	1,250,000	8/12/2014	0.9521	0.0385
276830-1975	547,800	535,000	8/6/2014	1.0239	0.0333
276830-2495	1,602,800	1,553,250	7/2/2013	1.0319	0.0413
277060-0125	667,900	950,000	9/17/2014	0.7031	0.2875
277060-2705	851,200	800,000	6/25/2014	1.0640	0.0734
277060-3050	1,241,100	1,400,000	1/2/2014	0.8865	0.1041
277060-3065	966,600	1,375,000	12/12/2014	0.7030	0.2876
277060-6110	664,500	750,000	9/4/2013	0.8860	0.1046
277060-6550	676,000	700,000	9/30/2013	0.9657	0.0249
277110-0445	2,489,500	2,450,000	12/30/2013	1.0161	0.0255
277160-5305	3,486,300	3,550,000	7/22/2014	0.9821	0.0085
423290-1435	1,153,000	1,360,000	8/27/2013	0.8478	0.1428
423290-3890	2,459,100	2,389,600	2/20/2013	1.0291	0.0385

Area 020 - Magnolia,Queen Anne,Nickerson,Interbay,Westlake,Ballard/Fremont
2015 Assessment Year

423540-0790	764,600	760,000	3/26/2014	1.0061	0.0155
524480-0040	282,200	300,000	12/17/2013	0.9407	0.0499
532920-0005	2,357,600	3,099,990	7/24/2014	0.7605	0.2301
569500-0205	813,500	800,000	6/14/2013	1.0169	0.0263
682110-0633	339,800	395,000	6/5/2014	0.8603	0.1303
701120-0200	14,361,600	14,041,000	12/29/2014	1.0228	0.0323
721261-0010	138,600	140,000	3/27/2013	0.9900	0.0006
721261-0020	48,700	45,000	7/17/2014	1.0822	0.0916
744200-0405	807,300	785,000	7/22/2013	1.0284	0.0378
744300-0030	4,207,300	4,325,000	7/31/2013	0.9728	0.0178
766620-1640	1,219,000	1,400,000	8/27/2014	0.8707	0.1199
766620-1700	1,741,800	1,777,500	1/22/2013	0.9799	0.0107

Quadrant/Crew:	Appr date :	Date:		Sales Dates:
North Crew	1/1/2015	3/25/2015		1/1/13 - 12/31/14
Area	Appr ID:	Prop Type:		Trend used?: Y / N
20	SELF	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	58			
Mean Assessed Value	1,559,800			
Mean Sales Price	1,623,600			
Standard Deviation AV	2,192,295			
Standard Deviation SP	2,178,722			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.959			
Median Ratio	0.991			
Weighted Mean Ratio	0.961			
UNIFORMITY				
Lowest ratio	0.6107			
Highest ratio:	1.0985			
Coefficient of Dispersion	7.02%			
Standard Deviation	0.1008			
Coefficient of Variation	10.51%			
Price-related Differential	1.00			
RELIABILITY				
95% Confidence: Median		These figures reflect measurements after posting new values.		
Lower limit	0.973			
Upper limit	1.006			
95% Confidence: Mean				
Lower limit	0.933			
Upper limit	0.985			
SAMPLE SIZE EVALUATION				
N (population size)	1127			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1008			
Recommended minimum:	16			
Actual sample size:	58			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	19			
# ratios above mean:	39			
z:	2.494822224			
Conclusion:	Non-normal			
*i.e., no evidence of non-normality				

