

Apartments

Specialty Area: 100

Commercial Revalue for 2021 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Seattle, WA 98104

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., apartments, office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standards appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic neighborhood. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the occupant to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

How are Individual Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly, valuation models are built and applied to the individual properties. For income producing properties, the following are basic steps employed for the income approach:

1. Estimate potential gross income from rent
2. Add miscellaneous income
3. Deduct for vacancy and credit loss to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses to get the net operating income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments for apartments through statistical analysis of rents, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly-situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (COD). A COD is developed to measure for and show the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (IAAO) that may be reviewed at www.IAAO.org. The following is the target COD range that applies to apartments in King County based on standards set by IAAO:

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies - 2013, Table 1-3. www.IAAO.org*

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

Executive Summary Report

Apartments; Specialty Area: 100

Sales Summary

Appraisal Date: January 1, 2021

Sale Summary: Sales Used (All): 872; Sales Used (Ratio Study): 822

Sales Dates: Jan., 2018 – Dec., 2020

Ratio Study Summary

Sales – Improved Ratio and Uniformity Summary					
	Mean Assessed Value	Mean Sale Price	Weighted Mean Ratio	COD	COV
2020 Value	\$12,168,600	\$13,341,800	91.20%	10.86%	14.87%
2021 Value	\$12,290,300	\$13,341,800	92.10%	9.13%	12.60%
Change	\$121,700		0.90%	-1.73%	-2.27%
% Change	1.00%		0.99%	-15.93%	-15.27%

COD (Coefficient of Dispersion) and COV (Coefficient of Variation) are measures of uniformity. The lower the number the better the uniformity. See Glossary of Terms for definitions. The ratio, COD and COV have been improved.

Sales Used in Analysis

A list of all the sales used for any kind of analysis is provided later in this report. These are all improved sales and were verified as fair market transactions. Most of these sales are used in the ratio study, while some are excluded for various reasons, as indicated on the list. Sales were adjusted for time to the appraisal date of January 1, 2021. The ratio type used is the weighted mean ratio. The Ratio Study Analysis indicates the proposed values will result in an improvement in assessment level, uniformity, and equity. The weighted mean ratio of the proposed values is within the IAAO recommended standards (0.90 to 1.10). The values recommended in this report reflect current apartment market parameters as of the valuation date of January 1, 2021. The proposed values improve the weighted mean ratio, COD, and COV. It is recommended they be posted for the 2021 assessment year.

Population – Value Summary Data

The following table summarizes the percent change to total value from the previous assessment year to the current, per region and for the entire County. As the purpose of this table is to demonstrate the change from year reflected by market activity, the following parcels have been excluded from the count: parcels with no value select at the time of this report, low-income parcels, and new construction parcels. Low Income parcels were excluded because, as of the date of this report, those parcels have yet to receive their restricted values, such as have been recorded for those same parcels from the previous year. The low-income restricted values are pending as of the date of this report. Current assessment year new construction parcels may or may not have had some level of new construction activity associated with them last year, but as a whole, these parcels are excluded in order to render a comparison of values based on market change only. New construction activity is summarized in a future section of this report.

Summary – Total Value – % Change	
Region	% Change
Central / North	-5.52%
South	7.89%
East	0.72%
County	-1.43%

The following table summarizes value change percentage ranges for apartment parcels. The exclusions applied to the preceding table also apply here. Well over half of the parcels decreased or showed no change in value. The majority of increase in value is less than 10%. Parcels which increase 30% or more (a total of 77 for this year) can experience said change for a variety of reasons, including new-valuation method, inclusion in an economic unit, declassification from low-income to market-rate, bringing historically low value up to market, high change to land value for a vacant parcel, etc.

Summary – Total Value – Changes Ranges		
Change Type	Range	% of Properties
Decreased		46.68%
No change		12.59%
Increased	0.1% – 9.9%	28.11%
Increased	10.0% – 19.9%	10.56%
Increased	20.0% – 29.9%	1.44%
Increased	30% +	0.62%

New Construction

As of the date of this report the value of new construction is \$1,665,115,567. The following table summarizes the totals for King County, the three regions and the top two neighborhoods in each of those regions. There remains a number of parcels with new construction permits that have not been valued as of the date of this report.

Construction Summary			
Region	New Construction	Top 2 Neighborhoods Per Region	New Construction
Central / North	\$809,400,893	South Lake Union	\$255,345,110
		Downtown	\$167,000,251
South	\$322,538,802	Auburn North	\$98,414,850
		Kent Valley	\$75,203,100
East	\$533,175,872	Redmond	\$182,367,200
		Bellevue East	\$140,341,880
Total	\$1,665,115,567		

Appraisal Information

Sales Verification and Data Collection

Sales data are taken from real estate excise tax affidavits. Sales are verified as valid market sales by personal contact with involved parties, questionnaires, or various published sources. The Assessor uses sales dating to three years before the appraisal date. They are adjusted for time to the appraisal date. Sales as old as five years can appear on an individual property's worksheet for information purposes. The older sales are not used in our analysis, however.

Approaches to Value

The income approach, sales comparison approach, and cost approach were considered in the appraisal of apartments in the county.

The income approach is the capitalization of net operating income into an indicated value. The income approach is generally given significant weight.

The sales comparison approach compares sold properties to any given subject property in order to determine an indicated value. The sales comparison approach is given significant weight. Usually four comparable sales are selected for each property. In addition to the direct comparison the Assessor also develops a multiple regression equation that is derived from all of the sales in the data base.

The cost approach is rarely, if ever, used in establishing our values. This is because of the difficulty in establishing an appropriate amount for depreciation. The cost approach frequently differs from the other approaches to value by a large amount.

Land Value

Land values are determined by the geographic area appraisers. The apartment appraisers determine a total value for each property and the difference between that and the land value is the improvement value. If the total value is less than the land value, that indicates that the improvements no longer represent the highest and best use of the property. In those cases the improvements are said to be obsolesced and a token value of \$1,000 are assessed against them.

Identification of the Area

Name or Designation: Apartments, Specialty Area 100

This report contains data pertinent to the annual revalue of Apartment properties. The Specialty Area is 100. It encompasses apartments in all of King County. The apartment specialty includes apartments with four or more units, condominium complexes that are operated as apartment complexes, some mixed-use properties with commercial areas less than 25% of the total net rentable area, and vacant land parcels that are associated with apartments. Apartments subject to low-income restrictions are valued using a different methodology. The methodology is described in the state Department of Revenue's *Low-Income Housing Valuation Guide*. Unless stated otherwise, the statistical data in this report include the low-income properties.

Area Description

There are 13,525 parcels (major-minor sequences) in the King County Apartments Specialty, with 13,080 of those representing actual tax-payer accounts. The remainder are administrative parcels – global condominium parcels (307) and meta-parcels, which consolidate two or more improved parcels (138). The following table summarizes the parcel and account inventory.

Inventory - Parcels and Accounts					
	Parcels		Accounts		Regular Accts
	<u>13,525</u>		<u>13,080</u>		<u>10,184</u>
Global Condo	307			Stand-alone	8,870
Consolidated	138	Condo Minors	2,896	Consolidated	400
Accounts	13,080	Regular Accts	10,184	Vacant	914

Taxpayer accounts can be: condominium minors (2,896) being rented as apartment units, or regular accounts (10,184), which are: improved stand-alone complexes (8,870), and consolidations of parcels into economic units for valuation reasons (400). See Glossary of Terms. There are also 914 vacant land parcels associated with and/or supporting apartment properties. Amongst all the parcels herein described, 259 are currently designated for low-income apartment use.

The inventory may also be viewed as projects (complexes) and units. A project may range from a stand-alone 4-plex to a multi-building, multi-parcel complex.

Inventory - Projects and Units		
	Projects	Units
Total	<u>9,315</u>	<u>318,763</u>
Global Condo	307	21,853
Consolidated	138	22,536
Stand-alone	8,870	274,374

The total quantity of projects is the sum of all the global condos, consolidated parcels, and all the improved regular accounts that are singular (not combined with others). To date, there are 9,315 apartment projects, with a total of 318,763 units. The distribution of the apartment projects by age and size of the complex is shown below.

Inventory - Distribution by Age and Size					
Age of Project			Size of Project		
Year Built	% of Total Properties	% of Total Units	Number of Units	% of Total Properties	Year Built (Avg)
1900 – 1919	9.88%	3.68%	0 – 4	25.42%	1964
1920 – 1929	5.30%	3.03%	5 – 9	24.97%	1961
1930 – 1939	0.79%	0.55%	10 – 19	17.05%	1964
1940 – 1949	1.84%	1.22%	20 – 49	15.60%	1969
1950 – 1959	11.73%	4.00%	50 – 99	7.74%	1987
1960 – 1969	20.81%	12.30%	100 – 199	5.42%	1996
1970 – 1979	13.62%	8.53%	200 – 499	3.64%	2000
1980 – 1989	15.46%	16.24%	500 – 999	0.14%	1995
1990 – 1999	6.71%	9.11%	1,000+	0.02%	2018
2000 – 2009	5.22%	10.79%			
2010 – 2021	8.64%	30.54%		All	1969

The following table displays the largest projects, by unit count, per region.

Inventory - Largest Three Projects Per Region			
Region	Project	Units	Year Built
Central / North	ONNI TWIN TOWER - APARTMENTS	1097	2018
	1200 STEWART	1014	2018
	HARBOR STEPS	759	1997
South	Club Palisades	750	1988
	SIGNATURE POINTE APARTMENTS	633	1990
	Central Flats	576	1986
East	North At Totem Lake	650	2019
	SHOREWOOD HEIGHTS	645	1959
	HYDE SQUARE APARTMENTS	618	2017

The apartment parcel population is divided, for administrative and appraisal purposes, into three regions: Region 1 (Central), Region 2 (South), Region 3 (East). Each region contains the following neighborhoods:

Inventory - Regions and Neighborhoods					
Region 1 NHD #	NHD Name	Region 2 NHD #	NHD Name	Region 3 NHD #	NHD Name
5	Downtown	160	Seward Park	340	Mercer Island
10	Regrade	165	Skyway	350	Issaquah
15	Lower Queen Anne	170	Rainier Valley	355	Kennydale
20	South Lake Union	175	Beacon Hill	360	Bellevue West
30	International	185	Georgetown	365	Bellevue East
35	Central District	195	White Center	370	Kirkland
40	Madison / Leschi	200	Highland Park	380	Totem Lake
45	Queen Anne	205	Westwood	385	Bothell
50	North Queen Anne	215	High Point	400	Kenmore
55	Westlake	220	Delridge	425	Woodinville
60	Roanoke	240	Des Moines	430	Redmond
65	Capitol Hill East	245	Burien		
70	Belmont	250	Boulevard Park		
75	Magnolia	255	SeaTac		
80	Interbay	270	Federal Way		
85	First Hill	285	Auburn South		
90	Greenwood	290	Auburn North		
95	Lake City	295	Algona		
100	Northgate	300	Enumclaw/Black Diamond		
110	University	305	Kent Valley		
115	Wallingford	310	Covington/Maple Valley		
125	Wedgewood	315	Renton		
130	Fremont	320	Benson / East Hill		
135	Leary	325	Tukwila		
140	Ballard East	330	Renton Highlands		
145	Ballard West	440	Carnation		
150	Greenlake	460	Duvall		
155	Phinney	465	Snoqualmie		
225	Junction	475	Vashon		
230	Alki/Fauntleroy				
235	Admiral				
415	Shoreline East				
420	Shoreline West				

Almost all of the apartments in King County are in the Urban Growth Area, which is the western portion of the county lying west of a meandering north-south line encompassing Woodinville, Redmond, Issaquah, Renton, Kent, and Auburn. It also includes some areas to the east like, Maple Valley and North Bend.

Maps

General and Regional apartment area maps are included in the Addenda. More detailed Assessor's maps showing individual parcels are located on the 7th floor of the King Street Center. Maps are also available when looking up individual properties on the Assessor's website using eReal Property. <http://info.kingcounty.gov/Assessor/eRealProperty/default.aspx>

Analysis of Data and Conclusions

Effective Date of Appraisal: 01/01/2021. New construction is valued as of 07/31/2021
Date of Appraisal Report: 07/29/2021

Purpose

The purpose of the mass appraisal is to determine and set the annual revaluation, represented by market value, of Apartment properties in King County.

Appraisal Team Members – Modeling and Valuation

Thomas Bradbury and Kent Walter performed the analysis of the parameters used in the apartment appraisal models. Joe Arnold, Thomas Bradbury, Yuen Chin, Valerie Dreas, Avi Epstein, Jill Gardine, Jeremy Gray, Mary Guballa, Angela Hegedus, Ryan Jimenez, Matthew Landry, Joyce LaRoche, Scott Mar, Nick Moody, David O'Hern, Ed Pangan, Stephanie Pratt, Marie Ramirez, Raphael Roberge, Steven Roberts, Darrell Rogers, Robert Rosenberger, Joshua Rubin, Chris Savage, Burke Shethar, Lori Sorrell, Trevor Swedberg, Kim Thurman, Kent Walter, and Rick Welch valued the parcels and placed them in Ready to Post status. Kent Walter, Senior Appraiser, provided oversight to the process.

Physical Inspection Identification

The following Apartment neighborhoods were physically inspected for the 2021 assessment year: 045, 050, 060, 130, 135, 155, 175, 185, 250, 320, 325, 330, 380, 415, 420.

Highest and Best Use Analysis

As if vacant: Market analysis of the county, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as multi-family use or mixed-use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel. Land values are set by the geographic area appraisers.

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

Standards and Measurement of Data Accuracy

Each sale was verified with the buyer, seller, real estate agent, or tenant when possible. Current data were verified and corrected when necessary via field inspection.

Scope of the Appraisal

- All three approaches to value were considered in this appraisal, although the cost approach was rarely if ever, used.
- Sales from January 2018 through December, 2020 were used for ratio analysis.
- Sales were adjusted for time to the appraisal date of 01/01/2021.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.

Approaches to Value – Detail

Income Approach

Rent: Apartment rent, in the form of actual and asking rates per month, is collected in the field, online, from appeals, and from published sources. Multiple regression analysis was performed on the rents and was used to assign rents to each unit type in each property. Typical variables used in the multiple regression equation for rent assignment addressed such characteristics as:

1. Age
2. Quality
3. Actual or asking rent
4. Elevator
5. Location
6. Pool
7. Unit Type and Size
8. Building views
9. Condition

For mixed-use properties, commercial rents were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

Other Income: This is a yearly figure attributed to each property, composed mostly of parking fees and income from common laundry facilities. Also included are moorage and miscellaneous charges, such as late fees and forfeited deposits.

Rent and Other Income combine to express potential gross income (PGI).

Vacancy and Credit Loss: (VCL) is an amount of income, expressed as a rate, deducted from each property's PGI. It is composed mostly of typical market vacancy – a rate tailored per neighborhood and property characteristics (age, size). Included in VCL is also an allowance for credit loss, which is a form of effective vacancy, equating to incentives (e.g., temporary free rent). VCL rates are typically derived from market studies and operating statements. For mixed-use properties commercial VCL rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from reducing PGI by the VCL rate is the effective gross income (EGI).

Operating Expenses: (OEX) is expressed as a percentage of EGI. The rate represents a total amount of expenses (which can also be expressed as expenses per unit). Included in OEX are property taxes, utilities, and other major typical operating costs. The Assessor also includes in this figure an allowance for yearly reserves for future capital expenditures. VCL rates are typically derived from market studies and operating statements. For mixed-use properties, commercial OEX rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from the reduction of EGI by the OEX rate is the net operating income (NOI).

Capitalization Rates: Capitalization rate information is gathered from a variety of published sources as well as directly from sales. Generally, about 50-60% of the sales in the Assessor's sales file have capitalization rates associated with them. The capitalization rates are adjusted for quality, condition, and view. For mixed-use properties, commercial cap rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The income approach indication of value is derived by dividing the NOI by the capitalization rate.

Sales Comparison Approach

Since January 2018, there have been 27 apartment sales of \$500,000 per unit or higher.

Summary of Top Sales - Last Three Years					
By Price Range		Top Six in the County			
Price per Unit	Sales	Price per Unit	Project	NHD	Sale Year
\$700,000 +	2	\$792,453	THE DANFORTH	First Hill	2019
		\$763,830	ALLEY 24 APTS	South Lake Union	2019
\$600,000 +	11	\$698,451	Borgata Apartments	Bellevue West	2020
		\$698,219	VODA APARTMENTS	Kirkland	2018
\$500,000 +	27	\$692,943	KIARA	South Lake Union	2020
		\$692,431	LUX Apartments	Bellevue West	2019

Four comparable sales are selected for each apartment property by the County’s computer-assisted mass appraisal (CAMA) application. The value-select appraiser can also manually select sales if desired. The sales are adjusted for time and various property characteristics such as age, number of units, average unit size, quality, condition, view, and location.

EMV

The other indicator of value derived from the sales data is the Estimated Market Value (EMV) indicator. A multiple regression equation is also developed from, using the trended sales prices, and typically these variables:

1. Age
2. Quality
3. Condition
4. Airport Noise
5. Average unit size
6. Location
7. Commercial area
8. View
9. Number of units

The CAMA system applies the resulting multiple regression equation to each property to estimate market value.

Valuation of Low-income Apartments

Included in the apartment specialty are 259 parcels designated for operation/use as low-income apartments. These properties are valued in accordance with guidelines issued by the Washington State Department of Revenue. The steps to be used are as follows:

1. Determine the unrestricted market value.
2. Determine the owner’s restricted leased fee value.
3. Determine the owner’s positive leasehold reversion value (number 1 minus number 2 above).
4. Determine the present value of the owner’s positive leasehold reversion

5. Determine the restricted-use value (number 2 plus number 4 above). This would be the assessed value. If the low-income agreement for a property specifies specific rents, then those are used. If not, then tables published by the Washington State Housing Finance Commission are used. The tables list maximum rents by unit type for different household income levels. The Assessor uses rents that are somewhat lower than the table rents to recognize the fact properties typically are unable actually achieve the maximum allowed. The vacancy and credit loss figures used are lower than the figures used in market-rate apartments. Expenses are increased to a level higher than the expenses used for market-rate apartments. The capitalization rate used is increased by adding a change rate as required by the Washington State Department of Revenue guidelines.

Model Validation

Reconciliation and/or validation study of calibrated value models

Appraisers made a review of the appropriateness of the application of the valuation models before final value was selected for each parcel. There are several value indicators; the income approach, multiple regression equation (EMV), individual comparable sales, and a weighted value which is a combination of the above indicators. Individual appraisers may choose any one of the indicators or a value that lies between two indicators. The appraiser can change parameters used in the income approach, such as rent, expenses, vacancy and credit loss, and capitalization rate if better information becomes available at the time of value selection. An appraiser may also change the comparable sales that were used. Appraisers determine value based on the appraiser's judgment of the appropriateness of the method for each property. Properties are further reviewed when, for example, proposed value change is outside of a certain range, parcels are part of an economic unit, recent building permit activity, or a recent board decision has occurred for a prior value.

About 37% of the improved properties valued to date were valued directly by income parameters. Sales approach indications (comp sales – 8%; EMV – 15%) accounted for 23% of the improved value selects. A weighted indication that reconciles income, sales and EMV was selected about 26% of the time. The remainder were valued by various other methods (cost, percent-complete, appraiser-select, etc.). An administrative review of the selected values was made by the following Senior Appraisers: Kent Walter, Marie Ramirez, Andrew Murray, Nick Moody.

Total Value Conclusions, Recommendations and Validation:

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

A final ratio study was done using the proposed values after revaluation. The results appear on the following page. The total value model, described above, results in improvement in equity measures among individual properties. The weighted mean ratio, COV (coefficient of variation), and COD (coefficient of dispersion) all improved. The PRD (price-related differential) did not improve; however, it is still within the acceptable range.

It is recommended the proposed values be posted.

Ratio Studies Analysis

Ratio studies were conducted for the entire county using the values in place before the valuation work and another one for the proposed values for the 2021 assessment (taxes payable 2022). The results are in the addenda. The sale prices in both studies were time trended.

Specialty Area 100 – Apartments – Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

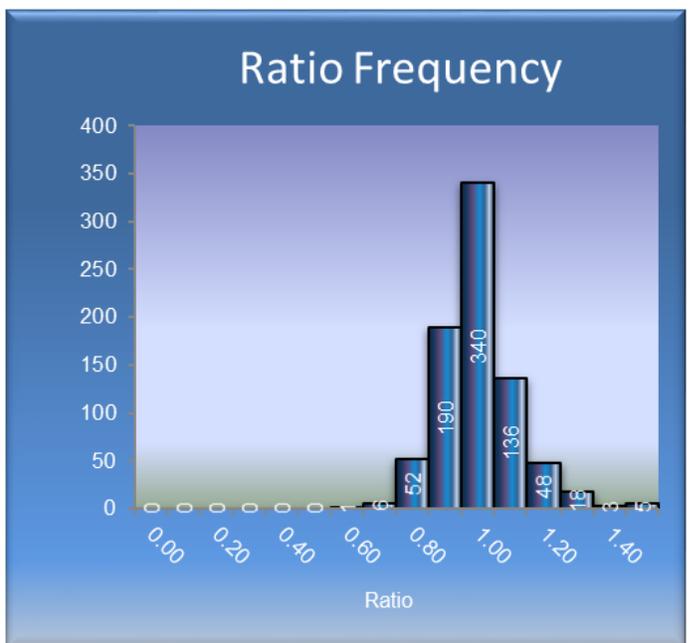
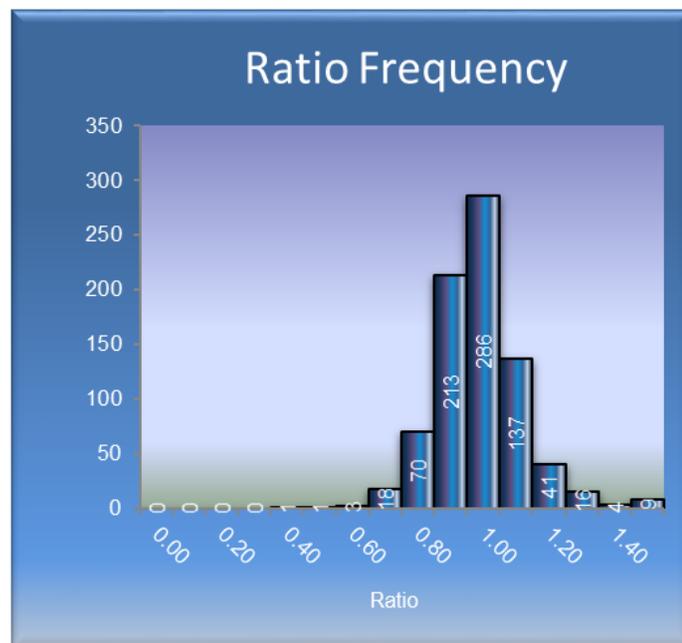
Pre-revalue ratio analysis compares time adjusted sales from 2018 through 2020 in relation to the previous assessed values as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	822
Mean Assessed Value	\$12,168,600
Mean Adj. Sales Price	\$13,341,800
Standard Deviation AV	\$27,222,031
Standard Deviation SP	\$30,206,705
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.931
Weighted Mean Ratio	0.912
UNIFORMITY	
Lowest ratio	0.3367
Highest ratio:	1.7792
Coefficient of Dispersion	10.86%
Standard Deviation	0.1397
Coefficient of Variation	14.87%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2018 through 2020 in relation of the current assessed values as of 1/1/2021.

POST-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	822
Mean Assessed Value	\$12,290,300
Mean Adj. Sales Price	\$13,341,800
Standard Deviation AV	\$27,660,386
Standard Deviation SP	\$30,206,705
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.951
Median Ratio	0.944
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.5482
Highest ratio:	1.7581
Coefficient of Dispersion	9.13%
Standard Deviation	0.1198
Coefficient of Variation	12.60%
Price Related Differential (PRD)	1.03



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 Standards 5 and 6. 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.

