

Commercial Revalue

2016 Assessment roll

AREA 10

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

John Wilson, Assessor



King County

Department of Assessments

Accounting Division

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John Wilson
Assessor

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

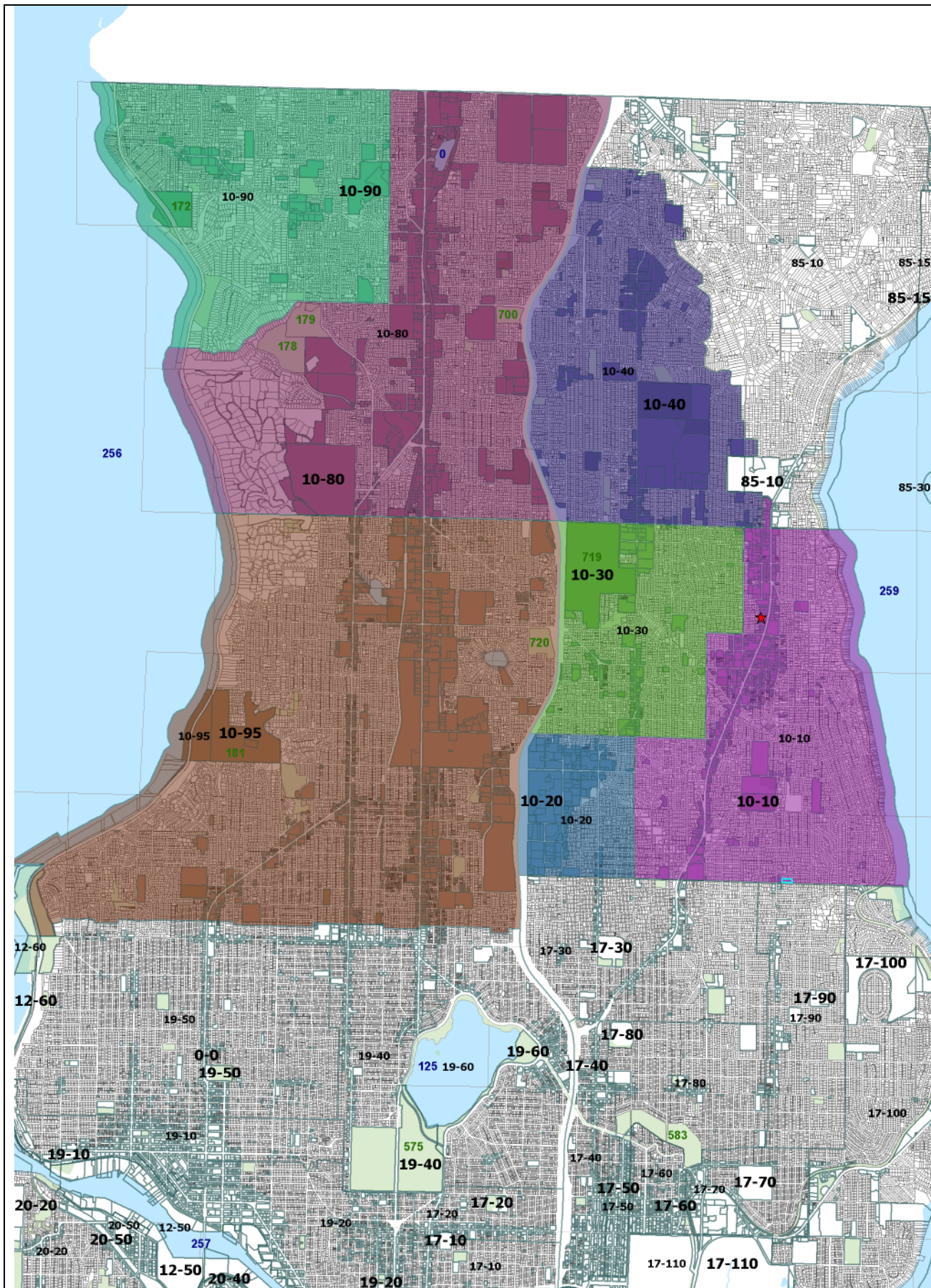
We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you should have questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor



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King County
Assessments
1/7/16

Executive Summary Report

Appraisal Date 1/1/2016

Geographic Appraisal Area:

- Area 10: North Greenwood and Ballard, Broadview, Bitter Lake, Haller Lake, Licton Springs, Northgate, Maple Leaf, Pinehurst, Lake City, Jackson Park, Olympic Hills, Meadowbrook, City of Shoreline

Sales – Improved Summary

- Number of Sales: **67**
- Range of Sales Dates: **01/7/2013– 12/30/2015**

Sales – Ratio Study Summary

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2015 Value	\$1,846,600	\$2,053,100	89.9%	13.45%
2016 Value	\$2,025,800	\$2,053,100	98.7%	4.34%
Abs. Change	\$179,200		8.80%	-9.11%
% Change	+9.70%		+9.79	-67.73%

*COD is a measure of uniformity, lower numbers represent better uniformity

Sales used in analysis: All improved sales that were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. 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	Improvement	Total
2015 Value	\$1,556,770,200	\$768,454,400	\$2,325,224,600
2016 Value	\$1,648,645,500	\$795,994,200	\$2,444,639,700
% Change	+5.90%	+3.58%	+5.14%

Number of Parcels in the Ratio Study Population: **1,381** excluding specialties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2016 revalue year have increased 5.14%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2016 Assessment Year.

Identification of the Area

Name or Designation

- **Area 10 (North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, Northgate, North City, Pinehurst, Lake City, Meadowbrook, Jackson Park, Olympic Hills and City of Shoreline)**

Area 10 Neighborhoods

-
- **10-10** Lake City
- **10-20** Northgate
- **10-30** Northeast Seattle
- **10-40** Shoreline
- **10-80** West Shoreline
- **10-90** Northwest Shoreline
- **10-95** Broadview, Northgate, N Aurora Corridor

Boundaries

- West – Puget Sound
- North – King County and Snohomish County Boundary Line
- East – Lake Washington and Lake Forest Park City Limits
- South – NW 87th St west of I5 and NE 95th St east of I5

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 and the King County Assessor website.

Area 10 Overview

Area 10 is comprised of neighborhoods located in Seattle's Northwest District, Seattle's North District and City of Shoreline. Seattle Northwest District neighborhoods are Bitter Lake, Broadview, Haller Lake, Licton Springs and North Greenwood. Seattle North District neighborhoods are Jackson Park, Lake City, Meadowbrook, Northgate, Olympic Hills, Pinehurst, and Victory Heights. Both Seattle Northwest District and North District neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties. The City of Seattle area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. New mixed use multifamily, residential and live-work townhouses, senior living apartments, and the newest micro-apartments/micro-congregate housing structures are the predominant construction projects in the north Seattle area. Development and revitalization within the City of Seattle is on-going. For assessment purposes, it is divided into economic neighborhoods that include one or more business districts.

Analysis Process

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: March 15, 2016

The following appraiser did the valuation for this geographic area:

- Yuen Chin – Commercial Appraiser I

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 use. 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 is assigned to the improvements.

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

The use to which the property is put until it is ready for its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use, in anticipation of change over a relatively short time in the future.

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.

- Sales from 01/01/2013 to 12/31/2015 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).

Area 10-10: Lake City, Meadowbrook

Boundaries: The Lake City neighborhood is located toward the north end of Lake Washington. The mid-point is NE Northgate Way and NE Lake City Way. The boundaries are:

- North - NE 145th St
- South - NE 95th St
- East - Lake Washington
- West - 15th Ave NE, 25th Ave NE, and 30th Ave NE



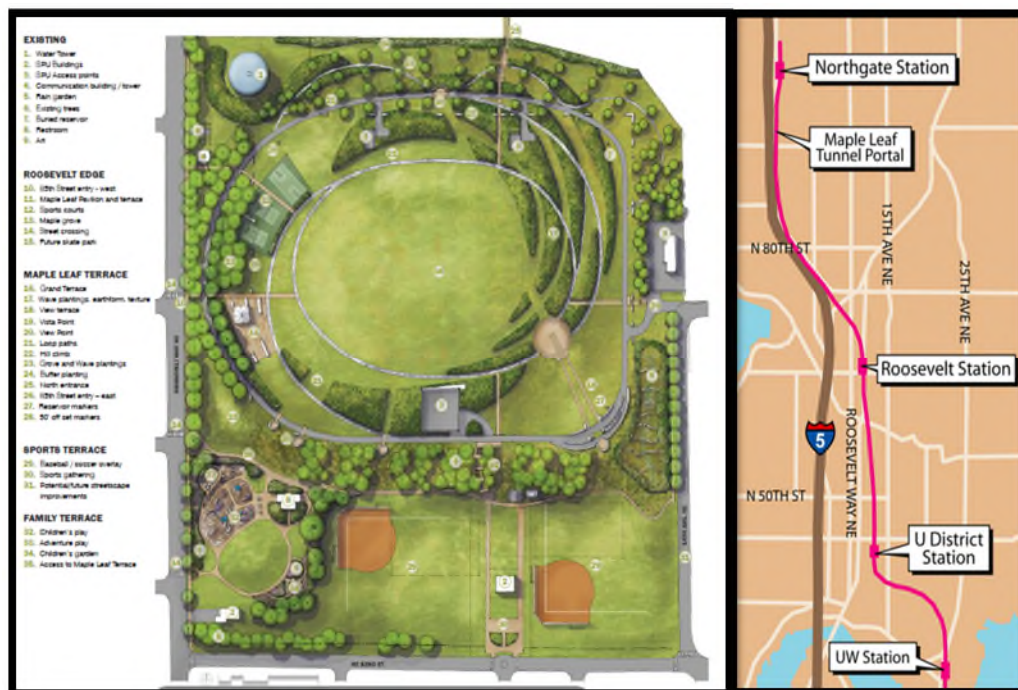
Neighborhood Description: The Lake City neighborhood is located in the northeast corner of the City of Seattle and is approximately 7 miles from downtown. It was annexed to Seattle in 1954 when the city limits were expanded from 85th St to 145th St. Much of Thornton Creek is located in 10-10 which impacts development.

The majority of the commercial properties run along Lake City Way NE. The zoning designations on this corridor vary depending on the impact of the topography and riparian corridors. From the heavily impacted NE 95th St, north to NE 120th St, Commercial 1 (C1) zoning dominates. This is an auto-oriented zoning that allows for retail and service uses that support the surrounding neighborhoods as well as a citywide clientele. Typical of this zoning classification is the automobile sales and service businesses that are located on Lake City Way NE. Several auto repair garages on Lake City Way NE are being redeveloped into retail shops. There is limited multi-family low rise zoning approximately one block off of the main corridor.

From NE 120th St north to NE 128th St, the topography is relatively flat and the influence from Thornton Creek is minimal. The zoning pattern changes along this portion of the corridor to a Neighborhood Commercial 3 (NC3) designation. This pedestrian-oriented zoning creates a shopping district that services the community. A mix of old and new, single-story retail and office buildings are found here as well as newer multi-story mixed-use and residential structures. Lake City Square is an example of the development that NC3 zoning encourages.

The business district along this portion of Lake City Way NE expands by several blocks on both the east and west sides of the corridor. The NC3 zoning changes to multi-family residential zones in the portions furthest from the arterial. There are several apartment projects in various stages of development.

From NE 128th St north to NE 145th St, C1 zoning predominates along Lake City Way NE. Small retail outlets and offices are interspersed with auto sales and service businesses. Fred Meyer, located on Lake City Way and NE 130th St, is typical of the construction in the C1 zoning classification. The multi-family residential zones to the west of Lake City Way NE are heavily developed with apartment complexes. The pace of construction for downtown Seattle is booming and follows at a slower pace in area 10-10. Construction activity decreases as one radiates out from the downtown CBD business core.





Parcel # 882290-0311- Permit and plans are in the review process by the City of Seattle Design Review Board to demolish the existing fourplex multifamily structure Ranch Manor located at 12320 32nd Ave NE and construct a new 99 unit mixed use apartment complex called the Greenlofts Lake City. The new mixed use complex will be a six-story structure containing 107 efficiency dwelling units, 2,000 sf of commercial space and five live/work units with parking for 20 vehicles and storage spaces for 75 bicycles.



Parcels # 383400-0495 and -0560- CBRE Group announced financing for construction of the Lake City Senior Apartments at 13730 Lake City Way NE in Seattle's Lake City neighborhood. The five-story, 80-unit apartment building will have



underground parking for 62 vehicles. Apartments will include a mix of one and two bedroom units, plus 2 ground-floor live/work units. Morgan Design Group is the architect. A fifth of the units will be affordable to seniors with incomes below 75 to 80 percent of the area's median income under Seattle's Multifamily Housing Property Tax Exemption Program. The developer combined the Federal Housing Administration financing with equity from 16 foreign investors under the federal government's EB-5 visa program, which provides a green card to immigrant investors who invest at least \$500,000 in a job-creating enterprise. The project will encompass two parcels with a total land area of 28,822 sf. As of January of 2016, the office structure had been demolished and clearing had begun to excavate and construct the new senior apartment structure.



Parcel # 766370-0341- Permits and plans applications were submitted in January 2016 for a proposed new 52,150 sf midrise multifamily complex located at 14337 32nd Ave NE. The project includes demolishing the existing eight unit Tiki Apartment building. The new structure will be a five-story multifamily building containing 56 units and basement garage parking for 28 vehicles.



Parcel # 145360-0911- The Artisan Apartment located at 12706 - 12714 33rd Ave NE is in the permitting, planning and review stages at the City of Seattle. The proposed development will be a seven-story apartment structure containing 159 residential units and 2 live-work units with below-grade parking for 128 vehicles. Building size will be 153,268 sf.



Parcel # 145360-0665 and -0482- A master use plan application was submitted to the City of Seattle in May 2015 to construct a new apartment at 3025 NE 130th St. The proposed complex will be a seven-story structure with 166-unit residential units and parking for 55 vehicles in a partially below-grade garage. Total building area will be 117,441 sf of which 98,026 sf is slated for the apartments and 19,415 sf for the below grade basement garage. The sites are currently vacant.

Parcels # 156810-0470 and -0466- As of January 20, 2016, the former Lake Sheridan Apartments located at 14353 Bothell Way NE in Shoreline were completely demolished. Land clearing and excavation is in progress to construct a new self-storage facility called West Coast Self Storage. The new self-storage development includes one four-story and one one-story buildings connected by a canopy with gross total building area of 86,604 sf plus 12 on-site parking spaces and 2 loading spaces. The new self-storage structure's grand opening is intended for the autumn of 2016.

Area 10-20: Northgate

Boundaries: The major traffic arterials are NE Northgate Way and Roosevelt Way NE.

- North – NE 115th St
- South – NE 95th St
- East – 15th Ave NE
- West – Interstate 5

Neighborhood Description: Northgate, located approximately 5 miles north of downtown. It is a district of neighborhoods in North Seattle that is named for and includes the Northgate Mall. Opened in 1950, the Northgate Mall was the first regional mall in the United States.



This neighborhood is also impacted by the Thornton Creek Watershed. The concentration of commercial properties located in Area 10-20 is primarily along NE Northgate Way or to the south of Northgate Mall. Neighborhood Commercial 3 zoning with height limits of 85-125 feet dominates. Aside from a cluster of office buildings south of the mall, the focus of the Northgate core is retail. Smaller retail centers are located to the east on NE Northgate Way; however, the NC3 height limit decreases to 40 feet near Roosevelt Way NE. The NC zone designation allows for non-street level residential use, but until recently, this area has not maximized the allowable mixed-use potential.

The Seattle City Council approved higher zoning density for an 8-acre parcel located 11200 1st Ave NE that is owned by developer John A. Mullally. The zoning changed from multi-family MR (Midrise) classification to NC3-85 (Neighborhood Commercial 3 with 85 feet height limits). Currently on site is the 1951 year built Northgate Apartments with 207 units that will be demolished in favor of a new development that includes affordable housing. The developer and architects are in the process of designing the building plans for the new structure.

Major developments consist of mixed use multi-story retail/residential projects along Northgate Way. There are several vacant sites near the Northgate Mall that are in the initial stages of planning or development. A major concern of residential tenants in this area is the redevelopment of older apartments into commercial projects. The new light rail station will be the impetus for higher density and mixed use properties with a residential component.

The city is planning to bring the Sound Transit light rail line through this area, via the University District and the proposed Northgate Station is expected to open in 2021. Construction began in late 2013. The travel time from Northgate to Downtown Seattle is expected to be 13 minutes. The new station will have two walking corridors that will connect the Northgate Mall and the King County Park and Ride Transit Center. An additional parking garage of 600-900 spaces is planned to replace the lost parking that the construction of the light rail line will create. The proposed rezone of the area is designed to complement the coming of the pedestrian friendly rail line which anticipates 60,000 riders a day by 2030. The pending arrival of light rail to the Northgate neighborhood has been a driving force in the evolution of the above-cited rezoning efforts. Potential rezoning is now being referred to in the broader context of the “Northgate Station Area Development” – a collaborative study between the City of Seattle, King County, the Puget Sound Regional Council, and Sound Transit with the intention of making the Northgate Urban Area more “livable” with the pending arrival of numerous mass transit options.



Proposed Maple Leaf Portal



Proposed Link Light Rail Northgate Station



Parcel # 322604-9130– excavation and shoring was begun in June of 2015 for a new six-story hotel structure with 167 guest rooms located at 9550 1st Ave NE. The proposed building will have 123,000 sf with a 22,500 sf parking garage that will accommodate 135 vehicles. The hotel will be operated by Hilton as a Hampton Inn & Suites and is expected to open in the fall of 2016.

Parcel # 292604-9025- land preparation started in January of 2016 to construct a new 236,684 sf Northgate Mall Parking Garage located at the west side of the mall at 301 NE Northgate Way. The new structure is a two-story parking garage with 673 stalls and an adjacent surface parking lot with 137 spaces will be re-stripped.



Northgate Mall Parking Garage



Parcel # 572450-0590- permit and plans have been submitted to the City of Seattle to review and demolish a vacant restaurant and construct a new multifamily structure on the site at 11202 Roosevelt Way NE. The project also includes lot line boundaries adjustments and short platting the current lot into several parcels. The proposed new multifamily structure is the Noren Pinehurst, a four story building with 13 apartments and 7 live-work units plus parking for 20 vehicles.



Parcel 292604-9039 and -9224- Permits and plans applications have been submitted to the City of Seattle for reviews to construct the new Northgate Apartments on the line retail known as BevMo Plaza and former Gene Juarez Salon



School sites located at 10720 5th Ave NE and 10715 8th Ave NE. The project will consist of the demolition of the two existing retail structures and construction of two new mixed use apartment buildings with a total of 226 residential units, 3,685 sf of retail space, and 143 parking spaces. The west building facing 10720 5th Ave NE will be a seven-story mixed use apartment structure with a total building area of 158,923 sf that will contain 143 residential units, street level retail and two below grade parking levels for 104 vehicles. The east building facing 10715 8th Ave NE will be a four-story structure with a total building area of 63,139 sf consisting of 83 apartment units, 3 live/work units, and 28 surface parking spaces. Currently, the Seattle Design Review Board is studying the plans.

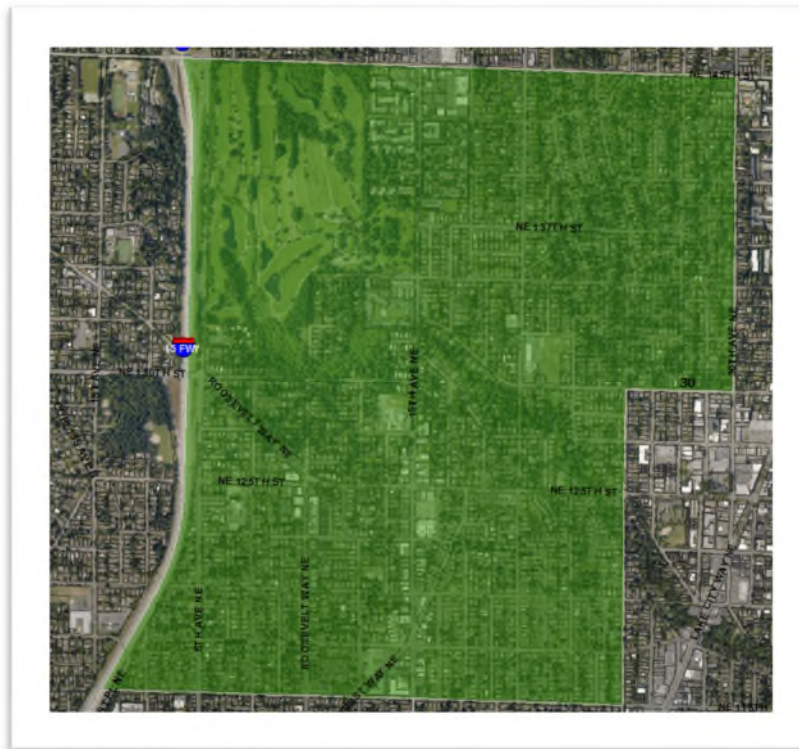


Parcel # 292604-9535- Permit and plans are being approved and finalized by the City of Seattle Design Review Board to construct a new apartment edifice at 10711 8th Ave NE. The proposed new structure will be a seven-story building containing 148 residential units with 3 live-work units and below grade parking for 145 vehicles. Preparation for construction on the vacant site has begun.

Area 10-30: Pinehurst, Jackson Park, Olympic Hills

Boundaries: The Pinehurst neighborhood core is at 15th Ave NE and NE 125th St.

- North – NE 145th St
- South – NE 115th St
- East – NE 25th Ave / NE 30th Ave NE
- West – Interstate 5



Neighborhood Description: The Pinehurst neighborhood is located about 7 miles north of Seattle. The primary cluster of commercial uses (retail and office) are proximate to the intersections of Roosevelt Way NE/NE 125th St, NE 125th St/15th Ave NE, and NE 145th St/15th Ave NE. The majority of multi-family development, which includes condominiums, is located proximate to the 15th Avenue NE corridor. Pinehurst has two neighborhood parks: Pinehurst Playfield and Pinehurst Pocket Park. Jackson Golf course is located in the NW section of 10-30.

This neighborhood is a primarily residential community with limited commercial. The Home Realty building on 15th Ave NE was purchased by a group of attorney's and a major portion of the offices were remodeled. Pinehurst Elementary School was demolished and is being rebuilt with completion expected the summer of 2016. Two adjoining parcels on 15th Ave NE were assembled for a future mixed use project with retail and residential townhouses.