Ratio Frequency



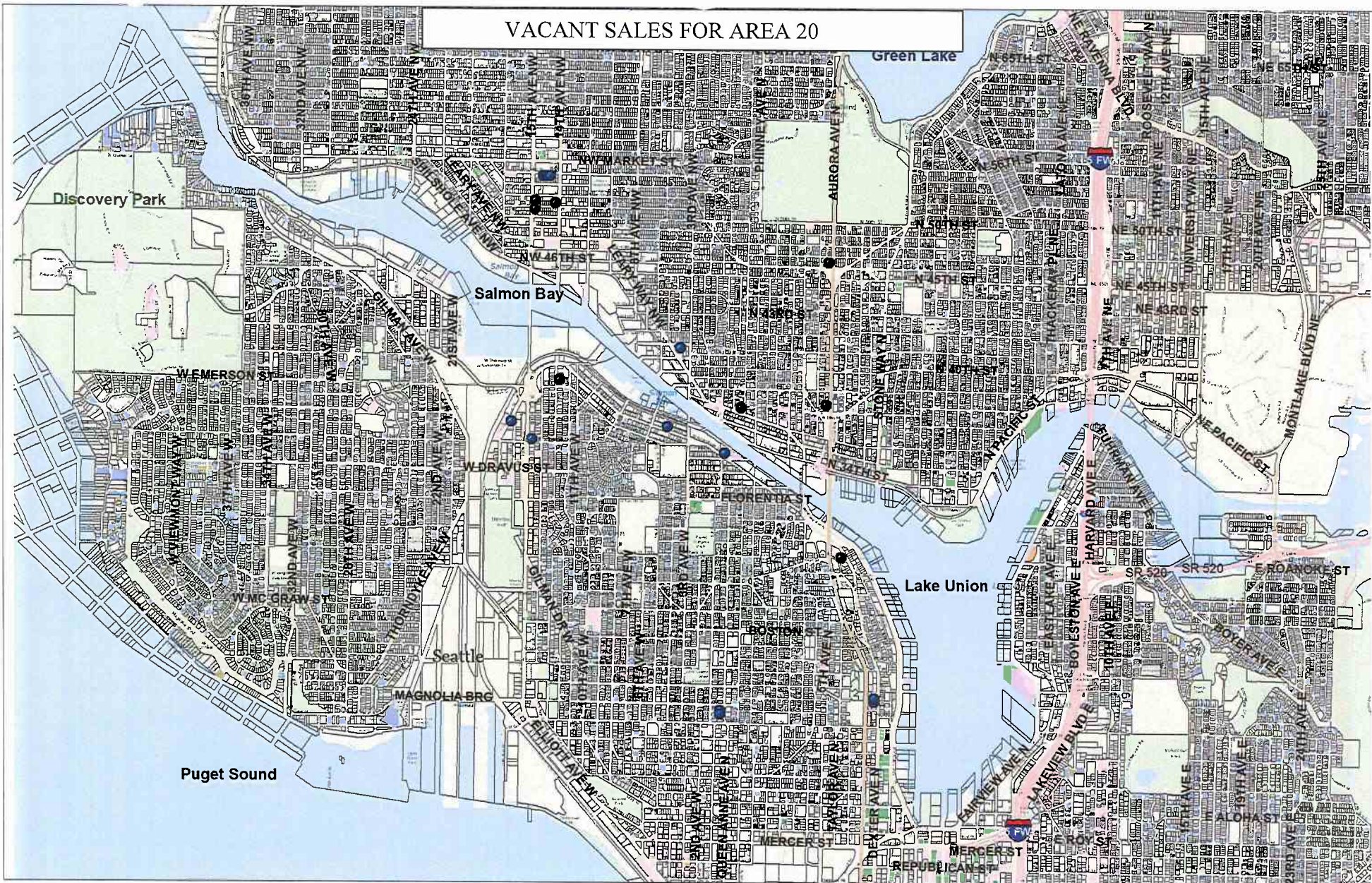


The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	020	137080	3687	3,100	2604027	\$442,000	05/08/13	\$142.58	RESTAURANT/OFFICE	NC2-40	1	Y	
020	020	137850	0020	2,814	2693504	\$815,000	09/17/14	\$289.62	WORK LOFT	NC2-40	1	Y	
020	020	137850	0080	2,814	2647777	\$820,000	12/20/13	\$291.40	WORK LOFT	NC2-40	1	Y	
020	020	137850	0090	2,814	2671617	\$830,000	06/02/14	\$294.95	WORK LOFT	NC2-40	1	Y	
020	020	137850	0110	2,814	2672404	\$825,000	06/02/14	\$293.18	WORK LOFT	NC2-40	1	Y	
020	020	137850	0120	2,814	2626257	\$835,000	08/21/13	\$296.73	WORK LOFT	NC2-40	1	Y	
020	020	137850	0130	3,399	2677715	\$1,000,000	06/26/14	\$294.20	WORK LOFT	NC2-40	1	Y	
020	020	137850	0150	2,405	2601347	\$825,000	04/23/13	\$343.04	WORK LOFT	NC2-40	1	Y	
020	020	423540	0790	9,808	2659294	\$760,000	03/26/14	\$77.49	CHURCH	SF 5000	1	Y	
020	020	682110	0633	1,416	2672587	\$395,000	06/05/14	\$278.95	WORK LOFT	NC1-30	1	Y	
020	030	080900	0930	2,051	2682003	\$960,000	07/28/14	\$468.06	SYLVIA'S BEAUTY SHOP & HOUSE	SF 5000	1	Y	
020	030	173280	0200	2,338	2685329	\$800,000	08/06/14	\$342.17	WORK LOFT	NC2-30	1	Y	
020	030	173280	0201	2,338	2670100	\$850,000	05/23/14	\$363.56	WORK LOFT	NC2-30	1	Y	
020	030	179450	0085	4,195	2624273	\$1,350,000	08/05/13	\$321.81	RETAIL	NC2P-40	1	Y	
020	030	239710	0715	6,102	2646852	\$1,405,000	12/06/13	\$230.25	DELI & OFFICES/RETAIL	NC1-30	1	Y	
020	030	423290	1435	2,400	2627260	\$1,360,000	08/27/13	\$566.67	7-11 STORE	NC2-40	1	Y	
020	030	423290	3890	10,975	2591411	\$2,389,600	02/20/13	\$217.73	OFFICE/RETAIL	NC2-40	1	Y	
020	030	532920	0005	6,650	2682431	\$3,099,990	07/24/14	\$466.16	OFFICE/APARTMENT	NC1-30	1	Y	
020	030	701120	0200	55,289	2707738	\$14,041,000	12/29/14	\$253.96	SEATTLE CHILDRENS HOME	LR1	1	Y	
020	040	197220	6360	38,664	2645916	\$6,305,003	12/16/13	\$163.07	OFFICE	C1-40	2	Y	
020	040	197220	6390	19,497	2645917	\$3,610,002	12/16/13	\$185.16	ANN BUILDING	C1-40	1	Y	
020	040	197220	6435	20,154	2645922	\$3,734,995	12/16/13	\$185.32	OFFICE BLDG	C1-40	1	Y	
020	040	524480	0040	1,100	2647830	\$300,000	12/17/13	\$272.73	OFFICE/RETAIL	C2-40	1	Y	
020	040	744300	0030	39,285	2621199	\$4,325,000	07/31/13	\$110.09	WOOD PRODUCTS	IB U/45	3	Y	
020	050	277060	0125	2,050	2691450	\$950,000	09/17/14	\$463.41	OFFICE	IG2 U/65	1	Y	
020	050	277060	2705	4,015	2675402	\$800,000	06/25/14	\$199.25	PANDA RESTAURANT	SM/D 40-85	1	Y	
020	050	277060	3050	8,640	2648392	\$1,400,000	01/02/14	\$162.04	J & L HOUSTON INC	SM/D 40-85	1	Y	
020	050	277060	3065	2,400	2706174	\$1,375,000	12/12/14	\$572.92	RETAIL	SM/D 40-85	1	Y	
020	050	277060	6110	3,580	2628854	\$750,000	09/04/13	\$209.50	WAREHOUSE & OFFICE	IG2 U/65	1	Y	
020	050	277060	6550	5,320	2638876	\$700,000	09/30/13	\$131.58	ALMEDA ENGINEERING CO	IG2 U/65	1	Y	
020	050	277110	0445	18,441	2649906	\$2,450,000	12/30/13	\$132.86	SALMON BAY FISHERIES BLDG	IG2 U/65	1	Y	
020	050	277160	5305	23,169	2681768	\$3,550,000	07/22/14	\$153.22	OFFICE	IG1 U/45	1	Y	
020	050	766620	1640	7,696	2688051	\$1,400,000	08/27/14	\$181.91	WINKLER NW INC	IC-45	1	Y	
020	050	766620	1700	18,626	2585796	\$1,777,500	01/22/13	\$95.43	TURNER AND PEASE CO	IG2 U/45	1	Y	
020	080	193130	0185	8,352	2620890	\$625,000	07/30/13	\$74.83	CHURCH	SF 5000	1	Y	
020	080	197220	0120	12,530	2672001	\$3,350,000	06/02/14	\$267.36	RETAIL/OFFICE/APARTMENT	C1-40	1	Y	
020	080	197220	0280	1,220	2635284	\$399,800	10/07/13	\$327.70	WORK LOFT	C1-40	1	Y	
020	080	197220	0282	1,193	2650254	\$410,000	01/14/14	\$343.67	WORK LOFT	C1-40	1	Y	
020	080	197220	0283	1,070	2660750	\$399,800	03/26/14	\$373.64	WORK LOFT	C1-40	1	Y	
020	080	197220	0284	1,237	2637944	\$495,000	10/24/13	\$400.16	WORKLOFT	C1-40	1	Y	
020	080	197220	0286	1,237	2641378	\$505,000	11/04/13	\$408.25	WORKLOFT-NEW SEG	C1-40	1	Y	
020	080	197220	0287	1,367	2641036	\$470,000	11/13/13	\$343.82	WORKLOFT-NEW SEG	C1-40	1	Y	
020	080	197220	2635	26,291	2688872	\$7,300,000	09/04/14	\$277.66	NORTHLAKE PLAZA	C1-65	1	Y	
020	080	197220	2815	3,600	2626655	\$1,920,000	08/26/13	\$533.33	THE LAKEVIEW BLDG	NC3-40	1	Y	
020	080	197220	4245	3,430	2648030	\$812,000	12/26/13	\$236.73	OFFICE	IG2 U/65	1	Y	
020	080	197220	4255	1,681	2610721	\$560,000	06/05/13	\$333.14	COFFEE CAFÉ	IG2 U/65	1	Y	
020	080	198220	1145	8,824	2635157	\$1,025,000	10/08/13	\$116.16	INDUSTRIAL BLD	IB U/45	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	080	198220	1610	6,861	2698418	\$1,665,000	10/31/14	\$242.68	CAR REPAIR	IB U/45	1	Y	
020	080	198220	1695	5,258	2607599	\$750,000	04/30/13	\$142.64	PETERSONS AUTOMOTIVE	IB U/45	1	Y	
020	080	276830	1615	5,770	2684878	\$1,250,000	08/12/14	\$216.64	US TECHS	IG2 U/65	1	Y	
020	080	276830	1975	3,000	2685889	\$535,000	08/06/14	\$178.33	MICHAEL'S AUTOMOTIVE MARINE	IG2 U/65	1	Y	
020	080	276830	2495	7,400	2615865	\$1,553,250	07/02/13	\$209.90	SHERWIN-WILLIAMS & PINNACLE P	IG2 U/65	1	Y	
020	080	569500	0205	3,424	2611464	\$800,000	06/14/13	\$233.64	INSURANCE AGENCIES	C1-40	1	Y	
020	080	744200	0405	3,630	2621262	\$785,000	07/22/13	\$216.25	WALRUS MACHINE	IB U/45	1	Y	
700	045	177635	0040	1,375	2687363	\$570,000	08/22/14	\$414.55	COTTAGES ON 7TH AVENUE	NC1-30	1	Y	
700	075	066240	0010	2,973	2646301	\$575,000	11/26/13	\$193.41	BELLAGIO CONDOMINIUM	NC2-40	1	Y	
700	080	721261	0010	315	2596620	\$140,000	03/27/13	\$444.44	REGENCY WEST NO. 02 CONDOMI	LR3 RC	1	Y	
700	080	721261	0020	232	2680677	\$45,000	07/17/14	\$193.97	REGENCY WEST NO. 02 CONDOMI	LR3 RC	1	Y	