USPAP Compliance (Continued)

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. (Samish 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. (Samish 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.

USPAP Compliance (Continued)

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.

USPAP Compliance (Continued)

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

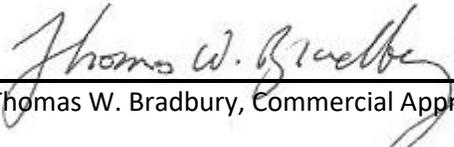
Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

USPAP Compliance (Continued)

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Members: Joe Arnold, Thomas Bradbury, Yuen Chin, Valerie Dreas, Avi Epstein, Jill Gardine, Jeremy Gray, Mary Guballa, Angela Hegedus, Ryan Jimenez, Matthew Landry, Joyce LaRoche, Scott Mar, Nick Moody, Andrew Murray, David O’Hern, Diane Owings, Ed Pangan, Stephanie Pratt, Marie Ramirez, Raphael Roberge, Steven Roberts, Darrell Rogers, Robert Rosenberger, Joshua Rubin, Chris Savage, Burke Shethar, Lori Sorrell, Trevor Swedberg, Kim Thurman, Kent Walter, Rick Welch.
 - Services:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Model, Value and Report review
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Annual Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation


Thomas W. Bradbury, Commercial Appraiser II

7/29/2021

Date



King County

Department of Assessments

King Street Center.
201 South Jackson Street, Room 708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson Assessor

As we start preparations for the 2021 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2021 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor

Addenda

Sales Lists,

Specialty Area Maps

&

Glossary of Terms

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
150	952810	3625	28,369	2909552	\$17,000,000	01/02/18	\$599.25	Helene Apartments - Greenlake	1	Y	Used in Ratio Study
290	289177	0170	3,806	2909989	\$575,000	01/03/18	\$151.08	FOURPLEX	1	Y	Used in Ratio Study
060	290220	0006	3,937	2910036	\$1,715,000	01/04/18	\$435.61	Boylston Arms APARTMENT	1	Y	Used in Ratio Study
095	382170	0035	3,024	2909542	\$550,000	01/04/18	\$181.88	FOUR PLEX	1	Y	Used in Ratio Study
250	161000	0255	9,016	2909844	\$1,800,000	01/04/18	\$199.65	DRAGON COURT APARTMENTS	1	Y	Used in Ratio Study
385	192480	0050	2,970	2909995	\$825,000	01/05/18	\$277.78	4 PLEX	1	Y	Used in Ratio Study
130	193130	0820	3,887	2910769	\$2,250,000	01/09/18	\$578.85	6 PLEX	1	Y	Used in Ratio Study
185	788360	0790	10,348	2910678	\$1,915,000	01/10/18	\$185.06	L & W APARTMENTS	1	Y	Used in Ratio Study
285	302105	9225	27,990	2910990	\$3,900,000	01/10/18	\$139.34	PARK IMPERIAL APTS	1	Y	Used in Ratio Study
285	302105	9259	32,760	2910989	\$4,900,000	01/10/18	\$149.57	Emerald Heights of Auburn	1	Y	Used in Ratio Study
415	663290	0073	5,944	2910694	\$1,713,500	01/10/18	\$288.27	6-UNIT TOWNHOUSE	1	Y	Used in Ratio Study
015	198920	1130	17,359	2911110	\$5,450,000	01/11/18	\$313.96	THE 419 BUILDING	1	Y	Used in Ratio Study
065	685170	0145	6,224	2910557	\$3,659,000	01/11/18	\$587.89	HARRIET MANOR	1	Y	Used in Ratio Study
220	244460	0025	156,593	2910448	\$72,000,000	01/11/18	\$459.79	YOUNGSTOWN FLATS	1	Y	Used in Ratio Study
245	176060	0267	83,109	2910804	\$15,350,000	01/11/18	\$184.70	The Montrose	4	Y	Used in Ratio Study
090	270560	0072	4,398	2913073	\$1,350,000	01/12/18	\$306.96	4 UNIT APT BLDG	1	Y	Used in Ratio Study
135	276770	3065	19,138	2910935	\$6,700,000	01/16/18	\$350.09	CURTIS BLDG	2	Y	Used in Ratio Study
220	244460	0275	2,784	2911884	\$1,000,000	01/16/18	\$359.20	4 - PLEX	1	Y	Used in Ratio Study
290	289177	0100	3,806	2911951	\$699,800	01/18/18	\$183.87	FOURPLEX	1	Y	Used in Ratio Study
085	219810	0015	103,118	2911557	\$68,500,000	01/19/18	\$664.29	ZIG Apartments	4	Y	Used in Ratio Study
200	211470	0295	16,914	2911423	\$4,200,000	01/19/18	\$248.32	HILL VILLA APTS	1	Y	Used in Ratio Study
290	391020	0030	2,986	2911801	\$500,000	01/19/18	\$167.45	FOUR-PLEX	1	Y	Used in Ratio Study
290	391020	0035	2,986	2911810	\$500,000	01/19/18	\$167.45	FOUR-PLEX	1	Y	Used in Ratio Study
270	250300	0015	10,480	2912332	\$2,150,000	01/23/18	\$205.15	PORTOFINO APARTMENTS	1	Y	Used in Ratio Study



Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
045	766270	0056	3,416	2912469	\$1,315,000	01/24/18	\$384.95	FOUR PLEX	1	Y	Used in Ratio Study
060	195970	1450	4,830	2912773	\$2,123,500	01/24/18	\$439.65	FRANKLIN ARMS APT	1	Y	Used in Ratio Study
290	936000	0198	2,016	2914276	\$350,000	01/26/18	\$173.61	4-PLEX	1	Y	Used in Ratio Study
145	276760	2940	2,380	2913344	\$1,200,000	01/29/18	\$504.20	APT (CONV SFR)	1	Y	Used in Ratio Study
315	322305	9040	54,578	2912610	\$11,985,000	01/29/18	\$219.59	REDTOWN APARTMENTS	1	Y	Used in Ratio Study
110	674670	0235	4,472	2912915	\$2,540,000	01/31/18	\$567.98	TERRY ANNE APTS	1	Y	Used in Ratio Study
240	82204	9092	57,802	2913065	\$12,792,500	01/31/18	\$221.32	SPINNAKER LANDING APTS	1	Y	Used in Ratio Study
240	82204	9177	67,746	2913057	\$16,092,500	01/31/18	\$237.54	Regatta Luxury Apartment Homes	1	Y	Used in Ratio Study
320	202205	9011	70,238	2913252	\$16,552,000	01/31/18	\$235.66	THE LIGHTHOUSE APARTMENTS	1	Y	Used in Ratio Study
320	292205	9046	146,309	2913110	\$28,100,000	01/31/18	\$192.06	The Village at Lake Meridian	1	Y	Used in Ratio Study
320	783080	0610	3,420	2913864	\$500,000	01/31/18	\$146.20	TIMBERSON APTS	1	Y	Used in Ratio Study
050	197220	5885	94,910	2913174	\$42,000,000	02/01/18	\$442.52	HENRY APARTMENTS	1	Y	Used in Ratio Study
285	192105	9328	2,352	2916168	\$490,000	02/01/18	\$208.33	VALLEY VILLAGE	1	Y	Used in Ratio Study
415	572750	0240	6,898	2913584	\$1,925,000	02/01/18	\$279.07	8-UNIT APARTMENT AND S.F. RES	1	Y	Used in Ratio Study
285	212105	9104	4,524	2915007	\$645,000	02/02/18	\$142.57	4-PLEX - Previously part of Scandia Apts	1	Y	Used in Ratio Study
095	766370	0330	81,120	2914991	\$23,697,375	02/08/18	\$292.13	SHERWOOD APTS - BLDGS B, C, D, & E	2	Y	Used in Ratio Study
290	289177	0160	3,806	2914724	\$600,000	02/09/18	\$157.65	FOURPLEX	1	Y	Used in Ratio Study
095	382170	0109	3,100	2915563	\$930,000	02/11/18	\$300.00	FOUR PLEX	1	Y	Used in Ratio Study
300	84400	1305	2,914	2915332	\$498,000	02/12/18	\$170.90	4 PLEX	1	Y	Used in Ratio Study
065	330370	0440	6,302	2915190	\$2,400,000	02/16/18	\$380.83	6-PLEX	1	Y	Used in Ratio Study
165	122304	9038	20,567	2915796	\$12,850,000	02/21/18	\$624.79	TAYLOR CREEK APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	664871	0030	3,756	2917185	\$650,000	02/21/18	\$173.06	4 PLEX	1	Y	Used in Ratio Study
110	114200	1515	16,124	2915882	\$7,800,000	02/22/18	\$483.75	APARTMENT	1	Y	Used in Ratio Study
130	197220	1655	4,144	2916917	\$1,850,000	02/23/18	\$446.43	4 unit apartment	1	Y	Used in Ratio Study
125	607950	0285	8,180	2916813	\$3,000,000	02/28/18	\$366.75	RHODA JANE APTS	1	Y	Used in Ratio Study
230	75500	0025	7,002	2917846	\$3,780,000	03/01/18	\$539.85	APT 7 UNIT	1	Y	Used in Ratio Study
365	803570	0200	4,774	2917862	\$1,506,000	03/02/18	\$315.46	STONERIDGE	1	Y	Used in Ratio Study
270	768280	0230	95,965	2917904	\$22,200,000	03/06/18	\$231.33	BLVD APARTMENTS	1	Y	Used in Ratio Study
065	783680	0005	88,125	2918233	\$53,700,000	03/07/18	\$609.36	THE CHLOE 14TH & UNION APARTMENTS	1	Y	Used in Ratio Study
225	325940	0045	3,424	2919400	\$1,255,000	03/07/18	\$366.53	4-PLEX	1	Y	Used in Ratio Study
170	712930	4462	4,040	2918977	\$929,000	03/09/18	\$229.95	FOURPLEX	1	Y	Used in Ratio Study
035	341660	0775	4,908	2919739	\$1,655,000	03/12/18	\$337.20	4-PLEX	1	Y	Used in Ratio Study
130	569400	0580	4,898	2918829	\$2,025,000	03/12/18	\$413.43	STRANDT APTS	1	Y	Used in Ratio Study
400	11410	1242	3,232	2918948	\$880,000	03/12/18	\$272.28	APARTMENT	1	Y	Used in Ratio Study
045	173280	0215	13,100	2922205	\$5,550,000	03/20/18	\$423.66	KERRY PARK APTS	1	Y	Used in Ratio Study
110	881240	0260	13,268	2922236	\$5,975,000	03/20/18	\$450.33	PLAZA 45 LUXURY APTS	1	Y	Used in Ratio Study
290	182105	9310	4,046	2920970	\$630,000	03/20/18	\$155.71	PARK PLACE ARMS	1	Y	Used in Ratio Study
110	882390	0190	4,010	2920753	\$1,660,000	03/22/18	\$413.97	7 UNIT APT BLDG	1	Y	Used in Ratio Study
205	798540	0009	235,986	2920469	\$72,270,750	03/22/18	\$306.25	West Ridge	3	Y	Used in Ratio Study
245	182304	9135	25,404	2921320	\$4,197,000	03/22/18	\$165.21	DOMINIQUE APTS	1	Y	Used in Ratio Study
285	212105	9128	4,524	2923190	\$730,000	03/23/18	\$161.36	SCANDIA APTS	1	Y	Used in Ratio Study
045	688990	0276	4,373	2922207	\$2,000,000	03/26/18	\$457.35	5 UNIT APARTMENT	1	Y	Used in Ratio Study
065	600350	1460	2,873	2923032	\$1,550,000	03/27/18	\$539.51	5-UNIT APT	1	Y	Used in Ratio Study
095	382170	0041	59,050	2921125	\$17,750,000	03/27/18	\$300.59	PARK 3025	1	Y	Used in Ratio Study
300	142700	0050	3,576	2921824	\$575,000	03/27/18	\$160.79	4 PLEX	1	Y	Used in Ratio Study
065	808040	0135	11,736	2921423	\$4,110,000	03/28/18	\$350.20	MURRAY HILL APTS	1	Y	Used in Ratio Study
290	664871	0161	3,756	2921902	\$715,000	03/28/18	\$190.36	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
035	125020	0715	4,204	2922493	\$2,300,000	03/29/18	\$547.10	LOIS LANE APARTMENTS	1	Y	Used in Ratio Study
315	722550	0140	5,896	2922640	\$1,570,000	03/29/18	\$266.28	10 UNIT APARTMENT	1	Y	Used in Ratio Study
015	387990	0155	22,164	2922170	\$7,270,000	03/30/18	\$328.01	CASTLE COURT APT 22 UNIT	1	Y	Used in Ratio Study
145	276760	1770	5,040	2921871	\$2,150,000	03/30/18	\$426.59	8 UNIT APT	1	Y	Used in Ratio Study
320	282205	9133	2,490	2923078	\$389,000	04/03/18	\$156.22	Fourplex	1	Y	Used in Ratio Study
475	85550	0110	3,984	2928231	\$665,000	04/03/18	\$166.92	APARTMENTS	1	Y	Used in Ratio Study
205	789980	0655	7,371	2922752	\$1,498,500	04/04/18	\$203.30	10 UNIT APT	1	Y	Used in Ratio Study
240	162204	9080	63,408	2922775	\$17,200,000	04/04/18	\$271.26	Des Moines Station	1	Y	Used in Ratio Study
010	69600	0335	23,794	2923564	\$11,100,000	04/06/18	\$466.50	THE DAVENPORT	1	Y	Used in Ratio Study
205	430220	1170	3,460	2925734	\$900,000	04/06/18	\$260.12	4 - PLEX	1	Y	Used in Ratio Study
060	195970	1270	31,598	2923980	\$17,750,000	04/09/18	\$561.74	Remi Apts	1	Y	Used in Ratio Study
110	409230	1270	5,907	2927093	\$5,450,000	04/09/18	\$922.63	WILLET APARTMENTS	1	Y	Used in Ratio Study
110	881640	0765	14,372	2925673	\$6,850,000	04/11/18	\$476.62	THE PACIFIC APARTMENT	1	Y	Used in Ratio Study
110	92504	9286	7,052	2924364	\$3,500,000	04/13/18	\$496.31	5 UNIT	2	Y	Used in Ratio Study
110	717480	0605	3,174	2924384	\$1,405,000	04/13/18	\$442.66	6 UNIT	1	Y	Used in Ratio Study
225	325940	0055	3,280	2929750	\$1,300,000	04/13/18	\$396.34	4-PLEX	1	Y	Used in Ratio Study
290	333940	0861	30,731	2926426	\$4,796,400	04/13/18	\$156.08	RIVER GREEN ESTATES	1	Y	Used in Ratio Study
095	282604	9040	19,824	2925452	\$4,950,000	04/16/18	\$249.70	LC 125TH TOWNHOMES	1	Y	Used in Ratio Study
225	338990	0380	21,724	2925310	\$12,537,500	04/16/18	\$577.13	ISOLA SW ALASKA	1	Y	Used in Ratio Study
365	803570	0230	4,774	2926703	\$1,570,000	04/16/18	\$328.86	STONERIDGE	1	Y	Used in Ratio Study
035	936360	0120	4,752	2925918	\$1,600,000	04/17/18	\$336.70	6 UNIT APT	1	Y	Used in Ratio Study
115	197220	2006	4,800	2926373	\$2,000,000	04/18/18	\$416.67	6 UNIT APT	1	Y	Used in Ratio Study
150	952810	3900	4,643	2925665	\$2,360,000	04/18/18	\$508.29	OSWEGO APTS	1	Y	Used in Ratio Study
430	122505	9014	31,360	2925841	\$13,350,000	04/20/18	\$425.70	TOWNSIDE FLATS	1	Y	Used in Ratio Study
245	783580	0148	42,750	2925955	\$6,500,000	04/23/18	\$152.05	QUEENS VIEW APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	252103	9060	105,091	2926939	\$20,850,000	04/23/18	\$198.40	ALIGN APARTMENTS	1	Y	Used in Ratio Study
110	409230	0840	5,587	2926255	\$4,950,000	04/24/18	\$885.99	7TH AVE PLACE - 23 EFFICIENCY UNITS	1	Y	Used in Ratio Study
150	365870	0410	70,199	2926453	\$34,750,000	04/24/18	\$495.02	MEDORA ROOSEVELT	1	Y	Used in Ratio Study
070	216390	0345	2,400	2928599	\$1,500,000	04/25/18	\$625.00	4-PLEX	1	Y	Used in Ratio Study
085	880490	0925	7,489	2926374	\$3,075,000	04/25/18	\$410.60	SANTA FE	1	Y	Used in Ratio Study
475	312303	9138	3,165	2927390	\$700,000	04/26/18	\$221.17	5 PLEX	2	Y	Used in Ratio Study
065	172880	0062	13,390	2927654	\$6,696,850	04/27/18	\$500.14	ARVILLE APTS	1	Y	Used in Ratio Study
090	291920	1135	9,714	2927341	\$3,070,000	04/27/18	\$316.04	12 UNIT APT	1	Y	Used in Ratio Study
130	661000	1061	2,062	2927511	\$850,000	04/30/18	\$412.22	4 UNIT MULTI-RES	1	Y	Used in Ratio Study
090	431070	3060	4,332	2927916	\$1,410,000	05/01/18	\$325.48	5 UNIT APT	1	Y	Used in Ratio Study
110	114200	0660	4,039	2929908	\$2,688,888	05/01/18	\$665.73	5 UNIT MULTI RES	1	Y	Used in Ratio Study
115	226450	0920	2,860	2928209	\$1,449,650	05/02/18	\$506.87	6 UNIT APARTMENT	1	Y	Used in Ratio Study
090	186240	0510	6,152	2931662	\$2,140,800	05/03/18	\$347.98	1942 Triplex + 1989 Five unit apt	1	Y	Used in Ratio Study
095	882290	0585	114,653	2928757	\$53,000,000	05/03/18	\$462.26	ORIGIN APARTMENTS	5	Y	Used in Ratio Study
110	92504	9221	8,910	2929359	\$3,900,000	05/03/18	\$437.71	12 UNIT	1	Y	Used in Ratio Study
035	715220	0405	8,375	2929215	\$3,210,200	05/08/18	\$383.31	APTS	1	Y	Used in Ratio Study
365	246030	0070	4,150	2930865	\$1,400,000	05/08/18	\$337.35	FAIRLAKE	1	Y	Used in Ratio Study
385	956780	0280	21,052	2929298	\$6,646,400	05/08/18	\$315.71	GLEN GROVE APT	1	Y	Used in Ratio Study
090	242603	9161	32,220	2929475	\$9,100,000	05/09/18	\$282.43	NORTH 45 APARTMENTS	1	Y	Used in Ratio Study
085	880490	0340	45,187	2929801	\$32,160,000	05/11/18	\$711.71	Cove Apartments (primary parcel)	2	Y	Used in Ratio Study
090	614970	0165	2,973	2929561	\$1,445,000	05/11/18	\$486.04	4 PLEX	1	Y	Used in Ratio Study
090	946520	0150	9,760	2931297	\$4,815,000	05/14/18	\$493.34	GREENWOOD INN APTS	1	Y	Used in Ratio Study
170	333600	0310	3,740	2932261	\$750,000	05/16/18	\$200.53	FOURPLEX	1	Y	Used in Ratio Study
090	99300	0725	4,408	2930853	\$1,584,600	05/18/18	\$359.48	DORLYNN APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
250	92304	9394	6,337	2930735	\$1,500,000	05/18/18	\$236.71	BEVERLY HILLS APARTMENTS	1	Y	Used in Ratio Study
145	276760	4266	3,488	2932052	\$1,700,000	05/22/18	\$487.39	4-PLEX	1	Y	Used in Ratio Study
185	788360	6455	2,495	2933542	\$520,000	05/22/18	\$208.42	4 PLEX	1	Y	Used in Ratio Study
320	172205	9205	11,728	2933145	\$1,800,000	05/22/18	\$153.48	HI VALLI APTS	1	Y	Used in Ratio Study
090	630000	0700	2,712	2932308	\$1,035,000	05/24/18	\$381.64	6 UNIT APT	1	Y	Used in Ratio Study
240	360300	0170	3,628	2934080	\$640,000	05/25/18	\$176.41	MV II APTS 4 PLEX	1	Y	Used in Ratio Study
175	713330	0010	4,386	2933788	\$1,900,000	05/29/18	\$433.20	MEI FONG APARTMENTS	1	Y	Used in Ratio Study
245	190000	0135	25,396	2933192	\$5,095,375	05/30/18	\$200.64	ROYAL ARMS APARTMENT	1	Y	Used in Ratio Study
045	173180	0535	7,856	2933807	\$4,000,000	05/31/18	\$509.16	LA FONDA APTS	1	Y	Used in Ratio Study
235	608710	0535	8,970	2933364	\$3,100,000	05/31/18	\$345.60	ELLINWOOD APTS	1	Y	Used in Ratio Study
255	870960	0036	10,128	2935857	\$2,300,000	05/31/18	\$227.09	FOURPLEX -Totem I-II-III	3	Y	Used in Ratio Study
305	543620	0559	121,617	2934098	\$18,850,000	05/31/18	\$154.99	Ventana Apartments & Townhomes	1	Y	Used in Ratio Study
065	266300	0435	4,224	2935077	\$1,850,000	06/01/18	\$437.97	Elizabeth Apts	1	Y	Used in Ratio Study
110	717480	0897	3,291	2933668	\$2,075,000	06/01/18	\$630.51	6 UNIT APT	1	Y	Used in Ratio Study
150	288320	0390	2,352	2933648	\$1,900,000	06/01/18	\$807.82	MIXED USE TRIPLEX	1	Y	Used in Ratio Study
250	562420	0775	3,016	2935258	\$649,900	06/04/18	\$215.48	4-PLEX	1	Y	Used in Ratio Study
270	132202	0500	3,600	2934725	\$550,000	06/04/18	\$152.78	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
090	604640	1170	14,578	2936519	\$5,850,000	06/07/18	\$401.29	TERRA APARTMENT (former Casa Barbara)	1	Y	Used in Ratio Study
110	92504	9402	4,900	2934779	\$2,200,000	06/07/18	\$448.98	MULTI-RES	1	Y	Used in Ratio Study
365	803570	0070	4,774	2935941	\$1,563,000	06/11/18	\$327.40	STONERIDGE	1	Y	Used in Ratio Study
465	784920	0245	1,812	2939890	\$875,000	06/13/18	\$482.89	Riverside Apartments	1	Y	Used in Ratio Study
320	73900	0066	228,636	2936484	\$58,700,000	06/15/18	\$256.74	THE BECKET APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
420	727610	0236	19,218	2936777	\$4,500,000	06/15/18	\$234.16	HIGHLANDER HOUSE	1	Y	Used in Ratio Study
315	722140	0270	13,440	2938055	\$3,500,000	06/16/18	\$260.42	CHALET APTS	1	Y	Used in Ratio Study
075	503630	0270	50,409	2936781	\$15,750,000	06/18/18	\$312.44	MAGNOLIA CREST APT	2	Y	Used in Ratio Study
090	891100	0020	37,599	2937347	\$16,200,000	06/19/18	\$430.86	CLAIBORNE APARTMENTS	3	Y	Used in Ratio Study
145	276770	0270	92,125	2936839	\$60,250,000	06/19/18	\$654.00	MODERA BALLARD	1	Y	Used in Ratio Study
085	872560	0435	4,200	2937223	\$2,350,000	06/20/18	\$559.52	BLANCHE CLARE APTS	1	Y	Used in Ratio Study
070	684820	0536	3,360	2938025	\$1,995,000	06/21/18	\$593.75	FOUR PLEX	1	Y	Used in Ratio Study
070	744900	0105	19,320	2937351	\$9,100,000	06/21/18	\$471.01	THE ILIAD	1	Y	Used in Ratio Study
245	189940	0245	13,500	2939435	\$3,400,000	06/21/18	\$251.85	Arcadia Manor	1	Y	Used in Ratio Study
250	13300	0535	4,020	2937786	\$810,000	06/21/18	\$201.49	BRIGHTWOOD MANOR APTS	1	Y	Used in Ratio Study
115	569450	0440	4,326	2938045	\$1,900,000	06/22/18	\$439.20	6-UNIT APT HOUSE	1	Y	Used in Ratio Study
225	762570	0476	7,800	2937937	\$2,740,000	06/22/18	\$351.28	DAWSON APARTMENTS	1	Y	Used in Ratio Study
065	723460	0910	4,881	2939739	\$3,000,000	06/25/18	\$614.63	8-UNIT APT	1	Y	Used in Ratio Study
185	788360	7705	11,045	2939553	\$3,200,000	06/25/18	\$289.72	SOUTH CREST	1	Y	Used in Ratio Study
225	757920	0755	6,536	2938815	\$2,525,000	06/25/18	\$386.32	APTS	1	Y	Used in Ratio Study
320	82205	9285	22,767	2938705	\$5,950,000	06/26/18	\$261.34	MORGAN APARTMENTS (formerly Brittney Lane Townhomes)	1	Y	Used in Ratio Study
365	803570	0040	4,774	2945368	\$1,570,000	06/27/18	\$328.86	STONERIDGE	1	Y	Used in Ratio Study
145	276760	4326	4,164	2945907	\$1,557,500	06/28/18	\$374.04	NORSKA VILLAGE (5 UNITS)	1	Y	Used in Ratio Study
285	331360	0560	28,760	2939587	\$4,307,225	06/28/18	\$149.76	GREYTON SQUARE	1	Y	Used in Ratio Study
330	8900	0090	31,292	2938937	\$5,908,200	06/28/18	\$188.81	SUNSET VIEW APARTMENTS	1	Y	Used in Ratio Study
330	285480	0150	23,232	2938911	\$4,705,000	06/28/18	\$202.52	HIGHLANDER APT	1	Y	Used in Ratio Study
155	952310	3640	5,084	2940831	\$2,225,000	07/05/18	\$437.65	THE MARCIA	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
205	431920	0655	27,150	2942388	\$7,346,758	07/06/18	\$270.60	OLYMPIC MANOR APTS & SHOPS	1	Y	Used in Ratio Study
240	250060	0222	6,660	2942038	\$1,098,650	07/11/18	\$164.96	APARTMENTS	1	Y	Used in Ratio Study
130	193130	0810	7,000	2943018	\$3,300,000	07/16/18	\$471.43	APARTMENTS	1	Y	Used in Ratio Study
250	562420	0748	4,704	2942326	\$700,000	07/16/18	\$148.81	APARTMENTS	1	Y	Used in Ratio Study
100	510040	0047	5,240	2942848	\$1,550,000	07/17/18	\$295.80	FOUR-PLEX	1	Y	Used in Ratio Study
340	545230	0200	4,960	2942452	\$2,150,000	07/17/18	\$433.47	5 UNIT APARTMENT BLDG	1	Y	Used in Ratio Study
065	600300	1610	6,267	2942762	\$3,600,000	07/18/18	\$574.44	APARTMENTS	1	Y	Used in Ratio Study
225	338990	0330	12,802	2944008	\$9,500,000	07/19/18	\$742.07	LOFTS AT THE JUNCTION	1	Y	Used in Ratio Study
090	26300	0235	9,291	2945808	\$2,551,500	07/20/18	\$274.62	10 UNITS APARTMENT	1	Y	Used in Ratio Study
015	199020	0150	12,282	2944973	\$7,007,000	07/23/18	\$570.51	PRESTIGE LANE	1	Y	Used in Ratio Study
110	92504	9130	3,266	2943411	\$1,300,000	07/23/18	\$398.04	5 UNITS	1	Y	Used in Ratio Study
245	320720	0055	6,912	2945196	\$1,625,000	07/23/18	\$235.10	149th Street Building - 8plx with basement office space	1	Y	Used in Ratio Study
060	290220	0695	6,860	2943398	\$2,979,100	07/24/18	\$434.27	8 UNIT APT & SFD	1	Y	Used in Ratio Study
070	983120	0300	6,018	2944956	\$2,050,000	07/27/18	\$340.64	APARTMENT	1	Y	Used in Ratio Study
030	524780	1990	17,489	2945328	\$7,588,000	07/30/18	\$433.87	INTERNATIONAL APTS- 53 UNITS	1	Y	Used in Ratio Study
225	762570	3365	25,538	2944663	\$8,600,000	07/30/18	\$336.75	24 UNIT APARTMENT/1ST FL OFFICE	1	Y	Used in Ratio Study
305	677790	0050	26,706	2944603	\$6,087,500	07/30/18	\$227.95	BRENTWOOD APARTMENTS	6	Y	Used in Ratio Study
115	182504	9012	3,900	2946828	\$1,850,000	07/31/18	\$474.36	4-PLEX	1	Y	Used in Ratio Study
150	952810	1345	38,790	2944849	\$15,400,000	07/31/18	\$397.01	Greenlake Terrace	1	Y	Used in Ratio Study
230	386740	0065	4,898	2944740	\$3,075,000	07/31/18	\$627.81	APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
340	545230	0126	8,250	2944770	\$3,300,000	07/31/18	\$400.00	MERCER VIEW APTS	1	Y	Used in Ratio Study
370	124450	0330	113,878	2945268	\$89,500,000	08/01/18	\$785.93	VODA APARTMENTS	1	Y	Used in Ratio Study
290	540900	0010	3,100	2946862	\$585,000	08/07/18	\$188.71	4 PLEX	1	Y	Used in Ratio Study
415	741770	0240	12,386	2949599	\$3,900,000	08/08/18	\$314.87	THE BALLINGER APTS	1	Y	Used in Ratio Study
065	600350	0075	92,069	2946987	\$69,000,000	08/13/18	\$749.44	MODERA CAPITOL HILL APARTMENTS (Econ. Units #0074 & #0077)	3	Y	Used in Ratio Study
090	99300	1626	3,652	2948394	\$1,280,000	08/13/18	\$350.49	4 PLEX	1	Y	Used in Ratio Study
415	741770	0265	45,802	2948108	\$15,200,000	08/13/18	\$331.86	SUNRISE 11	1	Y	Used in Ratio Study
095	804400	0000	10,300	2948005	\$3,420,000	08/15/18	\$332.04	STRATFORD COURT CONDOMINIUM	1	Y	Used in Ratio Study
225	790470	0145	19,953	2948383	\$5,600,000	08/15/18	\$280.66	THE DEERING APARTMENTS	1	Y	Used in Ratio Study
290	894413	0005	111,660	2947694	\$21,350,000	08/15/18	\$191.21	RIVER'S EDGE	1	Y	Used in Ratio Study
145	276770	0395	13,204	2947758	\$11,000,000	08/16/18	\$833.08	Ballard 57	1	Y	Used in Ratio Study
090	614970	0175	9,052	2948356	\$2,300,000	08/17/18	\$254.09	DYNASTY MANOR	1	Y	Used in Ratio Study
225	95200	2105	9,048	2948127	\$3,805,000	08/17/18	\$420.53	The Monterey -2115 assoc	2	Y	Used in Ratio Study
365	803570	0300	5,014	2949187	\$1,595,000	08/17/18	\$318.11	STONERIDGE	1	Y	Used in Ratio Study
230	637100	0055	3,693	2948624	\$1,598,250	08/20/18	\$432.78	5 UNIT APT	1	Y	Used in Ratio Study
100	206110	0085	12,320	2949329	\$4,900,000	08/21/18	\$397.73	Ashley Manor	1	Y	Used in Ratio Study
350	282406	9184	3,768	2951172	\$1,275,000	08/21/18	\$338.38	ISSAQUAH EAST APARTMENT	1	Y	Used in Ratio Study
195	345100	0305	80,262	2949367	\$19,258,000	08/22/18	\$239.94	THE AVENUES APTS	1	Y	Used in Ratio Study
350	884390	0355	3,280	2950891	\$1,150,000	08/22/18	\$350.61	4 UNIT APARTMENT	1	Y	Used in Ratio Study
365	803570	0100	4,774	2949374	\$1,575,000	08/22/18	\$329.91	STONERIDGE	1	Y	Used in Ratio Study
240	250060	0153	3,196	2949490	\$720,750	08/23/18	\$225.52	4-PLEX	1	Y	Used in Ratio Study
300	84400	0090	3,030	2950680	\$549,000	08/23/18	\$181.19	COLLEEN FOURPLEX	1	Y	Used in Ratio Study
365	803570	0050	4,774	2951243	\$1,575,000	08/23/18	\$329.91	STONERIDGE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
170	142630	0305	6,702	2949184	\$1,904,000	08/24/18	\$284.09	APT	1	Y	Used in Ratio Study
350	884390	0110	3,400	2949607	\$990,000	08/24/18	\$291.18	4 PLEX	1	Y	Used in Ratio Study
245	182304	9137	464,695	2949748	\$85,500,000	08/27/18	\$183.99	Alturas @ Burien	3	Y	Used in Ratio Study
090	291870	0170	5,379	2950511	\$935,000	08/28/18	\$173.82	4 PLEX	1	Y	Used in Ratio Study
135	276770	1490	6,324	2950529	\$3,300,000	08/29/18	\$521.82	Oslo Apartments	1	Y	Used in Ratio Study
245	176060	0348	5,531	2950279	\$1,075,000	08/29/18	\$194.36	Sunnydale Apartments/Office	1	Y	Used in Ratio Study
085	880895	0005	839	2950278	\$31,460,000	08/30/18	\$37,497.02	UNION PARK (0005) CONDOMINIUM	1	Y	Used in Ratio Study
170	360	0028	12,388	2950335	\$7,500,000	08/30/18	\$605.42	LINK STUDIOS	1	Y	Used in Ratio Study
270	552900	0110	4,008	2951601	\$660,000	09/04/18	\$164.67	FOUR PLEX	1	Y	Used in Ratio Study
015	199020	0165	18,315	2951767	\$7,300,000	09/07/18	\$398.58	524 Fifth Avenue West	1	Y	Used in Ratio Study
045	80900	2840	13,668	2951529	\$8,600,000	09/07/18	\$629.21	BOSTON CREST APTS	1	Y	Used in Ratio Study
090	431070	1375	14,204	2953490	\$4,650,000	09/10/18	\$327.37	APTS	1	Y	Used in Ratio Study
170	529220	0060	9,952	2953133	\$3,100,000	09/10/18	\$311.50	12 UNIT APT BLDG	1	Y	Used in Ratio Study
245	302304	9365	29,688	2952689	\$5,000,000	09/10/18	\$168.42	Fox Cove Apts	3	Y	Used in Ratio Study
365	162405	9242	19,550	2952163	\$7,420,000	09/10/18	\$379.54	SUNSET VILLAGE APARTMENTS	2	Y	Used in Ratio Study
130	569350	0920	5,249	2952553	\$2,050,750	09/14/18	\$390.69	APARTMENT	1	Y	Used in Ratio Study
160	786750	0040	7,216	2953987	\$2,800,000	09/14/18	\$388.03	UPLAND VIEW	1	Y	Used in Ratio Study
370	390010	0005	5,232	2952947	\$3,390,000	09/14/18	\$647.94	RESIDENCES AT 518	1	Y	Used in Ratio Study
465	260773	0520	294,393	2952898	\$82,000,000	09/17/18	\$278.54	Rock Creek Ridge	2	Y	Used in Ratio Study
185	788360	4255	2,304	2954080	\$678,300	09/18/18	\$294.40	4 PLEX	1	Y	Used in Ratio Study
290	289174	0260	3,528	2954695	\$570,000	09/19/18	\$161.56	4 PLEX	1	Y	Used in Ratio Study
465	152308	9157	2,802	2955516	\$530,000	09/19/18	\$189.15	Cabin Apts	1	Y	Used in Ratio Study
365	803570	0250	5,014	2955872	\$1,590,000	09/20/18	\$317.11	STONERIDGE	1	Y	Used in Ratio Study
055	930130	0510	8,867	2953610	\$3,608,900	09/21/18	\$407.00	VIRGINIA LEE APTS	1	Y	Used in Ratio Study
245	122000	0065	7,077	2953929	\$1,623,650	09/24/18	\$229.43	MARIA II	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	289177	0040	3,806	2955146	\$550,000	09/24/18	\$144.51	FOURPLEX	1	Y	Used in Ratio Study
035	754480	0155	3,192	2954346	\$800,000	09/25/18	\$250.63	2200 Apartments	1	Y	Used in Ratio Study
045	80900	1280	3,490	2954208	\$1,500,000	09/25/18	\$429.80	APARTMENT	1	Y	Used in Ratio Study
355	88660	0025	412,755	2954176	\$143,000,000	09/25/18	\$346.45	GRIFFIS LAKE WASHINGTON (NORTH)	1	Y	Used in Ratio Study
355	753290	0020	169,922	2954689	\$139,500,000	09/25/18	\$820.96	GRIFFIS LAKE WASHINGTON (SOUTH)	1	Y	Used in Ratio Study
365	803570	0060	4,774	2955307	\$1,600,000	09/25/18	\$335.15	STONERIDGE	1	Y	Used in Ratio Study
295	335340	2855	3,496	2955035	\$570,000	09/26/18	\$163.04	FOURPLEX	1	Y	Used in Ratio Study
065	133730	0060	7,364	2954453	\$4,100,000	09/27/18	\$556.76	APARTMENT	1	Y	Used in Ratio Study
290	605340	0460	7,252	2954459	\$1,078,900	09/27/18	\$148.77	APARTMENT	1	Y	Used in Ratio Study
370	172505	9056	170,600	2955449	\$85,454,150	09/27/18	\$500.90	CARILLON PT & AQUA VIEW	2	Y	Used in Ratio Study
365	803570	0280	4,969	2955920	\$1,606,000	10/02/18	\$323.20	STONERIDGE	1	Y	Used in Ratio Study
300	142700	0070	3,576	2960147	\$579,500	10/03/18	\$162.05	FOURPLEX	1	Y	Used in Ratio Study
315	214370	1215	383,588	2955745	\$97,678,500	10/04/18	\$254.64	ALAIRE APARTMENTS	2	Y	Used in Ratio Study
330	92305	9183	10,420	2957459	\$2,275,000	10/05/18	\$218.33	APARTMENTS	1	Y	Used in Ratio Study
365	803570	0270	5,014	2956172	\$1,585,000	10/05/18	\$316.11	STONERIDGE	1	Y	Used in Ratio Study
250	562420	0440	3,232	2957960	\$581,900	10/08/18	\$180.04	4-PLEX	1	Y	Used in Ratio Study
065	676270	0330	9,450	2957062	\$5,450,000	10/11/18	\$576.72	Adamson Apartments	1	Y	Used in Ratio Study
090	362603	9336	3,588	2958438	\$1,250,000	10/18/18	\$348.38	FOURPLEX	1	Y	Used in Ratio Study
070	872560	0285	9,760	2958373	\$4,746,400	10/19/18	\$486.31	LOUIS ARMS APT	1	Y	Used in Ratio Study
110	114200	1560	41,039	2958243	\$19,989,800	10/19/18	\$487.09	TYEE APARTMENTS	2	Y	Used in Ratio Study
370	82505	9104	11,676	2959092	\$4,100,000	10/23/18	\$351.15	RETAIL AND APTS	1	Y	Used in Ratio Study
245	79600	0335	16,448	2959026	\$2,998,000	10/25/18	\$182.27	BURIEN MANOR APTS'	1	Y	Used in Ratio Study
305	161200	0515	3,200	2960189	\$470,000	10/25/18	\$146.88	4 PLEX	1	Y	Used in Ratio Study
240	250060	0186	4,680	2960715	\$952,950	10/26/18	\$203.62	APT 6 UNIT	1	Y	Used in Ratio Study
060	290220	0700	5,616	2961708	\$3,028,800	10/29/18	\$539.32	8 UNIT APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
085	197820	0315	42,910	2959423	\$18,210,000	10/29/18	\$424.38	JOHN WINTHROP APT	1	Y	Used in Ratio Study
225	246190	0485	4,800	2959990	\$1,857,500	10/31/18	\$386.98	6 UNIT APT/HAMPTON COURT	1	Y	Used in Ratio Study
320	292305	9080	5,818	2961516	\$1,260,000	11/06/18	\$216.57	APARTMENT	1	Y	Used in Ratio Study
290	608540	0020	5,844	2961247	\$615,000	11/07/18	\$105.24	4-PLEX	1	Y	Used in Ratio Study
095	145360	2441	48,715	2963966	\$14,950,000	11/09/18	\$306.89	SPRING LAKE APTS	1	Y	Used in Ratio Study
130	812970	1030	4,292	2962202	\$1,700,000	11/13/18	\$396.09	THE WINARDEN	1	Y	Used in Ratio Study
015	387990	1235	5,944	2964419	\$2,680,000	11/15/18	\$450.87	11 UNIT APT	1	Y	Used in Ratio Study
090	291820	0061	25,872	2962067	\$9,050,000	11/15/18	\$349.80	GREENWOOD TWO APTS	2	Y	Used in Ratio Study
290	172105	9262	5,084	2962915	\$750,000	11/16/18	\$147.52	TWO DUPLEXES	1	Y	Used in Ratio Study
320	52205	9250	10,790	2963594	\$2,060,000	11/17/18	\$190.92	COUNTRY SQUIRE APTS	1	Y	Used in Ratio Study
090	229140	0170	26,404	2963630	\$7,200,000	11/20/18	\$272.69	APT	3	Y	Used in Ratio Study
300	142700	0101	3,742	2963857	\$585,000	11/21/18	\$156.33	4 PLEX ASSOC w/ -0111	2	Y	Used in Ratio Study
070	314860	0020	16,422	2963787	\$9,375,000	11/26/18	\$570.88	MELMAR APTS	1	Y	Used in Ratio Study
070	880490	1070	6,832	2964307	\$3,920,610	11/28/18	\$573.86	THE BOUQUET APTS	1	Y	Used in Ratio Study
225	95200	2065	6,137	2964595	\$1,940,000	11/30/18	\$316.12	ANDOVER APARTMENTS	1	Y	Used in Ratio Study
385	52605	9256	114,104	2964374	\$44,875,000	11/30/18	\$393.28	Saskia Bothell	1	Y	Used in Ratio Study
290	512540	0455	3,000	2967225	\$575,000	12/04/18	\$191.67	FOUR-PLEX	1	Y	Used in Ratio Study
300	262006	9051	7,224	2965060	\$1,500,000	12/05/18	\$207.64	14 UNIT COMPLEX	1	Y	Used in Ratio Study
365	793330	0070	869,072	2965031	\$150,000,000	12/06/18	\$172.60	SPRING DISTRICT MASTER THE	4	Y	Used in Ratio Study
145	226700	0141	8,450	2965449	\$3,200,000	12/07/18	\$378.70	APARTMENT	1	Y	Used in Ratio Study
315	214480	0856	15,477	2965316	\$3,495,000	12/07/18	\$225.82	NACELLE	1	Y	Used in Ratio Study
085	859040	0891	7,865	2966443	\$3,837,000	12/10/18	\$487.86	LEIGHTON APARTMENTS	1	Y	Used in Ratio Study
195	345100	0285	26,881	2965592	\$6,275,000	12/10/18	\$233.44	WINDEMERE ESTATES	1	Y	Used in Ratio Study
285	732680	0040	3,784	2965956	\$579,000	12/11/18	\$153.01	RIVENDELL ESTATES	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
240	272420	1255	4,920	2968836	\$625,000	12/13/18	\$127.03	4-PLEX	1	Y	Used in Ratio Study
095	145360	1101	5,868	2966669	\$1,543,000	12/14/18	\$262.95	CEDAR PARK 8	1	Y	Used in Ratio Study
065	949770	0060	19,069	2966754	\$17,500,000	12/17/18	\$917.72	The Redwood	2	Y	Used in Ratio Study
100	759320	0035	12,794	2968246	\$4,300,000	12/18/18	\$336.10	Harrison Heights Apts.	1	Y	Used in Ratio Study
085	880490	0940	8,870	2967279	\$2,250,000	12/19/18	\$253.66	APARTMENT	1	Y	Used in Ratio Study
270	132103	9101	258,404	2967416	\$56,850,000	12/19/18	\$220.00	RETREAT @ MAPLE HILL	2	Y	Used in Ratio Study
320	282305	9024	352,315	2967526	\$87,150,000	12/19/18	\$247.36	Grammercy	2	Y	Used in Ratio Study
360	292505	9100	191,856	2967412	\$90,750,000	12/20/18	\$473.01	THE PARK IN BELLEVUE	1	Y	Used in Ratio Study
145	755080	0725	12,487	2967836	\$4,405,000	12/26/18	\$352.77	SUNSET HILL MANOR	1	Y	Used in Ratio Study
270	242103	9101	93,998	2968459	\$24,642,500	12/28/18	\$262.16	The Union	1	Y	Used in Ratio Study
095	145360	0883	15,618	2969304	\$4,615,000	01/03/19	\$295.49	Estada APARTMENTS	1	Y	Used in Ratio Study
095	766370	0350	10,900	2969130	\$2,500,000	01/03/19	\$229.36	THE KENNSINGTON APTS	1	Y	Used in Ratio Study
035	341660	0825	8,109	2969293	\$2,665,000	01/07/19	\$328.65	APARTMENT BLDG 11 UNITS	1	Y	Used in Ratio Study
090	515120	0010	4,718	2969707	\$1,328,000	01/07/19	\$281.48	4 plex	1	Y	Used in Ratio Study
095	882290	0320	6,176	2969271	\$1,805,000	01/07/19	\$292.26	TIARA APARTMENTS	1	Y	Used in Ratio Study
065	685170	0280	6,144	2970249	\$3,810,000	01/09/19	\$620.12	Capitol Hill 8	1	Y	Used in Ratio Study
020	199120	1080	174,763	2969703	\$74,100,000	01/10/19	\$424.00	MARK ON 8TH	4	Y	Used in Ratio Study
225	762570	3280	26,438	2969835	\$10,700,000	01/11/19	\$404.72	OFC/APT	1	Y	Used in Ratio Study
060	290220	0537	9,152	2970183	\$4,298,400	01/14/19	\$469.67	APT	2	Y	Used in Ratio Study
065	600350	1625	6,900	2970343	\$3,100,000	01/15/19	\$449.28	Price Manor	1	Y	Used in Ratio Study
130	812970	1010	3,286	2970730	\$1,525,000	01/16/19	\$464.09	4 PLEX	1	Y	Used in Ratio Study
115	7200	0090	18,610	2970474	\$9,919,800	01/17/19	\$533.04	STONE WAY APARTMENT econ unit w/ 0095	2	Y	Used in Ratio Study
080	277060	3480	7,079	2971504	\$3,200,000	01/22/19	\$452.04	8 Unit Apartment	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	291970	0075	4,900	2971258	\$1,645,000	01/22/19	\$335.71	5-Units Apartment Building & 2 Units Townhouse Building	1	Y	Used in Ratio Study
065	982870	2540	27,086	2971284	\$13,600,000	01/23/19	\$502.10	Madison View/Gramercy Flats- formerly MADISON VISTA APTS	1	Y	Used in Ratio Study
240	360300	0151	3,628	2971503	\$742,375	01/23/19	\$204.62	4-PLEX	1	Y	Used in Ratio Study
040	63500	0100	3,454	2972106	\$2,349,000	01/25/19	\$680.08	LESCHI 6-PLEX	1	Y	Used in Ratio Study
315	552920	0050	4,377	2972698	\$850,000	01/25/19	\$194.20	MILL AVENUE	4	Y	Used in Ratio Study
270	82104	9138	9,420	2971548	\$2,465,000	01/28/19	\$261.68	LAKE APARTMENTS	1	Y	Used in Ratio Study
065	180690	0315	13,078	2972445	\$4,600,000	01/29/19	\$351.74	KENTON APTS	1	Y	Used in Ratio Study
075	111650	0005	22,394	2972362	\$8,500,000	01/30/19	\$379.57	BRITTANY HOUSE (0005) CONDOMINIUM	1	Y	Used in Ratio Study
060	195970	2235	17,160	2972079	\$6,575,000	01/31/19	\$383.16	KILLARNEY APTS	1	Y	Used in Ratio Study
240	201140	0620	11,217	2972951	\$1,950,000	01/31/19	\$173.84	LANDMARC V	1	Y	Used in Ratio Study
240	215640	0122	60,328	2972312	\$15,623,000	01/31/19	\$258.97	MARINA CLUB APTS	1	Y	Used in Ratio Study
045	688990	0125	6,553	2972326	\$3,100,000	02/01/19	\$473.07	TOWN VIEW APTS	1	Y	Used in Ratio Study
365	803570	0110	4,774	2972406	\$1,575,000	02/01/19	\$329.91	STONERIDGE	1	Y	Used in Ratio Study
085	219760	0495	44,978	2973379	\$31,000,000	02/05/19	\$689.23	REVERB	1	Y	Used in Ratio Study
085	219760	0742	47,582	2973405	\$26,850,000	02/05/19	\$564.29	DECIBEL APARTMENTS	5	Y	Used in Ratio Study
270	797820	0184	3,328	2973093	\$630,000	02/05/19	\$189.30	FOUR PLEX	1	Y	Used in Ratio Study
100	679810	0830	28,785	2973112	\$12,290,000	02/08/19	\$426.96	Apts - mixed use	1	Y	Used in Ratio Study
270	122103	9006	292,015	2973301	\$71,500,000	02/12/19	\$244.85	MIRO @ Dash Point (Phase 3 & 4)	3	Y	Used in Ratio Study
290	512540	0445	3,000	2974569	\$420,000	02/12/19	\$140.00	FOUR-PLEX	1	Y	Used in Ratio Study
320	172205	9096	68,500	2973463	\$14,081,000	02/12/19	\$205.56	KENTWOOD APARTMENTS	1	Y	Used in Ratio Study
350	98280	0000	237,358	2974270	\$84,600,000	02/15/19	\$356.42	Boulder Creek Condo	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
360	239960	0021	42,932	2974267	\$20,800,000	02/15/19	\$484.49	METRO - 112 - PH2 (Core)	1	Y	Used in Ratio Study
360	322505	9147	278,341	2974266	\$139,200,000	02/15/19	\$500.11	METRO 112 (Core)	1	Y	Used in Ratio Study
255	537980	6560	53,200	2975257	\$13,850,000	02/25/19	\$260.34	AVION	1	Y	Used in Ratio Study
240	929290	0100	2,716	2976020	\$476,200	02/27/19	\$175.33	4-PLEX	1	Y	Used in Ratio Study
255	42204	9242	133,920	2975926	\$29,500,000	02/28/19	\$220.28	THE HANOVER APTS	1	Y	Used in Ratio Study
270	797880	0300	42,855	2975840	\$10,050,000	02/28/19	\$234.51	Arbor Woods	1	Y	Used in Ratio Study
415	50800	0040	3,382	2977549	\$899,000	03/04/19	\$265.82	FOUR-PLEX	1	Y	Used in Ratio Study
060	195970	0120	15,300	2976309	\$6,790,000	03/05/19	\$443.79	ROANOKE TERRACE APT	1	Y	Used in Ratio Study
125	807710	0040	9,256	2976736	\$3,065,890	03/08/19	\$331.23	TERRACE VIEW APTS BLDG #4	2	Y	Used in Ratio Study
045	609600	0215	21,910	2977628	\$10,145,300	03/13/19	\$463.04	Top of the 5th Apartments	1	Y	Used in Ratio Study
145	751850	8705	11,890	2977629	\$5,450,000	03/13/19	\$458.37	SUNSET VILLA APTS	1	Y	Used in Ratio Study
145	867340	0105	6,118	2978754	\$2,000,000	03/15/19	\$326.90	8 UNIT APT	1	Y	Used in Ratio Study
285	192105	9138	6,320	2981304	\$1,078,500	03/18/19	\$170.65	FOUR DUPLEXES	1	Y	Used in Ratio Study
245	202304	9113	39,214	2979944	\$9,395,000	03/22/19	\$239.58	WINDSOR COURT	1	Y	Used in Ratio Study
230	637100	0095	5,802	2980170	\$2,250,000	03/28/19	\$387.80	3017 APTS	1	Y	Used in Ratio Study
430	122505	9209	7,408	2980256	\$3,180,000	03/28/19	\$429.27	BEAR CREEK APARTMENTS	1	Y	Used in Ratio Study
415	866590	0007	3,640	2981217	\$958,000	04/01/19	\$263.19	4 PLEX	1	Y	Used in Ratio Study
055	352890	0745	120,693	2981851	\$38,750,000	04/04/19	\$321.06	Hudson Apartments	1	Y	Used in Ratio Study
080	277110	6030	55,802	2981447	\$28,000,000	04/05/19	\$501.77	GILMAN TERRACE APTS (See also Minor 6055)	2	Y	Used in Ratio Study
045	168940	1390	4,780	2985475	\$1,820,000	04/18/19	\$380.75	FOURPLEX	1	Y	Used in Ratio Study
245	122000	0380	5,736	2986163	\$1,355,000	04/19/19	\$236.23	ANDREINA VELMA	1	Y	Used in Ratio Study
070	880490	0215	200,649	2984025	\$128,329,900	04/23/19	\$639.57	Pike Motorworks Bldg	7	Y	Used in Ratio Study
090	604640	1020	2,680	2984878	\$1,115,000	04/23/19	\$416.04	4 PLEX	1	Y	Used in Ratio Study
045	265250	1115	3,600	2984423	\$1,725,000	04/24/19	\$479.17	FIVE UNIT APARTMENT	1	Y	Used in Ratio Study



Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
235	927220	1670	6,302	2985014	\$1,650,000	04/24/19	\$261.82	THE CHARENE	1	Y	Used in Ratio Study
270	282104	9116	145,728	2983904	\$33,350,000	04/24/19	\$228.85	EVERGREEN VALE	1	Y	Used in Ratio Study
145	276760	4285	2,493	2985688	\$1,575,000	04/25/19	\$631.77	FOUR PLEX	1	Y	Used in Ratio Study
115	420690	0845	13,509	2984669	\$5,880,800	04/29/19	\$435.32	UNIVERSITY ARMS APTS	1	Y	Used in Ratio Study
185	273410	0196	5,550	2985270	\$2,246,000	04/29/19	\$404.68	CARLETON PARK APARTMENTS	1	Y	Used in Ratio Study
315	784130	0380	3,336	2984967	\$995,000	04/30/19	\$298.26	4-PLEX	1	Y	Used in Ratio Study
145	424290	0240	3,120	2989236	\$1,355,000	05/13/19	\$434.29	4 PLEX	1	Y	Used in Ratio Study
090	630000	0680	4,799	2988016	\$1,544,500	05/14/19	\$321.84	6 UNIT APT	1	Y	Used in Ratio Study
305	192205	9276	7,176	2989489	\$1,360,000	05/14/19	\$189.52	TERRACE VIEW APT	1	Y	Used in Ratio Study
285	272105	9107	16,776	2990333	\$2,218,000	05/16/19	\$132.21	PANORAMA EAST APTS	1	Y	Used in Ratio Study
290	182105	9179	3,250	2989207	\$785,000	05/16/19	\$241.54	APARTMENT	1	Y	Used in Ratio Study
135	744200	0365	30,011	2988449	\$15,900,000	05/17/19	\$529.81	rev Apartments	2	Y	Used in Ratio Study
400	416410	0220	40,920	2988373	\$10,395,000	05/17/19	\$254.03	SAMMAMISH RIVER APARTMENTS (ALSO ON #0215)	2	Y	Used in Ratio Study
225	804380	0000	47,568	2988913	\$18,700,000	05/21/19	\$393.12	STRATA ON CALIFORNIA	1	Y	Used in Ratio Study
305	186390	0060	4,992	2989951	\$825,000	05/22/19	\$165.26	6 UNIT APARTMENT	1	Y	Used in Ratio Study
350	884390	0330	3,220	2994371	\$1,000,000	05/22/19	\$310.56	KEYSTONE APARTMENTS	1	Y	Used in Ratio Study
290	289174	0180	4,000	2989903	\$617,075	05/24/19	\$154.27	4 PLEX	1	Y	Used in Ratio Study
240	272420	1260	4,920	2991166	\$761,000	05/29/19	\$154.67	4-PLEX	1	Y	Used in Ratio Study
305	346280	0220	3,570	2990706	\$645,000	05/29/19	\$180.67	MAPLE LANE APTS	1	Y	Used in Ratio Study
015	59000	0000	13,217	2991549	\$6,225,000	05/30/19	\$470.98	BAYVIEW HEIGHTS CONDOMINIUM	1	Y	Used in Ratio Study
305	142204	9051	313,583	2991434	\$83,200,000	05/31/19	\$265.32	WATERFORD AT THE LAKES APARTMENTS	1	Y	Used in Ratio Study
415	741770	0552	49,360	2991470	\$21,000,000	05/31/19	\$425.45	BALLINGER APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
370	172080	0400	3,365	2991877	\$1,965,000	06/04/19	\$583.95	OLYMPIC VIEW APT	1	Y	Used in Ratio Study
150	339290	0005	37,755	2993318	\$22,250,000	06/05/19	\$589.33	CREW APARTMENTS	1	Y	Used in Ratio Study
035	331950	0785	202,488	2992980	\$91,750,000	06/06/19	\$453.11	Legacy at Pratt Park	2	Y	Used in Ratio Study
200	775050	0350	2,478	2994321	\$688,500	06/07/19	\$277.85	CEDAR ARMS APT	1	Y	Used in Ratio Study
320	202205	9034	180,156	2992767	\$43,130,000	06/10/19	\$239.40	Bryson Square	1	Y	Used in Ratio Study
320	212205	9001	59,727	2992751	\$16,050,000	06/10/19	\$268.72	MERIDIAN GARDENS APTS	1	Y	Used in Ratio Study
065	225450	0760	6,004	2993207	\$3,100,000	06/11/19	\$516.32	Delaine Apartments	1	Y	Used in Ratio Study
065	266300	0080	11,277	2998408	\$6,850,000	06/12/19	\$607.43	LA VANCH APTS	1	Y	Used in Ratio Study
090	604640	1315	5,857	2994046	\$2,625,000	06/12/19	\$448.18	The Cardigan	1	Y	Used in Ratio Study
140	291970	0565	3,536	2993718	\$1,385,500	06/13/19	\$391.83	5 UNIT APT	1	Y	Used in Ratio Study
095	890250	0007	5,800	2995902	\$2,630,000	06/19/19	\$453.45	THE ALOHA HOUSE	1	Y	Used in Ratio Study
225	95200	8165	41,247	2994473	\$18,269,000	06/19/19	\$442.92	Nova Apartments (with -8170)	2	Y	Used in Ratio Study
365	803570	0260	5,014	2994744	\$1,583,000	06/19/19	\$315.72	STONERIDGE	1	Y	Used in Ratio Study
235	790520	0065	12,377	2995748	\$7,100,000	06/22/19	\$573.64	CALIFORNIA DREAMING APARTMENTS	1	Y	Used in Ratio Study
225	271910	0060	4,080	2996858	\$1,376,600	06/25/19	\$337.40	4 Unit Apartment	1	Y	Used in Ratio Study
095	674470	0360	51,224	3000797	\$14,375,000	06/26/19	\$280.63	SHERIDAN BEACH TERRACE APTS (53 UNITS)	1	Y	Used in Ratio Study
285	192105	9098	29,374	2996533	\$4,850,000	06/26/19	\$165.11	NOVA APTS	3	Y	Used in Ratio Study
020	246740	0300	158,459	2996325	\$114,000,000	06/27/19	\$719.43	CHROMA SLU - BLDG 1 (W/ECON 0285)	4	Y	Used in Ratio Study
085	197820	0610	116,476	2996293	\$96,000,000	06/27/19	\$824.20	The Perry-FIRST HILL TOWER	1	Y	Used in Ratio Study
270	42104	9061	106,904	2996649	\$26,500,000	06/27/19	\$247.89	Homestead formerly RAINIER MEADOWS	1	Y	Used in Ratio Study
290	664871	0061	7,512	2997604	\$1,418,750	06/27/19	\$188.86	951-965 26TH PLACE NE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	614560	0580	5,350	2997817	\$1,525,000	06/28/19	\$285.05	APTS	1	Y	Used in Ratio Study
110	881240	0135	3,854	2997691	\$2,075,500	06/28/19	\$538.53	8 UNIT APT	1	Y	Used in Ratio Study
285	212105	9075	5,700	2997711	\$750,000	06/29/19	\$131.58	Duplex and triplex	1	Y	Used in Ratio Study
130	193030	0100	5,348	2997162	\$2,720,000	07/01/19	\$508.60	CANBERRA	1	Y	Used in Ratio Study
170	400600	0340	82,323	2997101	\$14,776,000	07/01/19	\$179.49	M.L. KING WAY APTS	1	Y	Used in Ratio Study
205	948570	0201	3,248	2999352	\$925,000	07/01/19	\$284.79	4-PLEX	1	Y	Used in Ratio Study
295	362104	9090	3,536	2997827	\$630,000	07/01/19	\$178.17	FOURPLEX	1	Y	Used in Ratio Study
245	783580	0221	4,945	2998449	\$1,215,000	07/02/19	\$245.70	Fourplex	1	Y	Used in Ratio Study
150	336240	0405	6,118	2998155	\$2,800,000	07/08/19	\$457.67	APARTMENT	1	Y	Used in Ratio Study
165	122304	9034	9,374	2999457	\$2,247,900	07/08/19	\$239.80	HILLCREST COURT APT	2	Y	Used in Ratio Study
245	312304	9103	5,760	2998755	\$1,460,000	07/08/19	\$253.47	Furlani Apartments	1	Y	Used in Ratio Study
240	250060	0135	7,992	2999089	\$2,188,200	07/10/19	\$273.80	VILLETTE APTS	1	Y	Used in Ratio Study
225	926200	0005	7,386	2999349	\$2,500,000	07/11/19	\$338.48	WEST AIRES	1	Y	Used in Ratio Study
110	861580	0020	10,419	2998989	\$4,100,000	07/12/19	\$393.51	12 UNIT APT	2	Y	Used in Ratio Study
385	96700	0070	85,532	2999126	\$38,375,000	07/12/19	\$448.66	MERCANTILE BLDG APARTMENTS	2	Y	Used in Ratio Study
015	198920	1340	36,000	2999261	\$13,500,000	07/15/19	\$375.00	ARKONA APARTMENTS	1	Y	Used in Ratio Study
290	333990	1185	8,698	3000050	\$1,600,000	07/16/19	\$183.95	HARVEY VIEW APTS	1	Y	Used in Ratio Study
430	22505	9209	6,864	3002223	\$2,650,000	07/16/19	\$386.07	RAINSONG	1	Y	Used in Ratio Study
415	50800	0100	3,314	3002660	\$950,000	07/19/19	\$286.66	FOUR - PLEX	1	Y	Used in Ratio Study
110	882390	0995	2,444	3001816	\$1,390,000	07/20/19	\$568.74	5 Unit Apt	1	Y	Used in Ratio Study
245	122200	0053	26,125	3001210	\$5,600,000	07/24/19	\$214.35	SUNWOOD APTS	1	Y	Used in Ratio Study
080	277060	4560	2,288	3007614	\$985,000	07/25/19	\$430.51	FOUR PLEX	1	Y	Used in Ratio Study
080	277060	3885	6,272	3002488	\$2,425,000	07/26/19	\$386.64	DEAUVILLE APTS	1	Y	Used in Ratio Study
015	198920	1415	57,855	3002295	\$40,000,000	07/29/19	\$691.38	CLARENDON	1	Y	Used in Ratio Study
080	277160	3445	4,382	3002399	\$1,555,000	07/31/19	\$354.86	LYNN VIEW APT	1	Y	Used in Ratio Study
285	192105	9319	2,352	3004098	\$510,000	07/31/19	\$216.84	VALLEY VILLAGE	1	Y	Used in Ratio Study
015	545730	0455	5,023	3003026	\$2,050,000	08/01/19	\$408.12	719-721 WARREN APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
015	545780	0500	7,650	3003259	\$3,598,750	08/05/19	\$470.42	ALOHA APARTMENTS	1	Y	Used in Ratio Study
285	212105	9035	43,346	3006937	\$7,489,200	08/05/19	\$172.78	2-6 UNIT, 1-5 UNIT, 1-4 UNIT	3	Y	Used in Ratio Study
270	797880	0360	212,250	3003689	\$56,000,000	08/07/19	\$263.84	Waterbury Park	1	Y	Used in Ratio Study
170	333600	0330	3,500	3005145	\$815,000	08/08/19	\$232.86	4 PLEX	1	Y	Used in Ratio Study
290	664871	0080	3,756	3004318	\$725,000	08/08/19	\$193.02	4-PLEX	1	Y	Used in Ratio Study
055	352890	1010	8,028	3005721	\$3,375,000	08/09/19	\$420.40	APARTMENT - 9 UNITS	1	Y	Used in Ratio Study
015	198920	0880	55,010	3004366	\$40,000,000	08/12/19	\$727.14	2ND & JOHN	1	Y	Used in Ratio Study
145	276760	3485	3,646	3004775	\$2,195,000	08/13/19	\$602.03	APT (9 UNITS) & RES	1	Y	Used in Ratio Study
240	858270	0005	83,769	3004580	\$17,959,500	08/13/19	\$214.39	Majestic Bay	2	Y	Used in Ratio Study
315	420240	0430	10,154	3005882	\$3,220,000	08/14/19	\$317.12	TAYLOR WEST APARTMENTS	2	Y	Used in Ratio Study
320	172205	9224	34,884	3005349	\$6,844,600	08/14/19	\$196.21	ARDEN PARK APARTMENTS (2 OF 19)	19	Y	Used in Ratio Study
005	65900	0610	336,321	3010889	\$216,100,000	08/18/19	\$642.54	Metropolitan Tower	1	Y	Used in Ratio Study
245	292304	9174	9,940	3005830	\$1,594,000	08/19/19	\$160.36	OUR SAVIOUR'S LUTHERAN HOUSING	1	Y	Used in Ratio Study
090	291970	0085	3,549	3006532	\$1,235,000	08/21/19	\$347.99	Fourplex	1	Y	Used in Ratio Study
160	737760	0010	36,394	3007746	\$9,215,000	08/22/19	\$253.20	COLONY SURF APTS	1	Y	Used in Ratio Study
060	290220	0465	15,148	3006978	\$6,850,000	08/23/19	\$452.20	16 UNIT APT	1	Y	Used in Ratio Study
235	927420	4490	16,814	3008417	\$7,035,000	08/26/19	\$418.40	WINDHILL	1	Y	Used in Ratio Study
110	92504	9387	3,080	3008694	\$1,395,000	08/27/19	\$452.92	4-PLEX	1	Y	Used in Ratio Study
245	192304	9230	8,702	3009258	\$2,350,000	08/27/19	\$270.05	CASA APARTMENTS	1	Y	Used in Ratio Study
270	72104	9245	60,143	3007184	\$15,560,000	08/27/19	\$258.72	BAYVIEW APTS	1	Y	Used in Ratio Study
070	685070	0515	22,422	3007887	\$9,350,000	08/28/19	\$417.00	Mulholland Apartments	1	Y	Used in Ratio Study
225	764750	0000	19,875	3007820	\$8,100,000	08/28/19	\$407.55	SEAROSE CONDOMINIUM (CUMBERLAND HOUSE APTS)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
055	352890	1035	6,761	3008977	\$2,400,000	08/30/19	\$354.98	SHERRI LEE APTS	1	Y	Used in Ratio Study
360	292505	9086	60,726	3008222	\$29,500,000	08/30/19	\$485.79	LIMESTONE APARTMENTS (Core)	2	Y	Used in Ratio Study
370	388580	4340	12,684	3009237	\$5,200,000	08/30/19	\$409.97	KONA APTS	1	Y	Used in Ratio Study
385	82605	9192	3,472	3012033	\$1,380,000	08/30/19	\$397.47	4 - PLEX	1	Y	Used in Ratio Study
290	540900	0100	3,100	3009192	\$628,000	09/03/19	\$202.58	4 PLEX	1	Y	Used in Ratio Study
245	297080	0230	10,320	3009134	\$1,300,000	09/05/19	\$125.97	Triplex associated with minor -0235	2	Y	Used in Ratio Study
270	332204	9166	37,525	3009217	\$8,900,000	09/06/19	\$237.18	RAINIER CONTINENTAL APARTMENTS	1	Y	Used in Ratio Study
035	713230	0350	55,447	3009963	\$30,000,000	09/10/19	\$541.06	999 HIAWATHA APARTMENTS	6	Y	Used in Ratio Study
150	336240	1695	5,115	3010550	\$2,040,000	09/10/19	\$398.83	LINDEN WEST APTS	1	Y	Used in Ratio Study
270	552900	0090	4,008	3010813	\$710,000	09/10/19	\$177.15	FOUR PLEX	1	Y	Used in Ratio Study
320	82205	9035	276,864	3009646	\$78,650,000	09/11/19	\$284.07	INDIGO SPRINGS APPT- 50% WETLANDS	1	Y	Used in Ratio Study
330	722780	0210	2,914	3011659	\$826,700	09/11/19	\$283.70	4-PLEX	1	Y	Used in Ratio Study
320	73850	0020	2,080	3010894	\$480,000	09/16/19	\$230.77	4-PLEX	1	Y	Used in Ratio Study
350	282406	9270	3,200	3013209	\$1,040,000	09/16/19	\$325.00	4 UNIT APARTMENT	1	Y	Used in Ratio Study
225	386990	0045	6,443	3011709	\$2,000,000	09/17/19	\$310.41	Apartment	1	Y	Used in Ratio Study
415	367050	0215	8,319	3012598	\$2,598,400	09/18/19	\$312.35	8 - UNIT APARTMENT	1	Y	Used in Ratio Study
430	644820	0015	162,850	3010904	\$96,000,000	09/18/19	\$589.50	BELL OVERLAKE	1	Y	Used in Ratio Study
290	289174	0100	4,000	3017833	\$872,700	09/19/19	\$218.18	4 PLEX	1	Y	Used in Ratio Study
350	884390	0245	25,420	3012522	\$10,350,000	09/19/19	\$407.16	Park Place Apartments	1	Y	Used in Ratio Study
045	302504	9024	9,924	3012075	\$6,275,000	09/20/19	\$632.31	TOWER APTS	1	Y	Used in Ratio Study
110	717480	0595	4,560	3011189	\$2,375,000	09/20/19	\$520.83	Clara Antoinette apartments	1	Y	Used in Ratio Study
305	543620	0110	3,000	3013250	\$740,000	09/23/19	\$246.67	4-PLEX	1	Y	Used in Ratio Study
045	168940	1034	4,500	3012657	\$2,200,000	09/24/19	\$488.89	THE CHAR-LEE	1	Y	Used in Ratio Study



Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
100	510140	5448	10,466	3012022	\$2,973,600	09/24/19	\$284.12	OLYMPIC VIEW APTS	1	Y	Used in Ratio Study
330	92305	9131	9,152	3012087	\$2,250,000	09/24/19	\$245.85	SUNSET PARK TOWNHOMES	1	Y	Used in Ratio Study
370	169290	0041	3,840	3012004	\$1,769,000	09/24/19	\$460.68	5 - UNIT APT	1	Y	Used in Ratio Study
065	685270	0575	17,369	3011945	\$10,770,200	09/25/19	\$620.08	SWANSONIA APTS	2	Y	Used in Ratio Study
090	946520	0125	11,698	3012710	\$5,660,000	09/25/19	\$483.84	GREENWOOD AVE NORTH APTS	1	Y	Used in Ratio Study
320	783080	0730	71,528	3012830	\$19,695,560	09/25/19	\$275.35	PARKSIDE VILLAGE	1	Y	Used in Ratio Study
320	783080	0751	58,112	3012829	\$14,766,000	09/25/19	\$254.10	STONECREEK	1	Y	Used in Ratio Study
360	570900	0005	143,490	3011936	\$95,000,000	09/25/19	\$662.07	LUX Apartments	1	Y	Used in Ratio Study
095	510140	4384	6,120	3012256	\$1,990,000	09/26/19	\$325.16	RAVENNA TERRACE APTS	1	Y	Used in Ratio Study
090	630000	0360	5,157	3012491	\$1,267,100	09/27/19	\$245.70	6-PLEX	1	Y	Used in Ratio Study
010	65900	0965	14,940	3012815	\$8,265,000	09/29/19	\$553.21	THE VIRGINIAN APTS	1	Y	Used in Ratio Study
065	266300	0550	2,608	3012993	\$1,400,000	09/30/19	\$536.81	FOURPLEX	1	Y	Used in Ratio Study
245	783580	0197	3,690	3013207	\$665,000	09/30/19	\$180.22	4 - PLEX	1	Y	Used in Ratio Study
290	554730	0230	4,020	3018120	\$1,031,200	10/03/19	\$256.52	D-STREET SEVEN-PLEX (6 UNITS)	2	Y	Used in Ratio Study
090	614010	0155	15,609	3013794	\$4,347,150	10/04/19	\$278.50	GREENWOOD GARDENS	1	Y	Used in Ratio Study
170	160460	1455	3,956	3013920	\$1,150,000	10/04/19	\$290.70	7 UNIT APT	1	Y	Used in Ratio Study
130	812970	0005	7,300	3014310	\$3,480,000	10/07/19	\$476.71	DE SOTO ARMS	1	Y	Used in Ratio Study
380	292605	9261	4,260	3014834	\$1,650,000	10/08/19	\$387.32	JUANITA RIDGE	1	Y	Used in Ratio Study
415	866590	0022	44,442	3016392	\$15,400,000	10/10/19	\$346.52	BALLINGER ESTATES APTS	1	Y	Used in Ratio Study
315	552920	0010	1,091	3015659	\$1,000,000	10/14/19	\$916.59	MILL AVENUE	4	Y	Used in Ratio Study
060	290220	0565	7,136	3015733	\$3,242,000	10/15/19	\$454.32	BOSTON APTS	1	Y	Used in Ratio Study
115	197220	2085	3,190	3016355	\$1,745,000	10/15/19	\$547.02	5 UNIT APT	1	Y	Used in Ratio Study
185	788360	6590	11,601	3015860	\$2,850,000	10/15/19	\$245.67	Estrella Apts	1	Y	Used in Ratio Study
245	433700	0115	8,796	3015859	\$1,965,000	10/15/19	\$223.40	CASCADE VISTA APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
250	161000	0095	8,574	3015847	\$1,820,000	10/15/19	\$212.27	Cascade View Apts	1	Y	Used in Ratio Study
015	545730	0280	31,576	3015795	\$16,900,000	10/17/19	\$535.22	ALOHA HOUSE APARTMENTS	1	Y	Used in Ratio Study
060	191210	1055	14,198	3016688	\$6,396,500	10/17/19	\$450.52	STANFORD ARMS APT	1	Y	Used in Ratio Study
170	170290	1445	5,704	3015842	\$2,035,000	10/17/19	\$356.77	APTS	1	Y	Used in Ratio Study
315	722400	0295	2,500	3017906	\$1,000,000	10/17/19	\$400.00	APARTMENT	1	Y	Used in Ratio Study
365	803570	0020	4,774	3016142	\$1,625,000	10/17/19	\$340.39	STONERIDGE	1	Y	Used in Ratio Study
135	276770	2745	5,088	3016943	\$2,595,000	10/18/19	\$510.02	APT/OFFICE	1	Y	Used in Ratio Study
250	535720	0065	6,368	3016459	\$1,213,000	10/19/19	\$190.48	CASCADE MOUNTAIN VIEW APTS, BLDG 5	1	Y	Used in Ratio Study
185	788360	0770	2,787	3017825	\$699,950	10/21/19	\$251.15	The Brunt House	1	Y	Used in Ratio Study
285	302105	9382	4,020	3016429	\$671,000	10/21/19	\$166.92	4 PLEX WILLOW PARK APTS	1	Y	Used in Ratio Study
415	50800	0010	3,382	3016636	\$920,000	10/21/19	\$272.03	FOUR-PLEX	1	Y	Used in Ratio Study
115	197220	1860	6,850	3016487	\$2,700,000	10/22/19	\$394.16	VIEW TERRACE APARTMENTS	1	Y	Used in Ratio Study
320	245900	0060	4,120	3018760	\$600,000	10/22/19	\$145.63	4-PLEX MEADOWOOD APTS	1	Y	Used in Ratio Study
150	336240	1241	3,978	3016935	\$1,750,000	10/23/19	\$439.92	7 UNIT APT	1	Y	Used in Ratio Study
015	545780	0225	10,170	3017758	\$4,748,000	10/24/19	\$466.86	VALLEY TERRACE APTS	1	Y	Used in Ratio Study
195	630340	0205	3,136	3023183	\$767,000	10/24/19	\$244.58	4-PLEX	1	Y	Used in Ratio Study
010	69600	0355	123,385	3017872	\$75,000,000	10/28/19	\$607.85	Verve	1	Y	Used in Ratio Study
010	65300	0395	99,880	3017946	\$74,500,000	10/29/19	\$745.90	Joseph Arnold Lofts - Associated Parcel is Minor 0400	2	Y	Used in Ratio Study
145	276760	0965	4,480	3017743	\$1,790,000	10/29/19	\$399.55	BALLARD HEIGHTS (5 UNIT APT)	1	Y	Used in Ratio Study
330	285480	0130	4,702	3018504	\$877,500	10/31/19	\$186.62	4 PLEX TOWNHOUSE	1	Y	Used in Ratio Study
330	285480	0135	4,744	3018505	\$877,500	10/31/19	\$184.97	4 PLEX TOWNHOUSE	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
350	222406	9157	294,314	3018320	\$125,000,000	10/31/19	\$424.72	VUE ISSAQUAH	1	Y	Used in Ratio Study
175	367940	0545	13,220	3019451	\$4,126,000	11/01/19	\$312.10	VIENNA APTS	1	Y	Used in Ratio Study
110	861580	0005	14,422	3019066	\$6,267,200	11/04/19	\$434.56	9 UNIT APT	2	Y	Used in Ratio Study
315	784030	0045	2,304	3019309	\$660,000	11/04/19	\$286.46	FOURPLEX	1	Y	Used in Ratio Study
110	114500	0365	158,419	3019243	\$98,100,000	11/05/19	\$619.24	Augusta Apartments	1	Y	Used in Ratio Study
145	47600	0305	4,952	3021118	\$1,700,000	11/05/19	\$343.30	5 UNIT APT	1	Y	Used in Ratio Study
020	198620	0095	156,327	3019979	\$68,950,000	11/12/19	\$441.06	Orion formerly BLOCK 47 APARTMENTS (econ unit with -0105)	2	Y	Used in Ratio Study
065	685170	0195	15,624	3020064	\$9,797,000	11/12/19	\$627.05	SLATE ON 13TH	1	Y	Used in Ratio Study
115	182504	9044	90,233	3020368	\$71,500,000	11/12/19	\$792.39	Velo Fremont Apartments	6	Y	Used in Ratio Study
115	803370	0215	113,352	3020372	\$61,500,000	11/12/19	\$542.56	RAY APARTMENTS	2	Y	Used in Ratio Study
330	102305	9050	199,124	3020597	\$59,500,000	11/13/19	\$298.81	THE RENTON SAGE	2	Y	Used in Ratio Study
065	808090	0110	27,319	3020851	\$17,400,000	11/14/19	\$636.92	ROXBOROUGH APTS	1	Y	Used in Ratio Study
060	290220	0085	9,402	3021173	\$4,527,500	11/15/19	\$481.55	TEN UNIT APT	1	Y	Used in Ratio Study
065	133630	0170	3,869	3022440	\$2,135,000	11/15/19	\$551.82	Triplex and SFR	1	Y	Used in Ratio Study
090	16400	0035	134,448	3020773	\$52,750,000	11/15/19	\$392.34	LINDEN SQUARE	1	Y	Used in Ratio Study
320	172205	9153	33,000	3021768	\$4,575,000	11/16/19	\$138.64	HIDDEN RIDGE APARTMENTS (8 OF 9)	9	Y	Used in Ratio Study
130	197220	0470	6,632	3021963	\$3,300,000	11/18/19	\$497.59	5 UNIT APARTMENT	2	Y	Used in Ratio Study
130	569350	0315	10,238	3021971	\$5,100,000	11/18/19	\$498.14	APARTMENT	1	Y	Used in Ratio Study
205	798540	0085	57,435	3021340	\$18,825,000	11/19/19	\$327.76	Delridge Crossing (was WillowCrest)	1	Y	Used in Ratio Study
045	81100	0080	8,670	3023464	\$3,975,000	11/20/19	\$458.48	Kerry Gardens apartments	1	Y	Used in Ratio Study
085	859090	0490	262,413	3021708	\$167,358,608	11/20/19	\$637.77	Broadstone Lexington South	6	Y	Used in Ratio Study
090	26300	0035	10,396	3022162	\$3,400,550	11/22/19	\$327.10	14 UNIT APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
100	679810	0835	15,450	3022980	\$4,580,000	11/22/19	\$296.44	PINEHURST PLACE	1	Y	Used in Ratio Study
305	346280	0250	3,290	3022348	\$625,000	11/22/19	\$189.97	FOURPLEX	1	Y	Used in Ratio Study
320	387240	0010	309,710	3022014	\$80,890,200	11/22/19	\$261.18	MOSAIC HILLS PHASE I	2	Y	Used in Ratio Study
170	128230	0510	4,294	3022955	\$1,780,000	11/23/19	\$414.53	FIVE UNIT APT	1	Y	Used in Ratio Study
045	186110	0335	6,341	3023775	\$3,800,000	11/25/19	\$599.27	ELISE APARTMENTS	1	Y	Used in Ratio Study
370	375790	0005	230,762	3022885	\$101,500,000	11/25/19	\$439.85	Salix at Juanita Village	2	Y	Used in Ratio Study
065	723460	0670	7,842	3023364	\$3,100,000	11/26/19	\$395.31	The Eleanor Apartments	1	Y	Used in Ratio Study
235	927420	0050	9,318	3024642	\$3,700,000	11/26/19	\$397.08	44TH AV APTS	1	Y	Used in Ratio Study
245	374460	0555	14,816	3025019	\$3,435,000	11/26/19	\$231.84	ROBSTONE APTS	2	Y	Used in Ratio Study
065	723460	0760	4,059	3024539	\$2,000,000	12/02/19	\$492.73	Fourplex	1	Y	Used in Ratio Study
110	882390	0044	2,304	3023653	\$1,134,000	12/02/19	\$492.19	4-PLEX	1	Y	Used in Ratio Study
250	4100	0070	30,128	3023481	\$7,400,000	12/02/19	\$245.62	EL MATADOR	1	Y	Used in Ratio Study
060	195970	1330	86,768	3024309	\$56,600,000	12/03/19	\$652.31	Eastlake 2851	3	Y	Used in Ratio Study
065	330370	0050	6,824	3024257	\$2,224,000	12/03/19	\$325.91	APARTMENT	1	Y	Used in Ratio Study
015	198820	0240	24,276	3025502	\$11,785,000	12/05/19	\$485.46	MERCER APTS	1	Y	Used in Ratio Study
055	930130	1305	5,145	3027144	\$2,000,000	12/05/19	\$388.73	5 UNIT APARTMENT	1	Y	Used in Ratio Study
380	866325	0070	3,328	3025416	\$1,150,000	12/05/19	\$345.55	TOTEM FIRS	1	Y	Used in Ratio Study
070	684820	0465	4,700	3024570	\$3,300,000	12/06/19	\$702.13	Summit Terrace 10 UNIT APARTMENT	1	Y	Used in Ratio Study
145	330070	1080	4,140	3025748	\$1,430,000	12/06/19	\$345.41	FOURPLEX	1	Y	Used in Ratio Study
430	22505	9253	96,384	3025193	\$32,231,000	12/09/19	\$334.40	The Summit Apartment Homes	1	Y	Used in Ratio Study
015	387990	0580	13,272	3025413	\$7,360,000	12/10/19	\$554.55	UPTOWN STUDIOS	1	Y	Used in Ratio Study
045	423290	3850	52,792	3025195	\$30,600,000	12/10/19	\$579.63	The Gilbert Apartments	3	Y	Used in Ratio Study
090	630000	0225	4,600	3026836	\$1,770,000	12/11/19	\$384.78	APT	1	Y	Used in Ratio Study
290	512540	0192	4,096	3025713	\$740,000	12/11/19	\$180.66	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
045	173180	1239	11,100	3025742	\$5,522,000	12/12/19	\$497.48	1418 on the Hill formerly BONNIE ARMS APTS	1	Y	Used in Ratio Study
065	722850	0945	5,100	3025858	\$2,100,000	12/12/19	\$411.76	6 UNIT APT	2	Y	Used in Ratio Study
225	762570	0465	14,240	3025926	\$5,150,000	12/12/19	\$361.66	SUNSET MANOR	1	Y	Used in Ratio Study
095	510140	2204	22,110	3025913	\$6,476,000	12/13/19	\$292.90	MAPLE LEAF RESIDENCES	1	Y	Used in Ratio Study
255	537980	1260	30,711	3025688	\$5,975,000	12/13/19	\$194.56	INNSBRUCK APTS	1	Y	Used in Ratio Study
080	277060	1885	4,941	3026586	\$2,350,000	12/16/19	\$475.61	WIGINA APTS	1	Y	Used in Ratio Study
100	510140	4530	18,530	3025766	\$7,310,250	12/16/19	\$394.51	MAPLE LEAF VILLA	1	Y	Used in Ratio Study
110	881640	0685	28,424	3026186	\$19,750,500	12/16/19	\$694.85	ORI APARTMENTS	1	Y	Used in Ratio Study
130	952110	0835	8,445	3025638	\$4,725,000	12/16/19	\$559.50	MOOREA APTS	1	Y	Used in Ratio Study
270	192104	9017	347,343	3025899	\$90,000,000	12/16/19	\$259.11	Encore Apartments formerly AVERY at The Reserve	1	Y	Used in Ratio Study
290	122104	9027	160,538	3025829	\$38,825,000	12/16/19	\$241.84	AUBURN COURT SENIOR APARTMENTS	2	Y	Used in Ratio Study
065	133830	0670	9,072	3026624	\$5,600,000	12/17/19	\$617.28	SIX UNIT APT	2	Y	Used in Ratio Study
205	436570	0300	21,389	3026154	\$6,580,350	12/17/19	\$307.65	THE WESTBROOK APTS	2	Y	Used in Ratio Study
095	510140	4385	6,170	3026864	\$1,575,000	12/18/19	\$255.27	APARTMENT	1	Y	Used in Ratio Study
270	72104	9203	41,452	3026853	\$8,700,000	12/18/19	\$209.88	NORTH VIEW TERRACE APTS	1	Y	Used in Ratio Study
270	132202	0610	3,904	3026330	\$698,000	12/18/19	\$178.79	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
305	132204	9164	9,100	3026969	\$2,550,000	12/18/19	\$280.22	PARKSIDE	1	Y	Used in Ratio Study
305	918370	6000	48,156	3026400	\$14,325,000	12/18/19	\$297.47	MADISON ON THE RIVER	1	Y	Used in Ratio Study
015	545780	0410	8,157	3027167	\$4,300,000	12/19/19	\$527.15	9 UNIT APARTMENT	1	Y	Used in Ratio Study
020	684970	0100	131,414	3026866	\$72,000,000	12/19/19	\$547.89	ALLEY 24 APTS (NORTH TOWER)	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
045	29990	0005	27,308	3026300	\$12,215,000	12/19/19	\$447.30	ATRIA VILLA APARTMENTS (0005) CONDOMINIUM	1	Y	Used in Ratio Study
085	639008	0000	261,587	3026391	\$210,000,000	12/19/19	\$802.79	THE DANFORTH	1	Y	Used in Ratio Study
100	292604	9224	148,432	3026429	\$85,000,000	12/19/19	\$572.65	LANE APARTMENTS - EAST (Former JENE JUAREZ SALON SCHOOL)	2	Y	Used in Ratio Study
100	322604	9298	19,904	3026705	\$7,300,000	12/19/19	\$366.76	LA ROMARR APT'S	1	Y	Used in Ratio Study
170	110500	0884	15,680	3027037	\$5,800,000	12/19/19	\$369.90	Myrtlewood Apts	1	Y	Used in Ratio Study
175	766010	0115	6,980	3027293	\$2,700,000	12/19/19	\$386.82	APARTMENTS	1	Y	Used in Ratio Study
205	436570	0545	39,740	3026446	\$12,250,000	12/19/19	\$308.25	WESTWOOD VISTA	1	Y	Used in Ratio Study
225	246190	0860	22,322	3026690	\$6,900,000	12/19/19	\$309.11	ELIKAI APTS	1	Y	Used in Ratio Study
250	13300	0540	3,000	3026539	\$500,000	12/19/19	\$166.67	APARTMENTS	1	Y	Used in Ratio Study
320	202205	9275	171,416	3026376	\$39,400,000	12/19/19	\$229.85	ROYAL FIRS APARTMENTS	1	Y	Used in Ratio Study
320	352205	9176	157,696	3026371	\$39,600,000	12/19/19	\$251.12	LAKE MERIDIAN APARTMENTS	1	Y	Used in Ratio Study
420	530610	0045	30,472	3027195	\$5,675,000	12/19/19	\$186.24	VILLAGE VISTA	2	Y	Used in Ratio Study
430	131830	0180	161,222	3026902	\$91,590,000	12/19/19	\$568.10	ALEXAN MARYMOOR	1	Y	Used in Ratio Study
085	859040	0475	13,342	3026652	\$7,444,000	12/20/19	\$557.94	Bradbury	1	Y	Used in Ratio Study
270	785360	0130	56,153	3027376	\$16,000,000	12/20/19	\$284.94	Brookhaven Apts	2	Y	Used in Ratio Study
430	12505	9040	78,355	3026886	\$39,125,000	12/20/19	\$499.33	PURE APARTMENTS	1	Y	Used in Ratio Study
085	859090	0555	66,233	3027006	\$31,106,652	12/23/19	\$469.65	Broadstone Lexington	1	Y	Used in Ratio Study
155	85000	0335	16,150	3027747	\$5,300,000	12/23/19	\$328.17	CAMELOT APTS	1	Y	Used in Ratio Study
185	732790	2165	2,688	3027315	\$770,000	12/23/19	\$286.46	4 PLEX	1	Y	Used in Ratio Study
245	374460	0448	62,135	3027913	\$11,900,000	12/24/19	\$191.52	VIEWRIDGE PARK VILLA TOWN & COUNTRY APTS	2	Y	Used in Ratio Study
360	66600	0190	17,388	3027231	\$8,000,000	12/24/19	\$460.09		1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
245	121900	0031	12,016	3028145	\$2,448,500	12/26/19	\$203.77	BURIEN CREST APTS	1	Y	Used in Ratio Study
010	69500	0285	13,989	3027710	\$7,200,000	12/27/19	\$514.69	WINDERMERE APARTMENTS	1	Y	Used in Ratio Study
155	952310	1015	18,974	3027780	\$7,166,132	12/27/19	\$377.68	APARTMENTS	1	Y	Used in Ratio Study
250	42304	9036	51,704	3027758	\$10,080,000	12/27/19	\$194.96	RIVERSIDE WEST APTS	1	Y	Used in Ratio Study
270	720480	0186	115,416	3027582	\$25,700,000	12/27/19	\$222.67	SILVER SHADOW APARTMENTS	1	Y	Used in Ratio Study
350	202406	9119	378,844	3027552	\$163,250,000	12/27/19	\$430.92	Issaquah Anthology Apartments	1	Y	Used in Ratio Study
070	600300	1235	3,705	3028214	\$1,782,500	12/28/19	\$481.11	6-UNIT APT BLDG	1	Y	Used in Ratio Study
090	630050	0120	5,630	3028531	\$1,375,000	12/30/19	\$244.23	6 UNIT APT	1	Y	Used in Ratio Study
170	170340	0510	5,580	3028251	\$1,827,500	12/30/19	\$327.51	APTS	1	Y	Used in Ratio Study
095	882290	0135	3,000	3029536	\$850,000	01/02/20	\$283.33	FOUR - PLEX	1	Y	Used in Ratio Study
185	700620	0460	3,520	3029009	\$800,000	01/03/20	\$227.27	APT	1	Y	Used in Ratio Study
035	193480	0015	4,250	3030028	\$1,650,000	01/13/20	\$388.24	APARTMENT BLDG 6 UNITS	1	Y	Used in Ratio Study
315	140	0009	229,572	3031940	\$49,678,000	01/13/20	\$216.39	SUNSET VIEW APARTMENT	1	Y	Used in Ratio Study
165	132304	9070	3,536	3030187	\$835,000	01/15/20	\$236.14	FOUR PLEX	1	Y	Used in Ratio Study
325	4300	0221	4,096	3030878	\$864,000	01/15/20	\$210.94	4-PLEX	1	Y	Used in Ratio Study
100	446840	0195	20,400	3030921	\$5,697,000	01/16/20	\$279.26	OSPREY APTS - 20 UNITS	1	Y	Used in Ratio Study
205	798540	0122	3,260	3033407	\$962,500	01/16/20	\$295.25	4-PLEX	1	Y	Used in Ratio Study
240	250060	0300	6,118	3031660	\$1,158,000	01/16/20	\$189.28	SFR AND 7 CABINS	1	Y	Used in Ratio Study
300	89901	0040	3,552	3030719	\$695,000	01/16/20	\$195.66	Westfield	1	Y	Used in Ratio Study
245	176060	0345	8,704	3030599	\$1,875,000	01/21/20	\$215.42	Sunnydale Apartments	1	Y	Used in Ratio Study
285	732680	0010	3,784	3031226	\$650,000	01/22/20	\$171.78	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0090	3,784	3031223	\$650,000	01/22/20	\$171.78	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0100	3,784	3031225	\$650,000	01/22/20	\$171.78	RIVENDELL ESTATES	1	Y	Used in Ratio Study



Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
285	732680	0110	3,784	3031224	\$650,000	01/22/20	\$171.78	RIVENDELL ESTATES	1	Y	Used in Ratio Study
095	145360	1520	3,100	3031179	\$985,000	01/23/20	\$317.74	FOUR PLEX	1	Y	Used in Ratio Study
080	277060	4006	3,246	3031806	\$1,200,000	01/27/20	\$369.69	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
285	289530	0010	3,780	3032241	\$1,175,000	01/27/20	\$310.85	GREEN VILLA CONDOMINIUM	6	Y	Used in Ratio Study
300	142700	0060	3,576	3032180	\$675,000	01/29/20	\$188.76	4 PLEX	1	Y	Used in Ratio Study
035	786170	0010	2,756	3032048	\$1,339,600	01/31/20	\$486.07	SOPHIA CONDOMINIUM	4	Y	Used in Ratio Study
070	983120	0230	10,381	3033768	\$9,575,000	02/04/20	\$922.36	Soleil Apartments	1	Y	Used in Ratio Study
360	239960	0030	39,010	3034742	\$28,866,000	02/06/20	\$739.96	AVENTINE APTS (Core)	1	Y	Used in Ratio Study
170	238170	0140	5,856	3033885	\$1,514,200	02/12/20	\$258.57	EMPIRE VIEW APTS	1	Y	Used in Ratio Study
090	614560	0425	2,812	3036372	\$840,000	02/21/20	\$298.72	4 UNIT APT	1	Y	Used in Ratio Study
045	80900	2730	3,800	3036156	\$2,000,000	02/24/20	\$526.32	6 UNIT APT	1	Y	Used in Ratio Study
400	414010	0060	3,878	3038522	\$1,065,000	02/24/20	\$274.63	4 UNIT APT	1	Y	Used in Ratio Study
145	117500	0646	2,803	3038767	\$1,460,000	02/25/20	\$520.87	4-PLEX	1	Y	Used in Ratio Study
170	933180	0711	2,880	3036251	\$750,000	02/25/20	\$260.42	4 UNIT APT	1	Y	Used in Ratio Study
355	334210	0176	6,384	3036729	\$2,713,000	02/28/20	\$424.97	APTS	1	Y	Used in Ratio Study
400	11410	0435	20,232	3036054	\$6,435,000	02/28/20	\$318.06	THE LODGE @ 73RD	1	Y	Used in Ratio Study
175	766060	0210	4,047	3038099	\$1,600,000	03/01/20	\$395.35	Fourplex	1	Y	Used in Ratio Study
250	92304	9430	13,017	3037412	\$2,350,000	03/02/20	\$180.53	EASTVIEW LANAI APT	1	Y	Used in Ratio Study
290	512540	0275	3,654	3037419	\$675,000	03/02/20	\$184.73	FOUR PLEX	1	Y	Used in Ratio Study
145	276760	3975	3,970	3037061	\$1,510,000	03/04/20	\$380.35	5 UNIT APARTMENT	1	Y	Used in Ratio Study
205	249120	0880	9,300	3038219	\$2,935,000	03/05/20	\$315.59	ROGENE APTS	1	Y	Used in Ratio Study
080	277060	4850	3,806	3038758	\$1,800,000	03/11/20	\$472.94	APARTMENT BLDG 6 UNITS	1	Y	Used in Ratio Study
245	122000	0410	6,618	3038617	\$1,460,000	03/11/20	\$220.61	COCHISE APARTMENTS	1	Y	Used in Ratio Study
090	26300	0363	7,581	3038492	\$2,475,000	03/12/20	\$326.47	EVA COURT Multiple Res 10 Units	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
080	277110	1900	12,893	3038818	\$6,822,000	03/16/20	\$529.12	MAGNOLIA POINTE APTS	1	Y	Used in Ratio Study
060	290220	0215	5,589	3040073	\$3,600,000	03/18/20	\$644.12	Gladstone Apartments	1	Y	Used in Ratio Study
095	382170	0135	6,327	3040664	\$1,863,800	03/18/20	\$294.58	MAR-ELLA APTS	1	Y	Used in Ratio Study
140	45200	1370	1,610	3040579	\$730,000	03/18/20	\$453.42	FOURPLEX	1	Y	Used in Ratio Study
150	913610	0265	3,360	3039682	\$1,387,000	03/19/20	\$412.80	APARTMENT	1	Y	Used in Ratio Study
320	322305	9154	114,736	3039283	\$34,230,000	03/19/20	\$298.34	WESTVIEW VILLAGE APARTMENTS (2 OF 3)	3	Y	Used in Ratio Study
320	73850	0010	2,080	3042015	\$580,000	03/20/20	\$278.85	4-PLEX	1	Y	Used in Ratio Study
175	713330	0065	10,710	3040896	\$3,995,750	03/24/20	\$373.09	GARDEN APARTMENTS	1	Y	Used in Ratio Study
140	276810	0030	3,210	3041705	\$1,295,000	03/27/20	\$403.43	4-Plex	1	Y	Used in Ratio Study
145	690820	0185	3,800	3041635	\$1,390,000	03/27/20	\$365.79	4 PLEX	1	Y	Used in Ratio Study
130	569400	0565	4,060	3041931	\$1,650,000	04/04/20	\$406.40	7 UNIT APT HOUSE	1	Y	Used in Ratio Study
110	881740	0145	7,346	3042354	\$2,800,000	04/07/20	\$381.16	APARTMENT	1	Y	Used in Ratio Study
080	277060	5010	3,580	3043006	\$1,525,000	04/08/20	\$425.98	4-UNIT APT	1	Y	Used in Ratio Study
240	782720	0030	2,600	3044246	\$702,500	04/08/20	\$270.19	4-PLEX	1	Y	Used in Ratio Study
415	397170	1215	4,021	3042640	\$1,065,000	04/08/20	\$264.86	Emily Rose Apartments	1	Y	Used in Ratio Study
425	720594	0020	45,567	3042282	\$21,200,000	04/09/20	\$465.25	THE VILLAS	3	Y	Used in Ratio Study
200	775050	0410	3,168	3043457	\$1,100,000	04/14/20	\$347.22	6 UNIT APT	1	Y	Used in Ratio Study
200	775050	0415	3,816	3043458	\$1,100,000	04/14/20	\$288.26	6 UNIT	1	Y	Used in Ratio Study
205	329870	0410	5,961	3043459	\$2,000,000	04/14/20	\$335.51	The Amanda Park	1	Y	Used in Ratio Study
290	182105	9292	20,736	3043023	\$5,350,000	04/14/20	\$258.01	PARK-VIEW APTS	1	Y	Used in Ratio Study
050	197220	5620	8,296	3044230	\$3,947,500	04/23/20	\$475.83	10 - UNIT APT	1	Y	Used in Ratio Study
090	99300	1580	11,410	3045158	\$5,725,000	04/28/20	\$501.75	20 UNITS	1	Y	Used in Ratio Study
155	952110	0995	2,210	3045188	\$950,000	04/28/20	\$429.86	5 UNIT APT BLDG	1	Y	Used in Ratio Study
285	426101	0030	2,352	3045461	\$590,000	04/29/20	\$250.85	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1187	6,849	3045072	\$1,320,000	04/29/20	\$192.73	BRICKWOOD APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
370	375790	0035	184,510	3045476	\$92,900,000	05/01/20	\$503.50	WATERSCAPE JUANITA VILLAGE	1	Y	Used in Ratio Study
045	688990	0255	12,829	3046402	\$9,035,263	05/05/20	\$704.28	Crosby Queen Anne formerly Queen Anne Garden Apts.	1	Y	Used in Ratio Study
155	85000	0360	3,600	3047183	\$1,000,000	05/05/20	\$277.78	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
225	762570	2460	5,156	3045942	\$1,725,000	05/07/20	\$334.56	8-UNIT APT	1	Y	Used in Ratio Study
240	929290	0240	2,896	3048994	\$670,000	05/11/20	\$231.35	FOURPLEX	1	Y	Used in Ratio Study
075	423540	0896	3,184	3047660	\$1,350,000	05/12/20	\$423.99	4 - PLEX	1	Y	Used in Ratio Study
315	135230	0595	3,161	3047276	\$998,400	05/14/20	\$315.85	MANUELL APTS	1	Y	Used in Ratio Study
360	689930	0085	81,901	3047179	\$49,700,000	05/15/20	\$606.83	Borgata Apartments (Dist B)	1	Y	Used in Ratio Study
115	952110	1410	4,316	3048930	\$2,750,000	05/20/20	\$637.16	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
205	249120	1025	10,614	3049218	\$3,255,000	05/22/20	\$306.67	WESTCREST APARTMENTS	1	Y	Used in Ratio Study
360	322505	9082	13,890	3048180	\$6,000,000	05/22/20	\$431.97	Avalon Apts	1	Y	Used in Ratio Study
465	380800	0165	4,500	3049506	\$870,000	05/26/20	\$193.33	Mountain View Apartments	1	Y	Used in Ratio Study
155	946820	0036	5,030	3049368	\$2,400,000	05/28/20	\$477.14	6 UNIT APT	1	Y	Used in Ratio Study
240	929290	0190	2,716	3049512	\$680,000	05/30/20	\$250.37	FOURPLEX	1	Y	Used in Ratio Study
290	289174	0170	4,000	3051121	\$950,000	06/01/20	\$237.50	4 PLEX	1	Y	Used in Ratio Study
170	795400	0008	33,086	3050246	\$7,591,000	06/04/20	\$229.43	BAKER 38 APARTMENTS	1	Y	Used in Ratio Study
250	535720	0060	3,531	3051616	\$712,000	06/12/20	\$201.64	FOURPLEX	1	Y	Used in Ratio Study
295	335590	0305	3,456	3052900	\$535,000	06/12/20	\$154.80	FOURPLEX	1	Y	Used in Ratio Study
090	614560	0140	3,084	3057406	\$1,050,000	06/22/20	\$340.47	4-PLEX	1	Y	Used in Ratio Study
195	300480	0265	2,954	3054799	\$875,000	06/25/20	\$296.21	FOUR PLEX (1 - 1BD, 3 - 2 BD)	1	Y	Used in Ratio Study
150	336240	0685	6,831	3054983	\$2,625,000	06/26/20	\$384.28	GREEN LAKE PARK VIEW	1	Y	Used in Ratio Study
185	788360	7005	2,000	3054708	\$650,000	06/29/20	\$325.00	APARTMENT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
020	198620	0320	533,398	3057168	\$320,000,000	07/07/20	\$599.93	KIARA w/-0310	2	Y	Used in Ratio Study
090	312604	9313	5,613	3057100	\$1,899,100	07/11/20	\$338.34	7 UNIT APT - ABEL COURT	1	Y	Used in Ratio Study
010	65600	0400	122,730	3056787	\$66,500,000	07/13/20	\$541.84	ALTO APARTMENTS	1	Y	Used in Ratio Study
070	685070	0425	5,130	3058119	\$2,250,000	07/16/20	\$438.60	DIANE APTS	1	Y	Used in Ratio Study
270	132201	0280	3,600	3059322	\$685,000	07/16/20	\$190.28	PLAN E	1	Y	Used in Ratio Study
225	19400	1000	5,494	3058602	\$2,007,500	07/20/20	\$365.40	THE ALFIELD APARTMENTS	1	Y	Used in Ratio Study
115	420690	1430	1,445	3058384	\$1,196,000	07/21/20	\$827.68	MULTI-RES	1	Y	Used in Ratio Study
295	362104	9089	3,536	3059799	\$690,000	07/22/20	\$195.14	FOURPLEX	1	Y	Used in Ratio Study
245	122000	0325	3,485	3059516	\$850,000	07/24/20	\$243.90	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
300	142700	0130	3,742	3060659	\$607,000	07/29/20	\$162.21	4-PLEX	1	Y	Used in Ratio Study
325	4300	0264	3,654	3060808	\$1,150,000	07/29/20	\$314.72	4-PLEX	1	Y	Used in Ratio Study
270	132201	0170	3,600	3060868	\$663,000	07/30/20	\$184.17	PLAN E	1	Y	Used in Ratio Study
430	779290	0035	115,830	3060310	\$51,500,000	07/30/20	\$444.62	DELANO APARTMENTS	2	Y	Used in Ratio Study
290	289174	0200	4,000	3061739	\$950,000	08/03/20	\$237.50	4 PLEX	1	Y	Used in Ratio Study
095	156810	0165	5,561	3062059	\$1,450,000	08/05/20	\$260.74	APARTMENT	1	Y	Used in Ratio Study
270	132201	0070	2,712	3063236	\$680,000	08/05/20	\$250.74	PLAN C	1	Y	Used in Ratio Study
110	881640	0495	4,391	3062275	\$1,449,400	08/06/20	\$330.08	5 UNIT APARTMENT	1	Y	Used in Ratio Study
230	431570	0610	4,079	3063332	\$1,700,000	08/06/20	\$416.77	Park Lincoln	1	Y	Used in Ratio Study
270	132202	0360	5,400	3065036	\$950,000	08/07/20	\$175.93	PANTHER LAKE SIXPLEX	1	Y	Used in Ratio Study
080	277060	2910	70,631	3063926	\$33,750,000	08/10/20	\$477.84	The Flats at Interbay Econ unit w/ -2915, -2920 and -2925	4	Y	Used in Ratio Study
285	715330	0050	3,560	3063411	\$700,000	08/10/20	\$196.63	FOURPLEX	1	Y	Used in Ratio Study
315	723150	0445	3,592	3063944	\$920,000	08/13/20	\$256.12	FOUR-PLEX	1	Y	Used in Ratio Study
090	630050	0130	3,850	3065459	\$1,177,400	08/18/20	\$305.82	APARTMENT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	132202	0560	3,904	3065383	\$657,790	08/18/20	\$168.49	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
315	722450	0125	2,496	3066120	\$940,000	08/18/20	\$376.60	4 PLEX APARTMENT	1	Y	Used in Ratio Study
330	722780	0815	3,300	3070943	\$990,000	08/18/20	\$300.00	4-PLEX	1	Y	Used in Ratio Study
075	503630	0952	4,624	3070197	\$1,700,000	08/19/20	\$367.65	FOURPLEX	1	Y	Used in Ratio Study
095	510140	2056	2,740	3065585	\$1,250,000	08/24/20	\$456.20	fourplex	1	Y	Used in Ratio Study
300	561510	0010	4,176	3066402	\$735,000	08/26/20	\$176.01	4 PLEX	1	Y	Used in Ratio Study
365	272405	9022	105,288	3065480	\$48,860,000	08/26/20	\$464.06	NOTCH APARTMENTS	1	Y	Used in Ratio Study
320	292205	9002	277,356	3065820	\$44,285,000	08/27/20	\$159.67	KNOL APARTMENTS	1	Y	Used in Ratio Study
240	360240	0034	3,436	3072290	\$710,000	08/28/20	\$206.64	4-PLEX	1	Y	Used in Ratio Study
295	885600	3157	19,548	3070451	\$3,000,000	08/28/20	\$153.47	9 UNIT APT	3	Y	Used in Ratio Study
115	569450	0960	4,434	3067785	\$1,150,000	08/31/20	\$259.36	5-UNIT APT	1	Y	Used in Ratio Study
270	92104	9210	55,372	3066874	\$10,935,000	08/31/20	\$197.48	Providence Landing	1	Y	Used in Ratio Study
070	216390	1480	21,592	3067084	\$8,000,000	09/01/20	\$370.51	HACIENDA	1	Y	Used in Ratio Study
290	289174	0130	3,528	3067000	\$878,775	09/01/20	\$249.09	4 PLEX	1	Y	Used in Ratio Study
300	396690	0170	5,530	3067631	\$1,350,000	09/01/20	\$244.12	RAINIER GARDEN APARTMENTS	1	Y	Used in Ratio Study
245	374460	0580	12,300	3068190	\$3,050,000	09/03/20	\$247.97	Ambaum Townhomes	1	Y	Used in Ratio Study
290	540900	0030	3,100	3069626	\$774,950	09/04/20	\$249.98	4 PLEX	1	Y	Used in Ratio Study
085	982200	0290	210,536	3068631	\$125,000,000	09/09/20	\$593.72	Modera First Hill	4	Y	Used in Ratio Study
195	62304	9032	12,384	3070924	\$1,850,000	09/18/20	\$149.39	APARTMENTS	1	Y	Used in Ratio Study
285	192105	9042	4,788	3070597	\$1,125,000	09/18/20	\$234.96	6-PLEX	1	Y	Used in Ratio Study
115	197220	1920	14,636	3071584	\$8,077,000	09/21/20	\$551.86	WINSLOW PLACE APTS	1	Y	Used in Ratio Study
325	4300	0218	4,096	3071838	\$850,000	09/23/20	\$207.52	4-PLEX	1	Y	Used in Ratio Study
170	564960	0335	18,880	3071778	\$4,894,000	09/24/20	\$259.22	39th Ave Flats-formerly ISLANDER APTS	1	Y	Used in Ratio Study
225	95200	2460	3,656	3073777	\$1,100,000	09/25/20	\$300.88	4 PLEX	1	Y	Used in Ratio Study
205	430220	1165	3,460	3076633	\$955,000	10/02/20	\$276.01	4 - PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
205	789980	0940	2,776	3075895	\$800,000	10/05/20	\$288.18	4-PLEX	1	Y	Used in Ratio Study
065	600300	1484	4,875	3074746	\$2,330,000	10/06/20	\$477.95	Allegro Apts	1	Y	Used in Ratio Study
205	609440	0005	8,651	3075613	\$2,250,000	10/09/20	\$260.09	9044 (0005) CONDOMINIUM	1	Y	Used in Ratio Study
385	956780	0425	1,896	3077268	\$752,500	10/12/20	\$396.89	4 PLEX	1	Y	Used in Ratio Study
140	276960	0695	4,066	3077638	\$1,500,000	10/13/20	\$368.91	6 UNIT APT	1	Y	Used in Ratio Study
095	766370	0842	21,474	3076216	\$4,990,000	10/14/20	\$232.37	APARTMENT BLDG (10 UNITS)	3	Y	Used in Ratio Study
325	810860	0875	3,696	3077453	\$860,000	10/15/20	\$232.68	Four plex	1	Y	Used in Ratio Study
350	884390	0328	3,220	3076598	\$1,320,000	10/15/20	\$409.94	KEYSTONE APARTMENTS	1	Y	Used in Ratio Study
290	512540	0430	3,840	3077695	\$712,500	10/16/20	\$185.55	4-PLEX	1	Y	Used in Ratio Study
330	722780	0266	3,222	3077478	\$925,000	10/19/20	\$287.09	4-PLEX	1	Y	Used in Ratio Study
145	276760	1490	3,905	3081435	\$1,415,000	10/20/20	\$362.36	FOUR PLEX	1	Y	Used in Ratio Study
325	115720	0380	54,357	3079455	\$14,400,000	10/23/20	\$264.92	LADERA- HEATHERWOOD APARTMENTS	1	Y	Used in Ratio Study
350	332406	9047	5,584	3078420	\$1,562,500	10/23/20	\$279.82	FOURPLEX	1	Y	Used in Ratio Study
350	332406	9567	5,584	3078415	\$1,562,500	10/23/20	\$279.82	FOURPLEX	1	Y	Used in Ratio Study
415	616390	1952	37,208	3079393	\$8,944,000	10/24/20	\$240.38	HILLCLIFF APARTMENTS	1	Y	Used in Ratio Study
125	565260	0299	30,637	3078731	\$8,250,000	10/26/20	\$269.28	MORNINGSIDE APTS & RETAIL	1	Y	Used in Ratio Study
370	919410	2695	20,120	3078744	\$6,500,000	10/26/20	\$323.06	BEACHWOOD APTS	1	Y	Used in Ratio Study
270	132202	0090	3,056	3081373	\$705,000	10/27/20	\$230.69	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
060	290220	0115	7,904	3080339	\$3,100,000	10/29/20	\$392.21	8 UNIT APT	1	Y	Used in Ratio Study
090	113900	0105	18,220	3079240	\$5,266,770	10/29/20	\$289.07	ARRAGUN APARTMENTS	1	Y	Used in Ratio Study
270	441200	0020	0	3080355	\$56,367,250	10/29/20	\$0.00	Griffis Seattle South at Brookside	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	292170	0270	2,601	3081300	\$1,100,000	10/30/20	\$422.91	4 UNIT APT	1	Y	Used in Ratio Study
095	282604	9189	16,730	3080147	\$4,800,000	10/30/20	\$286.91	GLADSTONE APTS - 32 UNITS	1	Y	Used in Ratio Study
430	131830	0164	114,753	3079525	\$66,000,000	10/30/20	\$575.15	THE BOND REDMOND	1	Y	Used in Ratio Study
080	277160	0370	4,590	3080423	\$1,985,000	11/02/20	\$432.46	4 - PLEX	1	Y	Used in Ratio Study
205	935290	0080	5,680	3080689	\$1,750,000	11/03/20	\$308.10	THE CAMBRIDGE APTS	1	Y	Used in Ratio Study
100	292604	9492	3,922	3084721	\$1,245,000	11/10/20	\$317.44	4-PLEX	1	Y	Used in Ratio Study
290	289177	0020	3,806	3083020	\$810,000	11/13/20	\$212.82	FOURPLEX	1	Y	Used in Ratio Study
290	289177	0030	3,806	3083033	\$810,000	11/13/20	\$212.82	FOURPLEX	1	Y	Used in Ratio Study
430	720000	0255	1,920	3084509	\$1,006,362	11/16/20	\$524.15	4 PLEX	1	Y	Used in Ratio Study
145	276760	4540	4,763	3083812	\$2,650,000	11/17/20	\$556.37	6 UNIT APT	1	Y	Used in Ratio Study
290	289174	0120	3,528	3085197	\$960,000	11/17/20	\$272.11	4 PLEX	1	Y	Used in Ratio Study
400	11410	0448	15,918	3083231	\$4,831,000	11/17/20	\$303.49	FOREST PARK APT	1	Y	Used in Ratio Study
110	882390	0530	3,460	3083502	\$2,480,000	11/18/20	\$716.76	12-UNIT APARTMENT	1	Y	Used in Ratio Study
315	202305	9056	10,736	3084492	\$3,160,000	11/18/20	\$294.34	4 Duplexes	1	Y	Used in Ratio Study
370	302605	9141	8,200	3084069	\$2,900,000	11/18/20	\$353.66	Juanita Ridge	1	Y	Used in Ratio Study
040	438570	0995	15,096	3084098	\$5,500,000	11/20/20	\$364.33	SHOREVIEW APTS	1	Y	Used in Ratio Study
115	408380	2715	13,240	3084764	\$5,000,000	11/20/20	\$377.64	VERAH APTS	1	Y	Used in Ratio Study
170	159460	0080	2,392	3085596	\$760,000	11/20/20	\$317.73	4-PLEX	1	Y	Used in Ratio Study
305	543620	0165	88,120	3084160	\$24,510,000	11/20/20	\$278.14	ARBOR CHASE APARTMENTS	1	Y	Used in Ratio Study
305	919710	0111	3,840	3084561	\$755,000	11/20/20	\$196.61	DOWNTOWNER APTS	1	Y	Used in Ratio Study
070	684820	0550	8,680	3084542	\$3,675,000	11/23/20	\$423.39	MONT BEL APARTMENTS	1	Y	Used in Ratio Study
095	882290	0415	10,095	3085578	\$2,135,000	11/23/20	\$211.49	MARIA MANOR	1	Y	Used in Ratio Study
305	346280	0245	3,290	3085155	\$860,000	11/23/20	\$261.40	FOURPLEX	1	Y	Used in Ratio Study
245	122000	1083	11,600	3085992	\$3,300,000	11/25/20	\$284.48	KATHLEEN APTS #2	2	Y	Used in Ratio Study
415	402290	1113	4,432	3090590	\$1,035,000	11/29/20	\$233.53	4 PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
100	447800	0041	6,450	3085807	\$1,675,000	11/30/20	\$259.69	CORLISS COURT	2	Y	Used in Ratio Study
110	114200	1635	5,984	3085420	\$2,350,000	11/30/20	\$392.71	Villa Camini	1	Y	Used in Ratio Study
255	24600	0057	3,192	3086093	\$870,000	11/30/20	\$272.56	APTS	1	Y	Used in Ratio Study
305	917960	0450	9,509	3086998	\$1,950,000	11/30/20	\$205.07	TITUS MANSION	1	Y	Used in Ratio Study
425	102605	9002	111,519	3085536	\$45,750,000	11/30/20	\$410.24	CHATEAU WOODS	1	Y	Used in Ratio Study
270	132203	0010	208,808	3086091	\$55,740,000	12/01/20	\$266.94	THE COMMONS AT FEDERAL WAY	1	Y	Used in Ratio Study
320	202205	9006	136,170	3086097	\$34,847,000	12/01/20	\$255.91	MADISON AT RIDGEGATE	1	Y	Used in Ratio Study
330	102305	9100	187,739	3086099	\$56,300,000	12/01/20	\$299.88	THE WINDSOR	1	Y	Used in Ratio Study
095	766370	0793	6,857	3086856	\$2,114,750	12/02/20	\$308.41	6 UNIT & 5 UNIT APT BLDGS	1	Y	Used in Ratio Study
145	276760	3565	4,498	3088821	\$1,400,000	12/02/20	\$311.25	5 UNIT APARTMENT	1	Y	Used in Ratio Study
145	276760	2575	4,901	3088303	\$2,250,000	12/03/20	\$459.09	10 UNIT APT	1	Y	Used in Ratio Study
330	32305	9048	22,708	3086945	\$5,400,000	12/04/20	\$237.80	CEDAR VILLAGE	1	Y	Used in Ratio Study
330	92305	9194	20,660	3086880	\$4,425,000	12/04/20	\$214.18	HIGHLANDS APTS	1	Y	Used in Ratio Study
070	216390	1390	2,188	3088426	\$1,200,000	12/07/20	\$548.45	FOURPLEX	1	Y	Used in Ratio Study
330	92305	9158	14,330	3087116	\$3,302,000	12/07/20	\$230.43	CORTINA APTS	1	Y	Used in Ratio Study
090	10800	0010	3,060	3089551	\$1,300,000	12/08/20	\$424.84	4 PLEX	1	Y	Used in Ratio Study
365	262505	9038	346,028	3087699	\$190,990,000	12/08/20	\$551.95	VUE 22	2	Y	Used in Ratio Study
145	444380	0255	4,460	3087628	\$2,000,000	12/09/20	\$448.43	APT	1	Y	Used in Ratio Study
040	531910	0215	6,480	3088497	\$2,675,000	12/14/20	\$412.81	7 UNIT APT	1	Y	Used in Ratio Study
045	701120	0695	11,673	3091906	\$7,950,000	12/17/20	\$681.06	The Edith formerly the OLYMPIC VIEW APARTMENTS	1	Y	Used in Ratio Study
270	720480	0095	616,069	3090267	\$174,000,000	12/18/20	\$282.44	CLUB PALISADES	2	Y	Used in Ratio Study
325	359700	0350	51,398	3089809	\$13,095,000	12/18/20	\$254.78	24 UNIT APT	3	Y	Used in Ratio Study
465	785331	1110	142,730	3090823	\$37,750,000	12/18/20	\$264.49	The Woodlands in Snoqualmie Ridge	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	785360	0086	16,508	3090094	\$3,524,500	12/19/20	\$213.50	SOUTH WYND APTS	3	Y	Used in Ratio Study
065	225450	0975	5,403	3092462	\$1,925,000	12/21/20	\$356.28	6 unit apt & SFR	1	Y	Used in Ratio Study
115	569450	0150	5,000	3090667	\$1,750,000	12/21/20	\$350.00	LAHN HAUS	1	Y	Used in Ratio Study
150	952810	4435	4,216	3090686	\$1,600,000	12/21/20	\$379.51	6 UNIT APT	1	Y	Used in Ratio Study
150	952810	4545	5,364	3090656	\$1,850,000	12/21/20	\$344.89	6 UNIT APARTMENT	1	Y	Used in Ratio Study
385	82605	9047	23,850	3090663	\$6,300,000	12/22/20	\$264.15	VILLAGE APTS	2	Y	Used in Ratio Study
110	881640	0265	68,649	3091623	\$31,000,000	12/23/20	\$451.57	WILSONIAN APARTMENTS	1	Y	Used in Ratio Study
110	881640	0270	20,200	3091356	\$10,000,000	12/23/20	\$495.05	RIVENDELL APTS	1	Y	Used in Ratio Study
110	881640	0325	110,736	3091618	\$54,500,000	12/23/20	\$492.16	Lothlorien Apartments	1	Y	Used in Ratio Study
195	72304	9169	100,354	3090909	\$28,750,000	12/23/20	\$286.49	SUNSET PARK	2	Y	Used in Ratio Study
095	156810	0255	15,492	3091516	\$5,434,000	12/28/20	\$350.76	Apartment	1	Y	Used in Ratio Study
155	336340	0335	2,384	3092200	\$1,306,000	12/29/20	\$547.82	4 PLEX	1	Y	Used in Ratio Study
015	224950	0305	7,490	3091643	\$3,574,000	12/30/20	\$477.17	Emerald Hill Apts. formerly Lake Union View	1	Y	Used in Ratio Study
070	880490	0441	17,890	3091933	\$5,600,000	12/30/20	\$313.02	BUENA VISTA	1	Y	Used in Ratio Study
370	765490	0220	12,840	3092122	\$8,100,000	12/31/20	\$630.84	SEAGULL APTS	1	Y	Used in Ratio Study
360	638970	0040	22,034	2928064	\$16,600,000	05/01/18	\$753.38	Avalon Meydenbauer (Core)	1	Y	NOT in Ratio - Res Condo Unit
245	121900	0065	3,812	2923322	\$750,000	04/03/18	\$196.75	2 duplexes	1	Y	NOT in Ratio - Parcel Killed
135	276770	1615	20,540	2930555	\$10,050,000	05/17/18	\$489.29	BRIDGE VIEW PLACE	1	Y	NOT in Ratio - Parcel Killed
420	727610	0192	3,276	3023358	\$885,000	11/22/19	\$270.15	FOURPLEX	1	Y	NOT in Ratio - Parcel Killed
425	92605	9002	483,369	2960334	\$173,000,050	10/31/18	\$357.90	AVANA 522 (NORTH)	2	Y	NOT in Ratio - MAINT; Imp change
235	927420	0145	30,657	3022362	\$9,866,300	11/25/19	\$321.83	PARK HAMILTON	1	Y	NOT in Ratio - MAINT; Imp change
070	216390	0065	7,449	3065559	\$4,160,000	08/26/20	\$558.46	APARTMENT	1	Y	NOT in Ratio - MAINT; Imp change