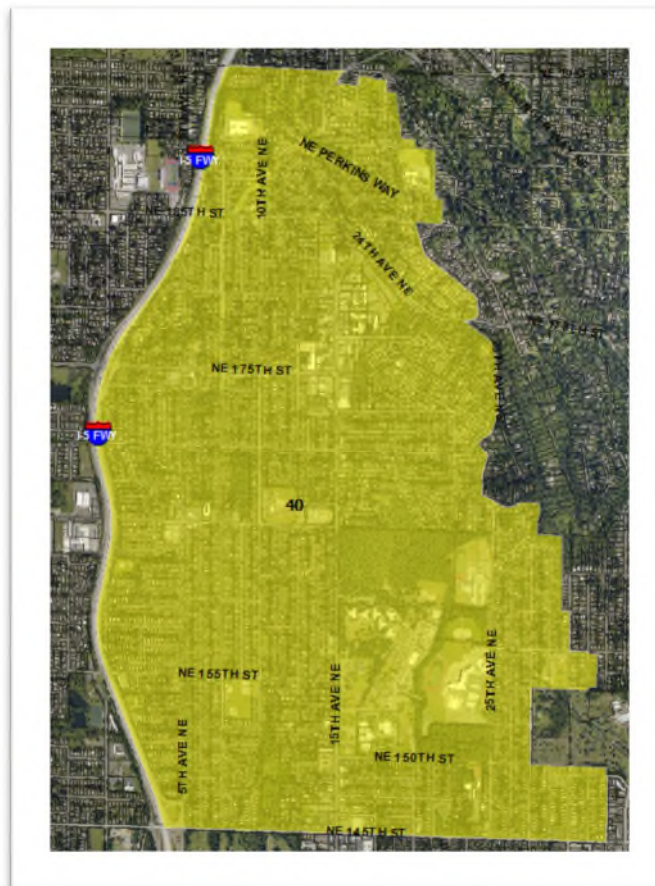
Parcels # 113300-0200 and -0205- Permit and plans are in review with the City of Seattle Design Review Board to construct the new Pinehurst mixed use multifamily structures on the former Seattle Drum School site located at 12510 15th Ave NE. This development will consist of multifamily structures: 4 three-story buildings containing 8 live-work units, and 8 three-story buildings containing 32 residential units with surface parking for 10 vehicles and

garages for 28 vehicles. The existing buildings will be demolished.

Area 10-40: Shoreline (East) - North City, Ridgecrest, Briarcrest

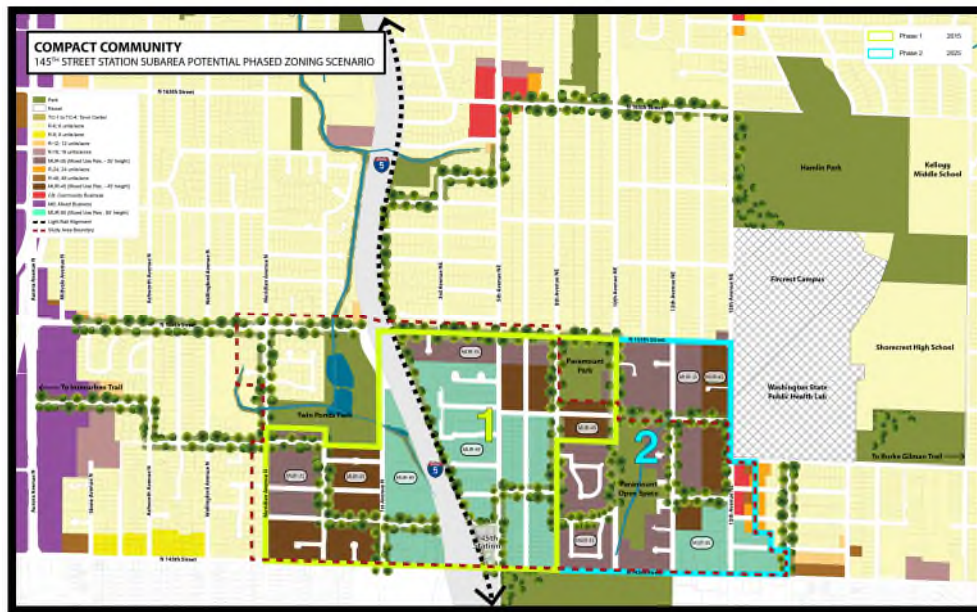
Boundaries: East Shoreline is sandwiched between Interstate 5 and Lake Forest Park. The major arterial for this neighborhood traveling north and south is 15th Ave NE and east and west is NE 175th St which is improved with the majority of the commercial properties for this market area. Both of these primary traffic streets intersect near the middle of this neighborhood.

- North – NE 195th St
- South – NE 145th St
- East – City of Lake Forest Park
- West – Interstate 5



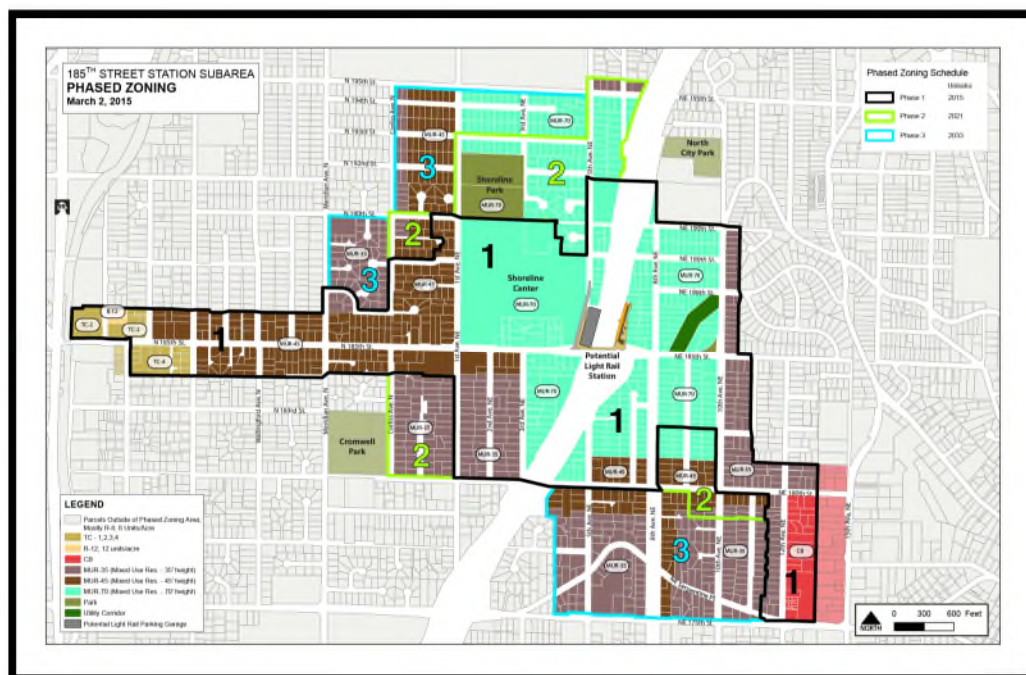
Neighborhood Description: North City is a suburban area developed in the 1950's and 1960's. The area, which contains mostly single family detached housing, is bisected by 15th Ave NE, an auto-oriented commercial strip which is classified as principal arterial. The buildings are mostly one to two stories high and their footprints typically cover only a small portion of their sites. A major portion of each commercial site is reserved for parking and auto access.

The light rail station that was proposed for the NE corner of 145th Ave NE and I5, and met delays in 2015, has been resumed after a transportation corridor study was conducted in 2015. The 'Preferred Concept' for the 145th Corridor Study was adopted by the council in April of 2016 and the city has resumed light rail station sub area planning.



The 145th Street Transit Station Map

The following zoning map is the new iteration after the February 9, 2015 meeting. City of Shoreline Council adopted the Ordinances on March 16th, 2015 for the proposed light rail station. Both zoning maps indicate the locations of the transit stations. Light rail transit will be arriving around the year 2023.



The 185th Street Transit Station Map

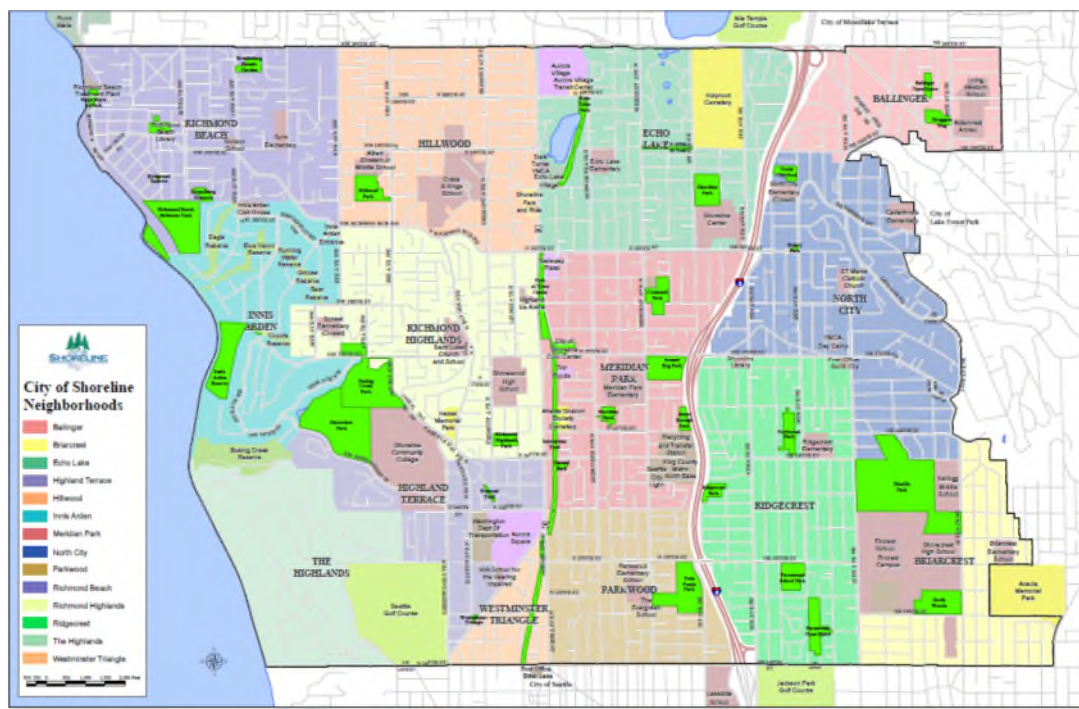
The City of Shoreline is nine miles north of downtown Seattle bordering the northern Seattle city limits of N 145th St and NE 145th St. N 205th St in Shoreline is the street boundary between King and Snohomish Counties. The City of Shoreline is comprised of numerous neighborhoods known as: Richmond Beach, Hillwood, Echo Lake, Richmond Highlands, Meridian Park, Highland Terrace, The Highlands, Westminster Triangle, Parkwood, Ballinger, North City, Ridgecrest, and Briarcrest.

Shoreline began in 1890 with the platting of the neighborhood of Richmond Beach in anticipation of the arrival of the Great Northern Railway. Shoreline was subsequently connected to Seattle via the Seattle-Everett Interurban streetcar line in 1906 and the newly paved North Trunk Road, now Aurora Avenue N, in 1913 thereby increasing its population.

The name Shoreline was first applied to this stretch of unincorporated King County in 1944 to describe the school district since the boundaries stretched from shore to shore - from Puget Sound to Lake Washington and line to line - from the old city of Seattle limit of 85th St to the Snohomish County Line. Though the modern borders of the city do not stretch this far, the area kept the name Shoreline.

After the incorporation of Lake Forest Park in 1961, the remainder of the Shoreline School District remained an unincorporated portion of King County. Fifty-one years after it had been named, on August 31, 1995, Shoreline was officially incorporated as a city and adopted the council-manager form of government. Residents used Seattle, WA as their address only until 1995 when the city was formed and addresses changed to Shoreline, WA.

There are 330 acres of park land in Shoreline, divided among 25 parks. Boeing Creek and Shoreview Park, which abut Shoreline Community College, contain a ravine through which flows Boeing Creek on its way to Hidden Lake and Puget Sound. Below is the City of Shoreline neighborhood map:



Shopping facilities, neighborhood conveniences, banks, offices, restaurants, pharmacies and other commercial businesses are conveniently located in each vicinity of Area 10. Employment opportunities are located in the Seattle CBD, University of Washington, Seattle Pacific University, Seattle Children's Hospital, Ballard/Swedish Hospital, Northwest Medical Center and Hospital, North Seattle Community College, Northgate Mall, Shoreline Community College and miscellaneous businesses located in the Seattle's Northwest and North Districts and City of Shoreline neighborhood business cores.

In this area, the link light rail connection with the new Northgate Link Extension that will connect the Northgate, Roosevelt and U District neighborhoods to downtown Seattle and the airport is in full construction swing and projected to open in 2021. The proposed Northgate Link Extension is estimated to add over 60,000 daily riders to the Link System by 2030. The travel times from Northgate to downtown Seattle will be 14 minutes.

Also in planning, the link light rail service is coming to Shoreline and anticipated to begin in 2023. Sound Transit's preliminary design calls for two Shoreline light rail stations on the east side of I-5 at NE 145th St and NE 185th St that will connect to the proposed Lynnwood Link Extension. It is projected to add about 63,000 to 74,000 riders each weekday in 2035.

Area 10-80: Shoreline (West) - Echo Lake, Richmond Highlands, Highland Terrace, Meridian Park, Parkwood, Westminster Triangle, The Highlands

Boundaries: Many commercial properties are clustered on or proximate to the Aurora Corridor.

- North – NW 167th St, 10th Ave NW, NW 175th St, and King and Snohomish County Boundary Line (N 205th St)
- South – N 145th St
- East – Interstate 5
- West – Puget Sound / Fremont Ave N



Neighborhood Description: The City of Shoreline, which was incorporated in 1995, is located approximately 15 miles north of downtown Seattle. With a population of more than 54,790 residents, Shoreline is a primarily residential community. The main commercial district runs along Aurora Ave N from N 145th St to N 205th St. This section of road carries approximately 45,000 vehicles per day. The entire corridor is developed with older and newer properties with an assortment of uses. The dominant zoning designations of this corridor are MB (Mixed Business) and TC (Town Center). Their purpose is to encourage the development of mixed-use buildings that allow for a wide variety of uses, including residential. Some pockets of high density residential zones like R-48 are also located on or near Aurora Ave N and it allows for 48 dwelling units per acre that are typically a mix of apartments and townhouses.

New commercial projects in this area include: the new Kia dealership, a medical office building, a proposed multi-story retail and residential project, a low income housing structure, and a large mixed use retail residential complex off Aurora Ave N. A Costco Wholesale Warehouse is one of the major commercial anchor businesses in area 10-80 and directly located on Aurora Ave N.

In 2002, the City of Shoreline established the Property Tax Exemption (PTE) Program which remains in effect today. The “Market-Rate PTE Program” offers a 12-year tax exemption for multi-family residential development. To qualify, 20% of the units must be leased at affordable rates. This particular program is also available in portions of areas 10-40 and 10-90.

The Aurora Corridor Project was a \$100 million dollar redesign and redevelopment of the three miles of Aurora Avenue N that run through Shoreline and it is finally complete. The goals of this project were to improve safety, provide better pedestrian access, improve traffic flow, and add streetscape amenities. The road improvement project for Aurora Avenue N has increased commercial development on and around Aurora Avenue N as well as extensive remodels and/or renovations.



Aurora Corridor Project, street improvements before and after.



Forward looking, the City of Shoreline is anticipating light rail. The proposed Sound Transit light rail line will run from the cities of Seattle to Lynnwood. This light rail line extension, estimated to be complete in 2023, will have two stations located in the Interstate 5 corridor of Shoreline.



Parcel # 072604-9061- New construction of commercial property on Aurora Ave N in Shoreline includes a three story medical office building at 16549 Aurora Ave N with 38,170 sf that includes parking around the building. The project started construction in 2014 and was completed in June of 2015.



Parcel # 072604-9098- Another large new project on Aurora Ave N is the Chuck Olson Kia Auto Dealership at 17001 Aurora Ave N with 8,835 sf dealership area, 2,985 sf of office space, and 5,487 sf of garage shop area. Construction commenced in April 2014 and it was completed in February of 2015.



Parcel # 072604-9070- the City of Shoreline has issued a permit for a new development on the site of the existing Ruskin Fisher Office Building located at 17962 Midvale Ave N. Demolition of the office structure will pave way for a new seven level mixed use apartment with two parking levels. The permit was issued in June of 2015 and construction is set to begin in 2016.

Parcel # 030650-0030- The Daily Journey of Commerce published on February 9, 2015 that permit application has been submitted to the City of Shoreline to construct the new RLD Aurora Square mixed use apartment at 15323 Westminster Way N. The new mixed use apartment will be a six-story, 32,000-sf building containing 160 multifamily units, a coffee shop, common area, an exercise room and office space. The parking garage will accommodate both vehicles and bicycles. Currently on site is an existing single tenant restaurant called The Super China Buffet.

Parcels # 182604-9081, -9452, -9453 and -9454- Permits and plans have been submitted to the City of Shoreline to demolish the former Denny's Restaurant, Sherwin Williams Paint Store, Dairy Queen and Pizza Hut Fast Food restaurants at the sites located at 900 - 904 N 155th St and 15555 – 15565 Aurora Ave N and construct a new mixed use apartment complex called Westminster Place. The new mixed use apartment structure will be a six story building with 350 units, 5,520 square feet of retail space, and two at grade parking garage levels for 350 vehicles plus 13 uncovered parking spaces. The new complex will contain a total building area of 502,200 sf with the apartment's net rentable area at 245,450 square feet. Plans are currently are in the review and process stage.



Area 10-90: Shoreline (Northwest) - Richmond Beach

Boundaries: The primary commercial arterial in Northwest Shoreline is 8th Ave NW which runs north and south. Richmond Beach, a comfortable waterfront community, is located in this sub-area.

- North – King and Snohomish Counties Boundary Line (NW 205th St)
- South – NW 167th St, 10th Ave NW and NW 175th St
- East – Fremont Ave N
- West – Puget Sound



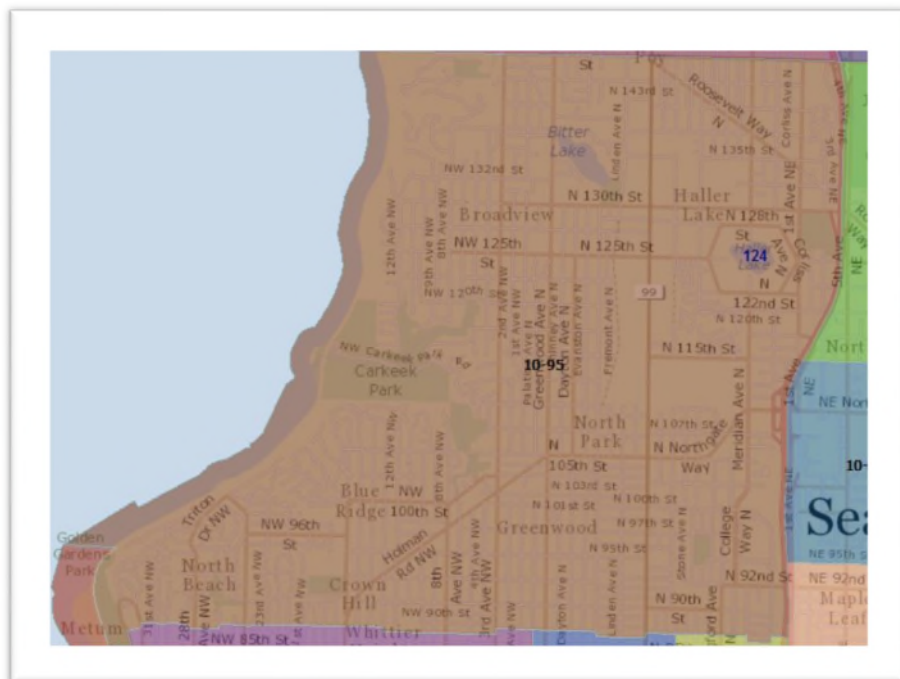
Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail, multi-family and low rise office buildings. The primary clusters of commercial parcels are proximate to the intersections of NW Richmond Beach Rd/8th Ave NW and NW 195th St/ 20th Ave NW. Most of the commercial growth in this overwhelmingly residential area occurred prior to 1970.

Little commercial growth, except for multi-family housing, has been seen in this neighborhood since the mid-1970's. Only six commercial buildings have been constructed since 1975 with three of those being government offices. Because this is primarily residential neighborhood with limited major arterials, the traffic count is low and the number of commercially zoned parcels is small.

Area 10-95: Seattle Northwest District: Bitter Lake, Broadview, Haller Lake, Licton Springs and North Greenwood.

Boundaries: The primary arterials in this neighborhood are Aurora Ave N, NW Holman Rd and Greenwood Ave N with heavy commerce and mostly residential dwellings in the minor streets. This area has the Ballard, Greenwood and Northgate influences.

- North - N 145th St, which is the boundary between the Cities of Seattle and Shoreline
- West - Puget Sound
- East - Interstate 5 (I-5) Freeway
- South - NW 87th St and N 87th St



Neighborhood Description:

This area begins at N 87th St and continues north to N 145th St; at the boundary between the cities of Seattle and Shoreline. This vicinity encompasses the northern portions of Greenwood and the Aurora Ave N corridor, Bitter Lake, Broadview, Licton Springs and the western portion of Northgate. Most commercial properties are found on Aurora Avenue N and are a mixture of old and new retail stores, restaurants, quick service restaurant chains, warehouses, automobile dealerships, used car sales lots, banks, grocery stores and offices. Also along Aurora Ave N are national anchored major retail and other businesses such as Home Depot, Ross Dress for Less, PetSmart, Sam's Club (affiliated with the Wal-Mart Corporation), LA Fitness, Office Depot, and Lowes. In addition, several hotel/motel businesses are situated on this corridor and provide lodging services for travelers.

Along Northgate Way and Meridian Avenue North are mid-rise medical and business office buildings, retail stores, and restaurants. Located at 2140 N Northgate Way is the Hotel Nexus which has accessibility and visibility from the Interstate 5 (I-5) freeway and it is one of the few hotels in this locale. Major institutions include North Seattle College located at 9600 College Way North. It is one of three colleges comprising the Seattle Community College District (the others are Seattle Central College and South Seattle College), and one of the 33 member colleges of the State of Washington Community and Technical Colleges system. The main campus occupies 62 acres, including 11 acres of environmentally sensitive wetlands, in the Licton Springs/North College Park neighborhood of the north Seattle area. The campus is five miles north of the Seattle city center and is easily accessible from Interstate 5.