VACANT SALES FOR AREA 20



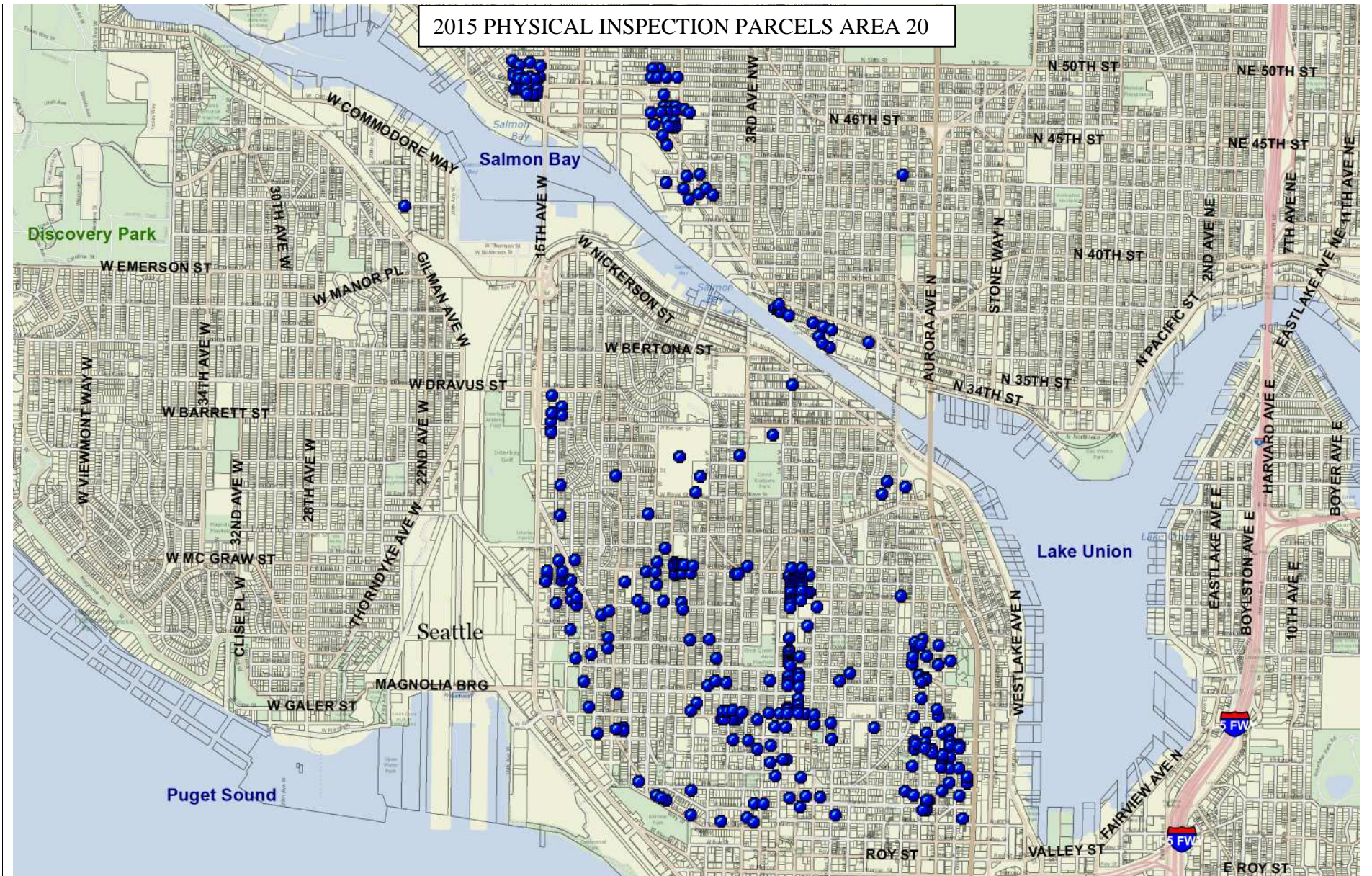
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	020	277160	0750	5,617	2548420	\$199,000	06/11/12	\$35.43	VACANT	LR3	1	Y	
020	030	242503	9002	102,365	2550630	\$9,868,658	06/27/12	\$96.41	SPU-VACANT	LR2	3	Y	
020	050	277060	3480	5,650	2661692	\$270,000	04/07/14	\$47.79	VACANT	NC3-40	1	Y	
020	050	277110	2300	3,444	2590416	\$215,000	02/14/13	\$62.43	VACANT	IG2 U/45	1	Y	
020	050	277160	1150	21,000	2578014	\$1,730,000	12/07/12	\$82.38	VACANT	C1-40	4	Y	
020	060	192930	0545	6,720	2647048	\$250,000	12/20/13	\$37.20	LAND ONLY	LR3	1	Y	
020	060	880790	0275	16,231	2592661	\$2,000,000	03/07/13	\$123.22	VACANT	NC3-40	2	Y	
020	080	197220	0290	15,100	2612677	\$2,332,600	06/18/13	\$154.48	KING MERCHANDISING CONCEPT	C1-40	1	Y	
020	080	276770	2105	30,682	2546055	\$2,500,000	05/30/12	\$81.48	VACANT	IG2 U/65	3	Y	
020	080	276830	0425	20,000	2601666	\$1,700,000	04/15/13	\$85.00	VACANT	IG2 U/65	4	Y	
020	080	276830	0925	18,730	2668088	\$2,498,000	05/13/14	\$133.37	LOUIES CUISINE OF CHINA	C1-65	1	Y	
020	080	276830	0980	4,700	2632535	\$447,000	09/18/13	\$95.11	TEARDOWN 4-PLEX	IG2 U/65	1	Y	
020	080	276830	1755	7,492	2668084	\$750,000	05/13/14	\$100.11	VACANT	IG2 U/65	1	Y	
020	080	276830	2235	15,000	2569234	\$1,200,000	10/11/12	\$80.00	VACANT	IG2 U/65	3	Y	
020	080	952110	1071	700	2587642	\$21,000	01/29/13	\$30.00	VACANT COMMERCIAL LOT	C1-40	1	Y	
020	080	952110	1071	700	2702645	\$26,500	11/21/14	\$37.86	VACANT COMMERCIAL LOT	C1-40	1	Y	
100	080	277060	4915	6,400	2618744	\$715,500	07/15/13	\$111.80	TEARDOWN 4-PLEX	LR3 RC	1	Y	
100	115	569450	1215	8,750	2528056	\$850,000	01/27/12	\$97.14	TEARDOWN 4-PLEX	LR2	2	29	Seg/merge after sale; not in ratio

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	020	152503	9054	1,659	2623658	\$175,000	08/08/13	\$105.49	WORK LOFT	LR3 RC	1	51	Related party, friend, or neighbor
020	020	277110	1140	2,440	2669937	\$550,000	05/19/14	\$225.41	JOHN GORMAN AUTO REPAIR	LR1	1	12	Estate administrator, guardian, or e
020	020	277110	2972	14,335	2695881	\$105,200	10/14/14	\$7.34	WAREHOUSE & RETAIL	IB U/45	1	51	Related party, friend, or neighbor
020	020	277110	2980	15,695	2597820	\$2,025,000	04/01/13	\$129.02	OFFICE	IB U/45	1	26	Change of use
020	030	097600	0695	3,640	2626876	\$564,120	08/21/13	\$154.98	2 SINGLE FAM RES	LR2	1	18	Quit claim deed
020	030	173280	0200	4,018	2612814	\$975,000	06/17/13	\$242.66	WORK LOFT	NC2-30	2	20	Correction deed
020	030	173280	0200	2,032	2608376	\$780,000	05/22/13	\$383.86	WORK LOFT	NC2-30	1	20	Correction deed
020	030	423290	1005	6,597	2616023	\$3,250,000	06/21/13	\$492.65	RETAIL	NC2-40	1	2	1031 trade
020	030	423290	3900	14,656	2629931	\$4,498,000	09/11/13	\$306.91	RETAIL/APT	NC2-40	1	21	Trade
020	040	744300	0005	8,244	2639180	\$3,720,000	11/01/13	\$451.24	WAREHOUSE	IB U/45	3	36	Plottage
020	050	277060	2935	11,863	2700362	\$101,780	10/31/14	\$8.58	FRIEDMAN & BRUYA	SM/D 40-85	1	24	Easement or right-of-way
020	050	277060	6575	3,332	2608591	\$700,000	05/21/13	\$210.08	OFFICE-TEARDOWN	IG2 U/65	1	15	No market exposure
020	050	277110	0905	9,260	2668106	\$1,105,000	05/13/14	\$119.33	OFFICE/WAREHOUSE	IG2 U/65	1	51	Related party, friend, or neighbor
020	060	880790	0260	6,647	2696717	\$9,196	10/22/14	\$1.38	OFFICE/RETAIL/WAREHOUSE	NC3-40	1	24	Easement or right-of-way
020	060	880790	0260	6,647	2696716	\$9,196	10/22/14	\$1.38	OFFICE/RETAIL/WAREHOUSE	NC3-40	1	24	Easement or right-of-way
020	080	193130	0785	15,640	2676509	\$1,400,000	06/20/14	\$89.51	NW CASTER	C1-40	1	51	Related party, friend, or neighbor
020	080	197220	3035	1,665	2584830	\$855,000	01/07/13	\$513.51	RETAIL/APT	NC2P-40	1	51	Related party, friend, or neighbor
020	080	197220	3760	2,112	2699093	\$1,887,500	10/28/14	\$893.70	DIAMOND MACHINE WORKS	IB U/45	3	36	Plottage
020	080	197220	3830	5,446	2706976	\$3,400,000	12/17/14	\$624.31	OFFICE	IG2 U/65	2	51	Related party, friend, or neighbor
020	080	198220	1780	79,650	2680904	\$10,250,000	07/07/14	\$128.69	MCCALLUM ENVELOPE & PRINT	IB U/45	1	36	Plottage
020	080	198220	2046	5,744	2653453	\$280,000	02/13/14	\$48.75	IMPERIAL INTERNATIONAL	IG2 U/65	1	15	No market exposure
020	080	276770	1820	1,700	2698594	\$650,000	09/29/14	\$382.35	FULLER-ANDERSON ROOFING	IC-65	1	52	Statement to dor
020	080	276770	2190	16,818	2636216	\$2,780,000	10/15/13	\$165.30	EURO PRODUCTS	IG2 U/65	1	51	Related party, friend, or neighbor
020	080	276770	2820	22,882	2702801	\$6,200,000	11/21/14	\$270.96	OFFICE BLDG	IG2 U/65	1	15	No market exposure
020	080	276830	0590	3,840	2673248	\$735,000	05/20/14	\$191.41	QUALITY PLUMBING	IG2 U/65	1	51	Related party, friend, or neighbor
020	080	569350	0635	1,742	2613978	\$689,000	06/18/13	\$395.52	RESTAURANT	NC2-40	1	51	Related party, friend, or neighbor
020	080	744200	0460	18,139	2605161	\$2,220,114	05/13/13	\$122.39	DORIAN METAL FABRICATING	IG2 U/65	1	57	Selling or buying costs affecting sa
020	080	744200	0755	16,338	2672185	\$1,155,000	06/04/14	\$70.69	INDUSTRIAL CHEMICAL ETC	IG2 U/45	1	51	Related party, friend, or neighbor
700	045	639100	0020	248	2689339	\$94,400	09/05/14	\$380.65	ONE ELEVEN THE CONDOMINIUM	MR	1	18	Quit claim deed
700	045	639100	0030	198	2689341	\$74,200	09/09/14	\$374.75	ONE ELEVEN THE CONDOMINIUM	MR	1	18	Quit claim deed
700	055	086100	0010	1,607	2691692	\$30,000	09/22/14	\$18.67	BLOCK, THE	NC3-40	1	24	Easement or right-of-way
700	055	086100	0010	1,607	2691588	\$30,000	09/22/14	\$18.67	BLOCK, THE	NC3-40	1	24	Easement or right-of-way
700	080	664935	0040	1,217	2636454	\$145,352	10/14/13	\$119.43	WORK LOFT	IG1 U/45	1	51	Related party, friend, or neighbor
700	080	664935	0060	6,076	2613622	\$110,000	06/12/13	\$18.10	WORK LOFT	IG1 U/45	1	15	No market exposure
700	130	264370	0010	42,542	2696526	\$10,859,000	10/13/14	\$255.25	FREMONT CONDOMINIUM	NC3-40	1	63	Bankruptcy-receiver or trustee