Northwest Hospital and Medical Center, established in 1960, is located at 1550 N 115th St. This facility gives the community access to more than 500 health care providers. The main hospital contains 281 beds providing overnight medical care services to patients. The medical campus occupies 33 acres of land area that consist of the main hospital building, five medical offices and outpatient surgical buildings plus a parking garage building with open parking spaces.

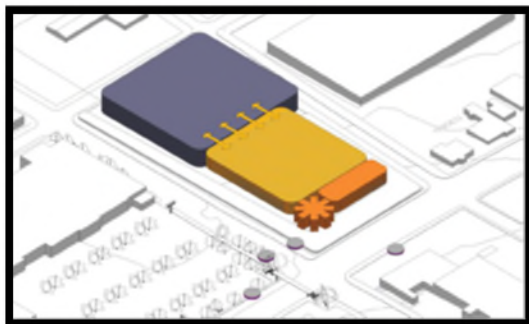
Area 10-95 current developments in progress and proposed new projects:



Parcels # 546430-0080, 192604-9173, -9181, -9218- In 2012, the City of Seattle Council approved the construction of a new North Precinct Police Station to



replace the outdated building located at 10049 College Way N. On December 16, 2013, legislation was passed authorizing the acquisition of three parcels – situated at the southeast corner of Aurora Avenue North and North 130th Street – for this endeavor. The proposed new North Precinct Police Station will be a three story building with 47,737 sf and a 112,024 sf attached three story parking garage to store police vehicles and equipment. As of January 2016, the project team made their fourth presentation to the Seattle Design Commission.





Parcel # 229140-0025- Permits and plans have been approved by the City of Seattle to construct a new mixed use four story modular micro apartment building located at 1008 N 109th St. The new project will have 93 studios that will range from 225 to 300 sf, and 7 live-work units, 3,800 sf of retail space and 13 parking stalls.



Parkstone Properties is the developer and they plan to begin construction in 2016.

Parcel # 026300-0324- Parkstone Properties is also planning to construct another modular micro apartment building located at 714 N 95th St in the Greenwood neighborhood. The City of Seattle has approved the plans and issued permits for the demolition of the existing single family home on site and construction of the new building. This micro apartment will have three-stories with 41 units of about 225 sf and bike storage/repair space. Opening is set for December of 2016.



Parcel # 431070-1290- Permit and plan applications have been submitted to the City of Seattle for review to demolish two existing commercial structures and construct a new seven-story building with 83 residential units and 6,400 sf of office space on the main floor plus ground level parking for 18 vehicles.

The project site address is 9510 Stone Ave N. Currently, the property is listed for sale as land with an approved Master Use Permit (MUP) for construction. The asking price is \$2,460,000 and it has been listed since May of 2015.



Parcel # 198020-0255- The Greenwood Place Apartment located at 14307 Greenwood Ave N was started in March of 2014. This new development is a four-story mixed use building with 39 residential units, 3,425 sf of commercial space, and below grade parking for 43 vehicles. The unit mix consists of studio, one-bedroom, one-bedroom/1.5 bath, live-work lofts, two-bedrooms, and two-bedrooms/two baths that will range in size from 575 to 1,020 sf. It is currently being marketed for lease with asking rents

from \$1,295 to \$2,195 per month. Each unit is equipped with a washer and dryer. The project was completed in the summer of 2015.

Parcel # 435870-0230- A permit application was submitted to the City of Seattle in December of 2014 for a proposed new 140-room Northgate Hotel located at 10733 Meridian Ave N at the site of a former Arby's fast food restaurant. The projected structure will be a five-story 140-room hotel with below grade parking for 143 vehicles. The site was listed for sale in 2013 with an asking price of \$2,890,000 and sold for the asking price on February 2, 2015. The former fast food structure was demolished in June of 2015. The plans were finalized and approved on January of 2016 and construction should begin soon.



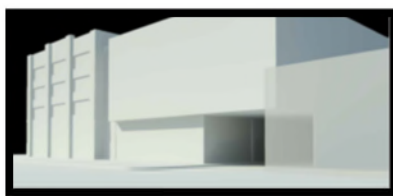
Parcel # 016400-0050- Anthony Hemstad of Zenith Capital is planning to develop the Linden Village to meet the growing demands for senior living. Construction is planned for late 2016 at 13524 Linden Ave N in the Bitter Lake neighborhood and it's expected to take about a year. Innova Architects is designing the complex which will have 79 assisted-living studios and one- and two-bedroom units. A separate wing will house 21 one- and two-bed memory care units. Rooftop deck and entertainment centers will be included in this project. Permits and plans are in review with the City of Seattle.

Parcel # 030600-0570- Permits and plans have been submitted to City of Seattle for review to construct a new mini storage facility located at 9701 Aurora Ave N. The proposed project will be a six-story mini-warehouse structure (self-storage) containing one caretaker unit with surface parking for 17 vehicles. The existing building, a 1976 single tenant masonry structure housing Gold's Gym, will be demolished.

Parcel # 946520-0180- Permit and plans have been submitted to the City of Seattle for demolition of the existing vacant retail building located at 9002 Greenwood Ave N and construct a new apartment structure. The proposed new edifice will be a four-story apartment building with 37 small efficiency units and parking for 18 vehicles.

Parcel # 946520-0181- Permit and plans has been submitted to City of Seattle to demolish the existing single family home located at 308 N 90th St and construct a new apartment building. The proposal calls for a new four story structure with 26 small efficiency units and parking for 13 vehicles.

Parcel # 099300-0645- plans and permit applications were submitted to the City of Seattle for this vacant site located at 8820 Aurora Ave N which sold on May 29, 2015 for \$1,558,000, for review. The plan is to construct a new a five-story structure containing 5,200 sf of office, 4,500 sf of warehouse space, plus 27 small efficiency units with surface parking.



Parcels # 312604-9034 and 153230-0095- the Klose-In Motel site located at 9309 Aurora Ave N and Aurora Auto Wrecking at 954 N 93rd St are in the permitting and planning stages for the new Green Lake Seattle Self Storage facility. The proposed new structure will be a four-story self-storage, mini-warehouse building with 16 surface parking spaces. All existing structures will be demolished.



Parcels 186240-0423 and 186240-0411- the structures located at 9072 Holman Rd NW and 9041 13th Ave NW were demolished and excavation began in November of 2015 to construct the new 150,000 sf ConAm Crown Hill apartment building which will be a four-story above grade, mixed use complex containing 3,000 sf of retail space, 131 residential units, and below grade parking garage for 106 vehicles.



Parcel # 302604-9147- The new Meridian Center for Health was constructed on the site of the former King County North Public Health Center located at 10501 Meridian Ave N. The new health care structure is owned by Neighborcare Health. This two-story reinforced concrete medical building has a total area of 45,000 sf with open parking and it is now complete and fully operational. Neighborcare Health has a 50 year land lease with King County that commenced on January of 2016. Also King County leased 9,227 sf of medical office

space from Neighborhood Health to continue operating as King County North Public Health Center at that location. King County has a restricted lease clause declaring that the new building will only be used as a medical office. The government health building that was once situated on the south portion of the property was demolished and the area will be used as additional parking.

Parcel #192604-9379 – the proposed new 170 Bitter Lake Apartment project located at 13281 Linden Avenue N is in the permitting and planning stage. The project will include short platting the existing improved site containing a land area of 67,710 sf into two parcels. The purported new project will be a six-story apartment structure with 170 units and below grade parking for 130 vehicles. The project also includes demolishing the vacant commercial building which fronts Linden Ave N. The site currently consists of a garage repair service structure (Lee's Automotive) and a vacant commercial building. The vacant commercial building facing Linden Ave N will be assigned a separate parcel identification number, be demolished and replaced with the new apartment structure. The existing garage repair service structure will remain as is.

Physical Inspection Area

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 10-40 and 10-80 were physically inspected for the 2016 assessment year. The inspection area comprised 382 parcels, or approximately 27.66% of the 1,381 total parcels located in Area 10 (not including specialties and government-owned properties). A list of the physically inspected parcels and an identifying map are included in the addendum of this report.

Scope of Data

Land Value Data: Vacant sales from 1/01/2013 to 12/31/2015 were given primary consideration for valuing land. Since January of 2013, there were 34 land sales that were considered in Area 10. 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 as well as an increase in transaction volume. The Shoreline market has been relatively stable and sales trends and transaction volume indicate only minor adjustments were needed on land values. Within Geographic Area 10, there were approximately 34 verified commercial land sales that occurred during the last three years and were utilized for the 2016 revalue. This is an increase over the 26 verified sales transactions used for the 2015 revalue. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In some neighborhoods, new commercial development sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

Every effort was made to equalize the assessed land values of similarly zoned land between adjacent areas. Assessed land values are based on land sales of properties with the same zoning or with similar development potential.

Overall land values in Area 10 increased 5.60%. The city of Shoreline experienced a slight change in its land valuation. The total recommended assessed land value for the 2016 assessment year is \$3,529,259,500. The recommended land values for the 2016 assessment year result in an increase from the 2015 assessment of +5.60%. The preceding totals include all taxable and nontaxable parcels in Area 10, excluding government owned parcels.

Changes in Assessed Land Value by Neighborhood Area				
Neighborhood	2015 Land Values	2016 Land Values	Changes	% Changes
10-10	\$442,169,900	\$481,898,700	+\$39,728,800	+8.98%
10-20	\$469,470,500	\$519,098,400	+\$49,627,900	+10.57%
10-30	\$195,107,800	\$202,924,300	+\$7,816,500	+4.01%
10-40	\$174,908,700	\$161,210,800	-\$13,697,900	-7.83%
10-80	\$637,588,600	\$640,928,900	+\$3,340,300	+0.52%
10-90	\$119,563,000	\$121,054,400	+\$1,491,400	+1.25%
10-95	\$1,303,234,050	\$1,402,144,000	+\$98,909,950	+7.59%
Total	\$3,342,042,550	\$3,529,259,500	+\$187,216,950	+5.60%

Neighborhoods and Sales

The following is a breakdown of each neighborhood and a summary of the land sales considered. The assessor considered these and historic sales as the primary method of establishing new assessed land values for each neighborhood.

Area Overview

From 1/1/2013 to 12/31/2015, there have been a total of 34 commercial land sales throughout Area 10 that meet the requirements of a fair market transaction.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0482	23,520	2642578	\$1,200,000	11/18/13	\$51.02	VACANT		C1-65	2	Y	
010	010	145360	0664	9,896	2643529	\$600,000	11/22/13	\$60.63	sfr		LR2	1	Y	
010	010	145360	1180	9,053	2658817	\$450,000	03/24/14	\$49.71	Valor Apartment		C1-65	2	Y	
010	010	145360	1260	25,007	2727126	\$2,900,000	04/28/15	\$115.97	RETAIL STORES		NC3P-85	1	Y	
010	010	145360	1840	14,000	2773026	\$960,000	12/22/15	\$68.57	SWANBERG REALTY		C1-40	1	Y	
010	010	156810	0470	39,825	2730298	\$2,750,000	05/12/15	\$69.05	LAKE CITY SHERIDAN APTS		CB	2	Y	
010	010	256830	0340	25,591	2694556	\$600,000	10/02/14	\$23.45	VACANT BUILDING		C1-40	1	Y	
010	010	383400	0560	28,822	2711764	\$2,880,000	01/26/15	\$99.92	OFFICE BUILDING (VACANT)		C1-65	2	Y	
010	010	510040	1024	19,691	2592007	\$1,250,000	02/28/13	\$63.48	NE 88th St Townhome		SF 5000	1	29	Seg/merge after sale; not in ratio
010	010	882290	0585	31,212	2718779	\$4,450,000	03/16/15	\$142.57	FOUR PLEX & RESIDENCE		NC3-85	5	Y	
010	020	322604	9130	37,713	2752021	\$5,241,670	08/25/15	\$138.99	MARIE CALLENDER'S		NC3-65	1	Y	
010	030	113300	0200	18,200	2710386	\$1,150,000	01/08/15	\$63.19	SEATTLE DRUM SCHOOL		NC3-40	1	Y	
010	030	113300	0205	18,200	2710383	\$1,150,000	01/12/15	\$63.19	OLYMPIC HEATING & SHEET METAL		NC3-40	1	Y	
010	040	162604	9054	24,539	2622108	\$350,000	07/29/13	\$14.26	SEATTLE CONGREGATIONAL CHUR		R6	1	Y	
010	040	367050	0115	18,919	2652778	\$570,000	02/07/14	\$30.13	VACANT LOT		CB	1	Y	
010	040	367050	0585	8,108	2662203	\$176,500	04/10/14	\$21.77	PARKING LOT FOR CHURCH		R12	1	Y	
010	040	367050	0585	8,108	2709006	\$300,000	01/05/15	\$37.00	PARKING LOT FOR CHURCH		R12	1	Y	
010	080	072604	9042	60,974	2740711	\$4,146,700	06/29/15	\$68.01	Vacant Land		TC-2	2	Y	
010	080	072604	9070	50,862	2612329	\$2,600,000	06/13/13	\$51.12	RUSKIN FISHER BUILDING		TC-3	1	Y	
010	080	072604	9070	50,862	2743257	\$5,150,000	07/01/15	\$101.25	RUSKIN FISHER BUILDING		TC-3	1	Y	
010	080	072604	9079	27,378	2592402	\$1,040,364	03/05/13	\$38.00	DWELLING UNITS		TC-1	1	Y	
010	080	182604	9081	86,112	2729947	\$6,450,000	04/30/15	\$74.90	VACANT DAIRY QUEEN		MB	4	Y	
010	080	740290	0010	33,196	2654044	\$1,135,726	02/19/14	\$34.21	Compass at Ronald Commons		TC-2	1	Y	
010	095	016400	0050	30,000	2738017	\$2,000,000	06/19/15	\$66.67	Linden Square Apartments		C1-65	1	Y	
010	095	030600	0570	61,542	2774476	\$6,870,000	12/29/15	\$111.63	GOLDS GYM		C2-65	1	Y	
010	095	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND		C1-65	1	Y	
010	095	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67	QUEEN ANNE AUTO BODY REPAIR		C1-40	2	Y	
010	095	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92	PI BANK OFFICE BUILDING		C1-65	1	Y	
010	095	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00	warehouse		C1-30	1	Y	
010	095	330070	0840	11,880	2611993	\$940,000	06/13/13	\$79.12	Former CROWN LUTHERAN CHURCH		C1-40	2	29	Seg/merge after sale; not in ratio
010	095	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05	Former CROWN LUTHERAN CHURCH		C1-40	2	Y	
010	095	435870	0230	29,375	2714547	\$2,890,000	02/02/15	\$98.38	ARBY'S RESTAURANT		NC3-40	1	Y	
010	095	641460	0330	26,967	2716791	\$770,000	02/25/15	\$28.55	SFR HOUSE USE AS COMMERCIAL		SF 7200	2	Y	
010	095	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION,RELININ		C1-40	1	Y	

Area 10-10 Lake City Way, Meadowbrook

Neighborhood 10 is the Lake City area north of Roosevelt and Ravenna and includes water frontage along Lake Washington. It encompasses portions of Meadowbrook and Lake City. There were ten land sales in Area 10-10, five occurred in 2015, two sold in 2014 and three in 2013.

Commercial	Industrial	Multi-family	SFR	Total
8	0	1	1	10
\$23.45 - \$142.57	N/A	\$60.00	\$63.48	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	010	145360	0482	23,520	2642578	\$1,200,000	11/18/13	\$51.02	VACANT	C1-65	2	Y
010	010	145360	0664	9,896	2643529	\$600,000	11/22/13	\$60.63	sfr	LR2	1	Y
010	010	145360	1180	9,053	2658817	\$450,000	03/24/14	\$49.71	Valor Apartment	C1-65	2	Y
010	010	145360	1260	25,007	2727126	\$2,900,000	04/28/15	\$115.97	RETAIL STORES	NC3P-85	1	Y
010	010	145360	1840	14,000	2773026	\$960,000	12/22/15	\$68.57	SWANBERG REALTY	C1-40	1	Y
010	010	156810	0470	39,825	2730298	\$2,750,000	05/12/15	\$69.05	LAKE CITY SHERIDAN APTS	CB	2	Y
010	010	256830	0340	25,591	2694556	\$600,000	10/02/14	\$23.45	VACANT BUILDING	C1-40	1	Y
010	010	383400	0560	28,822	2711764	\$2,880,000	01/26/15	\$99.92	OFFICE BUILDING (VACANT)	C1-65	2	Y
010	010	510040	1024	19,691	2592007	\$1,250,000	02/28/13	\$63.48	NE 88th St Townhome	SF 5000	1	29
010	010	882290	0585	31,212	2718779	\$4,450,000	03/16/15	\$142.57	FOUR PLEX & RESIDENCE	NC3-85	5	Y

E# 2642578 – located at 10205 Lake City Way NE, this sale includes parcels #145360-0482 as well as 145360-0665. The sales price was \$1,200,000 on 11/18/2013 for \$51/SF. The zoning was C1-65 (Commercial 1-65) and the combined size between the two parcels amounted to 23,520 SF. It is assemblage associated with excise # 2643529 for a proposed apartment building.

E# 2643529 – parcel #145360-0664 is located at 3021 NE 130th St and it was purchased by the same party as excise # 2642578 (Parcels #145360-0482 and #145360-0665) for a proposed apartment building. It sold for \$600,000 on 11/22/2013 at \$60.63/SF with 9,896 SF and LR2 (Low Rise 2) zoning.

E#2658817 – this sale included parcels #145360-1180 plus #145360-1181 which are located at 12517 33rd Ave NE in Seattle with a total land area of 9,053 SF and C1-65 (Commercial 1 with 65 feet height limits) zoning. It was verified to be a land sale. The property sold on 3/24/2014 for \$450,000 at \$49.71/SF of land area. The former structure was demolished and the new Valor Apartments were begun in July of 2014 and completed in the fall of 2015.

E# 2727126 – parcel #145360-1260 is located at 12524 Lake City Way NE and sold for \$2,900,000 at \$115.97/SF on 4/28/2015. The land area is 25,007 SF and it is zoned NC3P-85 (Neighborhood Commercial 3 Pedestrian-85 feet height limits). It sold for land value; the current building is in interim use.

E# 2773026 – this property, parcel #145360-1840, is located at 13318 Lake City Way NE and the current structure is to be demolished and replaced with a retail commercial building. The selling price was \$960,000 at \$68.57/SF with a date of 12/22/2015. The lot size is 14,000/sf and it is zoned C1-40 (Commercial 1-40 feet height limits).

E# 2730298 – this land sale is located at 14535 Bothell Way NE in Shoreline and closed on 5/12/2015 for \$2,750,000 at \$69.05/SF. The combined total land area of parcels #156810-0470 and #156810-0466 is 39,825 SF and both sites are zoned CB (Community Business). The old apartment building was razed and a new self-storage facility is in the early stages of construction.

E#2694556 –parcel #256830-0340 is located at 10322 Lake City Way NE, Seattle. The site has a total land area of 25,591 SF and contains two zoning classifications with 18,200 SF of land area is zoned C1-40 (Commercial 1 – 40 feet height limits) and 7,391 SF of land area is zoned SF7200 (Single Family 7200). The site has steep slopes and topography related conditions. The property sold on 10/2/2014 for \$600,000 or \$23.45/SF and this price reflects the land's restrictions. The site is improved with an older vacant veterinary clinic and permitting is in process for its demolition.

E# 2711764 – parcel #383400-0560 is located at 13730 Lake City Way NE in Seattle and it sold on 1/26/2015 with a price of \$2,880,000 at \$99.92/SF. Parcel # 383400-0495 was included in the sale. The combined land area was 28,822 SF with C1-65 (Commercial 1-65 feet height limits) zoning. The old office structure was demolished for senior apartments.

E# 2592007 – parcel #510040-1024 is located at 1205 NE 88th St. The sale price was \$1,250,000 at \$63.48/SF and it closed on 2/28/2013. The lot size was 19,691 SF and zoning was SF 5000 (Single Family 5000). This parcel was subsequently split into four single family lots.

E# 2718779 – The primary parcel is located at 12311 32nd Ave NE. There were a total of 5 parcels involved in this transaction: 882290-0585, -0600, -0610, -0621 and -0625. The sales date was 3/16/2015 with a price of \$4,450,000 at \$142.57/SF. The combined land area was 31,212 SF and zoning was NC3-85 (Neighborhood Commercial 3-85 feet height limits). Plans are to construct a multifamily building with commercial space.

Area 10-20 Northgate

Area 10-20 is Northgate neighborhood includes the Northgate Mall, Thornton Plaza, Cineplex, and the park and ride station along Interstate 5 with convenient freeway access. Northgate is sandwiched between Pinehurst and Maple Leaf. This area also has line retail, office, and apartments. There are several mixed use projects underway in this neighborhood mainly on N Northgate Way and 8th Ave NE.

Commercial	Industrial	Multi-family	Total
1	0	0	1
\$138.99	N/A	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	020	322604	9130	37,713	2752021	\$5,241,670	08/25/15	\$138.99	MARIE CALLENDER'S	NC3-65	1	Y

E# 2752021- parcel #322604-9130 is located at 9550 1st Ave NE in the Northgate area. It sold on 8/25/15 for \$5,241,670 at \$138.99/SF. The land area is 37,713 SF and zoning is NC3-65 (Neighborhood Commercial 3-65). The old improvement was a Marie Callender's Restaurant that has since been torn down and will be replaced by a lodging facility.

Area 10-30 Pinehurst, Jackson Park, Olympic Hills

Area 10-30 is Pinehurst and the 15th Avenue NE corridor neighborhood abuts to the west along Interstate 5 and to the south along Northgate. There are two land sales in this neighborhood.

Commercial	Industrial	Multi-family	SFR	Total
2	0	0	0	2
\$63.19	N/A	N/A	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	030	113300	0200	18,200	2710386	\$1,150,000	01/08/15	\$63.19	SEATTLE DRUM SCHOOL	NC3-40	1	Y
010	030	113300	0205	18,200	2710383	\$1,150,000	01/12/15	\$63.19	OLYMPIC HEATING & SHEET METAL	NC3-40	1	Y

E# 2710386 – parcel #113000-0200 is located 12510 15th Ave NE, Seattle, sold for \$1,150,000 or \$63.19/SF on 1/08/2015. The site has 18,200 SF and is zoned NC3-40 (Neighborhood Commercial 3 – 40 feet height limits). It was initially listed with an asking price of \$1,500,000 and then reduced to \$1,300,000. The site contains an industrial structure though permits are process to demolish it and construct new live/work townhouse units.

E# 2710383 – parcel #113300-0205 is located at 12522 15th Ave NE, Seattle, was listed and sold individually with closing just four days after E# 2710386. The listing price was also \$1,500,000 and later reduced to \$1,300,000. The site contains a land area of 18,200 SF and it is zoned NC3-40 (Neighborhood Commercial 3 – 40 feet height limits). The property sold on 1/12/2015 for \$1,150,000 or \$63.19/SF. Permits have been submitted to the City of Seattle for demolition of the existing warehouse to construct new live/work townhouse units that will be added to the adjacent parcel #113300-0200.

Area 10-40: Shoreline (East) - North City, Ridgecrest, Briarcrest

Area 10-40 is Shoreline East which encompasses the neighborhoods of North City, Ridgecrest, and Briarcrest. This neighborhood had four land sales: one on commercial zoning and three on multi-family zoning.

Commercial	Industrial	Multi-family	SFR	Total
1	0	3	0	4
\$30.13	N/A	\$14.26 - \$37.00	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	040	162604	9054	24,539	2622108	\$350,000	07/29/13	\$14.26	SEATTLE CONGREGATIONAL CHUR	R6	1	Y
010	040	367050	0115	18,919	2652778	\$570,000	02/07/14	\$30.13	VACANT LOT	CB	1	Y
010	040	367050	0585	8,108	2662203	\$176,500	04/10/14	\$21.77	PARKING LOT FOR CHURCH	R12	1	Y
010	040	367050	0585	8,108	2709006	\$300,000	01/05/15	\$37.00	PARKING LOT FOR CHURCH	R12	1	Y

E# 2622108 – parcel #162604-9054 is located at 15526 27th Ave NE in Shoreline. The sales price was \$350,000 with a sales date of 7/29/2013 at \$14.26/SF and an area of 24,539 SF with R6 (Residential-Base Density 6 Dwelling Units/Acre). It was subsequently split into three single family lots.

E# 2652778 – Parcel #367050-0115 is a corner lot located at 15th Ave NE and NE 148th St in Shoreline. It sold on 2/7/2014 for \$570,000 at \$30.13/SF with CB (Community Business) zoning to the Elks Lodge for future development. They are remodeling another lodge building one block away after having sold their former property in Lake Forest Park.

E# 2662203 and 2709006 – This parcel is located at 14605 20th Ave NE in Shoreline. It was initially excess parking for a church and they sold it on 4/10/2014 for \$176,500 at \$21.77/SF with R12 (Residential-Base Density 12 Dwelling Units/Acre) zoning and an area of 8,108 SF to a builder. It was subsequently resold to another builder on 1/5/2015 for \$300,000 at \$37/SF and two new residences are in the construction stage.

Area 10-80 Shoreline (West) - Echo Lake, Richmond Highlands, Highland Terrace, Meridian Park, Parkwood, Westminster Triangle, The Highlands

West Shoreline's eastern boundary is Interstate 5 and the western boundary is Puget Sound. Shoreline has added new zoning around the two proposed light rail stations at N 145th St and N 185th St along Interstate 5. The new zoning codes are: RB, MB-CZ, NB, TC-1, TC-2, TC-3 and TC-4. The zoning change will allow higher density in order to accommodate the neighborhoods around the light rail stations. There were six land sales.

Commercial	Industrial	Multi-family	SFR	Total
6	0	0	0	6
\$34.21 - \$101.25	N/A	N/A	N/A	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Area	Property Name	Zone	Par. Ct.	Ver. Code
010	080	072604	9042	60,974	2740711	\$4,146,700	06/29/15	\$68.01		Vacant Land	TC-2	2	Y
010	080	072604	9070	50,862	2612329	\$2,600,000	06/13/13	\$51.12		RUSKIN FISHER BUILDING	TC-3	1	Y
010	080	072604	9070	50,862	2743257	\$5,150,000	07/01/15	\$101.25		RUSKIN FISHER BUILDING	TC-3	1	Y
010	080	072604	9079	27,378	2592402	\$1,040,364	03/05/13	\$38.00		DWELLING UNITS	TC-1	1	Y
010	080	182604	9081	86,112	2729947	\$6,450,000	04/30/15	\$74.90		VACANT DAIRY QUEEN	MB	4	Y
010	080	740290	0010	33,196	2654044	\$1,135,726	02/19/14	\$34.21		Compass at Ronald Commons	TC-2	1	Y

E# 2740711 – parcel #072604-9042 is located at 17202 Aurora Ave N. The sales price was \$4,146,700 at \$68.01/SF and it was purchased on 6/29/15. It included a second parcel, #072604-9198, which has an old apartment building. The combined area was 60,974 SF and it is zoned TC-2 (Town Center 2). The buyers intend to raze down the old improvement and build a 200 unit apartment building.

E# 2612329 and E# 2743257 – This parcel #072604-9070 is located at 17962 Midvale Ave N in Shoreline. It sold on 6/13/13 for \$2,600,000 at \$51.12/SF with an area of 50,862 SF and TC-3 (Town Center -3) zoning. Subsequently, it sold again for \$5,150,000 on 7/1/2015 at \$101.25/SF with blue prints and permits for a new 163 unit apartment project.

E# 2592402 – parcel #072604-9079 is located at 17203 Aurora Ave N and it sold for \$1,040,364 on 3/5/13 at \$38/SF with an area of 27,378 SF and TC-1 (Town Center 1) zoning. It was purchased for expansion purposes by Carter Subaru next door.

E# 2729947 – This sale is located at 15555 Aurora Ave N in Shoreline and involved four parcels: 182604-9081, -9452, -9453 and -9454. The sale occurred on 4/30/2015 with a price of \$6,450,000 at \$74.90/SF and a combined area of 86,112 SF and MB (Mixed Business) zoning. The plans are to build a 330 unit apartment project.

E# 2654044 – parcel #740290-0010 is located at 17836 Aurora Ave N in Shoreline. The sale is dated 2/9/2014 with a price of \$1,135,726 at \$34.21/SF with TC-2 (Town Center 2) zoning and 33,196 SF. This property will be developed into 40 affordable housing units.

Area 10-90 Shoreline (Northwest) - Richmond Beach

The Northwest Shoreline Area known as Richmond Beach is located between West Shoreline and Snohomish County and the west boundary is Puget Sound. There are limited commercial properties in this area and there have been no commercial land sales over the past three years.

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

Area 10-95 – Broadview, Bitter Lake, Haller Lake, Licton Springs, North Greenwood

This neighborhood is just south of N 145th St; at the boundary line between the City of Seattle and the City of Shoreline. The following is a summary of the number of land sales according to use and their respective sales price per square foot in this neighborhood. There were a total of eleven land sales in 10-95 of which ten were commercially zoned and one had residential zoning. One sale occurred in 2013, four in 2014, and six in 2015.

Commercial	Industrial	Multi-family	SFR	Total
10	0	0	1	11
\$66.67 - \$122.05	N/A	N/A	\$28.55	

							SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	Area				
010	095	016400	0050	30,000	2738017	\$2,000,000	06/19/15	\$66.67	Linden Square Apartments	C1-65	1	Y
010	095	030600	0570	61,542	2774476	\$6,870,000	12/29/15	\$111.63	GOLDS GYM	C2-65	1	Y
010	095	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND	C1-65	1	Y
010	095	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67	QUEEN ANNE AUTO BODY REPAIR	C1-40	2	Y
010	095	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92	PI BANK OFFICE BUILDING	C1-65	1	Y
010	095	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00	warehouse	C1-30	1	Y
010	095	330070	0840	11,880	2611993	\$940,000	06/13/13	\$79.12	Former CROWN LUTHERAN CHURCH	C1-40	2	29
010	095	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05	Former CROWN LUTHERAN CHURCH	C1-40	2	Y
010	095	435870	0230	29,375	2714547	\$2,890,000	02/02/15	\$98.38	ARBY'S RESTAURANT	NC3-40	1	Y
010	095	641460	0330	26,967	2716791	\$770,000	02/25/15	\$28.55	SFR HOUSE USE AS COMMERCIAL	SF 7200	2	Y
010	095	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION, RELININ	C1-40	1	Y

E# 2738017 – parcel #016400-0050 is located at 13524 Linden Ave N. The transaction date is 6/19/15 for a price of \$2,000,000 at \$66.67/SF with an area of 30,000 SF and C1-65 (Commercial 1-65) zoning. A new mixed use, six story, 147 unit building with ground floor retail has been permitted on this site.

E# 2774476 – parcel #030600-0570 is located at 9701 Aurora Ave N and it sold on 12/29/2015 for \$6,870,000 at \$111.63/SF with C2-65 (Commercial 2-65) zoning and an area of 61,542 SF. Permits have been issued to demolish the existing building and construct a mini-storage facility.

E# 2734387 – parcel #099300-0645 has an address of 8820 Aurora Ave N and it sold on 5/29/15 for \$1,558,000 at \$82/SF with an area of 19,000 SF and C1-65 (Commercial 1-65) zoning. This parcel was completely vacant at the time of sale.

E# 2701694 – this property is located at 9072 Holman Road NW and the sale involved two parcels: 186240-0411 and 186240-0423. The sale date was 11/12/14 with a price of \$3,999,600 at \$109.67/SF. The combined area was 36,468 SF with C1-40 (Commercial 1-40) zoning. The four existing structures were demolished in November of 2015 and construction is in progress for a new 138 unit apartment building.

E# 2670713 – parcel #192604-9218 is located at 1155 N 130th St and it was a former PI bank building. The sale took place on 5/22/14 for \$3,750,000 at \$117.92/SF with an area of 31,800 SF and C1-65 (Commercial 1-65) zoning. A new police precinct will be constructed on this parcel.

E# 2685244 – parcel #330070-0765 is located at 1520 NW 87th St and it sold on 8/8/14 for \$600,000 at \$75/SF with an area of 8,000 SF and C1-30 (Commercial 1-30) zoning. The old warehouse on this site has been demolished and new residential townhouses will be constructed.

E# 2611993 and **E# 2712530** – parcel # 638250-0076 was the original parent parcel that led to these sales. It was segged and subdivided into parcels #330070-0840 and #330070-0835. Excise #2611993 included parcels #330070-0835 and #330070-0840 which are located at 8769 15th Ave NW, the former Crown Lutheran Church educational wing. The combined land area was of 11,880 SF with C1-40 (Commercial 1 – 40 feet height limits) zoning and it sold on 6/13/2013 for \$940,000 at \$79.12/SF. Both Parcels #330070-0840 and #330070-0835 were subsequently resold on 1/27/15 for \$1,450,000 at \$122.05/SF with a total land area of 11,880 SF. See excise # 2712530. Five new live/work units have constructed on these sites.

E# 2714547 – This parcel #435870-0230 was a former Arby's restaurant with an address of 10733 Meridian Ave N which was subsequently torn down to construct a new 140 room hotel with below grade parking. The sale occurred on 2/2/15 for \$2,890,000 at \$98.38/SF with a lot size of 29,375 SF and NC3-40 (Neighborhood Commercial 3-40) zoning.

E# 2716791 – This transaction involved two parcels: 641460-0330 and -0329 with addresses of 13329 and 13335 1st Ave NE. The combined area was 26,967 SF with SF 7200 (Single Family 7200) zoning. The sale date was 2/25/15 for \$770,000 at \$28.55/SF. The purchaser was a developer.

E# 2686239 – parcel #946520-0180 is located at 9002 Greenwood Ave N and was improved with an old retail building at the time of sale though it sold strictly for land value. The sale occurred on 8/19/14 for \$605,000 at \$95.05/SF with an area of 6,365 SF and C1-40 (Commercial 1-40) zoning. The buyer intends to develop this parcel with an apartment building.

The table below summarizes the **City of Seattle** land valuation model as it was applied to the properties in Area 10. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

City of Seattle Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2016 Land Revaluation				
Zoning	10-10	10-20	10-30	10-95
Multi-family				
LDT				
LR1	\$50		\$50 - \$55	\$65 - \$70
LR1 RC				
LR2	\$60 - \$75	\$70 - \$75	\$60	\$65 - \$95
LR2 RC	\$55 - \$60	\$70 - \$75		
LR3	\$65 - \$85	\$70 - \$80	\$60 - \$65	\$65 - \$95
LR3 RC	\$65 - \$85		\$60 - \$65	
LR3 PUD				\$70
LR4				
MR	\$65 - \$70	\$70	\$60	\$65 - \$80
MR-RC				
MR 85				\$75
Commercial				
C1-30	\$50			\$75
C1-40	\$40 - \$70		\$40 - \$45	\$40 - \$95
C1-65	\$50 - \$55		\$45	\$40 - \$75
C2-40				\$40 - \$60
C2-65				\$40 - \$70
NC1-30	\$50 - \$100			\$70 - \$75
NC1-40				\$40
NC1-65				
NC2-30, NC2P-30				\$65
NC2-40, NC2P-40	\$45 - \$50	\$65	\$45	\$65 - \$100
NC2P2-40	\$45 - \$50			\$65 - \$100
NC2-65, NC2P-65				
NC2P2-65				
NC2-65 (1.3)				
NC2-65 (3.0)				
NC3-40, NC3P-40		\$60 - \$80	\$45	\$45 - \$60
NC3-65, NC3P-65	\$55	\$75 - \$80		\$80
Commercial				
NC3-65 (3.0)				
NC3P-65 (3.0)				
NC3-85, NC3P-85	\$60	\$80		\$80
NC3-125		\$55 - \$80		
Major Institution Overlay District				
MIO-65-MR				
MIO-105-MR				

City of Seattle Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2016 Land Revaluation				
Zoning	10-10	10-20	10-30	10-95
Major Institution Overlay District				
MIO-105-LR3				
MIO-105-LR2				\$50 - \$55
MIO-37-LR2				\$45
MIO-50-LR2				\$55
MIO-65				
MIO-105-NC3-65				
MIO-65-NC3-65				
MIO-65-NC3-85				
Industrial				
IG1U/65				
IG2U/65				
IBU/45				
Single Family				
SF 5000	\$30	\$35		\$25 - \$40
SF 7200	\$15 - \$30	\$20 - \$50	\$15 - \$25	\$20 - \$50
SF 9600				

Please note that this table of summary of "Typical" land values therefore not all are inclusive

City of Seattle Zoning Classifications:

23.30.010 - Classifications for the purpose of this Subtitle III

- A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC" the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	Abbreviated	Zones	Abbreviated
Residential, Single-family 9,600	SF 9600	Neighborhood Commercial 1	NC1
Residential, Single-family 7,200	SF 7200	Neighborhood Commercial 2	NC2
Residential, Single-family 5,000	SF 5000	Neighborhood Commercial 3	NC3
Residential Small Lot	RSL	Commercial 1	C1
Residential, Multifamily, Lowrise 1	LR1	Commercial 2	C2
Residential, Multifamily, Lowrise 2	LR2	General Industrial 1	IG1
Residential, Multifamily, Lowrise 3	LR3	General Industrial 2	IG2
Residential, Multifamily, Lowrise 4	LR4	Industrial Buffer	IB
Residential, Multifamily, Midrise	MR	Industrial Commercial	IC
Residential, Multifamily, Highrise	HR	Seattle Mixed	SM
Residential-Commercial	RC	Major Institution Overlay District	MIO
Residential, Lowrise Duplex/Triplex	LDT		
Master Planned Community	MPC	Pioneer Square Mixed	PSM
Downtown Office Core 1	DOC1	International District Mixed	IDM
Downtown Office Core 2	DOC2	International District Residential	IDR
Downtown Retail Core	DRC	Downtown Harborfront 1	DH1
Downtown Mixed Commercial	DMC	Downtown Harborfront 2	DH2
Downtown Mixed Residential	DMR	Pike Market Mixed	PMM

- B. Suffixes—Height Limits, Letters and Incentive Provisions. The zoning classification for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or any combination of these. A letter suffix may be included only in accordance with provisions of this title expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer or different suffixes. Except where otherwise specifically stated in this title or where the context otherwise clearly requires, each reference in this title to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

The table below summarizes the **City of Shoreline** land valuation model as it was applied to the properties in Area 10. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

City of Shoreline Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2016 Land Revaluation				
Zoning	10-10	10-40	10-80	10-90
Residential & Multi-family				
R-4			\$7 - \$11	\$15
R-6		\$15	\$13 - \$20	\$15 - \$55
R-8		\$20	\$18	
R-12		\$25	\$25	\$25
R-18		\$30	\$25 - \$30	\$30
R-24		\$35	\$35	\$35
R-48		\$35 - \$40	\$40	\$40
Commercial				
C				\$12
CB	\$45	\$20 - \$45	\$35 - \$45	\$30
NB		\$25 - \$35	\$30 - \$45	\$30
MB			\$20 - \$45	
MB-CZ			\$35	
RB				
CZ		\$30	\$30 - \$45	
TC			\$40	
TC1			\$45	
TC2			\$45	
TC3			\$45	
TC4			\$35	
PA				
Mixed-Use Residential				
MUR-35				
MUR-45			\$20 - \$30	
MUR-70		\$25	\$20 - \$30	
Campus				
CCZ				
FCZ				
PHZ				
SCZ				

Please note that this table of summary of “Typical” land values therefore not all are inclusive

City of Shoreline Zoning Classifications:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4, R-6, R-8, R-12, R-18, R-24, R-48 (Numerical designator relating to base density in dwelling units per acre) Mixed-Use Residential (MUR) 35', 45', and 70' (Numerical designator relating to height in feet)
NONRESIDENTIAL	
Neighborhood Business	NB
Community Business	CB
Mixed Business	MB
Regional Business	RB
Campus	C, CCZ, FCZ, PHZ, SCZ ¹
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA, PA3
Planned Action District	PAD
Contract Zone	CZ

¹ CCZ refers to the CRISTA Campus; FCZ refers to the Fircrest Campus; PHZ refers to the Public Health Laboratory Campus; and SCZ refers to the Shoreline Community College Campus.

1. **CRISTA Campus Zone (CCZ).** CRISTA Ministries is an approximately 55-acre campus that provides such services and uses as education, senior care and housing, broadcasting, headquarters for humanitarian missions, relief and aid to those in need and specialized camps.
2. **Fircrest Campus Zone (FCZ).** The Fircrest Campus is an approximately 83-acre site with existing uses that include the Fircrest School, a state-operated residential habilitation center and two not-for-profit tenants.

4. **Shoreline Community College Campus Zone (SCZ).** Shoreline Community College is an approximately 79-acre state-operated community college. The college provides academic, professional, technical and workforce training programs, continuing education and community involvement programs to meet the lifelong learning needs of the community.

Shoreline, WA
City of Shoreline
Geographic Information System

Zoning 2015

Map Amendment 0000000000
March 10, 2015

Zoning

- Planned Action District
- TC-1 to TC-4, Town Center
- MUR-70, Mixed Use Residential (70' height)
- MUR-45, Mixed Use Residential (45' height)
- MUR-35, Mixed Use Residential (35' height)
- MB, Mixed Business
- CB, Community Business
- NB, Neighborhood Business
- PS-3, Planned Area 3
- C Campus
- CZ, Context Zone
- R-40, Residential, 40 units/acre
- R-20, Residential, 20 units/acre
- R-15, Residential, 15 units/acre
- R-12, Residential, 12 units/acre
- R-8, Residential, 8 units/acre
- R-6, Residential, 6 units/acre
- R-4, Residential, 4 units/acre

Zoning Phase

- 2, Uninc. 2021
- 3, Uninc. 2023

Other Map Features

- City Boundary
- County Boundary
- Water
- Highway
- Major Road
- Minor Road
- Neighborhood Boundary
- Local Road
- Open Space
- Neighborhood Page 17/18
- City Boundary

Scale: 1" = 1000'

Map Date: 3/10/15

Map Author: City of Shoreline

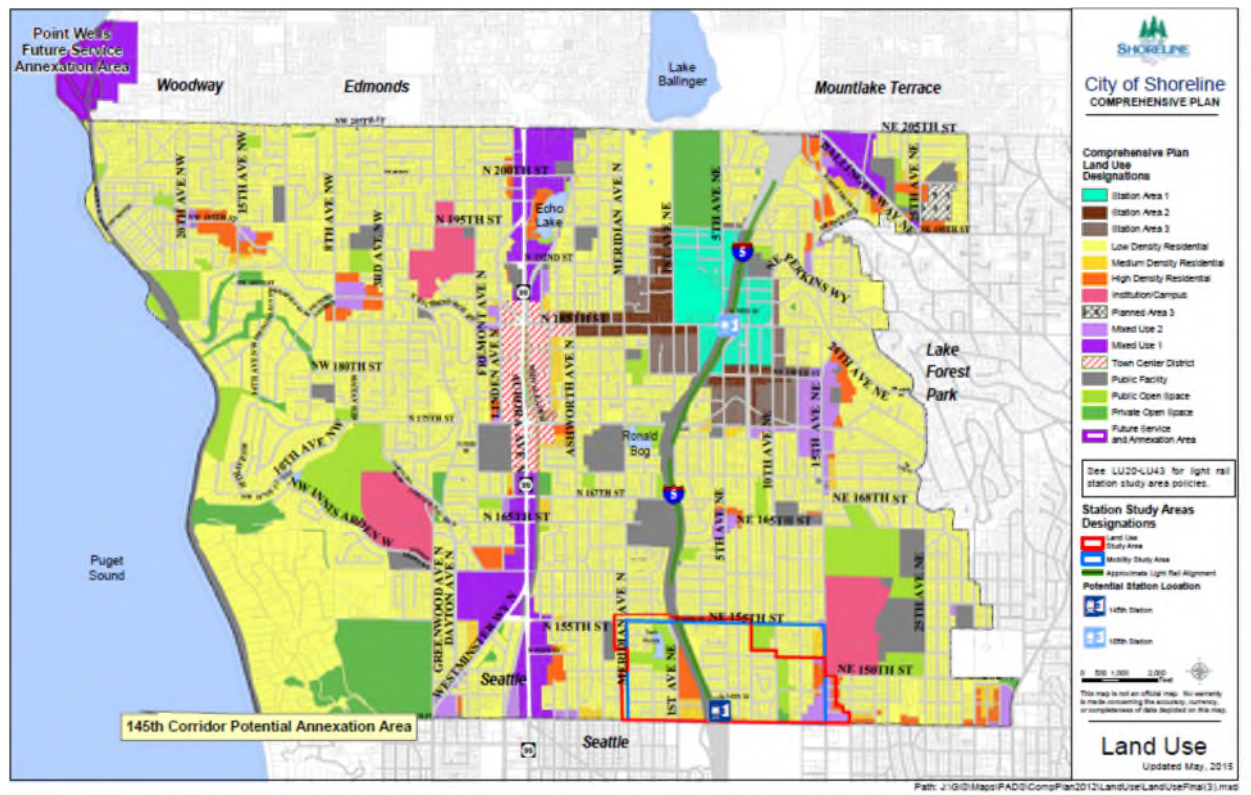
Map User: City of Shoreline

Map Date: 3/10/15

Map Author: City of Shoreline

Map User: City of Shoreline

City of Shoreline Comprehensive Plan Map:



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.