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	030	692670	0910	1,075	2658037	\$28,000	03/11/14	\$26.05	VACANT LAND	LR3	2	18	Quit claim deed
020	040	132503	9034	49,296	2705737	\$200,000	11/13/14	\$4.06	VACANT/CARPORT	IG1 U/45	2	31	Exempt from excise tax
020	040	744300	0060	18,800	2680670	\$2,600,000	07/22/14	\$138.30	VACANT	IB U/45	2	36	Plottage
020	050	277110	1420	675	2644643	\$3,300	10/11/13	\$4.89	VACANT LOT	IG2 U/45	1	15	No market exposure
020	060	930130	1405	3,450	2539864	\$75,000	03/30/12	\$21.74	VACANT	C1-65	1	51	Related party, friend, or neighbor
020	080	193130	0770	8,115	2595619	\$542,858	03/14/13	\$66.90	MOTEL TEARDOWN	C1-40	1	36	Plottage
020	080	193130	0775	6,533	2595624	\$307,143	03/14/13	\$47.01	MOTEL TEARDOWN	C1-40	1	36	Plottage
020	080	193130	1130	4,800	2606270	\$512,000	05/09/13	\$106.67	VACANT	LR2	1	10	Tear down
020	080	197220	3620	5,280	2657857	\$795,000	03/11/14	\$150.57	LAND ONLY	IB U/45	1	36	Plottage

2015 PHYSICAL INSPECTION PARCELS AREA 20



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

AREA 20
PHYSICAL INSPECTED PARCELS

MAJOR	MINOR	ADDRESS
012400	0005	644 NW 44TH ST
012400	0030	625 NW 45TH ST
012400	0035	621 NW 45TH ST
012400	0040	619 NW 45TH ST
012400	0050	609 NW 45TH ST
012400	0060	4407 6TH AVE NW
012400	0090	620 NW 44TH ST
012400	0125	4368 LEARY WAY NW
012400	0175	4365 6TH AVE NW
012400	0185	4426 6TH AVE NW
085000	0240	4515 DAYTON AVE N
085000	0250	420 N 45TH ST
085000	0260	416 N 45TH ST
085000	0270	412 N 45TH ST
085000	0295	4500 PHINNEY AVE N
085000	0300	503 N 50TH ST
112503	9004	2801 NW MARKET ST
117500	1225	2875 NW 54TH ST
117500	1235	2801 NW MARKET ST
132430	0035	100 N 39TH ST
132430	0120	110 NW 39TH ST
132430	0160	127 NW BOWDOIN PL
132430	0190	200 NW 39TH ST
132430	0220	214 NW 39TH ST
132430	0235	3900 LEARY WAY NW
132430	0240	3901 LEARY WAY NW
132430	0260	3919 2ND AVE NW
132430	0315	3930 LEARY WAY NW
165800	0000	4020 AURORA AVE N 98103
168940	0315	2215 AURORA AVE N
181980	0011	4132 3RD AVE NW
182504	9143	1000 N NORTHLAKE WAY
192504	9020	1735 WESTLAKE AVE N
192504	9026	1721 8TH AVE N
192504	9038	1751 DEXTER AVE N
192504	9042	1750 DEXTER AVE N
192930	0440	2576 AURORA AVE N
192930	0620	2560 DEXTER AVE N
192930	0650	2555 WESTLAKE AVE N
192930	0665	2553 WESTLAKE AVE N
192930	0705	2533 WESTLAKE AVE N
192930	0710	WESTLAKE AVE N
192930	0725	WESTLAKE AVE N
192930	0730	WESTLAKE AVE N
192930	0735	WESTLAKE AVE N
192930	0740	2501 WESTLAKE AVE N
193030	0100	611 N 41ST ST
193030	0145	4005 FREMONT AVE N

AREA 20
PHYSICAL INSPECTED PARCELS

193030	0151	4001 FREMONT AVE N
193030	0205	617 N 40TH ST
193030	0210	3967 FREMONT AVE N
193030	0725	4121 DAYTON AVE N
193030	1120	3909 DAYTON AVE N
193030	1150	420 N 39TH ST
193030	1270	312 N 39TH ST
193030	1280	302 N 39TH ST
193130	0185	4000 WHITMAN AVE N
193130	0480	3926 AURORA AVE N
193130	0585	4000 AURORA AVE N
193130	0700	4102 AURORA AVE N
193130	0770	4129 AURORA AVE N
193130	0775	4117 AURORA AVE N
193130	0785	4111 AURORA AVE N
193130	0810	4102 LINDEN AVE N
193130	0820	4110 LINDEN AVE N
193130	0865	4033 AURORA AVE N
193130	0905	4021 AURORA AVE N
193130	0910	4019 AURORA AVE N
193130	0915	4001 AURORA AVE N
193130	1040	3929 AURORA AVE N
193130	1050	3927 AURORA AVE N
193130	1065	3917 AURORA AVE N
193130	1070	3909 AURORA AVE N
193130	1095	3900 LINDEN AVE N
193130	1100	3904 LINDEN AVE N
193130	1110	3912 LINDEN AVE N
193130	1135	3930 LINDEN AVE N
193130	1140	807 N 40TH ST
193130	1210	4127 LINDEN AVE N
193130	1215	4121 LINDEN AVE N
193130	1220	4113 LINDEN AVE N
193130	1245	702 N 41ST ST
193130	1250	710 N 41ST ST
193130	1255	4108 FREMONT AVE N
193130	1260	4114 FREMONT AVE N
193130	1265	4116 FREMONT AVE N
193130	1275	4124 FREMONT AVE N
193130	1285	4128 FREMONT AVE N
197220	0015	3623 LEARY WAY NW
197220	0050	3624 LEARY WAY NW
197220	0060	3611 2ND AVE NW
197220	0061	3600 LEARY WAY NW
197220	0075	201 NW 39TH ST
197220	0090	3614 2ND AVE NW
197220	0100	122 NW 36TH ST
197220	0101	3608 2ND AVE NW
197220	0120	106 NW 36TH ST