The two major aspects of appraisal accuracy; appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity. A preliminary ratio study was conducted and the weighted mean ratio fell just below the recommended IAAO standards and though the Coefficient of Dispersion and Price Related Differential met the guidelines. The application of the 2016 values improved the ratio study.

AREA 10 RATIO STUDY

<i>RATIO STUDIES (Before and After)</i>	<i>1/1/2015</i>	<i>1/1/2016</i>
Arithmetic Mean Ratio	0.892	0.985
Median Ratio	0.966	0.986
Weighted Mean Ratio	0.899	0.987
Coefficient of Dispersion (COD)	13.45%	4.34%
Standard Deviation (SD)	0.1977	0.0575
Coefficient of Variation (COV)	22.16%	5.84%
Price Related Differential (PRDP)	0.99	1.00

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

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high- and low- value properties.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data where assessment level decreases with increases in sales price.

The results of the preliminary ratio study indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as live/work townhouses and commercial condominiums, existed. For most other income producing property types the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

Improved Parcel Total Values

The Seattle economy has been expanding with employment in constructions and wholesale/retail trades. Commercial real estate sales transaction volume has increased and underlying economic fundamentals have improved. Fueled by increased demand for apartment housing with decreasing vacancy rates and upward pressure to increase rental rates, development of new multi-family apartment projects continues at a fast pace. However, the rapid pace and demand for commercial properties diminishes as one moves away from the downtown CBD cores and growth in area 10 is on a slower though stable uptick. The majority of new construction projects in North Seattle/Shoreline are mixed use and multi-family structures.

2016 Year End Metrics			
	Office	Retail	Industrial
Vacancy Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)

Figure 1

Office Market Conditions: The Class B and C midrise office and medical office buildings are predominantly located in neighborhoods Northgate 10-20, North Seattle 10-95 and Shoreline 10-80 and though the office market has seen increases in rental rates and decreases in vacancy, these gains decrease as properties radiate out from the downtown business core.

Retail Market Conditions: Research reports indicate the retail market is strong in the core markets of Seattle and the Eastside, where most the employment is occurring. The balance of the King County markets range from stable to slightly soft. There is positive absorption, new construction and a strong investment climate for stabilized centers and single tenant net leased properties. The amount of vacant sublease space also trended downward in 2015. Within area 10 submarkets, the picture is more positive than other Seattle neighborhoods. Quoted rates increased modestly in the North Seattle and Shoreline submarkets. These increases are balanced by slight decreases in vacancy rates, indicating that the retail market is relatively stable.

Industrial Market Conditions: Publications and market reports indicate the industrial market had healthy growth during 2015. Total vacancy is down, direct lease rates are slightly up, and net absorption is up. The overall industrial vacancy rate in the Seattle/Puget Sound area decreased at year-end 2015. The industrial market rental rates are just slightly up with decreases in vacancy that will generate modest increases to the overall valuation.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected, when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/07/2013 to 12/30/2015. There were 67 improved sales in Area 10 that were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were available. When necessary, sales of similar property types from other market areas were considered.

The following table summarizes the value parameters used for valuation in area 10. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Price per SqFt Range
Commercial Condominium	\$77 to \$380
Live-Work Townhouse Units	\$286 to \$383
SFR House Commercial Use	\$162 & \$258

Sales comparison calibration

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 on a dollar value per square foot of improved net rentable area. Specific variables and price ranges for neighborhoods were discussed in general detail above. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

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. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, daycares, and new or on-going 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

Three basic models were developed for income capitalization; those being retail, office and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI).
2. The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
3. The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 10 for most improved property types since income and expense data was available to ascertain market rates.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and tempered by appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 10, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

Capitalization Rates: When market sales are available an attempt is made to ascertain the capitalization rate on the sale or a pro-formal cap rate on the first year performance, during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

The effective age and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following table recaps the rates as reported by the industry publications

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2015 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	4.25% - 4.75% 4.50% - 5.25% 5.75% - 7.00% 5.25% - 6.00% 6.50% - 7.50% 6.50% - 7.00% 7.50% - 9.00% 5.25% - 5.75% 5.50% - 6.00% 6.50% - 7.50% 6.25% - 6.75% 7.00% - 8.00% 7.00% - 8.00% 7.50% - 8.50%	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -	CBD – Class AA 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 AA 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	Year-end 2015	Seattle West Region	5.50% 6.00% 6.00% 6.50% - - - 6.03% 6.63% 6.41% 6.96% - - - -	- - - - 5.00% 7.30% - - - - 6.00% 6.81% - - -	- - - - - - 6.00% 6.30% - - - - 6.12% 6.27% 6.48%	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 Community Retail – Class A Neighborhood Retail – Class A 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
Colliers	3 rd QTR 2015	Seattle Puget Sound	5.50% 7.10% -	- - 6.60%	- - -	CBD Office Suburban Office Industrial
CoStar	4Q 2015	Seattle Puget Sound	6.58% 6.22% 6.08% - -	- - - 7.08% 6.77%	- - - - -	Building Size < 25,000 SF Building Size 25,000 SF – 50,000 SF Building Size 50,000 SF – 300,000 SF Building Size < 25,000 SF Building Size 25,000 SF – 50,000 SF

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)	Seattle	4.00% - 4.50%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.75% - 5.25%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.50% - 6.00%	-	Infill – Class C
			5.25% - 6.25%	-	Infill – Class C – Value Added
			4.50% - 5.00%	-	Suburban – Class A
			4.75% - 5.00%	-	Suburban – Class A – Value Added
			5.00% - 5.50%	-	Suburban – Class B
			5.25% - 5.75%	-	Suburban – Class B – Value Added
			5.75% - 6.25%	-	Suburban – Class C
			6.00% - 6.50%	-	Suburban – Class C – Value Added
			-	5.50% - 6.00%	CBD – Luxury
			-	5.75% - 6.25%	CBD – Full-Service
			-	6.00% - 6.50%	CBD – Select-Service
			-	7.50% - 8.50%	CBD – Economy
			-	6.00% - 7.00%	Suburban – Luxury
			-	7.00% - 7.50 %	Suburban – Full-Service
			-	7.25% - 8.00%	Suburban – Select-Service
			-	8.25% - 9.25%	Suburban – Economy
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015	Seattle	4.70%	-	Apartments – All Classes
			-	7.00%	Hotels – All Classes
		West	3.80% - 8.00%	-	Apartments – 1 st Tier Properties
		Region	4.50% - 9.00%	-	Apartments – 2 nd Tier Properties
			5.00% - 10.00%	-	Apartments – 3 rd Tier Properties
			-	6.00% - 9.00%	Hotels – 1 st Tier Properties
			-	6.50% - 9.50%	Hotels – 2 nd Tier Properties
			-	7.00% - 10.50%	Hotels – 3 rd Tier Properties

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% -9.00% 5.50% - 9.50% - - - - -	- - 4.50% - 9.00% 5.00% - 9.00% 5.00% - 9.00% - -	- - - - - 4.00% - 9.00% 5.00% - 9.00% 5.00% - 9.00%	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 2016	Yr. End 2015	West Region	6.03% 6.63% 6.41% 6.96% 7.00% 6.60% - - - - -	- - - - - - 6.00% 6.81% - - -	- - - - - - - - 6.12% 6.27% 6.48% 7.55% 8.07%	<u>Institutional Grade Properties”</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Medical Office Medical Office – Non-Campus Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail Hotel - Full Service Hotel - Limited Service
ACLI	4Q 2015	National	5.35% 7.07% 6.66% 6.01% 5.13%	6.19% 7.00% 7.21% 6.75% 6.06%	5.31% 6.94% 6.65% 5.76% 4.78%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz	4Q 2015	National	5.68% 6.36% 6.84% - - - -	- - - 7.15% 5.48% - -	- - - - - 6.03% 6.31% 6.38%	CBD Office - (3.50% - 8.00%) Sub. Office - (4.25% - 9.00%) Medical Office - (4.75% - 10.00%) Flex/R&D - (5.75% - 9.00%) Warehouse - (3.00% – 7.00%) Mall- A+ = .463%; A = 5.23%; B+ = 6.28% Power Center - (4.75% - 8.00%) Neigh. Strip Ctrs. - (4.50% - 9.50%)
PWC / Emerging Trends in Real Estate	Reports 2/2016	National	5.60% 6.90% 6.40% - - - - -	- - - 6.10% 6.70% 6.10% - -	- - - - - 6.30% 6.50% 6.00%	U.S. Central City Office U.S. Suburban Office Medical Office U.S. Warehouse Industrial U.S. R&D Industrial U.S. Fulfillment Centers U.S. Neigh. Shopping Ctrs. U.S Power Centers U.S. Regional Malls
The Boulder Group: Net Lease Market Report	4Q 2015	National	7.00% - - - - - -	7.44% - - - - - -	6.25% 6.08% 5.20% 6.75% 6.59% 5.75% 6.70% 5.50%	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)
Marcus & Millichap	4Q 2015	National	5.80% 7.50%	- -	- -	U.S. Central City Office U.S. Suburban Office

SEATTLE / PACIFIC NW LEASE RATES						
Source	Date	Location	Annual Rate/SF	Vacancy	Annual Expenses/SF	Remarks
CBRE Snapshot						
Office	4Q 2015	Downtown Seattle	\$39.73 Full Service	10.30%	-	Class A – Asking
			\$33.22 Full Service	10.50%	-	Class B – Asking
			\$25.27 Full Service	12.70%	-	Class C – Asking
		Seattle Close-in	\$30.91 Full Service	14.30%	-	Class A – Asking
			\$22.02 Full Service	9.20%	-	Class B – Asking
			\$23.20 Full Service	8.30%	-	Class C – Asking
		Eastside	\$32.94 Full Service	9.30%	-	Class A – Asking
			\$27.45 Full Service	12.50%	-	Class B – Asking
			\$25.22 Full Service	6.60%	-	Class C – Asking
		Southend	\$22.15 Full Service	16.90%	-	Class A – Asking
			\$19.90 Full Service	19.90%	-	Class B – Asking
			\$15.18 Full Service	16.60%	-	Class C – Asking
Industrial	4Q 2015	Seattle Close-In	\$0.58 - \$0.75 NNN	2.80%	\$0.17 - \$0.22 SF/Mo	New Shell – Asking (Monthly)
			\$0.75 - \$0.90 NNN	-	-	New Ofc (Add-on) – Asking(Monthly)
			\$0.50 - \$0.60 NNN	-	-	Older Shell – Asking (Monthly)
		Kent Valley	\$0.75 - \$0.85 NNN	-	-	2 nd Gen Ofc – Asking (Monthly)
			\$0.42 - \$0.49 NNN	4.9%	\$0.14 - \$0.21 SF/Mo	New Shell – Asking (Monthly)
			\$0.75 - \$0.90 NNN	-	-	New Ofc (Add-on) – Asking(Monthly)
			\$0.36 - \$0.45 NNN	-	-	Older Shell – Asking (Monthly)
			\$0.75 - \$0.85 NNN	-	-	2 nd Gen Ofc (Add On) - Asking (Monthly)
		Eastside	\$0.62 - \$0.72 NNN	6.20%	\$0.20 – 0.29 SF/Mo	New Shell – Asking (Monthly)
			\$1.25 - \$1.45 NNN	-	-	New Ofc – Asking(Monthly)
			\$0.59 - \$0.65 NNN	-	-	Older Shell – Asking (Monthly)
			\$1.20 – \$1.35 NNN	-	-	2 nd Gen Ofc – Asking (Monthly)
Colliers						
Office	4Q 2015	Seattle	\$39.52 Gross	8.40% All	-	Class A - Asking
			\$28.24 Gross	Classes	-	Class B - Asking
			\$24.47 Gross	-	-	Class C – Asking
		S. King County	\$37.61 Gross	12.80% All	-	Class A - Asking
			\$21.81 Gross	Classes	-	Class B - Asking
			\$20.27 Gross	-	-	Class C – Asking
		Eastside	\$35.60 Gross	7.80% All	-	Class A - Asking
			\$29.43 Gross	Classes	-	Class B - Asking
			\$24.32 Gross	-	-	Class C – Asking
Industrial	4Q 2015	Seattle Close-in	\$0.85 NNN	1.10%	-	Manufacturing – Asking (Monthly)
			\$0.75 NNN	1.80%	-	Warehouse – Asking (Monthly)
			\$1.12 NNN	0.80%	-	Flex – Asking (Monthly)
		Kent Valley	\$0.53 NNN	1.10%	-	Manufacturing – Asking (Monthly)
			\$0.49 NNN	3.30%	-	Warehouse – Asking (Monthly)
			\$1.08 NNN	8.90%	-	Flex – Asking (Monthly)
		Eastside	\$0.82 NNN	2.00%	-	Warehouse – Asking (Monthly)
			\$1.31 NNN	9.10%	-	Flex – Asking (Monthly)
Cushman & Wakefield						
Office	4Q 2015	Seattle CBD	\$38.73 Gross	7.50%	-	All Classes – Asking
		Seattle – Close-in	\$31.91 Gross	10.00%	-	All Classes – Asking
		-	-	-	-	
		Southend	\$21.80 Gross	15.00%	-	All Classes – Asking
		Eastside	\$31.28 Gross	8.20%	-	All Classes – Asking
Industrial	4Q 2015	Seattle-Kent Valley	\$4.32 NNN	4.4% All	-	Manufacturing – Asking
			\$8.52 NNN	Classes	-	Flex – Asking
			\$5.76 NNN	-	-	Warehouse – Asking
		Eastside Suburban	\$8.04 NNN	5.80% All	-	Manufacturing – Asking
			\$13.68 NNN	Classes	-	Flex – Asking
			\$9.60 NNN	-	-	Warehouse – Asking

SEATTLE / PACIFIC NW LEASE RATES						
Source	Date	Location	Annual Rate/SF	Vacancy	Annual Expenses/SF	Remarks
CoStar Retail Report						
Retail	4Q 2015	Downtown Seattle	\$24.67 NNN	1.80%	-	General Retail – Asking
			\$30.08 NNN	3.20%	-	Power Center – Asking
			\$22.72 NNN	4.80%	-	Shopping Center – Asking
		Eastside	\$20.81 NNN	2.50%	-	General Retail – Asking
			\$27.80 NNN	0.60%	-	Power Center – Asking
			\$24.64 NNN	4.80%	-	Shopping Center – Asking
		Southend	\$13.85 NNN	3.00%	-	General Retail – Asking
			\$30.55 NNN	4.70%	-	Power Center – Asking
			\$17.03 NNN	7.90%	-	Shopping Center – Asking

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 10 to develop the income model. The range of capitalization rates in the income model for Area 10 reflects the variety of properties in this area.

Income approach calibration

Income tables were developed for each of the five neighborhoods that comprise Area 10. The tables pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole.

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

Typical income model parameters for the various markets that make up Area 10 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Area 10 Typical Income Model Parameters						
Property Type	10-20 Annual Rental Rates/SF Range	10- 10, 30, 95 Annual Rental Rates/SF Range	10- 40, 80, 90 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Range
Office, Medical Office, Dental Office	\$14 - \$30	\$14 - \$30	\$12 - \$28	10% - 12%	30% - 37%	6.50% to 8.00%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$10 - \$26	\$10 - \$26	\$10 - \$24	5% - 7%	7% - 10%	6.50% to 8.00%
Bank	\$16 - \$34	\$16 - \$34	\$16 - \$34	5% - 7%	7% - 10%	6.50% to 8.00%
Discount Store Supermarket	\$8 - \$18	\$8 - \$18	\$8 - \$18	5% - 7%	7% - 10%	6.50% to 8.00%
Market, Bsmt Retail/Finish	\$6 - \$20	\$6 - \$20	\$6 - \$20	5% - 7%	7% - 10%	6.50% to 8.00%
Warehouse: Discount, Food, Showroom Store	\$6 - \$16	\$5 - \$16	\$5 - \$16	5% - 7%	7% - 10%	6.50% to 8.00%
Auto Ctr & Gar Repair Svcs	\$6 - \$20	\$6 - \$20	\$6 - \$20	5% - 7%	7% - 10%	6.50% to 8.00%
Mini Lube Gar	\$14 - \$32	\$14 - \$32	\$14 - \$32	5% - 7%	7% - 10%	6.50% to 8.00%
Vet Hosp & Kennel	\$14 - \$28	\$14 - \$28	\$14 - \$28	10% - 12%	30% - 37%	6.50% to 8.00%
Industrial, Manufacture, Storage Whse	\$4.50 - \$14.50	\$4 - \$14.50	\$4 - \$14.50	5% - 7%	7% - 10%	6.50% to 8.00%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$5 - \$18	\$5 - \$18	\$5 - \$18	5% - 7%	7% - 10%	6.50% to 8.00%
Drug Store	\$10 - \$26	\$10 - \$26	\$10 - \$26	5% - 7%	7% - 10%	6.50% to 8.00%
Apartments, Multifamily	\$12 - \$26	\$12 - \$26	\$12 - \$26	3% - 7%	30% - 40%	5.50% to 6.75%
Rooming House	\$12 - \$24	\$12 - \$24	\$11 - \$24	5% - 7%	35% - 45%	5.50% to 6.75%

Please note that this table of summary of "Typical" rates therefore not all are inclusive

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 market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. 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 Validation

Total Value Conclusions, Recommendations and Validation

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

The standard statistical measures of valuation performance are presented in both the 2015 and 2016 Ratio Analysis charts included in this report. Comparison of the 2015 Ratio Study Analysis with the 2016 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 89.9% to 98.7%. The Coefficient of Dispersion (COD) went down from 13.45% to 4.34%, the Coefficient of Variation (COV) went down from 22.16% to 5.84%, and the Price-related Differential (PRD) went from 0.99 to 1.00. These figures are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity. However with a sample size of only 67 improved sales for many different commercial types the weight given to the ratio study should be tempered.

In the 2016 valuation model the income approach is used to value the majority of the income producing properties that aren't obsolesced (land value is greater than value by the income method) because there are an insufficient number and variety of sales to value the various sectors by the market approach. In 2016 there were total 67 improved sales in Area 10. The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. This may be because some of these properties are purchased by owner-users, or in the case of interim use properties they might be purchased for investment value or future income rather than current income.

The total assessed values for Area 10 for the 2015 assessment year was \$2,325,224,600 and the total recommended value for the 2016 assessment year is \$2,444,639,700. This does not include specialty properties but it does include commercial condos (not multi-family units). In addition the 2016 total does not include the value of new construction parcels which will be determined later, and it does not reflect the downward contamination adjustments that will be applied later to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2016 assessment year (taxes payable in 2017) results in a total value change of +5.14% from the previous year.

2016 saw a trend of increased land sales (vacant and obsolesced properties) at higher than previously assessed land values. These properties were typically purchased by investors for mixed use apartment and multi-family developments throughout Area 10. These land sales support an increase in the assessed land values for most of the zoning designations in the 2016 revalue and an overall land value increase of 5.60%.

Application of these recommended values for the 2016 assessment year results in a total change from the 2015 assessments of +5.14%. The adjustments in values are intended to improve uniformity and equalization.

Change In Total Assessed Value			
2015 Total Value	2016 Total Value	\$ Change	% Change
\$2,325,224,600	\$2,444,639,700	\$119,415,100	+5.14%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is 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.*
- *The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
- *No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.*

- *Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.*

Yuen Chin Date: 3/23/2016
Commercial Appraiser I

Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
727610-0245	1,973,200	2,200,000	1/7/2013	0.8969	0.0695
614970-0006	751,200	745,000	2/27/2013	1.0083	0.0419
645030-0105	425,200	462,000	4/23/2013	0.9203	0.0460
952410-0005	3,560,200	3,500,000	5/9/2013	1.0172	0.0508
342604-9285	285,200	275,000	5/28/2013	1.0371	0.0707
192604-9295	786,800	812,000	5/31/2013	0.9690	0.0026
145360-2380	1,648,100	1,700,000	6/4/2013	0.9695	0.0031
931030-0075	4,741,700	5,100,000	6/6/2013	0.9297	0.0366
930430-0186	710,000	729,000	6/14/2013	0.9739	0.0076
282710-0010	750,300	775,000	6/28/2013	0.9681	0.0018
787300-0450	247,800	248,000	6/28/2013	0.9992	0.0328
022603-9153	871,200	899,000	7/23/2013	0.9691	0.0027
530610-0015	3,289,000	3,300,000	8/6/2013	0.9967	0.0303
282710-0073	640,600	650,000	8/14/2013	0.9855	0.0192
192604-9423	7,251,400	7,246,400	9/18/2013	1.0007	0.0343
630000-0575	947,300	965,000	9/30/2013	0.9817	0.0153
192604-9359	4,372,600	4,492,377	10/31/2013	0.9733	0.0070
192604-9215	26,286,400	27,000,000	11/19/2013	0.9736	0.0072
145360-0263	504,000	465,000	11/27/2013	1.0839	0.1175
890250-0391	378,000	350,000	12/5/2013	1.0800	0.1136
282710-0061	553,600	530,000	12/10/2013	1.0445	0.0782
617330-0010	284,000	285,000	12/17/2013	0.9965	0.0301
082000-0124	2,366,900	2,212,500	12/26/2013	1.0698	0.1034
162604-9067	361,000	375,500	1/30/2014	0.9614	0.0050
787300-0440	255,800	262,500	2/4/2014	0.9745	0.0081
525430-0025	1,523,700	1,530,000	2/21/2014	0.9959	0.0295
271110-0005	762,500	890,000	2/28/2014	0.8567	0.1096
329890-0040	305,000	315,000	3/14/2014	0.9683	0.0019
382170-0255	1,092,800	1,050,000	4/15/2014	1.0408	0.0744
663290-0200	581,900	595,000	4/23/2014	0.9780	0.0116
182604-9470	13,197,100	15,250,000	5/22/2014	0.8654	0.1010
204450-0340	750,000	950,000	6/18/2014	0.7895	0.1769
554080-0175	439,400	480,000	6/25/2014	0.9154	0.0510
924790-0005	958,400	995,000	7/2/2014	0.9632	0.0032
082000-0035	1,062,900	1,136,000	7/21/2014	0.9357	0.0307
192604-9091	805,700	760,000	9/26/2014	1.0601	0.0938
760870-0127	602,600	625,000	10/24/2014	0.9642	0.0022
766370-0932	497,000	460,000	11/3/2014	1.0804	0.1141
145360-0243	1,278,000	1,213,000	11/7/2014	1.0536	0.0872
329890-0050	305,000	305,000	11/20/2014	1.0000	0.0336
223250-0056	864,900	1,035,000	12/12/2014	0.8357	0.1307
292604-9118	1,142,300	1,100,000	12/18/2014	1.0385	0.0721
163270-0005	594,200	625,000	1/13/2015	0.9507	0.0157
572450-0430	1,211,400	1,815,000	1/26/2015	0.6674	0.2989
145360-1182	643,100	680,000	2/10/2015	0.9457	0.0206
882290-0840	3,909,100	5,000,000	2/17/2015	0.7818	0.1846

Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

[illegible]

Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

Quadrant/Crew:		Appr date :		Date:		Sales Dates:	
North Crew		1/1/2015		3/22/2016		1/7/13 - 12/30/15	
Area		Appr ID:		Prop Type:		Trend used?: Y / N	
10		YCHI		Improvement		N	
SAMPLE STATISTICS							
Sample size (n)		67					
Mean Assessed Value		1,846,600					
Mean Sales Price		2,053,100					
Standard Deviation AV		3,682,153					
Standard Deviation SP		3,882,554					
ASSESSMENT LEVEL							
Arithmetic mean ratio		0.892					
Median Ratio		0.966					
Weighted Mean Ratio		0.899					
UNIFORMITY							
Lowest ratio		0.2495					
Highest ratio:		1.2529					
Coefficient of Dispersion		13.45%					
Standard Deviation		0.1977					
Coefficient of Variation		22.16%					
Price-related Differential		0.99					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.915					
Upper limit		0.974					
95% Confidence: Mean							
Lower limit		0.845					
Upper limit		0.939					
SAMPLE SIZE EVALUATION							
N (population size)		1404					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.1977					
Recommended minimum:		60					
Actual sample size:		67					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		22					
# ratios above mean:		45					
z:		2.687727776					
Conclusion:		Non-normal					
*i.e., no evidence of non-normality							

Ratio Frequency

Ratio

These figures reflect measurements before posting new values.

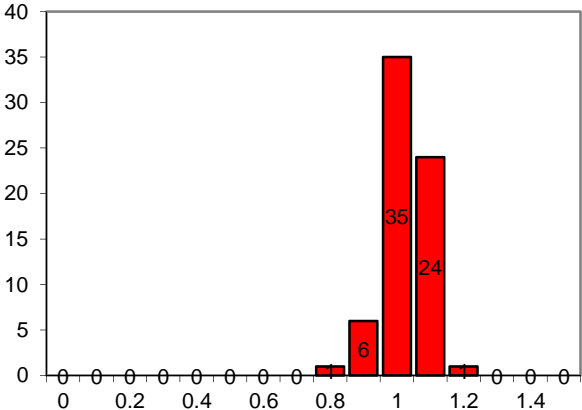
Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
727610-0245	2,079,400	2,200,000	1/7/2013	0.9452	0.0411
614970-0006	779,100	745,000	2/27/2013	1.0458	0.0595
645030-0105	443,500	462,000	4/23/2013	0.9600	0.0263
952410-0005	3,666,400	3,500,000	5/9/2013	1.0475	0.0613
342604-9285	283,500	275,000	5/28/2013	1.0309	0.0446
192604-9295	801,100	812,000	5/31/2013	0.9866	0.0003
145360-2380	1,768,400	1,700,000	6/4/2013	1.0402	0.0539
931030-0075	5,588,500	5,100,000	6/6/2013	1.0958	0.1095
930430-0186	692,900	729,000	6/14/2013	0.9505	0.0358
282710-0010	762,600	775,000	6/28/2013	0.9840	0.0023
787300-0450	250,700	248,000	6/28/2013	1.0109	0.0246
022603-9153	871,200	899,000	7/23/2013	0.9691	0.0172
530610-0015	3,503,300	3,300,000	8/6/2013	1.0616	0.0753
282710-0073	612,300	650,000	8/14/2013	0.9420	0.0443
192604-9423	7,251,400	7,246,400	9/18/2013	1.0007	0.0144
630000-0575	967,000	965,000	9/30/2013	1.0021	0.0158
192604-9359	4,372,600	4,492,377	10/31/2013	0.9733	0.0129
192604-9215	27,191,600	27,000,000	11/19/2013	1.0071	0.0208
145360-0263	459,600	465,000	11/27/2013	0.9884	0.0021
890250-0391	356,500	350,000	12/5/2013	1.0186	0.0323
282710-0061	533,900	530,000	12/10/2013	1.0074	0.0211
617330-0010	284,300	285,000	12/17/2013	0.9975	0.0113
082000-0124	2,451,400	2,212,500	12/26/2013	1.1080	0.1217
162604-9067	379,800	375,500	1/30/2014	1.0115	0.0252
787300-0440	258,900	262,500	2/4/2014	0.9863	0.0000
525430-0025	1,563,300	1,530,000	2/21/2014	1.0218	0.0355
271110-0005	907,700	890,000	2/28/2014	1.0199	0.0336
329890-0040	305,000	315,000	3/14/2014	0.9683	0.0180
382170-0255	1,138,300	1,050,000	4/15/2014	1.0841	0.0978
663290-0200	593,800	595,000	4/23/2014	0.9980	0.0117
182604-9470	14,561,800	15,250,000	5/22/2014	0.9549	0.0314
204450-0340	843,700	950,000	6/18/2014	0.8881	0.0982
554080-0175	486,400	480,000	6/25/2014	1.0133	0.0270
924790-0005	1,077,000	995,000	7/2/2014	1.0824	0.0961
082000-0035	1,115,000	1,136,000	7/21/2014	0.9815	0.0048
192604-9091	805,700	760,000	9/26/2014	1.0601	0.0738
760870-0127	668,300	625,000	10/24/2014	1.0693	0.0830
766370-0932	489,000	460,000	11/3/2014	1.0630	0.0768
145360-0243	1,239,100	1,213,000	11/7/2014	1.0215	0.0352
329890-0050	305,000	305,000	11/20/2014	1.0000	0.0137
223250-0056	1,005,700	1,035,000	12/12/2014	0.9717	0.0146
292604-9118	1,142,300	1,100,000	12/18/2014	1.0385	0.0522
163270-0005	599,500	625,000	1/13/2015	0.9592	0.0271
572450-0430	1,628,400	1,815,000	1/26/2015	0.8972	0.0891
145360-1182	677,700	680,000	2/10/2015	0.9966	0.0103
882290-0840	4,634,100	5,000,000	2/17/2015	0.9268	0.0595

Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

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Area 010 - N Ballard/Greenwood, Broadview/BitterLake, N Seattle, Northgate, Lake City, City of Shoreline
2016 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:													
North Crew	1/1/2016	3/22/2016	1/7/13 - 12/30/15													
Area	Appr ID:	Prop Type:	Trend used?: Y / N													
10	YCHI	Improvement	N													
SAMPLE STATISTICS																
Sample size (n)	67	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratio values. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 40 with increments of 5. The histogram has several bars, with the most prominent ones at ratios 1.0 and 1.1. The bar at 1.0 has a frequency of 35, and the bar at 1.1 has a frequency of 24. Other bars have frequencies of 6, 1, and 1 at ratios 0.8, 0.9, and 1.2 respectively.</p> <table><caption>Histogram Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8</td><td>6</td></tr><tr><td>0.9</td><td>1</td></tr><tr><td>1.0</td><td>35</td></tr><tr><td>1.1</td><td>24</td></tr><tr><td>1.2</td><td>1</td></tr></tbody></table>			Ratio	Frequency	0.8	6	0.9	1	1.0	35	1.1	24	1.2	1
Ratio	Frequency															
0.8	6															
0.9	1															
1.0	35															
1.1	24															
1.2	1															
Mean Assessed Value	2,025,800															
Mean Sales Price	2,053,100															
Standard Deviation AV	3,865,762															
Standard Deviation SP	3,882,554															
ASSESSMENT LEVEL																
Arithmetic mean ratio	0.985															
Median Ratio	0.986															
Weighted Mean Ratio	0.987															
UNIFORMITY																
Lowest ratio	0.7989															
Highest ratio:	1.1080															
Coefficient of Dispersion	4.34%															
Standard Deviation	0.0575															
Coefficient of Variation	5.84%															
Price-related Differential	1.00															
RELIABILITY		<div>These figures reflect measurements after posting new values.</div>														
95% Confidence: Median																
Lower limit	0.969															
Upper limit	1.001															
95% Confidence: Mean																
Lower limit	0.971															
Upper limit	0.998															
SAMPLE SIZE EVALUATION																
N (population size)	1404															
B (acceptable error - in decimal)	0.05															
S (estimated from this sample)	0.0575															
Recommended minimum:	5															
Actual sample size:	67															
Conclusion:	OK															
NORMALITY																
Binomial Test																
# ratios below mean:	32															
# ratios above mean:	35															
z:	0.244338889															
Conclusion:	Normal*															
*i.e., no evidence of non-normality																

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0243	6,281	2700180	\$1,213,000	11/07/14	\$193.12	ASSOCIATED ROOFING	C1-40	3	Y	
010	010	145360	0263	2,880	2643292	\$465,000	11/27/13	\$161.46	KATE'S PETS DAY CARE	C1-40	1	Y	
010	010	145360	0282	8,528	2669678	\$1,225,000	05/16/14	\$143.64	C.M. HOSKINS CO.	C1-40	1	26	Imp changed after sale; not in ratio
010	010	145360	1182	4,045	2713888	\$680,000	02/10/15	\$168.11	OFFICE AND WAREHOUSE	C1-65	1	Y	
010	010	145360	2380	10,000	2609774	\$1,700,000	06/04/13	\$170.00	JUDSON BAPTIST CHURCH	LR2	1	Y	
010	010	256830	0320	5,156	2636517	\$535,000	10/16/13	\$103.76	RETAIL STORES	C1-40	2	29	Seg/merge after sale; not in ratio
010	010	282604	9090	3,429	2774591	\$520,000	12/30/15	\$151.65	OPEN OFFICE & SFR HOUSE	C1-40	1	Y	
010	010	282604	9097	4,232	2639225	\$355,000	10/30/13	\$83.88	MARTIAL ARTS STUDIO / VOICE LE	C1-40	1	26	Imp changed after sale; not in ratio
010	010	342604	9285	2,243	2608380	\$275,000	05/28/13	\$122.60	95TH BARBER SHOP	SF 7200	1	Y	
010	010	382170	0255	6,720	2663082	\$1,050,000	04/15/14	\$156.25	VACANT BUILDING	C1-65	1	Y	
010	010	510140	5320	2,796	2764893	\$420,000	11/02/15	\$150.21	GREENSIDE MEDICAL	C1-40	1	Y	
010	010	766370	0932	3,823	2699071	\$460,000	11/03/14	\$120.32	LAKE CITY AUTO REBUILD	C1-65	1	Y	
010	010	882290	0750	5,212	2634942	\$660,000	10/01/13	\$126.63	Former RIMROCK STEAKHOUSE	NC3P-65	1	26	Imp changed after sale; not in ratio
010	010	882290	0840	25,406	2714794	\$5,000,000	02/17/15	\$196.80	VISION QUEST	NC3-65	1	Y	
010	010	890250	0033	4,095	2687170	\$800,000	08/27/14	\$195.36	MIDAS	C1-40	1	34	Use-change after sale; not in ratio
010	010	890250	0391	2,160	2644749	\$350,000	12/05/13	\$162.04	FIRST CHOICE MARKETING (OFFIC	C1-30	1	Y	
010	010	890350	0030	8,138	2664544	\$770,000	04/18/14	\$94.62	L & M AUTO REBUILD	C1-40	1	34	Use-change after sale; not in ratio
010	020	271110	0005	3,596	2657887	\$890,000	02/28/14	\$247.50	WAGNER ESCROW & LAW OFFICE	NC3-40	1	Y	
010	020	292604	9080	15,128	2732561	\$6,910,000	05/27/15	\$456.77	WALGREEN	NC3-40	2	69	Net Lease Sale; not in ratio
010	020	292604	9118	5,876	2706265	\$1,100,000	12/18/14	\$187.20	PROGRESSIVE SYSTEMS	LR3	1	Y	
010	020	572450	0352	2,610	2761293	\$975,000	10/12/15	\$373.56	THE JEFFERY GROUP	NC3-40	1	Y	
010	020	572450	0430	7,741	2712073	\$1,815,000	01/26/15	\$234.47	OFFICE BUILDING	NC3-40	1	Y	
010	020	572450	0819	7,097	2730054	\$3,280,000	05/01/15	\$462.17	Patty's Eggnest	NC3-40	2	Y	
010	020	617330	0010	875	2647220	\$285,000	12/17/13	\$325.71	NORTHGATE DENTAL BUILDING C	LR3	1	Y	
010	030	082000	0035	4,408	2682035	\$1,136,000	07/21/14	\$257.71	DILLANSO'S COFFEE BAR	NC3P-40	2	Y	
010	030	082000	0124	12,745	2647927	\$2,212,500	12/26/13	\$173.60	HOME REALTY INC	LR3 RC	1	Y	
010	030	204450	0340	3,750	2675234	\$950,000	06/18/14	\$253.33	AUTOMOTIVE EQUIPMENT AND SU	NC2-40	1	Y	
010	030	679810	0745	5,000	2734520	\$830,000	05/29/15	\$166.00	PINEHURST DENTAL BLDG	NC2-40	1	Y	
010	040	092710	0346	25,086	2771391	\$3,899,900	12/14/15	\$155.46	CHURCH	R8	4	Y	
010	040	162604	9067	2,800	2652097	\$375,500	01/30/14	\$134.11	RETAIL - MARTIAL ARTS SUPPLY S	SNB	1	Y	
010	040	402410	0180	924	2721687	\$425,000	03/31/15	\$459.96	SONNY AUTO REPAIR	CB	1	Y	
010	040	616390	0781	10,600	2772257	\$2,000,000	12/18/15	\$188.68	retail/office (Siddha Yoga Meditation C	CB	1	Y	
010	040	663290	0015	1,640	2768943	\$299,000	11/27/15	\$182.32	CHURCH OF SCIENTOLOGY	CB	1	Y	
010	040	663290	0200	2,855	2665186	\$595,000	04/23/14	\$208.41	FAMILY DENTAL CARE CENTER	NB	1	Y	
010	080	072604	9121	14,738	2766037	\$7,232,000	11/04/15	\$490.70	Walgreens	TC-2	5	69	Net Lease Sale; not in ratio
010	080	182604	9470	65,262	2670070	\$15,250,000	05/22/14	\$233.67	MARSHALL'S ET AL	MB	1	Y	
010	080	223250	0056	5,312	2705670	\$1,035,000	12/12/14	\$194.84	retail	MB	1	Y	
010	080	282710	0010	2,460	2614896	\$775,000	06/28/13	\$315.04	SEATTLE SKI & SNOWBOARD	MB	1	Y	
010	080	282710	0061	2,250	2646253	\$530,000	12/10/13	\$235.56	WAREHOUSE/OFFICE	MB	1	Y	
010	080	282710	0073	1,884	2624629	\$650,000	08/14/13	\$345.01	OFFICE	MB	1	Y	
010	080	329370	0080	9,044	2727292	\$3,400,000	04/28/15	\$375.94	GBC International Bank (Econ. Unit C	MCB	2	69	Net Lease 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
010	080	329890	0040	3,000	2660493	\$315,000	03/14/14	\$105.00	HIGHLAND PARK PLACE CONDOM	CZ	1	Y	
010	080	329890	0050	4,000	2702572	\$305,000	11/20/14	\$76.25	HIGHLAND PARK PLACE CONDOM	CZ	1	Y	
010	080	525430	0025	8,139	2655486	\$1,530,000	02/21/14	\$187.98	HONEST AUTO SERVICE	MB	1	Y	
010	080	530610	0015	13,863	2623172	\$3,300,000	08/06/13	\$238.04	RETAIL/OFFICE	MB	1	Y	
010	080	727610	0245	10,490	2584109	\$2,200,000	01/07/13	\$209.72	Chase Bank	TC-3	1	Y	
010	080	930430	0186	3,672	2611639	\$729,000	06/14/13	\$198.53	NORTHWEST SECURITY	NB	1	Y	
010	080	931030	0035	4,680	2764528	\$1,330,000	10/26/15	\$284.19	TAQUERIA EL SABOR	MB	2	Y	
010	080	931030	0075	24,599	2610004	\$5,100,000	06/06/13	\$207.33	FLEISCHMAN RETAIL CENTER	MB	1	Y	
010	090	022603	9153	2,640	2620169	\$899,000	07/23/13	\$340.53	LAW OFFICES	NB	1	Y	
010	095	163270	0005	2,375	2709877	\$625,000	01/13/15	\$263.16	PHO MIMI VIETNAMESE RESTAUR	C1-65	1	Y	
010	095	192604	9091	5,400	2692772	\$760,000	09/26/14	\$140.74	PTARMIGAN PRESS QUALITY CUS	NC2-40	1	Y	
010	095	192604	9122	91,850	2720140	\$8,600,000	03/24/15	\$93.63	CASH & CURRY/131ST STREET & S	C2-40	1	Y	
010	095	192604	9215	128,144	2641691	\$27,000,000	11/19/13	\$210.70	RITE-AIDE SHOPPING CENTER	C1-65	3	Y	
010	095	192604	9295	7,752	2608769	\$812,000	05/31/13	\$104.75	CAMBRIA	C2-40	1	Y	
010	095	192604	9298	1,479	2721922	\$350,000	03/30/15	\$236.65	DAWG TAGS TAVERN	C1-65	1	Y	
010	095	192604	9359	23,914	2639078	\$4,492,377	10/31/13	\$187.86	LINCOLN MERCURY AUTO SHOWR	C1-65	2	Y	
010	095	192604	9374	4,920	2739313	\$1,390,000	06/19/15	\$282.52	KATHY'S RESTAURANT (Former Mr	C1-65	1	Y	
010	095	192604	9423	26,115	2631397	\$7,246,400	09/18/13	\$277.48	PETSMART	C1-65	1	Y	
010	095	302604	9142	54,710	2767343	\$27,580,000	11/19/15	\$504.11	MC MURRAY MEDICAL BUILDING (MIO-105-LR2	1	70	Building Only; not in ratio
010	095	312604	9124	13,845	2769997	\$1,960,000	11/30/15	\$141.57	MINUTEMAN PRESS, THE PEST ST	C2-65	1	Y	
010	095	312604	9130	4,680	2769357	\$1,570,000	11/25/15	\$335.47	NORTHWEST BRAKE SHOP	C2-65	1	Y	
010	095	330070	0840	1,988	2772988	\$639,950	12/15/15	\$321.91	Five Townhouse Units (Former CROV	C1-40	1	Y	
010	095	330070	0841	2,035	2772900	\$629,950	12/15/15	\$309.56	LIVE/WORK TOWNHOUSE UNIT 5	C1-40	1	Y	
010	095	330070	0842	1,988	2773008	\$629,950	12/10/15	\$316.88	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	
010	095	546430	0065	17,301	2733339	\$3,670,000	05/21/15	\$212.13	OFFICE BUILDING	LR3	1	Y	
010	095	554080	0175	1,927	2675828	\$480,000	06/25/14	\$249.09	FUSHEN RESTAURANT	C1-40	1	Y	
010	095	614560	0010	3,070	2708804	\$470,000	01/02/15	\$153.09	MIXED USE APARTMENT W/RETAIL	C1-40	1	26	Imp changed after sale; not in ratio
010	095	614970	0006	4,332	2591908	\$745,000	02/27/13	\$171.98	MIDVALE PROFESSIONAL CENTER	C2-65	1	Y	
010	095	614970	0015	7,790	2745777	\$1,430,000	07/08/15	\$183.57	THE KOREA DAILY	C2-65	1	Y	
010	095	630000	0575	4,055	2633690	\$965,000	09/30/13	\$237.98	CHICAGO NAILS & GREAT CUTS	C1-40	2	Y	
010	095	630050	0015	7,180	2717378	\$1,325,000	03/05/15	\$184.54	Former SCHUCK AUTO SUPPLIES	NC3-40	1	26	Imp changed after sale; not in ratio
010	095	630050	0015	7,180	2740917	\$2,890,909	07/02/15	\$402.63	Sherwin Williams Paint (Former SCH	NC3-40	1	69	Net Lease Sale; not in ratio
010	095	645030	0105	2,921	2602445	\$462,000	04/23/13	\$158.17	PRECISION SHEET METAL FABRIC	C2-65	1	Y	
010	095	760870	0127	3,844	2698317	\$625,000	10/24/14	\$162.59	RED HEAD STEERING GEARS	C1-40	1	Y	
010	095	787300	0440	1,523	2652414	\$262,500	02/04/14	\$172.36	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
010	095	787300	0450	1,475	2615424	\$248,000	06/28/13	\$168.14	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
010	095	924790	0005	5,968	2677354	\$995,000	07/02/14	\$166.72	RESTAURANT	C2-65	2	Y	
010	095	932016	0020	894	2755662	\$317,500	09/09/15	\$355.15	WESTVIEW AT GREENWOOD CON	NC2-40	1	Y	
010	095	952410	0005	19,062	2605051	\$3,500,000	05/09/13	\$183.61	Aurora Collision Center	C1-65	2	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP /Ld.	Property Name	Zone	Par.	Ver.	Remarks
								Area			Ct.	Code	
010	010	145360	0482	23,520	2642578	\$1,200,000	11/18/13	\$51.02	VACANT	C1-65	2	Y	
010	010	145360	0664	9,896	2643529	\$600,000	11/22/13	\$60.63	sfr	LR2	1	Y	
010	010	145360	1180	9,053	2658817	\$450,000	03/24/14	\$49.71	Valor Apartment	C1-65	2	Y	
010	010	145360	1260	25,007	2727126	\$2,900,000	04/28/15	\$115.97	RETAIL STORES	NC3P-85	1	Y	
010	010	145360	1840	14,000	2773026	\$960,000	12/22/15	\$68.57	SWANBERG REALTY	C1-40	1	Y	
010	010	156810	0470	39,825	2730298	\$2,750,000	05/12/15	\$69.05	LAKE CITY SHERIDAN APTS	CB	2	Y	
010	010	256830	0340	25,591	2694556	\$600,000	10/02/14	\$23.45	VACANT BUILDING	C1-40	1	Y	
010	010	383400	0560	28,822	2711764	\$2,880,000	01/26/15	\$99.92	OFFICE BUILDING (VACANT)	C1-65	2	Y	
010	010	510040	1024	19,691	2592007	\$1,250,000	02/28/13	\$63.48	NE 88th St Townhome	SF 5000	1	29	Seg/merge after sale; not in ratio
010	010	882290	0585	31,212	2718779	\$4,450,000	03/16/15	\$142.57	FOUR PLEX & RESIDENCE	NC3-85	5	Y	
010	020	322604	9130	37,713	2752021	\$5,241,670	08/25/15	\$138.99	MARIE CALLENDER'S	NC3-65	1	Y	
010	030	113300	0200	18,200	2710386	\$1,150,000	01/08/15	\$63.19	SEATTLE DRUM SCHOOL	NC3-40	1	Y	
010	030	113300	0205	18,200	2710383	\$1,150,000	01/12/15	\$63.19	OLYMPIC HEATING & SHEET METAL	NC3-40	1	Y	
010	040	162604	9054	24,539	2622108	\$350,000	07/29/13	\$14.26	SEATTLE CONGREGATIONAL CHURCH	R6	1	Y	
010	040	367050	0115	18,919	2652778	\$570,000	02/07/14	\$30.13	VACANT LOT	CB	1	Y	
010	040	367050	0585	8,108	2662203	\$176,500	04/10/14	\$21.77	PARKING LOT FOR CHURCH	R12	1	Y	
010	040	367050	0585	8,108	2709006	\$300,000	01/05/15	\$37.00	PARKING LOT FOR CHURCH	R12	1	Y	
010	080	072604	9042	60,974	2740711	\$4,146,700	06/29/15	\$68.01	Vacant Land	TC-2	2	Y	
010	080	072604	9070	50,862	2612329	\$2,600,000	06/13/13	\$51.12	RUSKIN FISHER BUILDING	TC-3	1	Y	
010	080	072604	9070	50,862	2743257	\$5,150,000	07/01/15	\$101.25	RUSKIN FISHER BUILDING	TC-3	1	Y	
010	080	072604	9079	27,378	2592402	\$1,040,364	03/05/13	\$38.00	DWELLING UNITS	TC-1	1	Y	
010	080	182604	9081	86,112	2729947	\$6,450,000	04/30/15	\$74.90	VACANT DAIRY QUEEN	MB	4	Y	
010	080	740290	0010	33,196	2654044	\$1,135,726	02/19/14	\$34.21	Compass at Ronald Commons	TC-2	1	Y	
010	095	016400	0050	30,000	2738017	\$2,000,000	06/19/15	\$66.67	Linden Square Apartments	C1-65	1	Y	
010	095	030600	0570	61,542	2774476	\$6,870,000	12/29/15	\$111.63	GOLDS GYM	C2-65	1	Y	
010	095	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND	C1-65	1	Y	
010	095	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67	QUEEN ANNE AUTO BODY REPAIR	C1-40	2	Y	
010	095	192604	9218	31,800	2670713	\$3,750,000	05/22/14	\$117.92	PI BANK OFFICE BUILDING	C1-65	1	Y	
010	095	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00	warehouse	C1-30	1	Y	
010	095	330070	0840	11,880	2611993	\$940,000	06/13/13	\$79.12	Former CROWN LUTHERAN CHURCH	C1-40	2	29	Seg/merge after sale; not in ratio
010	095	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05	Former CROWN LUTHERAN CHURCH	C1-40	2	Y	
010	095	435870	0230	29,375	2714547	\$2,890,000	02/02/15	\$98.38	ARBY'S RESTAURANT	NC3-40	1	Y	
010	095	641460	0330	26,967	2716791	\$770,000	02/25/15	\$28.55	SFR HOUSE USE AS COMMERCIAL	SF 7200	2	Y	
010	095	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION,RELININ	C1-40	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	402410	1327	4,304	2598192	\$200,000	04/05/13	\$46.47	Northsound	CB	2	16	Gov't to gov't
010	080	727610	0230	7,612	2604621	\$725,000	05/10/13	\$95.24	OFFICE	TC-3	1	52	Statement to dor
010	095	163270	0025	14,677	2646908	\$57,177	08/16/13	\$3.90	AURORA COMMONS BUILDING	C1-65	1	24	Easement or right-of-way
010	010	882290	0150	5,757	2628078	\$550,000	08/27/13	\$95.54	BROOKSIDE PROFESSIONAL CENT	LR3	1	51	Related party, friend, or neighbor
010	040	730130	0185	23,900	2647468	\$2,965,730	12/17/13	\$124.09	Veolia Transportation	CB	1	59	Bulk portfolio sale
010	095	630050	0055	5,600	2648815	\$300,000	12/30/13	\$53.57	WEISKINDS MAYTAG & FISH	NC3-40	1	22	Partial interest (1/3, 1/2, etc.)
010	010	382170	0260	8,315	2667518	\$970,000	05/12/14	\$116.66	PATTEN OFFICE BLDG	C1-65	1	44	Tenant
010	040	402410	1326	4,304	2671652	\$550,000	06/02/14	\$127.79	NORTHSOUND	CB	1	15	No market exposure
010	095	099300	0635	5,996	2671582	\$500,000	06/02/14	\$83.39	MIXED-USE BUILDING (OFFICE & M	C1-65	1	51	Related party, friend, or neighbor
010	040	162604	9054	2,680	2678153	\$695,950	07/08/14	\$259.68	New SFR House	R6	1	N	
010	040	162604	9112	2,680	2680957	\$695,000	07/18/14	\$259.33	New SFR House	R6	1	N	
010	040	162604	9113	2,680	2680945	\$695,950	07/18/14	\$259.68	New SFR House	R6	1	N	
010	095	026300	0090	4,160	2688100	\$600,000	08/07/14	\$144.23	STORAGE WAREHOUSE	C2-65	1	44	Tenant
010	020	292604	9223	41,615	2693455	\$2,000,000	09/30/14	\$48.06	BEVMO PLAZA	NC3-65	1	44	Tenant
010	030	260798	0010	1,776	2699199	\$300,000	10/27/14	\$168.92	FORTE'	NC2-40	1	63	Sale price updated by sales id group
010	095	891100	0485	815	2698221	\$245,000	10/30/14	\$300.61	CHURCH SFR HOUSE	LR2	1	33	Lease or lease-hold
010	010	766370	0240	13,905	2711139	\$11,105	10/31/14	\$0.80	WALGREENS	NC2-40	1	68	Non-gov't to gov't
010	020	802420	0775	14,264	2702375	\$200,000	11/19/14	\$14.02	MAPLE LEAF EVANGELICAL CHUR	SF 5000	1	44	Tenant
010	020	292604	9140	13,572	2703756	\$2,550,000	11/25/14	\$187.89	CHILDREN'S WORLD	LR3	1	10	Tear down
010	080	282710	0020	3,288	2711741	\$767,629	01/26/15	\$233.46	ENTERPRISE RENT A CAR SALES (MB	2	51	Related party, friend, or neighbor
010	095	192604	9294	9,260	2711734	\$1,462,500	01/26/15	\$157.94	CAR PROS HYUNDAI	C2-65	1	18	Quit claim deed
010	030	947580	0010	499	2718695	\$90,000	03/09/15	\$180.36	WINDSONG CONDOMINIUM	NC2-40	1	51	Related party, friend, or neighbor
010	080	052604	9004	23,520	2723386	\$7,620	03/17/15	\$0.32	HOLYROOD CEMETERY	R6	1	24	Easement or right-of-way
010	095	113900	0965	1,824	2722340	\$710,000	03/19/15	\$389.25	A & S RENT - A - CAR/SERVICE	C1-40	2	N	
010	095	192604	9363	4,232	2728750	\$750,000	05/04/15	\$177.22	MARMO E GRANITO	C2-65	1	44	Tenant
010	020	322604	9524	26,400	2733784	\$12,005	05/20/15	\$0.45	NORTHGATE STATION	NC3-85	1	68	Non-gov't to gov't
010	030	260798	0010	1,776	2737979	\$249,950	06/18/15	\$140.74	FORTE'	NC2-40	1	23	Forced sale
010	095	330070	0785	4,060	2753745	\$900,000	09/01/15	\$221.67	balcos insurance	C1-40	1	44	Tenant
010	095	186240	0382	1,790	2758007	\$1,249,500	09/15/15	\$698.04	SFR HOUSE	C1-40	2	44	Tenant
010	010	955320	0035	4,108	2764003	\$1,375,500	10/27/15	\$334.83	NORTHEAST VET HOSPITAL	NC1-30	1	44	Tenant
010	095	614560	2780	2,800	2778654	\$125,000	01/12/16	\$44.64	ANDERSON MACGRUDER CONSTR	LR2	1	24	Easement or right-of-way
010	095	312604	9374	13,664	2777927	\$1,170,000	01/20/16	\$85.63	DECALCO	C1-40	2	13	Bankruptcy - receiver or trustee