AREA 20
PHYSICAL INSPECTED PARCELS

197220	0145	3621 1ST AVE NW
197220	0191	106 N 36TH ST
197220	0200	110 N 36TH ST
197220	0210	3617 PALATINE AVE N
197220	0275	3612 PALATINE AVE N
197220	0280	204 N 36TH ST
197220	0282	202 N 36TH ST
197220	0283	200 N 36TH ST
197220	0284	3602 PALATINE AVE N
197220	0285	206 N 36TH ST
197220	0286	3604 PALATINE AVE N
197220	0287	3600 PALATINE AVE N
197220	0290	3601 GREENWOOD AVE N
197220	0370	3616 GREENWOOD AVE N
197220	0400	316 N 36TH ST
197220	0450	3658 PHINNEY AVE N
197220	0451	3656 PHINNEY AVE N
197220	0452	3652 PHINNEY AVE N
197220	0455	3648 PHINNEY AVE N
197220	0465	3644 PHINNEY AVE N
197220	0470	3636 PHINNEY AVE N
197220	0475	3632 PHINNEY AVE N
197220	0480	3624 PHINNEY AVE N
197220	0490	3620 PHINNEY AVE N
197220	0500	404 N 36TH ST
197220	0510	412 N 36TH ST
197220	0512	418 N 36TH ST
197220	0520	3617 FRANCIS AVE N
197220	0530	3629 FRANCIS AVE N
197220	0540	3635 FRANCIS AVE N
197220	0545	3641 FRANCIS AVE N
197220	0576	3666 FRANCIS AVE N
197220	0600	3644 FRANCIS AVE N
197220	0610	3636 FRANCIS AVE N
197220	0620	3618 FRANCIS AVE N
197220	0630	3612 FRANCIS AVE N
197220	0635	452 N 36TH ST
197220	0645	462 N 36TH ST
197220	0680	3639 DAYTON AVE N
197220	0700	3659 DAYTON AVE N
197220	0715	461 N 39TH ST
197220	0760	3636 DAYTON AVE N
197220	0775	3620 DAYTON AVE N
197220	0785	508 N 36TH ST
197220	0835	3641 EVANSTON AVE N
197220	0855	3817 EVANSTON AVE N
197220	0865	3827 EVANSTON AVE N
197220	0985	3618 EVANSTON AVE N
197220	1005	600 N 36TH ST

AREA 20
PHYSICAL INSPECTED PARCELS

197220	1050	3623 FREMONT AVE N
197220	1085	3843 FREMONT AVE N
197220	1150	3805 FREMONT AVE N
197220	1160	3844 FREMONT AVE N
197220	1200	3818 FREMONT AVE N
197220	1215	3806 FREMONT AVE N
197220	1230	3800 FREMONT AVE N
197220	1235	701 N 38TH ST
197220	1245	3636 FREMONT AVE N
197220	1260	3626 FREMONT LN N
197220	1290	3608 FREMONT AVE N
197220	1525	3800 LINDEN AVE N
197220	1560	3628 LINDEN AVE N
197220	1590	800 N 36TH ST
197220	1605	3845 AURORA AVE N
197220	1671	816 N 38TH ST
197220	1700	3824 AURORA AVE N
197220	1985	3806 WHITMAN AVE N
197220	2205	1020 N 36TH ST
197220	2245	3825 BRIDGE WAY N
197220	2575	900 N 34TH ST
197220	2635	936 N 34TH ST
197220	2670	3402 FREMONT AVE N
197220	2680	704 N 34TH ST
197220	2710	744 N 34TH ST
197220	2730	760 N 34TH ST
197220	2755	3424 FREMONT AVE N
197220	2815	743 N 35TH ST
197220	2820	753 N 35TH ST
197220	2845	3508 FREMONT AVE N
197220	2855	708 N 35TH ST
197220	2880	720 N 35TH ST
197220	2920	744 N 35TH ST
197220	2926	3505 TROLL AVE N
197220	2940	701 N 36TH ST
197220	2950	717 N 36TH ST
197220	3015	819 N 36TH ST
197220	3035	3526 FREMONT PL N
197220	3050	3518 FREMONT PL N
197220	3060	3515 FREMONT AVE N
197220	3080	3519 FREMONT PL N
197220	3090	606 N 35TH ST
197220	3105	3501 FREMONT AVE N
197220	3125	601 N 35TH ST
197220	3135	611 N 35TH ST
197220	3140	613 N 35TH ST
197220	3145	615 N 35TH ST
197220	3160	3419 FREMONT AVE N
197220	3170	620 N 34TH ST

AREA 20
PHYSICAL INSPECTED PARCELS

197220	3220	436 N 34TH ST
197220	3225	3400 PHINNEY AVE N
197220	3300	454 N 34TH ST
197220	3305	462 N 34TH ST
197220	3315	3401 EVANSTON AVE N
197220	3435	3417 EVANSTON AVE N
197220	3450	400 N 35TH ST
197220	3460	408 N 35TH ST
197220	3480	418 N 35TH ST
197220	3485	420 N 35TH ST
197220	3510	434 N 35TH ST
197220	3530	448 N 35TH ST
197220	3540	456 N 35TH ST
197220	3555	462 N 35TH ST
197220	3575	401 N 36TH ST
197220	3600	417 N 36TH ST
197220	3610	421 N 36TH ST
197220	3615	425 N 36TH ST
197220	3630	459 N 36TH ST
197220	3650	469 N 36TH ST
197220	3655	473 N 36TH ST
197220	3660	475 N 36TH ST
197220	3665	501 N 36TH ST
197220	3670	503 N 36TH ST
197220	3675	507 N 36TH ST
197220	3685	513 N 36TH ST
197220	3705	105 N 36TH ST
197220	3720	115 N 36TH ST
197220	3725	117 N 36TH ST
197220	3730	119 N 36TH ST
197220	3740	125 N 36TH ST
197220	3745	127 N 36TH ST
197220	3750	203 N 36TH ST
197220	3760	211 N 36TH ST
197220	3765	213 N 36TH ST
197220	3770	215 N 36TH ST
197220	3775	219 N 36TH ST
197220	3780	223 N 36TH ST
197220	3785	225 N 36TH ST
197220	3790	309 N 36TH ST
197220	3815	315 N 36TH ST
197220	3830	3500 1ST AVE NW
197220	3840	106 N 35TH ST
197220	3855	118 N 35TH ST
197220	4245	108 NW 35TH ST
197220	5535	140 W FLORENTIA ST
197220	5925	44 ETRURIA ST
198220	0935	4500 6TH AVE NW
198220	3000	4410 LEARY WAY NW