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code	Remarks
								Area						
010	095	431070	2985	12,506	2585482	\$665,000	01/17/13	\$53.17		OFFICE WAREHOUSE	C2-65	1	62	Auction sale
010	095	016400	0050	30,000	2605939	\$1,250,000	05/17/13	\$41.67		Linden Square Apartments - new const	C1-65	1	62	Auction sale
010	095	312604	9034	33,743	2645786	\$1,000,000	12/17/13	\$29.64		KLOSE-IN MOTEL	C2-65	1	57	Selling or buying costs affecting sa
010	040	343250	0060	136,980	2652749	\$3,300,000	02/04/14	\$24.09		NORTHWEST CHURCH	R6	12	17	Non-profit organization
010	095	291720	0025	12,947	2665418	\$750,000	04/29/14	\$57.93		The Ould Triangle Tavern	C1-40	1	10	Tear down
010	020	292604	9492	10,800	2669438	\$679,000	05/15/14	\$62.87		4-PLEX (SEE MI 493)	LR3	1	24	Easement or right-of-way
010	095	229140	0025	14,107	2676184	\$625,000	06/24/14	\$44.30		VACANT LAND	C1-40	1	62	Auction sale
010	080	728390	0532	15,936	2683963	\$250,000	08/01/14	\$15.69		VACANT MULTIPLE LAND	R18	1	67	Gov't to non-gov't
010	020	292604	9224	49,646	2693426	\$2,500,000	09/30/14	\$50.36		JENE JUAREZ SALON SCHOOL	NC3-40	2	15	No market exposure
010	010	510140	4962	2,275	2703764	\$4,800	12/03/14	\$2.11		VACANT NC2-40	NC2-40	1	18	Quit claim deed
010	010	766370	0341	12,719	2728581	\$683,400	04/28/15	\$53.73		TIKI APTS 8 UNITS	MR	1	23	Forced sale
010	010	256830	0310	43,957	2728494	\$1,375,000	04/30/15	\$31.28		RETAIL / APTS / GARAGE (TEARDOW	C1-40	3	62	Auction sale
010	095	641460	0329	15,002	2762299	\$485,000	10/13/15	\$32.33		VACANT	NC1-40	2	15	No market exposure

Physical Inspection Area 10-40

Area gborh		Major	Minor	PropName	SitusAddress
10	40	092710	0234	NORTH CITY FREE METHODIST	510 NE 175TH ST
10	40	092710	0250	CHURCH	17424 5TH AVE NE
10	40	092710	0346	CHURCH	17404 8TH AVE NE
10	40	092710	0350	Assoc Parking to Church	NE 175TH ST
10	40	092710	0370	Assoc Parking to Church	NE 175TH ST
10	40	092710	0385	Assoc Parking to Church	NE 175TH ST
10	40	162604	9015	MORMON CHURCH	14901 30TH AVE NE
10	40	162604	9047	CARMELITE MONESTARY CONVENT	2215 NE 147TH ST
10	40	162604	9049	SHORELINE CHRISTIAN SCHOOL	2400 NE 147TH ST
10	40	162604	9057	UNITED METHODIST CHURCH	14511 25TH AVE NE
10	40	162604	9067	RETAIL - MARTIAL ARTS SUPPLY STORE	15550 27TH AVE NE
10	40	162604	9089	PLAY AREA FOR SCHOOL	14711 25TH AVE NE
10	40	255830	0055	FIRST CRISTIAN REFORM CHURCH	14555 25TH AVE NE
10	40	288170	0310	NORTH SEATTLE CHURCH OF GOD	225 NE 152ND ST
10	40	288170	0453	Shoreline Full Gospel Fellowship	15415 5TH AVE NE
10	40	343250	0005	HUEBNER & DOOLEY OFFICE BUILDING	1424 NE 155TH ST
10	40	343250	0045	NORTHWEST CHURCH OF CHRIST	15545 15TH AVE NE
10	40	343250	0060	NORTHWEST CHURCH	15555 15TH AVE NE
10	40	367050	0005	FAMILY HEALTH CARE/DORIEN	14822 15TH AVE NE
10	40	367050	0020	VETERINARY HOSPITAL	14810 15TH AVE NE
10	40	367050	0115	VACANT LOT	No Situs Address
10	40	367050	0135	Former HOMBRE STYLING (Vacant)	14712 15TH AVE NE
10	40	367050	0140	BAY CITY CLEANERS	14708 15TH AVE NE
10	40	367050	0225	LINE RETAIL	14622 15TH AVE NE
10	40	367050	0245	The Black Pearl Chinese Cuisine	14602 15TH AVE NE
10	40	367050	0255	Vacant Land	No Situs Address
10	40	367050	0330	ASSOCIATE PARKING LOT TO ACCOUNT 367050-	14500 15TH AVE NE
10	40	367050	0335	GOODWILL INDUSTRIES	14500 15TH AVE NE
10	40	367050	0395	AMERICAN LEGION POST 227	14521 17TH AVE NE
10	40	367050	0480	vacant land	14514 17TH AVE NE
10	40	373950	0005	PRINCE OF PEACE LUTHERN CHURCH	14514 20TH AVE NE
10	40	373950	0025	PARKING FOR LUTHERN	14514 20TH AVE NE
10	40	397170	2190	RETAIL W/BASEMENT RES UNIT	19042 15TH AVE NE
10	40	402410	0169	LES SCHWAB	17754 15TH AVE NE
10	40	402410	0173	Cell Tower Building	1602 NE 179TH ST
10	40	402410	0174	RETAIL AND WAREHOUSE STORAGE	1502 NE 179TH ST
10	40	402410	0176	MODULAR OFFICE BUILDING	1620 NE 179TH ST
10	40	402410	0180	SONNY AUTO REPAIR	17704 15TH AVE NE
10	40	402410	0181	Mixed Use Retail/Office/Warehouse	17712 15TH AVE NE
10	40	402410	0182	mixed retail	17724 15TH AVE NE
10	40	402410	0185	RETAIL STORES	1514 NE 177TH ST
10	40	402410	0186	VACANT	NE 178TH ST
10	40	402410	0188	VACANT	NE 178TH ST
10	40	402410	0910	SELF REALIZATION FELLOWSHIP	1825 NE SERPENTINE PL
10	40	402410	1322	WALGREENS	17518 15TH AVE NE
10	40	402410	1326	Retail Store	17534 15TH AVE NE
10	40	402410	1335	NORTH CITY LOUNGE & GRILL	17554 15TH AVE NE
10	40	402410	1340	WAREHOUSE	17550 15TH AVE NE

Physical Inspection Area 10-40

Area gborh		Major	Minor	PropName	SitusAddress
10	40	402410	1355	RETAIL STORE	1535 NE 177TH ST
10	40	402410	1360	FAMILY HAIR SALON & RETAIL/OFFICE WAREHO	1539 NE 177TH ST
10	40	402470	0060	NORTH CITY PLAZA	18002 15TH AVE NE
10	40	402470	0110	ST MARK'S CATHOLIC CHURCH	18050 15TH PL NE
10	40	558930	0160	CENTER FOR HUMAN SERVICES	17018 15TH AVE NE
10	40	558990	0005	7-ELEVEN	16920 15TH AVE NE
10	40	558990	0006	WILSON REALTY EXCHANGE	16910 15TH AVE NE
10	40	572750	0242	NORTHWEST DENTAL & KIDS CORNER	16535 5TH AVE NE
10	40	572750	0243	LANDMARK - CREST THEATRE	16511 5TH AVE NE
10	40	616390	0111	retail/daycare	919 NE 185TH ST
10	40	616390	0540	ST MARK'S PARISH	18051 15TH PL NE
10	40	616390	0550	RECTORY	18033 15TH PL NE
10	40	616390	0560	CONVENT	18023 15TH PL NE
10	40	616390	0591	Open Office	18026 14TH AVE NE
10	40	616390	0592	IMP ON MINOR 0593	18021 15TH AVE NE
10	40	616390	0593	EVERGREEN BUILDING	18021 15TH AVE NE
10	40	616390	0610	NORTH CITY PROFESSIONAL BLDG	17500 12TH AVE NE
10	40	616390	0704	Vacant Boarded Up SFR House	1221 NE 180TH ST
10	40	616390	0712	SUNI'S PIZZA	17751 15TH AVE NE
10	40	616390	0720	INDUSTRIAL AIR SYSTEM	17739 15TH AVE NE
10	40	616390	0730	NORTH CITY SHOES	17735 15TH AVE NE
10	40	616390	0732	FRANK LUMBER AND DOOR COMPANY	17727 15TH AVE NE
10	40	616390	0740	NORTH CITY CLEANERS	17721 15TH AVE NE
10	40	616390	0741	MIXED USE DUPLEX	17717 15TH AVE NE
10	40	616390	0742	Parking for minor 0732	17723 15TH AVE NE
10	40	616390	0750	NORTH CITY OFFICE CENTER	17713 15TH AVE NE
10	40	616390	0751	NORTH CITY AUTO PARTS	17703 15TH AVE NE
10	40	616390	0770	NORTH CITY PLAZA	17547 15TH AVE NE
10	40	616390	0771	Associated Parking to Parcel #616390-078	17542 15TH AVE NE
10	40	616390	0780	Easy Monkey Taphouse & Vanity Hair Studi	17537 15TH AVE NE
10	40	616390	0781	retail/office (Siddha Yoga Meditation Ce	17529 15TH AVE NE
10	40	616390	0790	TOKUNO BUSINESS BUILDING	17521 15TH AVE NE
10	40	616390	0791	FACE HAVEN & NEW SPACE	17517 15TH AVE NE
10	40	616390	0800	PEKING HOUSE RESTAURANT	1244 NE 175TH ST
10	40	616390	0802	MOLNAR BUILDING (ALLIED CREDIT SERVICES,	1240 NE 175TH ST
10	40	616390	0803	EUROPA FOREIGN CAR CARE	1232 NE 175TH ST
10	40	616390	1490	NORTH CITY LUMBER	1221 NE 175TH ST
10	40	616390	1500	PARKING	1211 NE 175TH ST
10	40	616390	1502	NORTHEND AUTO REPAIR	1211 NE 175TH ST
10	40	616390	1521	US POST OFFICE	17233 15TH AVE NE
10	40	616390	1541	MERRY MAIDS	17229 15TH AVE NE
10	40	616390	1550	SPAY & NEUTER CLINIC	17211 15TH AVE NE
10	40	616390	1565	ICHI BENTO	17203 15TH AVE NE
10	40	616390	1580	TABERNACLE BAPTIST CHURCH	16506 8TH AVE NE
10	40	616390	1780	RETAIL STORES	602 NE 165TH ST
10	40	616390	1801	VACANT LOT	No Situs Address
10	40	616390	1812	VACANT LOT	16538 5TH AVE NE
10	40	616390	1971	CHRISTIAN SCIENCE CHURCH	616 NE 165TH ST

Physical Inspection Area 10-40

Area	ghborh	Major	Minor	PropName	SitusAddress
10	40	663290	0011	HARVEY'S AUTO REPAIR	14501 15TH AVE NE
10	40	663290	0015	CHURCH OF SCIENTOLOGY	1234 NE 145TH ST
10	40	663290	0021	EARLS GARAGE	14515 15TH AVE NE
10	40	663290	0030	EARLS GARAGE	14533 15TH AVE NE
10	40	663290	0041	Drive-thru Espresso Stand	14615 15TH AVE NE
10	40	663290	0050	LAKE CITY ELKS	14625 15TH AVE NE
10	40	663290	0060	CRESSY DOOR COMPANY	14701 15TH AVE NE
10	40	663290	0070	NORTH SEATTLE TRANSMISSION	14711 15TH AVE NE
10	40	663290	0140	SFR CONVERTED TO COML	1222 NE 145TH ST
10	40	663290	0141	SFR HOUSE CONVERTED TO COML	1216 NE 145TH ST
10	40	663290	0151	BLUE STAR OFFICE BUILDING	14803 15TH AVE NE
10	40	663290	0200	FAMILY DENTAL CARE CENTER	1432 NE 151ST ST
10	40	663290	0291	FIFTEENTH AVE BIBLE CHURCH	15211 15TH AVE NE
10	40	663290	0352	SFR HOUSE CONVERTED TO COML USE	15419 15TH AVE NE
10	40	730130	0185	Veolia Transportation	16325 5TH AVE NE
10	40	730430	1405	JIM ADAMS AUTO CLINIC	16268 5TH AVE NE
10	40	730430	1415	RETAIL STORE	509 NE 165TH ST
10	40	730430	1420	MULTI TENANT RETAIL BUILDING	525 NE 165TH ST