AREA 20
PHYSICAL INSPECTED PARCELS

251600	0130	4315 6TH AVE NW
264370	0000	3601 FREMONT AVE N
276770	2185	1556 NW BALLARD WAY
276770	3065	5227 LEARY AVE NW
276830	0445	1411 NW 54TH ST
276830	2230	937 NW 49TH ST
276830	2235	933 NW 49TH ST
276830	2240	929 NW 49TH ST
276840	0025	4451 14TH AVE NW
277060	3050	3216 16TH AVE W
277060	3480	3402 15TH AVE W
277060	7390	2300 W ELMORE ST
277160	0910	1600 W ARMORY WAY
277160	0911	1600 W ARMORY WAY
318580	0000	769 HAYES ST
661000	0206	4402 3RD AVE NW
744200	0755	3931 LEARY WAY NW
867340	0305	2633 NW MARKET ST
880790	0055	1511 DEXTER AVE N
880790	0070	1515 DEXTER AVE N
880790	0155	1617 8TH AVE N
880790	0200	1600 DEXTER AVE N
880790	0225	1628 DEXTER AVE N
880790	0255	1601 DEXTER AVE N
880790	0260	1607 DEXTER AVE N
880790	0275	1701 DEXTER AVE N
880790	0305	1608 AURORA AVE N
880790	0335	1515 WESTLAKE AVE N
880790	0355	1606 8TH AVE N
880790	0360	1633 WESTLAKE AVE N
880790	0390	1725 WESTLAKE AVE N
930130	0445	1920 DEXTER AVE N
930130	0850	2100 DEXTER AVE N
930130	1400	1941 AURORA AVE N

AREA 20
LAND INSPECTED FOR SPECIALTY PARCELS

GEO	SUB AREA	SPEC	MAJOR	MINOR	ADDRESS
20	80	700	009750	0000	3655 ALBION PL N
20	80	700	016220	0000	800 N ALLEN PL
20	80	700	024270	0000	3622 WHITMAN AVE N
20	60	700	030000	0000	2500 DEXTER AVE N
20	80	100	030700	0000	4710 AURORA AVE N
20	80	700	034700	0000	120 NW 39TH ST
20	80	100	047500	0415	5310 8TH AVE NW
20	80	100	085000	0135	414 N 48TH ST
20	80	100	085000	0176	4800 PHINNEY AVE N
20	80	100	085000	0335	515 N 50TH ST
20	80	100	085000	0360	4905 EVANSTON AVE N
20	80	100	085000	0425	4710 DAYTON AVE N
20	80	100	085000	0515	510 N 47TH ST
20	60	700	086100	0000	1707 DEXTER AVE N
20	80	700	100450	0000	3901 FREMONT AVE N
20	80	700	108540	0000	3910 WHITMAN AVE N
20	80	100	122503	9002	801 NW 54TH ST
20	80	700	130700	0000	3661 PHINNEY AVE N
20	80	700	132720	0000	940 N 35TH ST
20	60	700	136830	0000	2565 DEXTER AVE N
20	60	700	142180	0000	2420 8TH AVE N
20	60	700	152780	0000	1740 AURORA AVE N
20	80	700	154290	0000	4903 LINDEN AVE N
20	60	700	159430	0000	1504 AURORA AVE N
20	80	700	159480	0000	3637 ALBION PL N 98103
20	60	100	192504	9005	602 GALER ST
20	60	540	192504	9022	1819 WESTLAKE AVE N
20	60	100	192504	9037	1735 DEXTER AVE N
20	60	100	192504	9050	1744 DEXTER AVE N
20	60	100	192504	9052	1735 DEXTER AVE N
20	60	100	192504	9054	1738 DEXTER AVE N
20	60	174	192930	0390	2717 DEXTER AVE N
20	60	100	192930	0580	2519 DEXTER AVE N
20	60	100	192930	0591	2505 DEXTER AVE N
20	60	100	192930	0625	2558 DEXTER AVE N
20	60	100	192930	0630	WESTLAKE AVE N
20	60	100	192930	0640	2546 DEXTER AVE N
20	60	100	192930	0675	2532 DEXTER AVE N
20	60	100	192930	0700	2514 DEXTER AVE N
20	80	100	193030	0320	525 N BOWDOIN PL
20	80	100	193030	0330	519 N BOWDOIN PL
20	80	100	193030	0345	502 N 39TH ST
20	80	100	193030	0351	501 N BOWDOIN PL
20	80	100	193130	0065	4104 WHITMAN AVE N
20	80	100	193130	0080	4110 WHITMAN AVE N
20	80	100	193130	0100	1005 N 42ND ST
20	80	100	193130	0135	4037 WOODLAND PARK AVE N
20	80	100	193130	0270	3927 WOODLAND PARK AVE N

AREA 20
LAND INSPECTED FOR SPECIALTY PARCELS

20	80	100	193130	0285	3915 WOODLAND PARK AVE N
20	80	100	193130	0290	3911 WOODLAND PARK AVE N
20	80	100	193130	0325	3918 WHITMAN AVE N
20	80	100	193130	0335	3922 WHITMAN AVE N
20	80	100	193130	0340	3924 WHITMAN AVE N
20	80	100	193130	0345	3938 WHITMAN AVE N
20	80	100	193130	0360	3931 WHITMAN AVE N
20	80	100	193130	0380	3925 WHITMAN AVE N
20	80	100	193130	0390	3921 WHITMAN AVE N
20	80	100	193130	0400	3911 WHITMAN AVE N
20	80	100	193130	0540	4017 WHITMAN AVE N
20	80	100	193130	0555	4011 WHITMAN AVE N
20	80	100	193130	0570	914 N 40TH ST
20	80	100	193130	0645	951 N 42ND ST
20	80	100	193130	0655	4123 WHITMAN AVE N
20	80	160	193130	0730	4114 AURORA AVE N
20	80	100	193130	1235	4107 LINDEN AVE N
20	80	700	193280	0000	4226 DAYTON AVE N
20	80	700	193300	0000	4420 DAYTON AVE N
20	80	700	193360	0000	506 N 45TH ST
20	80	410	197220	0385	300 N 36TH ST
20	80	100	197220	1695	3830 AURORA AVE N
20	80	100	197220	1725	3800 AURORA AVE N
20	80	100	197220	1785	3645 WHITMAN AVE N
20	80	100	197220	1860	3839 WHITMAN AVE N
20	80	100	197220	1885	3825 WHITMAN AVE N
20	80	100	197220	1920	3809 WINSLOW PL N
20	80	100	197220	1950	3828 WHITMAN AVE N
20	80	100	197220	2000	3800 BRIDGE WAY N
20	80	100	197220	2006	3660 WHITMAN AVE N
20	80	100	197220	2040	3640 WHITMAN AVE N
20	80	100	197220	2085	3612 WHITMAN AVE N
20	80	100	197220	2225	3837 WOODLAND PARK AVE N
20	80	100	197220	2230	3831 WOODLAND PARK AVE N
20	80	100	197220	2290	905 N 36TH ST
20	80	100	197220	2400	906 N 35TH ST
20	80	100	197220	2476	3501 ALBION PL N
20	80	100	197220	2521	925 N 35TH ST
20	80	100	197220	2600	920 N 34TH ST
20	80	100	197220	3025	819 N 36TH ST
20	80	100	197220	3205	620 N 34TH ST
20	80	100	197220	3206	620 N 34TH ST
20	80	608	198220	1700	832 NW 48TH ST
20	80	410	198220	1965	4600 LEARY WAY NW
20	60	700	202350	0000	2145 DEXTER AVE N
20	60	700	202360	0000	2432 DEXTER AVE N
20	60	100	202370	0080	2150 6TH AVE N
20	60	100	202370	0081	2149 DEXTER AVE N
20	60	100	204100	0080	2155 WAVERLY PL N

AREA 20
LAND INSPECTED FOR SPECIALTY PARCELS

20	60	700	214123	0000	2522 DEXTER AVE N
20	80	700	226600	0000	3624 WHITMAN AVE N
20	80	700	228509	0000	812 N 42ND ST
20	60	700	228515	0000	802 NEWTON ST
20	60	700	228860	0000	2470 DEXTER AVE N
20	80	608	251600	0215	4213 NW LEARY WAY
20	80	700	260775	0000	4511 GREENWOOD AVE N
20	80	700	260781	0000	4614 3RD AVE NW
20	80	700	260783	0000	4324 PHINNEY AVE N
20	80	700	260784	0000	4317 DAYTON AVE N
20	80	700	260786	0000	952 N 42ND ST
20	80	700	260789	0000	4217 FREMONT AVE N
20	60	700	261734	0000	2419 8TH AVE N
20	80	700	261739	0000	611 N 46TH ST
20	80	700	262500	0000	3648 FRANCIS AVE N
20	80	700	262501	0000	3652 FRANCIS AVE N
20	80	700	262550	0000	3657 FRANCIS AVE N
20	80	700	264590	0000	4255 LINDEN AVE N
20	80	700	264610	0000	461 N 45TH ST
20	80	700	264640	0000	3658 DAYTON AVE N
20	80	700	264660	0000	3633 FREMONT AVE N
20	80	700	264690	0000	3616 1ST AVE NW
20	80	700	272600	0000	3823 FREMONT AVE N
20	80	608	276770	2765	5422 SHILSHOLE AVE NW
20	80	608	276770	3240	4722 BALLARD AVE NW
20	80	100	276830	0575	5301 11TH AVE NW
20	80	100	276830	0665	824 NW 52ND ST
20	80	100	276830	0805	5217 11TH AVE NW
20	80	540	276830	0895	1400 NW 52ND ST
20	60	700	309000	0000	1758 DEXTER AVE N
20	60	100	352890	0665	2480 BIRCH AVE N
20	60	100	352890	0675	2483 BIRCH AVE N
20	60	100	352890	0685	2483 BIRCH AVE N
20	60	100	352890	0715	2480 BIRCH AVE N
20	60	100	352890	0721	2480 BIRCH AVE N
20	60	100	352890	0730	2480 BIRCH AVE N
20	60	100	352890	0734	2480 BIRCH AVE N
20	60	153	352890	0745	2450 AURORA AVE N
20	60	100	352890	0850	2480 BIRCH AVE N
20	60	100	352890	0860	2475 DEXTER AVE N
20	60	100	352890	0870	2465 DEXTER AVE N
20	60	100	352890	0900	2484 DEXTER AVE N
20	60	100	352890	0905	2480 DEXTER AVE N
20	60	100	352890	0925	2462 DEXTER AVE N
20	60	100	352890	0995	2422 DEXTER AVE N
20	60	100	352890	1010	2410 DEXTER AVE N
20	60	100	352890	1015	2400 DEXTER AVE N
20	60	100	352890	1020	708 MCGRAW ST
20	60	100	352890	1035	2415 8TH AVE N

AREA 20
LAND INSPECTED FOR SPECIALTY PARCELS

20	60	100	352890	1060	2441 8TH AVE N
20	60	100	352890	1115	2442 8TH AVE N
20	60	100	352890	1185	2473 AURORA AVE N
20	60	160	352890	1186	2451 AURORA AVE N
20	60	700	415233	0000	2101 WESTLAKE AVE N
20	60	100	514200	0000	1530 AURORA AVE N
20	60	700	520160	0000	610 WHEELER ST
20	60	700	532850	0000	559 MCGRAW ST
20	60	700	532860	0000	2401 8TH AVE N
20	60	700	644160	0000	2134 WAVERLY PL N
20	60	700	686400	0000	655 CROCKETT ST
20	60	700	721220	0000	2120 8TH AVE N
20	60	700	769795	0000	750 CROCKETT ST
20	60	700	769812	0000	700 CROCKETT ST
20	60	700	812341	0000	2450 DEXTER AVE N
20	60	700	872689	0000	2500 6TH AVE N
20	60	700	872710	0000	2001 WESTLAKE AVE N
20	60	700	872735	0000	2167 DEXTER AVE N
20	60	700	872738	0000	2170 6TH AVE N
20	60	700	872740	0000	2137 WAVERLY PL N
20	60	700	872915	0000	2012 WAVERLY PL N
20	60	700	872967	0000	2025 WAVERLY PL N
20	60	700	880510	0000	1701 8TH AVE N
20	60	280	880790	0130	1505 WESTLAKE AVE N
20	60	100	880790	0140	766 GARFIELD ST
20	60	100	880790	0145	1605 8TH AVE N
20	60	100	880790	0150	1611 8TH AVE N
20	60	100	880790	0215	1620 DEXTER AVE N
20	60	100	880790	0285	1713 DEXTER AVE N
20	60	100	880790	0330	1735 DEXTER AVE N
20	60	700	880990	0000	1526 AURORA AVE N
20	60	700	920120	0000	2040 WAVERLY PL N
20	60	700	920122	0000	2111 WAVERLY PL N
20	60	700	920140	0000	2028 WAVERLY PL N
20	60	100	930130	0285	2040 8TH AVE N
20	60	100	930130	0335	1900 8TH AVE N
20	60	100	930130	0345	1908 8TH AVE N
20	60	100	930130	0425	1905 8TH AVE N
20	60	100	930130	0510	2020 WAVERLY PL N
20	60	100	930130	0535	2010 WAVERLY PL N
20	60	100	930130	0541	2000 WAVERLY PL N
20	60	100	930130	0560	2122 8TH AVE N
20	60	100	930130	0670	2148 WAVERLY PL N
20	60	100	930130	0690	2144 WAVERLY PL N
20	60	100	930130	0810	2117 WAVERLY PL N
20	60	100	930130	0830	710 CROCKETT ST
20	60	100	930130	0895	2004 DEXTER AVE N
20	60	100	930130	0955	2014 DEXTER AVE N
20	60	100	930130	0990	2022 DEXTER AVE N

AREA 20
LAND INSPECTED FOR SPECIALTY PARCELS

20	60	100	930130	0995	2030 DEXTER AVE N
20	60	100	930130	1300	2117 DEXTER AVE N
20	60	100	930130	1305	2101 DEXTER AVE N
20	60	100	930130	1410	1911 AURORA AVE N
20	60	700	930195	0000	2423 8TH AVE N
20	60	700	947790	0000	2400 AURORA AVE N