Physical Inspection Area 10-80

Area gborh		Major	Minor	PropName	SitusAddress
10	80	030650	0020	NW SCHOOL FOR HEARING IMPAIRED C	15300 WESTMINSTER WAY N
10	80	030650	0025		No Situs Address
10	80	030650	0030	SUPER CHINA BUFFET	15323 WESTMINSTER WAY N
10	80	031810	0005	HAGGEN PARKING LOT (IMPS. CARRIED ON 072	1201 N 175TH ST
10	80	031810	0035	Grease Monkey	1300 N 175TH ST
10	80	052604	9001	HOLYROOD CEMETARY	205 NE 205TH ST
10	80	052604	9004	HOLYROOD CEMETERY	205 NE 205TH ST
10	80	052604	9057	EVERGREEN BAPTIST CHURCH	19010 5TH AVE NE
10	80	062604	9040	Church owned SFRs	1304 N 185TH ST
10	80	062604	9042	SHORELINE COVENANT CHURCH	1334 N 185TH ST
10	80	062604	9044		No Situs Address
10	80	062604	9152	PAWN SHOP	20305 AURORA AVE N
10	80	062604	9156	BANK OF AMERICA	1121 N 205TH ST
10	80	062604	9165	BIG 5/KINKO COPIES	1133 N 205TH ST
10	80	062604	9166	PETCO/RETAIL	1205 N 205TH ST
10	80	062604	9167	UW Medicine & Dentistry Office	1555 N 205TH ST
10	80	062604	9170	LINE RETAIL	20200 AURORA AVE N
10	80	062604	9172	UNDIVIDED INTEREST WATER RETENTION AREA	No Situs Address
10	80	062604	9174	UNDIVIDED INTEREST WATER RETENTION AREA	No Situs Address
10	80	062604	9175	UNDIVIDED INTEREST WATER RETENTION AREA	No Situs Address
10	80	062604	9176	PAVED PARKING	20400 AURORA AVE N
10	80	062604	9177	OFFICE MAX	1599 N 205TH ST
10	80	072604	9018	VACANT	No Situs Address
10	80	072604	9032	CHUCK OLSON CHEVROLET	17037 AURORA AVE N
10	80	072604	9038	AURORA RENTAL	17460 AURORA AVE N
10	80	072604	9041	Shoreline Marketplace (Former Haggen) (E	1201 N 175TH ST
10	80	072604	9042	Vacant Land	No Situs Address
10	80	072604	9043	Retail Store	16750 AURORA AVE N
10	80	072604	9048	MACHZIKAY HADATH CEMETERY ASSN	N 167TH ST
10	80	072604	9061	MEDICAL OFFICE BUILDING	16549 AURORA AVE N
10	80	072604	9066	SKYLINE WINDOWS	17236 RONALD PL N
10	80	072604	9068	U-HAUL	16503 AURORA AVE N
10	80	072604	9070	RUSKIN FISHER BUILDING	17962 MIDVALE AVE N
10	80	072604	9071	DESERET INDUSTRIES THRIFT STORE	17935 AURORA AVE N
10	80	072604	9075	MANNS WELDING SHOP	16535 AURORA AVE N
10	80	072604	9078	KEY BANK (Econ. Unit Minor #9120)	17504 AURORA AVE N
10	80	072604	9079	DWELLING UNITS	No Situs Address
10	80	072604	9081	DRIFT ON INN CASINO	16708 AURORA AVE N
10	80	072604	9082	Carter Subaru Service Center (Econ Unit	17209 AURORA AVE N
10	80	072604	9083	VACANT LAND OF SHORELINE MARKETPLACE (#0	No Situs Address
10	80	072604	9085	Economic Unit with minor 9082	17219 AURORA AVE N
10	80	072604	9088	SERVICE GARAGE	16731 AURORA AVE N
10	80	072604	9089	PLAZA LATINA & B&D SHEET METAL	17030 AURORA AVE N
10	80	072604	9092	PAWN EXCHANGE	17010 AURORA AVE N
10	80	072604	9095	CARTER MOTORS INC (Econ. Unit To Imps. C	No Situs Address
10	80	072604	9098	CHUCK OLSON KIA AUTO DEALERSHIP	No Situs Address
10	80	072604	9104	CLUB HOLLYWOOD	16716 AURORA AVE N
10	80	072604	9105	ACTION AUTO PARTS & MACHINE	17012 AURORA AVE N

Physical Inspection Area 10-80

Area gborh		Major	Minor	PropName	SitusAddress
10	80	072604	9108	AHAVAT SHALOM SOCIETY CEMETERY	1230 N 167TH ST
10	80	072604	9109	CARTER MOTORS INC (Econ. Units #9095, #9	17225 AURORA AVE N
10	80	072604	9110	CARTER MOTORS INC (Econ. Unit To Imps. C	No Situs Address
10	80	072604	9114	Parkings to Walgreen	No Situs Address
10	80	072604	9120	Parking Lot to Walgreen	No Situs Address
10	80	072604	9121	Walgreens	17524 AURORA AVE N
10	80	072604	9124	VACANT	16755 AURORA AVE N
10	80	072604	9137	Small Storage Bldgs.	16523 AURORA AVE N
10	80	072604	9144	APTS W OFFICE & RETAIL	17214 AURORA AVE N
10	80	072604	9149	NEW ROYAL MEAT LLC & ORIENTAL KITCHEN	18019 AURORA AVE N
10	80	072604	9152	SHORELINE BUSINESS & PROFESSIONAL CENTER	17544 MIDVALE AVE N
10	80	072604	9161	Parkings to Walgreen	No Situs Address
10	80	072604	9182	Vacant Land	17020 AURORA AVE N
10	80	072604	9187	HOAG & DOTSCH	17900 LINDEN AVE N
10	80	072604	9269	HIGHLAND SPORTS CENTER	18005 AURORA AVE N
10	80	072604	9272	Former KEY BANK DRIVE THRU	17255 AURORA AVE N
10	80	072604	9276	CAR SHOWROOM	17545 AURORA AVE N
10	80	072604	9281	VACANT LAND OF SHORELINE MARKETPLACE (#0	No Situs Address
10	80	072604	9301	Showcase Sports	926 N 165TH ST
10	80	072604	9315	Parkings to Walgreen	17534 AURORA AVE N
10	80	113470	0010	Shoreline Branch YMCA	19290 AURORA AVE N
10	80	113470	0050		No Situs Address
10	80	132603	9003	THE HIGHLANDS	180 NW HIGHLAND DR
10	80	132603	9091	Highlands Daycare	167 NW HIGHLAND DR
10	80	141500	0000	CARSON CONDOMINIUM	1130 N 185TH ST
10	80	141500	0010	CARSON CONDOMINIUM	1130 N 185TH ST
10	80	141500	0020	CARSON CONDOMINIUM	1130 N 185TH ST
10	80	141500	0030	CARSON CONDOMINIUM	1130 N 185TH ST
10	80	141500	0040	CARSON CONDOMINIUM	1130 N 185TH ST
10	80	156810	0466	SFR House	14534 32ND AVE NE
10	80	164350	0080	HIGHLAND PARK BUILDING	1222 N 185TH ST
10	80	164350	0086	7-11 STORE	1232 N 185TH ST
10	80	164350	0120	SKY NURSERY GARDEN CENTER	18528 AURORA AVE N
10	80	164350	0150	DUNN LUMBER	1108 N 185TH ST
10	80	164350	0180	Vacant Land	No Situs Address
10	80	164350	0190	Warehouse/Showroom	19022 AURORA AVE N
10	80	164350	0200	ANDERSON BUILDING	18820 AURORA AVE N
10	80	182604	9022	WESTMINISTER COMMUNITY CHURCH	14550 WESTMINSTER WAY N
10	80	182604	9027	ST DUNSTANS,	722 N 145TH ST
10	80	182604	9030	PARKWOOD PLAZA SHOPPING CENTER (ECON. UN	15220 AURORA AVE N
10	80	182604	9043	LANE HARDWOOD FLOORS	14700 AURORA AVE N
10	80	182604	9044	WALGREEN'S (ECON. UNIT - 9170)	14510 AURORA AVE N
10	80	182604	9046	SEATTLE SCOTTISH RITE MASONIC CENTER	1207 N 152ND ST
10	80	182604	9053	SEATTLE RESTAURANT SUPPLY	14910 AURORA AVE N
10	80	182604	9073	SEQUOIA NATUROPATHIC- Converted SFR	14546 GREENWOOD AVE N
10	80	182604	9076	SMALL OFFICE	14700 GREENWOOD AVE N
10	80	182604	9079	WELLS FARGO BANK	14500 GREENWOOD AVE N
10	80	182604	9081	Former DAIRY QUEEN	15555 AURORA AVE N

Physical Inspection Area 10-80

Area gborh		Major	Minor	PropName	SitusAddress
10	80	182604	9082	VALUE PET CLINIC AND RETAIL	15915 WESTMINSTER WAY N
10	80	182604	9087	PARKWOOD PLAZA (SEE TL 30 ALSO)	15200 AURORA AVE N
10	80	182604	9103	Car Corner	16002 AURORA AVE N
10	80	182604	9107	GYRO PLACE	1125 N 152ND ST
10	80	182604	9116	GOLDIE'S	15030 AURORA AVE N
10	80	182604	9128	PORTION OF PARKWOOD PLAZA	15200 AURORA AVE N
10	80	182604	9150	office	14926 AURORA AVE N
10	80	182604	9170	VACANT LAND (ECON. UNIT - IMP. CARRIED O	1124 N 145TH ST
10	80	182604	9189	Office	317 N 148TH ST
10	80	182604	9202	Brown Bear Car Wash	16032 AURORA AVE N
10	80	182604	9208	USED CAR LOT	16310 AURORA AVE N
10	80	182604	9236	The Evergreen School	15201 MERIDIAN AVE N
10	80	182604	9366	NAPA AUTO PARTS/AQUAQUIP	16340 AURORA AVE N
10	80	182604	9367	WATERMARK CREDIT UNION	16330 AURORA AVE N
10	80	182604	9368	RETAIL	16300 AURORA AVE N
10	80	182604	9443	OFFICE BUILDING	15036 AURORA AVE N
10	80	182604	9453	Former Pizza Hut Fast Food Restaurant	15565 AURORA AVE N
10	80	182604	9454	Former SHERWIN WILLIAMS	900 N 155TH ST
10	80	182604	9455	BLUE STAR AUTO SALON	14720 AURORA AVE N
10	80	182604	9456	JIFFY LUBE	14710 AURORA AVE N
10	80	182604	9467	BROWN BEAR CAR WASH	16048 AURORA AVE N
10	80	182604	9470	MARSHALL'S ET AL	15801 WESTMINSTER WAY N
10	80	222290	0100	Holy Aposttles Greek Orthodox CHURCH	19271 ASHWORTH AVE N
10	80	222410	0060	church	1616 N 192ND ST
10	80	222470	0095	THE BEREAN CHURCH	2345 N 185TH ST
10	80	222470	0105	CHRUCH PARKING	2313 N 185TH ST
10	80	222530	0060	ST DAVID'S CHURCH	18842 MERIDIAN AVE N
10	80	222730	0005	RETAIL	19928 AURORA AVE N
10	80	222730	0010	TATOO SHOP W/APT	19918 AURORA AVE N
10	80	222730	0016	RETAIL STORES W/ FINISHED BSMT.	19906 AURORA AVE N
10	80	222730	0020	RESTAURANT/RETAIL (ECON. UNIT #0021)	19828 AURORA AVE N
10	80	222730	0021	ECON UNIT FOR IMPS LOCATED ON #0020	19828 AURORA AVE N
10	80	222730	0096	AURORA VILLAGE MEDICAL CENTER	1151 N 200TH ST
10	80	222730	0115	Compass Center Veteran's Housing	1301 N 200TH ST
10	80	222730	0140	Echo Lake Office Building	1501 N 200TH ST
10	80	222730	0145	DENTAL & LAW OFFICES	1515 N 200TH ST
10	80	222790	0010	DISCOUNT TIRE COMPANY	19905 AURORA AVE N
10	80	222790	0011	VACANT LAND	19905 AURORA AVE N
10	80	222790	0101	BUCKY'S MUFFLER	19811 AURORA AVE N
10	80	222890	0010	TAQUERIA GUAYMAS	19557 AURORA AVE N
10	80	223250	0015	WOODY'S TAVERN W/APT.	19508 AURORA AVE N
10	80	223250	0035	RONNA'S ADULT VIDEO STORE	19540 AURORA AVE N
10	80	223250	0056	retail	19550 AURORA AVE N
10	80	223250	0100	VACANT LAND	19512 ECHO LAKE PL N
10	80	282710	0005	vacant land	14925 AURORA AVE N
10	80	282710	0010	SEATTLE SKI & SNOWBOARD	14915 AURORA AVE N
10	80	282710	0015	WEST COAST INDUSTRIES	900 N 149TH ST
10	80	282710	0016	ENTERPRISE RENT A CAR	14825 AURORA AVE N

Physical Inspection Area 10-80

Area gborh		Major	Minor	PropName	SitusAddress
10	80	282710	0020	ENTERPRISE RENT A CAR SALES OFFICE	14825 AURORA AVE N
10	80	282710	0030	PEPPER HILL CENTER	14561 AURORA AVE N
10	80	282710	0055	THE HIDEAWAY	14525 AURORA AVE N
10	80	282710	0060	restaurant	14515 AURORA AVE N
10	80	282710	0061	WAREHOUSE/OFFICE	14512 WHITMAN AVE N
10	80	282710	0062	PARKING LOT	14520 WHITMAN AVE N
10	80	282710	0065	HIGHLANDS COFFEE CO. (SMALL OFFICE & STO	14508 WHITMAN AVE N
10	80	282710	0066	VACANT CORNER LOT	No Situs Address
10	80	282710	0067	A GREEN CURE WELLNESS CENTER	914 N 145TH ST
10	80	282710	0073	OPEN OFFICE BUILDING	804 N 145TH ST
10	80	288170	0090	ST BARNABAS	2340 N 155TH ST
10	80	288170	0340	SHORLINE CHRISTIAN CHURCH	14800 1ST AVE NE
10	80	288170	0342	SHORELINE UNITARIAN CHURCH	14724 1ST AVE NE
10	80	288170	0343	PHILIPPI PRESBYTERIAN CHURCH	14734 1ST AVE NE
10	80	307350	0110	AURORA CHURCH OF THE NAZARENE	1900 N 175TH ST
10	80	329370	0030	RESTAURANT	16301 AURORA AVE N
10	80	329370	0044	VACANT	954 N 163RD ST
10	80	329370	0046	Top Tabacco/Top Gun	16053 AURORA AVE N
10	80	329370	0050	VACANT	16037 AURORA AVE N
10	80	329370	0051	SHORELINE VET HOSPITAL	16037 AURORA AVE N
10	80	329370	0070	European Motors	16017 AURORA AVE N
10	80	329370	0075	AURORA MITSUBISHI	16015 AURORA AVE N
10	80	329370	0080	GBC International Bank (Econ. Unit Carri	16001 AURORA AVE N
10	80	329370	0081	Econ. Unit - Vacant Lot (Imps. carried o	946 N 160TH ST
10	80	329370	0085	7-11, RESTAURANT, Office bldg	928 N 160TH ST
10	80	329890	0000	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	701 N 182ND ST
10	80	329890	0010	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	701 N 182ND ST
10	80	329890	0020	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	701 N 182ND ST
10	80	329890	0030	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	701 N 182ND ST
10	80	329890	0040	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	721 N 182ND ST
10	80	329890	0050	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	727 N 182ND ST
10	80	329890	0060	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	721 N 182ND ST
10	80	329890	0070	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	721 N 182ND ST
10	80	329890	0080	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	721 N 182ND ST
10	80	329890	0090	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	715 N 182ND ST
10	80	329890	0100	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL	715 N 182ND ST
10	80	330470	0190	HIGHLAND CHAPEL	162 BOUNDARY LN NW
10	80	336890	0005	GOSPEL LIFE CHURCH	17920 MERIDIAN AVE N
10	80	525430	0006	BAY AUTO REPAIR GARAGE	1116 N 165TH ST
10	80	525430	0020	EVERGREEN R.V. SERVICE	16610 AURORA AVE N
10	80	525430	0025	HONEST AUTO SERVICE	16622 AURORA AVE N
10	80	530610	0005	STARBUCKS	20121 AURORA AVE N
10	80	530610	0015	MIXED USE RETAIL/APARTMENT	20109 AURORA AVE N
10	80	530610	0025	PEEKAY BUILDING	20019 AURORA AVE N
10	80	530610	0031	LINE RETAIL	20013 AURORA AVE N
10	80	530610	0040	RETAIL	20005 AURORA AVE N
10	80	530610	0041	MIXED USE RETAIL/OFFICE	938 N 200TH ST
10	80	546870	0060	MERIDIAN PARK SWIM CLUB	2340 N 172ND ST

Physical Inspection Area 10-80

Area gborh		Major	Minor	PropName	SitusAddress
10	80	556210	0005	THE GRILL KING	15744 AURORA AVE N
10	80	556210	0020	SEATTLE MOTORSPORTS	15730 AURORA AVE N
10	80	556210	0035	VACANT LAND	AURORA AVE N
10	80	556210	0057	VACANT LAND	No Situs Address
10	80	556210	0210	TRINITY PREBYTERIAN CHURCH	1315 N 160TH ST
10	80	613910	0020	SHORELINE COMMUNITY CHURCH	125 NE 185TH ST
10	80	613910	0185	SHORELINE CC YOUTH CENTER	213 NE 185TH ST
10	80	619070	1380	HERZEL MEMORIAL PARK	16747 DAYTON AVE N
10	80	688590	0005	VACANT LAND	1110 N 155TH ST
10	80	688590	0010	SHORELINE FAMILY AUTO CARE AND SALES	15544 AURORA AVE N
10	80	688590	0030	PC DOCTOR	15526 AURORA AVE N
10	80	688590	0055	VACANT LAND	No Situs Address
10	80	688590	0150	RETAIL STORES	1202 N 155TH ST
10	80	688590	0160	VACANT	1244 N 155TH ST
10	80	689530	0130	PRIMROSE VILLAGE COMMUNITY POOL	533 N 169TH ST
10	80	727610	0083	DENTAL OFFICE	1147 N 185TH ST
10	80	727610	0084	Storage Garage Only	No Situs Address
10	80	727610	0095	BARTELL DRUGS	18400 MIDVALE AVE N
10	80	727610	0100	GATEWAY SHOPPING CENTER	18336 MIDVALE AVE N
10	80	727610	0230	OFFICE	18110 MIDVALE AVE N
10	80	727610	0245	Chase Bank	18200 MIDVALE AVE N
10	80	728390	0291	FRONTIER COMMUNICATIONS	18517 LINDEN AVE N
10	80	728390	0302	SHORELINE HISTORICAL MUSEUM	18501 LINDEN AVE N
10	80	728390	0303	SHORELINE HISTORICAL MUSEUM	18511 LINDEN AVE N
10	80	728390	0310	BANK OF AMERICA	18525 FIRLANDS WAY N
10	80	728390	0320	WINDERMERE REALTY	900 N 185TH ST
10	80	728390	0340	vacant	18503 FIRLANDS WAY N
10	80	728390	0341	PROSSER PIANOS	18503 FIRLANDS WAY N
10	80	728390	0351	Two Retail Buildings	18505 FIRLANDS WAY N
10	80	728390	0400	SUBWAY	18502 FIRLANDS WAY N
10	80	728390	0420	office	18514 FIRLANDS WAY N
10	80	728390	0430	DENTAL CLINIC	18528 FIRLANDS WAY N
10	80	728390	0440	DENTAL CLINIC	18532 FIRLANDS WAY N
10	80	728390	0450	OLYMPIC MEDICAL DENTAL LAB	18550 FIRLANDS WAY N
10	80	728390	0505	VACANT MULTIPLE LAND	FIRLANDS WAY N
10	80	728390	0524	SEG FROM 72839005000	No Situs Address
10	80	728390	0532	VACANT MULTIPLE LAND	N 192ND ST
10	80	728390	0572	NEW HOPE CHURCH	19340 FIRLANDS WAY N
10	80	728390	0573	VACANT LAND	No Situs Address
10	80	728390	0575	COLLISION TECH INC.	19342 FIRLANDS WAY N
10	80	728390	0610	NW CAR CREDIT	19425 AURORA AVE N
10	80	728390	0630	Storage Warehouse Bldg.	19239 AURORA AVE N
10	80	728390	0632	VACANT LAND	No Situs Address
10	80	728390	0641	VACANT LOT	No Situs Address
10	80	728390	0642	MAACO AUTO PAINTING	19217 AURORA AVE N
10	80	728390	0645	VETERINARY CLINIC	19203 AURORA AVE N
10	80	728390	0720	APPLIANCE STORE/PAINT STORE/GENERAL WARE	18815 AURORA AVE N
10	80	728390	0740	ECHO LAKE PROFESSIONAL CENTER	18551 AURORA AVE N

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Area	ghborh	Major	Minor	PropName	SitusAddress
10	80	728590	0010	SPIRO'S PIZZA	18413 AURORA AVE N
10	80	728590	0020	RADIO SHACK & OFFICES	18405 AURORA AVE N
10	80	728590	0065	RICHMOND MASONIC LODGE	753 N 185TH ST
10	80	728590	0072	Two Medical/Dental Buildings	747 N 185TH ST
10	80	728650	0010	AUTO ZONE	18217 AURORA AVE N
10	80	728770	0095	TAVERN & OFFICE BLDG	18041 AURORA AVE N
10	80	728770	0100	O'Reilly Auto Retail + Parts Distributio	18025 AURORA AVE N
10	80	728770	0135	VACANT LAND	907 N 182ND ST
10	80	740290	0010	Proposed New Five Story Mixed Use Apart	No Situs Address
10	80	740290	0020	CHURCH	17839 AURORA AVE N
10	80	930430	0065	STATE FARM INSURANCE	14920 WESTMINSTER WAY N
10	80	930430	0186	NORTHWEST SECURITY	14824 WESTMINSTER WAY N
10	80	930430	0255	VACANT BUILDING	14800 WESTMINSTER WAY N
10	80	931030	0005	Bank/Retail	15225 AURORA AVE N
10	80	931030	0035	TAQUERIA EL SABOR	15221 AURORA AVE N
10	80	931030	0040	PHO HA	15215 AURORA AVE N
10	80	931030	0050	MADDYS AUTOMOTIVE SERVICE	15205 AURORA AVE N
10	80	931030	0075	FLEISCHMAN RETAIL CENTER	15001 AURORA AVE N
10	80	931030	0105	THE CHURCH OF SEATTLE	15430 LINDEN AVE N
10	80	937170	0005	USED CAR SALES	16725 AURORA AVE N
10	80	937170	0010	SHORELINE CARS & TRUCKS SALES LOT	16723 AURORA AVE N
10	80	937170	0015	OFFICES & WAREHOUSE (Economic Unit with	16715 AURORA AVE N
10	80	937170	0020	GERBER TOWING	16707 AURORA AVE N
10	80	937170	0025	USED CAR SALES	16724 WHITMAN AVE N
10	80	937170	0030	STORAGE YARD FOR HOOPER ELECTRIC (Econom	WHITMAN AVE N
10	80	937170	0034	VACANT LOTS--COMMERCIAL	16706 WHITMAN AVE N
10	80	937230	0075	PARKING FOR TAVERN	16740 WHITMAN AVE N
10	80	937230	0085	RETAIL STORE (Tobacco Lane)	16737 AURORA AVE N
10	80	937230	0092	One Cup Coffee	16743 AURORA AVE N