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	685170	0345	2,973	2909850	\$1,900,000	01/05/18	\$639.09	Fourplex	1	Y	NOT in Ratio - Imp changed after sale
145	276760	2545	4,184	2910296	\$1,699,000	01/08/18	\$406.07	4 PLEX	1	Y	NOT in Ratio - Imp changed after sale
115	182504	9052	7,186	2910487	\$4,250,000	01/11/18	\$591.43	THE AUDREY APTS	1	Y	NOT in Ratio - Imp changed after sale
035	982670	0965	11,792	2919448	\$4,950,000	03/07/18	\$419.78	SYLVAN COURT	1	Y	NOT in Ratio - Imp changed after sale
155	952310	1585	10,664	2922005	\$4,100,000	03/30/18	\$384.47	BUGGE APARTMENTS	1	Y	NOT in Ratio - Imp changed after sale
115	313120	1910	7,668	2926768	\$3,800,000	04/26/18	\$495.57	ALLVIEW APTS	1	Y	NOT in Ratio - Imp changed after sale
430	22505	9114	9,072	2936387	\$2,900,000	06/12/18	\$319.66	B & B APTS	1	Y	NOT in Ratio - Imp changed after sale
425	92605	9062	26,902	2953595	\$7,500,000	09/21/18	\$278.79	EAGLE'S RIDGE APARTMENTS	1	Y	NOT in Ratio - Imp changed after sale
080	277160	3560	12,714	2958140	\$4,500,000	10/12/18	\$353.94	APARTMENT	1	26	NOT in Ratio - Imp changed after sale
290	540900	0050	12,400	2976740	\$2,125,000	03/05/19	\$171.37	4 PLEX	4	26	NOT in Ratio - Imp changed after sale
270	132201	0180	4,096	2990437	\$653,000	05/14/19	\$159.42	PLAN G	1	26	NOT in Ratio - Imp changed after sale
055	352890	0870	10,139	3001614	\$3,600,000	07/26/19	\$355.06	APARTMENT	1	Y	NOT in Ratio - Imp changed after sale
310	162206	9013	154,320	2927450	\$28,400,000	04/30/18	\$184.03	MAPLE CROSSING APTS	2	Y	NOT in Ratio - HUD Sale
085	859040	0910	38,989	2941995	\$13,000,000	07/13/18	\$333.43	MADISON APTS	1	Y	NOT in Ratio - HUD Sale
065	723460	1325	39,858	2952267	\$3,918,468	09/12/18	\$98.31	Views@Madison	1	Y	NOT in Ratio - HUD Sale
065	894220	0010	44,903	2952268	\$7,434,452	09/12/18	\$165.57	VIEWS AT MADISON 2 THE	2	Y	NOT in Ratio - HUD Sale
290	49200	0236	7,936	2981785	\$1,650,000	04/11/19	\$207.91	BUENA VISTA APTS	1	Y	NOT in Ratio - HUD Sale
250	92304	9006	122,588	2982755	\$17,225,000	04/15/19	\$140.51	Whisperwood	2	Y	NOT in Ratio - HUD Sale

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
330	172305	9166	28,104	3014119	\$5,125,000	10/07/19	\$182.36	Sunset Pointe APT	1	Y	NOT in Ratio - HUD Sale
170	110500	0884	15,680	2909695	\$4,080,000	01/05/18	\$260.20	Myrtlewood Apts	1	Y	NOT in Ratio - First of re-sale
115	420690	1430	1,445	2912069	\$894,500	01/25/18	\$619.03	MULTI-RES	1	Y	NOT in Ratio - First of re-sale
080	277110	1900	12,893	2912529	\$4,800,000	01/29/18	\$372.30	MAGNOLIA POINTE APTS	1	Y	NOT in Ratio - First of re-sale
130	952110	0835	7,980	2915008	\$2,931,000	02/07/18	\$367.29	MOOREA APTS	1	Y	NOT in Ratio - First of re-sale
370	302605	9141	8,200	2914428	\$2,810,000	02/09/18	\$342.68	Juanita Ridge	1	Y	NOT in Ratio - First of re-sale
245	122000	0325	3,485	2921525	\$710,000	03/26/18	\$203.73	FOUR UNIT APARTMENT	1	Y	NOT in Ratio - First of re-sale
290	289174	0200	4,000	2925257	\$530,000	04/16/18	\$132.50	4 PLEX	1	Y	NOT in Ratio - First of re-sale
155	946820	0036	5,030	2926730	\$1,960,000	04/19/18	\$389.66	6 UNIT APT	1	Y	NOT in Ratio - First of re-sale
240	360300	0151	3,628	2927333	\$665,000	04/23/18	\$183.30	4 - PLEX	1	Y	NOT in Ratio - First of re-sale
045	186110	0335	5,846	2928013	\$2,100,000	05/02/18	\$359.22	ELISE APARTMENTS	1	Y	NOT in Ratio - First of re-sale
270	132202	0610	3,904	2937989	\$650,000	06/20/18	\$166.50	PANTHER LAKE FOURPLEX	1	Y	NOT in Ratio - First of re-sale
100	322604	9298	19,904	2939849	\$7,100,000	07/02/18	\$356.71	LA ROMARR APT'S	1	Y	NOT in Ratio - First of re-sale
320	292205	9002	138,678	2941505	\$32,000,000	07/11/18	\$230.75	LA MIRAGE APTS	1	Y	NOT in Ratio - First of re-sale
295	362104	9089	3,536	2943346	\$624,950	07/20/18	\$176.74	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
325	359700	0350	51,398	2951895	\$9,200,000	09/10/18	\$179.00	24 UNIT APT	3	Y	NOT in Ratio - First of re-sale

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
465	785331	1110	142,730	2955841	\$40,000,000	10/05/18	\$280.25	The Woodlands in Snoqualmie Ridge	1	Y	NOT in Ratio - First of re-sale
250	13300	0540	3,000	2959124	\$485,000	10/23/18	\$161.67	APARTMENTS	1	Y	NOT in Ratio - First of re-sale
385	82605	9192	3,472	2961584	\$1,121,350	11/07/18	\$322.97	4 - PLEX	1	Y	NOT in Ratio - First of re-sale
290	512540	0430	3,840	2963584	\$538,000	11/09/18	\$140.10	4-PLEX	1	Y	NOT in Ratio - First of re-sale
305	917960	0450	9,509	2976650	\$1,490,000	03/05/19	\$156.69	TITUS MANSION	1	Y	NOT in Ratio - First of re-sale
305	346280	0245	3,290	3042698	\$610,000	03/26/20	\$185.41	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
235	927420	3820	7,160	2917476	\$900,000	03/01/18	\$125.70	FOURPLEX	1	Y	NOT in Ratio - Trans to Res
115	420690	0645	5,529	2956831	\$1,050,000	10/10/18	\$189.91	Four Townhouse Units	1	Y	NOT in Ratio - Trans to Res
115	420690	0640	3,837	2969159	\$899,500	01/02/19	\$234.43	Three Townhouse Units	1	Y	NOT in Ratio - Trans to Res



Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
365	262505	9212	76,545	2912320	\$748,990	01/02/18	\$9.78	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2912461	\$904,990	01/12/18	\$11.82	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
285	302105	9314	4,064	2912883	\$360,000	01/22/18	\$88.58	KIMIL APTS	1	15	No market exposure
085	859040	0465	26,545	2912785	\$532,000	01/25/18	\$20.04	ZINDORF APTS	1	22	Partial interest (1/3, 1/2, etc.)
085	859040	0465	26,545	2912786	\$532,000	01/25/18	\$20.04	ZINDORF APTS	1	22	Partial interest (1/3, 1/2, etc.)
165	214480	0500	3,638	2916186	\$4,650,000	01/26/18	\$1,278.17	EARLINGTON TOWNHOMES	5	46	Non-representative sale
380	292605	9268	4,812	2912775	\$10	01/29/18	\$0.00	JUANITA RIDGE	1	31	Exempt from excise tax
365	262505	9212	76,545	2914034	\$860,800	01/29/18	\$11.25	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
085	859040	0465	26,545	2912784	\$2,021,882	01/30/18	\$76.17	ZINDORF APTS	1	22	Partial interest (1/3, 1/2, etc.)
365	262505	9212	76,545	2914655	\$708,112	01/31/18	\$9.25	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2914373	\$745,460	02/02/18	\$9.74	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	331650	0021	23,800	2973594	\$11,600	02/07/18	\$0.49	LANTER APTS 25 UNITS	1	63	Sale price updated by sales id group
005	066000	0575	286,732	2914283	\$103,296,401	02/08/18	\$360.25	Lenore & Eight	1	59	Bulk portfolio sale
365	262505	9212	76,545	2915638	\$865,829	02/09/18	\$11.31	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	342505	9158	42,296	2919961	\$14,900	02/12/18	\$0.35	SUMMERFIELD APTS	1	24	Easement or right-of-way
330	722780	1776	10,364	2919731	\$6,550	03/15/18	\$0.63	HEATHER APARTMENTS	1	68	Non-gov't to gov't
090	645030	0505	3,380	2922245	\$880,000	03/24/18	\$260.36	4-PLEX	1	15	No market exposure

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
305	232204	9082	250,638	2921348	\$4,939,875	03/28/18	\$19.71	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2921349	\$1,975,950	03/28/18	\$7.88	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2921350	\$1,975,950	03/28/18	\$7.88	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
270	252103	9053	148,195	2922784	\$35,000,000	03/29/18	\$236.18	WEST POINTE APTS	1	59	Bulk portfolio sale
305	192205	9074	184,078	2922862	\$39,000,000	03/29/18	\$211.87	THE ROW	1	59	Bulk portfolio sale
015	387690	0165	30,848	2921608	\$769,898	03/29/18	\$24.96	PARKWING APTS	1	22	Partial interest (1/3, 1/2, etc.)
045	080900	3505	4,000	2923251	\$10	04/04/18	\$0.00	6 UNIT APT	1	31	Exempt from excise tax
365	262505	9212	76,545	2925458	\$778,212	04/10/18	\$10.17	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
255	342304	9145	144,727	2924734	\$10	04/11/18	\$0.00	SKY VIEW VILLA	4	31	Exempt from excise tax
240	250060	0367	3,772	2925805	\$560,000	04/11/18	\$148.46	4 PLEX (4-2BD)	1	68	Non-gov't to gov't
365	262505	9212	76,545	2927326	\$778,426	04/11/18	\$10.17	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2926307	\$769,990	04/11/18	\$10.06	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2926901	\$742,399	04/11/18	\$9.70	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	306,041	2925967	\$770,065	04/12/18	\$2.52	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
115	193130	0570	3,192	2931053	\$800,000	04/17/18	\$250.63	4 PLEX	1	23	Forced sale
065	723460	1020	3,620	2925883	\$1,250,000	04/18/18	\$345.30	APT BLDG	1	51	Related party, friend, or neighbor
070	182910	0010	687	2927037	\$10	04/25/18	\$0.01	CREST ON BELMONT THE CONDOMINIUM	1	31	Exempt from excise tax
045	173180	1340	6,300	2927029	\$2,998,200	04/26/18	\$475.90	GALE ANNE TERRACE APTS	1	22	Partial interest (1/3, 1/2, etc.)

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
060	195970	1450	4,830	2927686	\$1,851,000	04/26/18	\$383.23	FRANKLIN ARMS APT	1	51	Related party, friend, or neighbor
045	173180	1340	6,300	2927030	\$1,137,500	04/27/18	\$180.56	GALE ANNE TERRACE APTS	1	22	Partial interest (1/3, 1/2, etc.)
185	273410	0700	4,820	2928691	\$1,800,000	05/01/18	\$373.44	CARLETON APTS	1	10	Tear down
170	212370	0366	12,048	2928063	\$1,400,000	05/02/18	\$116.20	South Shore Apts	2	67	Gov't to non-gov't
365	262505	9212	76,545	2929533	\$720,990	05/02/18	\$9.42	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2929890	\$630,712	05/02/18	\$8.24	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2929350	\$772,687	05/03/18	\$10.09	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	76,545	2929803	\$664,606	05/03/18	\$8.68	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
240	272420	0525	4,236	2928666	\$825,000	05/07/18	\$194.76	FOURPLEX	1	66	Condemnation/eminent domain
365	262505	9212	76,545	2931729	\$730,326	05/14/18	\$9.54	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
110	114200	1580	34,353	2932478	\$53,400,000	05/15/18	\$1,554.45	Apartment	4	59	Bulk portfolio sale
365	262505	9212	206,892	2932963	\$924,990	05/15/18	\$4.47	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
365	262505	9212	306,041	2934257	\$760,003	05/23/18	\$2.48	UPTON AT CROSSROADS VILLAGE	1		Sale of residential condo unit
240	250060	0363	2,772	2936779	\$480,000	05/29/18	\$173.16	4-PLEX (4-1BD)	1	68	Non-gov't to gov't
075	423540	1110	5,885	2937792	\$1,850,000	06/20/18	\$314.36	APARTMENT, 8 UNITS	1	12	Estate administrator, guardian, or e
185	273410	0720	2,494	2938042	\$925,000	06/21/18	\$370.89	6 UNIT APARTMENT	1	10	Tear down
290	391020	0065	2,986	2938343	\$410,000	06/25/18	\$137.31	FOUR-PLEX	1	12	Estate administrator, guardian, or e

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	391020	0070	2,986	2938345	\$410,000	06/25/18	\$137.31	FOUR-PLEX	1	12	Estate administrator, guardian, or e
305	232204	9082	250,638	2938894	\$3,293,250	06/28/18	\$13.14	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2938895	\$4,939,875	06/28/18	\$19.71	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
110	881640	0250	20,850	2946203	\$285,000	08/06/18	\$13.67	WAYFARER APARTMENTS	1	33	Lease or lease-hold
360	570900	0005	159,873	2950441	\$50,000	08/21/18	\$0.31	LUX Apartments	4	24	Easement or right-of-way
415	866590	0008	3,640	2951137	\$450,000	08/30/18	\$123.63	4 PLEX	1	52	Statement to dor
065	230220	0020	9,724	2950931	\$2,500,000	09/04/18	\$257.10	1111 EAST OLIVE	1	51	Related party, friend, or neighbor
115	420690	0640	3,837	2953335	\$1,000,000	09/11/18	\$260.62	Three Townhouse Units	2	46	Non-representative sale
365	162405	9046	53,389	2954943	\$1,500,000	09/17/18	\$28.10	FACTORIA TOWNHOMES	2		Sale of residential condo unit
305	232204	9082	250,638	2954583	\$1,975,950	09/27/18	\$7.88	Atrium on James Street	1	52	Statement to dor
240	082204	9092	57,802	2955852	\$2,046	09/28/18	\$0.04	SPINNAKER LANDING APTS	1	24	Easement or right-of-way
240	082204	9092	57,802	2955853	\$307	09/28/18	\$0.01	SPINNAKER LANDING APTS	1	24	Easement or right-of-way
340	531510	0505	163,704	2955443	\$300,000	10/01/18	\$1.83	HADLEY MERCER ISLAND	1	22	Partial interest (1/3, 1/2, etc.)
130	197220	1160	2,400	2957648	\$895,000	10/03/18	\$372.92	FOUR-PLEX	1	N	Residential Sale
065	133630	0245	18,937	2955702	\$480,000	10/04/18	\$25.35	APARTMENT BUILDING, ECON UNIT WITH -0250	1	22	Partial interest (1/3, 1/2, etc.)
050	197220	5090	3,318	2956263	\$1,400,000	10/05/18	\$421.94	APT	1	N	Land Sale - Cannot be Re-coded
365	162405	9046	53,389	2960326	\$1,329,950	10/23/18	\$24.91	FACTORIA TOWNHOMES	2		Sale of residential condo unit

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
305	232204	9082	250,638	2959812	\$1,975,950	10/30/18	\$7.88	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2959813	\$987,975	10/30/18	\$3.94	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2959814	\$2,963,925	10/30/18	\$11.83	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
380	445879	0050	36,320	2960225	\$16,200,000	10/31/18	\$446.04	LUNA SOL COMMERCIAL	1	2	1031 trade
230	037500	0110	2,150	2964963	\$1,695,000	11/13/18	\$788.37	ROSE LODGE	1	51	Related party, friend, or neighbor
070	880490	1045	25,200	2963123	\$380,000	11/16/18	\$15.08	SUMMIT PLACE	1	22	Partial interest (1/3, 1/2, etc.)
070	894410	0013	20,775	2963122	\$401,480	11/16/18	\$19.33	Lakeview Place	1	22	Partial interest (1/3, 1/2, etc.)
060	195970	1495	11,880	2962882	\$2,156,500	11/16/18	\$181.52	Hamlin Place	1	51	Related party, friend, or neighbor
270	867860	0005	112,408	2962879	\$27,261,250	11/20/18	\$242.52	TRELLIS (0005) Condos	2	59	Bulk portfolio sale
305	232204	9082	250,638	2963885	\$4,939,875	11/29/18	\$19.71	Atrium on James Street	1	51	Related party, friend, or neighbor
305	232204	9082	250,638	2963886	\$2,963,925	11/29/18	\$11.83	Atrium on James Street	1	51	Related party, friend, or neighbor
290	512540	0435	3,840	2966338	\$616,000	11/30/18	\$160.42	4-PLEX	1	51	Related party, friend, or neighbor
145	276760	4310	27,860	2970962	\$4,500,000	12/10/18	\$161.52	KRISTINE APTS	1	18	Quit claim deed
090	192604	9347	207,494	2966891	\$14,710,000	12/12/18	\$70.89	FOUR FREEDOMS HOUSE OF SEATTLE	1	17	Non-profit organization
215	327860	2270	105,801	2966639	\$3,815,857	12/17/18	\$36.07	UPTON FLATS	1	68	Non-gov't to gov't
055	352890	1015	8,082	2968567	\$4,305,000	12/18/18	\$532.67	APTS & OFFICES	2	10	Tear down
255	024600	0065	3,360	2972036	\$750,000	12/19/18	\$223.21	AMELIA APTS	1	68	Non-gov't to gov't
305	232204	9082	250,638	2967791	\$2,634,600	12/26/18	\$10.51	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
305	232204	9082	250,638	2967792	\$1,317,300	12/26/18	\$5.26	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
305	232204	9082	250,638	2967790	\$2,963,925	12/26/18	\$11.83	Atrium on James Street	1	22	Partial interest (1/3, 1/2, etc.)
170	333050	1070	5,002	2968673	\$1,200,000	12/31/18	\$239.90	Health Hall	1	17	Non-profit organization
380	445879	0040	962	2970212	\$520,000	01/04/19	\$540.54	LUNA SOL COMMERCIAL	1	22	Partial interest (1/3, 1/2, etc.)
005	094200	0555	26,240	2970237	\$330,220	01/15/19	\$12.58	PACIFIC HOTEL/APTS	1	43	Development rights parcel to prvt se
365	162405	9046	53,389	2971603	\$899,950	01/17/19	\$16.86	FACTORIA TOWNHOMES	1		Sale of residential condo unit
365	162405	9046	53,389	2971336	\$1,234,950	01/17/19	\$23.13	FACTORIA TOWNHOMES	1		Sale of residential condo unit
385	956780	0150	8,980	2972801	\$699,000	01/18/19	\$77.84		1		Land sale - Parcel taken for condo
295	359960	0315	43,443	2971526	\$8,150,000	01/25/19	\$187.60	RAINIER VISTA SENIOR APARTMENTS	2	54	Affordable housing sales
070	983120	0230	10,381	2973449	\$3,033,000	02/06/19	\$292.17	Soleil Apartments	1	22	Partial interest (1/3, 1/2, etc.)
030	093900	0085	14,908	2975823	\$570,015	02/20/19	\$38.24	ST CHARLES HOTEL APTS	1	22	Partial interest (1/3, 1/2, etc.)
360	570900	0065	110,824	2975290	\$67,700,000	02/27/19	\$610.88	MIRADOR APTS (162 Units) (Dist B)	1		Non-market - establish res condo
005	094200	0555	26,240	2975824	\$2,016,600	02/28/19	\$76.85	PACIFIC HOTEL/APTS	1	22	Partial interest (1/3, 1/2, etc.)
090	362603	9052	4,016	2977825	\$75,000	03/13/19	\$18.68	4 PLEX & EXPRESSO SHOP	1	24	Easement or right-of-way
005	197720	0970	37,874	2977684	\$25,000	03/14/19	\$0.66	PLYMOUTH ON STEWART APTS	1	24	Easement or right-of-way
065	261990	0005	0	2979587	\$3,199,080	03/14/19	\$0.00	FOX HILL PLAZA (0005) CONDOMINIUM	1		Non-market - re-establishing condo



Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
030	524780	1526	108,192	2979484	\$47,100,000	03/27/19	\$435.34	HANA APT W/ -1525	1	54	Affordable housing sales
300	122006	9034	4,742	2979842	\$650,000	03/27/19	\$137.07	TRI-PLEX AND ROCKRIDGE ORCHARDS & CIDERY	1	51	Related party, friend, or neighbor
270	132202	0360	5,400	2980425	\$790,000	03/28/19	\$146.30	PANTHER LAKE SIXPLEX	1	22	Partial interest (1/3, 1/2, etc.)
270	332204	9039	174,039	2981849	\$27,125,000	04/11/19	\$155.86	Mariposa Apartments I	3	54	Affordable housing sales
030	524780	1000	141,500	2982206	\$17,900,000	04/12/19	\$126.50	FRYE APARTMENTS HUD 221(d)(3)	1	63	Sale price updated by sales id group
030	524780	1440	68,533	2986200	\$248,000	04/24/19	\$3.62	HIRABAYASHI PLACE APARTMENTS	1	17	Non-profit organization
255	024600	0060	3,192	2990050	\$920,000	04/29/19	\$288.22	SUSAN APTS	1	68	Non-gov't to gov't
235	032400	0511	5,978	2985559	\$2,323,200	05/01/19	\$388.62	CALIFORNIA COURT	1	10	Tear down
250	092304	9101	3,608	2986557	\$8,416	05/03/19	\$2.33	4 PLEX (ravine)	1	67	Gov't to non-gov't
165	768960	0061	3,760	2989583	\$5,000	05/10/19	\$1.33	4 PLEX	1	66	Condemnation/eminent domain
115	313120	0880	2,460	2987841	\$965,250	05/13/19	\$392.38	4-PLEX	1	N	No market exposure
010	069600	0140	18,000	2988194	\$24,813,600	05/16/19	\$1,378.53	FRANKLIN APTS (Future Condo Site -TeamRise Development)	3	10	Tear down
240	250060	0446	18,232	2988337	\$3,170,000	05/17/19	\$173.87	TERRY VILLA	1	66	Condemnation/eminent domain
270	768280	0200	76,890	2990469	\$7,720	05/22/19	\$0.10	THE VILLAGE APARTMENTS	1	66	Condemnation/eminent domain
240	272420	0655	8,410	3013871	\$28,700	05/24/19	\$3.41	Nine units	1	66	Condemnation/eminent domain
195	345100	0050	185,900	2990752	\$25,000,000	05/29/19	\$134.48	Coronado Springs	1	54	Affordable housing sales

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
285	192105	9042	4,788	2992501	\$650,000	05/30/19	\$135.76	6-PLEX	1	12	Estate administrator, guardian, or e
305	982570	0050	2,209	2994378	\$91,444	06/06/19	\$41.40	4 PLEX	1	38	Divorce
095	145360	1083	0	2992967	\$400,000	06/06/19	\$0.00	Lake City Village	1	67	Gov't to non-gov't
370	141330	0005	7,401	2993642	\$2,400,000	06/06/19	\$324.28	Nita Beach Apts	1	15	No market exposure
195	769420	0160	0	2993643	\$1,300,000	06/14/19	\$0.00	Seola Gardens	1	31	Exempt from excise tax
255	275650	0010	82,416	3002795	\$4,663,646	06/24/19	\$56.59	LEGACY PLACE APARTMENTS	17	68	Non-gov't to gov't
070	744900	0065	5,384	2995641	\$4,397,510	06/25/19	\$816.77	APT	1	56	Builder or developer sales
035	331950	1670	27,798	2997098	\$6,157,000	07/01/19	\$221.49	WELLER APTS 50 UNITS	1	68	Non-gov't to gov't
145	117600	1275	49,772	2997097	\$11,328,500	07/01/19	\$227.61	GOLDEN SUNSET APTS	1	68	Non-gov't to gov't
370	292605	9175	74,340	2997099	\$11,574,500	07/01/19	\$155.70	JUANITA VIEW APTS	1	68	Non-gov't to gov't
380	222605	9034	158,220	2997100	\$22,164,000	07/01/19	\$140.08	KIRKLAND HEIGHTS APTS	1	68	Non-gov't to gov't
255	344500	0189	154,908	3008714	\$5,772,996	07/09/19	\$37.27	WILLOW LAKE APTS	1	68	Non-gov't to gov't
255	024600	0056	3,192	3007938	\$3,300	07/25/19	\$1.03	HUB APTS	1	68	Non-gov't to gov't
255	024600	0056	3,192	3007939	\$727,200	07/25/19	\$227.82	HUB APTS	1	68	Non-gov't to gov't
255	024600	0061	3,192	3007925	\$925,000	07/25/19	\$289.79	Brentwood	1	68	Non-gov't to gov't
070	983120	0230	10,381	3002964	\$1,736,000	07/30/19	\$167.23	Soleil Apartments	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002278	\$1,817,452	07/30/19	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002279	\$1,817,452	07/30/19	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002280	\$2,726,178	07/30/19	\$70.28	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
150	952810	1345	38,790	3002281	\$4,543,630	07/30/19	\$117.13	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
150	952810	1345	38,790	3002282	\$1,817,452	07/30/19	\$46.85	Greenlake Terrace	1	22	Partial interest (1/3, 1/2, etc.)
065	723460	1270	12,349	3002697	\$5,241,670	07/31/19	\$424.46	PONDEROSA APTS	1	51	Related party, friend, or neighbor
065	723460	1360	6,286	3002699	\$2,544,500	07/31/19	\$404.79	9-UNIT APARTMENT-CHH	1	51	Related party, friend, or neighbor
255	032204	9026	120,202	3016486	\$365,600	08/13/19	\$3.04	Brookstone Apartments	1	68	Non-gov't to gov't
250	152304	9242	108,000	3007329	\$2,753,090	08/22/19	\$25.49	Tukwila Village, Phase 1, Bldg A in progress for 2017 Maint	2	67	Gov't to non-gov't
430	074200	0055	21,702	3008985	\$20,000	08/23/19	\$0.92	REDMOND HEIGHTS	8	18	Quit claim deed
330	245720	0195	2,514	3006634	\$350,000	08/23/19	\$139.22	4-PLEX	1	51	Related party, friend, or neighbor
330	722750	0600	3,050	3010786	\$680,000	08/26/19	\$222.95	ED BIGGINS APTS	1	15	No market exposure
085	859040	0475	13,342	3009002	\$50,000	08/28/19	\$3.75	Bradbury	2	24	Easement or right-of-way
150	952810	1345	38,790	3007574	\$1,272,216	08/29/19	\$32.80	Greenlake Terrace	1	51	Related party, friend, or neighbor
150	952810	1345	38,790	3007575	\$1,817,452	08/29/19	\$46.85	Greenlake Terrace	1	51	Related party, friend, or neighbor
150	952810	1345	38,790	3007576	\$1,817,452	08/29/19	\$46.85	Greenlake Terrace	1	51	Related party, friend, or neighbor
285	212105	9042	3,207	3009169	\$1,150,000	09/06/19	\$358.59	FOUR PLEX & RESIDENCE	1	68	Non-gov't to gov't
240	250060	0300	6,118	3011149	\$287,300	09/09/19	\$46.96	SFR AND 7 CABINS	1	66	Condemnation/eminent domain
430	131830	0180	161,222	3010723	\$45,000	09/09/19	\$0.28	ALEXAN MARYMOOR	1	24	Easement or right-of-way
100	082000	0099	13,077	3023361	\$32,195	09/10/19	\$2.46	PINEHURST WEST APARTMENTS	1	22	Partial interest (1/3, 1/2, etc.)

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
440	865830	2975	3,936	3011276	\$750,000	09/19/19	\$190.55	Rutherford Manor	1	15	No market exposure
150	336240	1241	3,978	3011873	\$1,000,000	09/23/19	\$251.38	7 UNIT APT	1	51	Related party, friend, or neighbor
240	092204	9384	3,572	3012341	\$863,935	09/27/19	\$241.86	TIBURON SOUTH	1	66	Condemnation/eminent domain
320	073850	0010	2,080	3022772	\$225,000	10/30/19	\$108.17	4-PLEX	1	N	Sale of fire-damaged property
110	114200	0930	11,001	3018904	\$10,650,000	10/31/19	\$968.09	CANTERBURY COURT CO-OP	1	42	Development rights to cnty,cty,or pr
365	332505	9184	83,991	3023061	\$4,666,090	11/25/19	\$55.55	CITYSCAPE BELLEVUE	1	22	Partial interest (1/3, 1/2, etc.)
365	332505	9184	83,991	3023062	\$13,280,410	11/25/19	\$158.12	CITYSCAPE BELLEVUE	1	22	Partial interest (1/3, 1/2, etc.)
030	093900	0120	43,554	3025404	\$13,050,000	12/11/19	\$299.63	LOWMAN BUILDNG	1	63	Sale price updated by sales id group
095	145360	0660	125,160	3026917	\$37,300,000	12/16/19	\$298.02	Cedar Park Apartments	3	59	Bulk portfolio sale
270	092104	9190	105,850	3027237	\$60,000,000	12/16/19	\$566.84	MERIDIAN COURT I&2 APARTMENTS	1	63	Sale price updated by sales id group
380	123850	0590	63,445	3027234	\$18,150,000	12/16/19	\$286.07	WOODLANDS AT FORBES LAKE - SENIOR HOUSING	2	63	Sale price updated by sales id group
240	250060	0435	23,840	3027002	\$30,000	12/18/19	\$1.26	Highline Court	1	66	Condemnation/eminent domain
370	282605	9018	0	3027239	\$26,840,034	12/23/19	\$0.00	REVEL KIRKLAND	1	56	Builder or developer sales
050	197220	5810	6,029	3028152	\$3,000,000	12/30/19	\$497.59	APARTMENT BLDG 9 UNITS	1	51	Related party, friend, or neighbor
430	152505	9027	249,048	3028420	\$126,500,000	12/31/19	\$507.93	HAMPTON GREENS - MODERATE INC HOUSING	1	66	Condemnation/eminent domain

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
310	362205	9057	1,580	3029481	\$1,319,500	01/10/20	\$835.13	SFR / TEAR DOWN	1	15	No market exposure
095	145360	0481	6,760	3030107	\$394,710	01/10/20	\$58.39	CASA VILLA APTS	1	51	Related party, friend, or neighbor
035	034200	0045	3,920	3029884	\$2,900,000	01/13/20	\$739.80	FOURPLEX-Formerly Madrona Cleaners building	1	15	No market exposure
380	282605	9211	4,200	3031022	\$1,490,000	01/21/20	\$354.76	4-plex	1	47	Non-conventional heating system
170	529220	0060	9,952	3031248	\$2,160,000	01/23/20	\$217.04	12 UNIT APT BLDG	1	15	No market exposure
225	246190	0485	4,800	3032749	\$400	01/27/20	\$0.08	6 UNIT APT/HAMPTON COURT	1	32	\$1,000 sale or less
230	350810	0085	12,650	3032206	\$6,000,000	01/27/20	\$474.31	4 SEASONS	1	18	Quit claim deed
230	350510	0761	18,708	3032226	\$8,000,000	01/28/20	\$427.62	Anne Vista	1	18	Quit claim deed
230	350510	0762	6,190	3032282	\$4,400,000	01/28/20	\$710.82	FOUR SEASONS AND ANNE VISTA APTS	1	18	Quit claim deed
110	409230	1240	4,503	3032281	\$503,633	01/31/20	\$111.84	6 UNITS	1	51	Related party, friend, or neighbor
270	255817	0060	5,256	3033985	\$775,000	02/04/20	\$147.45	FIRETREE EAST APTS	1	46	Non-representative sale
020	684970	0055	63,609	3033062	\$300,000	02/07/20	\$4.72	DAVID COLWELL BUILDING (low income)	2	24	Easement or right-of-way
110	882390	2490	12,970	3034206	\$2,570,009	02/18/20	\$198.15	UCHA Townhomes	1	51	Related party, friend, or neighbor
240	272420	0545	7,200	3036079	\$1,302,000	02/28/20	\$180.83	8-UNIT APT	1	68	Non-gov't to gov't
045	352890	1185	3,582	3038105	\$1,150,000	03/06/20	\$321.05	APARTMENT	1	10	Tear down
290	289174	0070	4,000	3038516	\$400,000	03/10/20	\$100.00	4 PLEX	1	46	Non-representative sale
015	198820	0105	23,026	3038461	\$60,000	03/11/20	\$2.61	23- UNIT MIXED USE BLDG SITE	2	24	Easement or right-of-way
240	250060	0317	5,484	3038222	\$1,178,440	03/11/20	\$214.89	6-UNIT APT	1	68	Non-gov't to gov't
060	195970	0040	8,514	3041940	\$10,000	03/12/20	\$1.17	WILLIS OLIVER APTS	1	24	Easement or right-of-way



Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	798195	0010	9,661	3038319	\$3,007,206	03/12/20	\$311.27	STATION HOUSE APARTMENTS-TOD #B North	1	33	Lease or lease-hold
065	685270	0478	10,929	3038832	\$5,000,000	03/16/20	\$457.50	1010 EAST REPUBLICAN	2	18	Quit claim deed
035	331950	1365	2,430	3040004	\$1,244,000	03/17/20	\$511.93	Fourplex	1	31	Exempt from excise tax
465	803620	0215	16,855	3040371	\$4,475,000	03/24/20	\$265.50	CASCADE PARK ELDERLY APTS	1	54	Affordable housing sales
065	722850	0945	3,120	3040649	\$1,150,000	03/25/20	\$368.59	6 UNIT APT	1	10	Tear down
155	085000	0360	3,600	3044997	\$750,000	03/31/20	\$208.33	MULTIPLE RESIDENCE	1	51	Related party, friend, or neighbor
170	100500	0245	8,996	3075056	\$23,000	04/01/20	\$2.56	REX APTS	1	24	Easement or right-of-way
295	335340	0450	7,742	3044094	\$975,000	04/14/20	\$125.94	Pacific Manor Cottages	1	18	Quit claim deed
240	250060	0315	7,056	3043714	\$28,980	04/17/20	\$4.11	4-PLEX	2	68	Non-gov't to gov't
245	384160	0006	7,280	3068292	\$5,776	05/11/20	\$0.79	CHANDELEU	1	68	Non-gov't to gov't
245	322304	9267	153,780	3049284	\$2,780,005	05/27/20	\$18.08	WELLINGTON PLACE APARTMENTS	1	22	Partial interest (1/3, 1/2, etc.)
270	092104	9210	55,372	3050535	\$103,000	06/01/20	\$1.86	Providence Landing	1	68	Non-gov't to gov't
305	775780	0220	48,636	3050324	\$414,510	06/02/20	\$8.52	Future SunRidge Townhomes	1		Sale of residential condo unit
245	192304	9359	167,032	3070647	\$390	06/11/20	\$0.00	Apts @ Burien Townsquare	1	68	Non-gov't to gov't
465	102308	9191	58,809	3058215	\$2,240,000	06/24/20	\$38.09	ORCHARD PLACE APARTMENTS	1		Gov't to Gov't
305	543620	0559	121,617	3054486	\$183,500	06/30/20	\$1.51	Ventana Apartments & Townhomes	1	31	Exempt from excise tax
245	374460	0326	50,128	3078295	\$8,788	07/17/20	\$0.18	FOREST VIEW APTS	1	68	Non-gov't to gov't
065	133680	0220	2,120	3061118	\$2,035,000	07/29/20	\$959.91	FOUR PLEX	1	15	No market exposure
015	545730	0480	6,090	3067436	\$200,000	08/07/20	\$32.84	APT	1	24	Easement or right-of-way



Sales NOT Used In Analysis

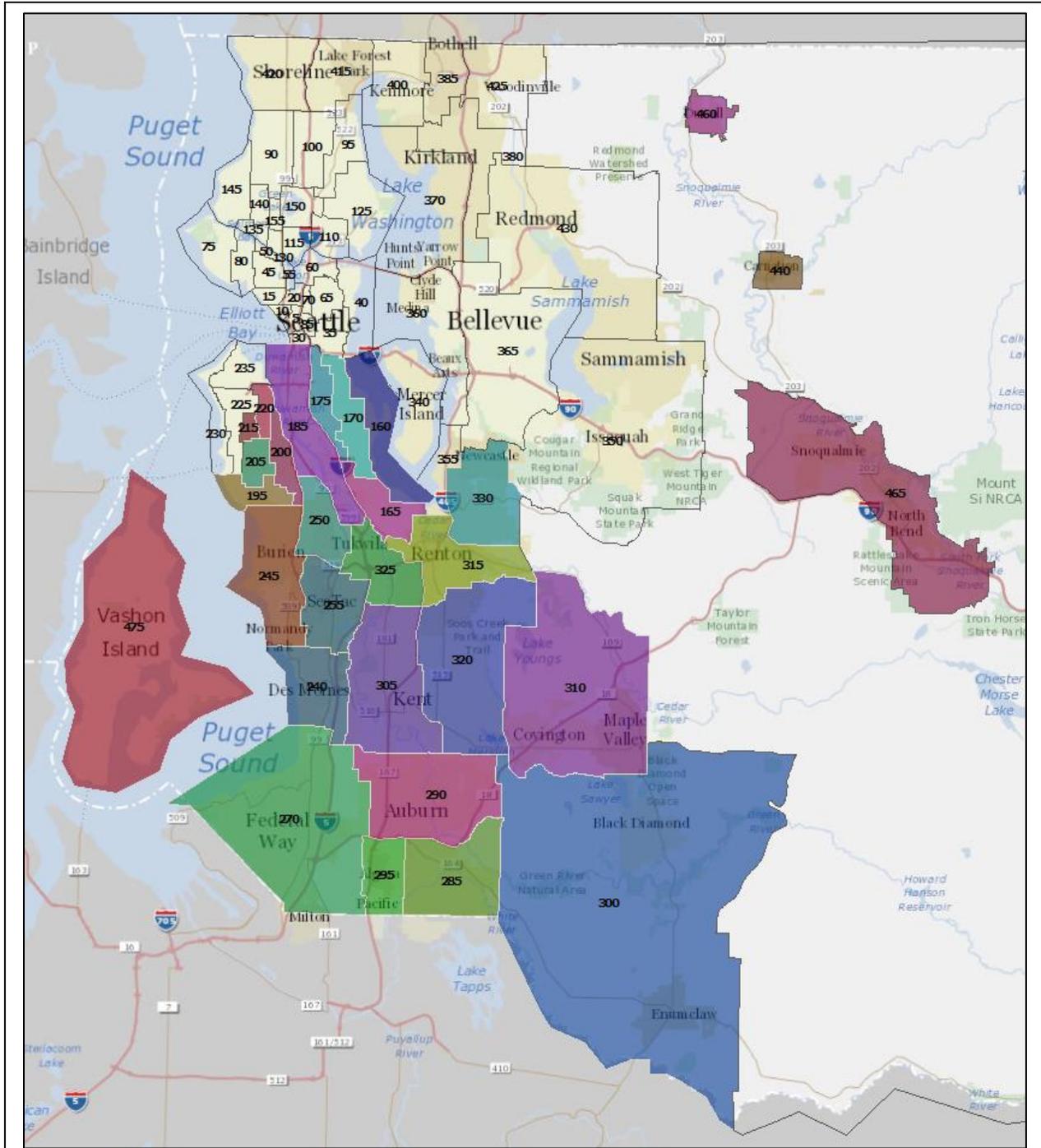
Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
240	250060	0354	6,656	3066585	\$1,600,000	08/12/20	\$240.38	KIRKHOUSE II	1	68	Non-gov't to gov't
110	881640	0250	20,850	3063928	\$275,000	08/14/20	\$13.19	WAYFARER APARTMENTS CO-OP	1	33	Lease or lease-hold
270	092104	9142	38,764	3066583	\$94,194	08/28/20	\$2.43	27 apartment townhomes	1	68	Non-gov't to gov't
360	868280	0025	1,944	3066825	\$1,900,000	08/31/20	\$977.37	BELLEVUE APTS	1	15	No market exposure
295	335340	0450	7,742	3068097	\$75,000	09/02/20	\$9.69	Pacific Manor Cottages	1	2	1031 trade
015	545780	0260	230,566	3071702	\$24,115	09/02/20	\$0.10	NEW MIXED USE DEVELOPMENT COMING (FMR TEATRO SITE)	3	24	Easement or right-of- way
050	197220	5980	2,184	3070370	\$1,025,000	09/03/20	\$469.32	FOUR PLEX	1	10	Tear down
110	717480	0655	13,948	3077679	\$985,000	09/04/20	\$70.62	RAVENVIEW APT 23 UNITS	1	51	Related party, friend, or neighbor
365	793330	0170	1,238,132	3069329	\$22,400,000	09/14/20	\$18.09	SPRING DISTRICT MASTER THE	1		Comm'l condo land
370	282605	9085	323,689	3073264	\$56,701,200	09/30/20	\$175.17	REVEL OF KIRKLAND - PH2	1	56	Builder or developer sales
380	866325	0060	3,328	3075232	\$1,350,000	10/08/20	\$405.65	TOTEM FIRS (4-PLEX)	1	15	No market exposure
020	198820	1305	59,641	3075627	\$18,500,000	10/13/20	\$310.19	Tellus on Dexter- formerly 403 Dexter	1	33	Lease or lease-hold
110	881640	0815	5,326	3079970	\$760,000	10/13/20	\$142.70	TOWNHOUSE REDEVELOPMENT	1		Sale of residential condo unit
255	344500	0017	5,428	3082078	\$43,268	10/26/20	\$7.97	ROSE GARDEN	1	18	Quit claim deed
250	004000	0092	2,444	3082789	\$600,000	11/05/20	\$245.50	APTS	1	20	Correction deed
070	292504	9080	11,856	3083109	\$10	11/10/20	\$0.00	KAM LO APARTMENTS	1	11	Corporate affiliates
365	883890	0235	18,652	3082528	\$9,000,000	11/10/20	\$482.52	THE FIRS' APTS	1	15	No market exposure
070	292504	9080	11,856	3083110	\$10	11/10/20	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor
070	292504	9080	11,856	3083111	\$10	11/10/20	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor



Sales NOT Used In Analysis

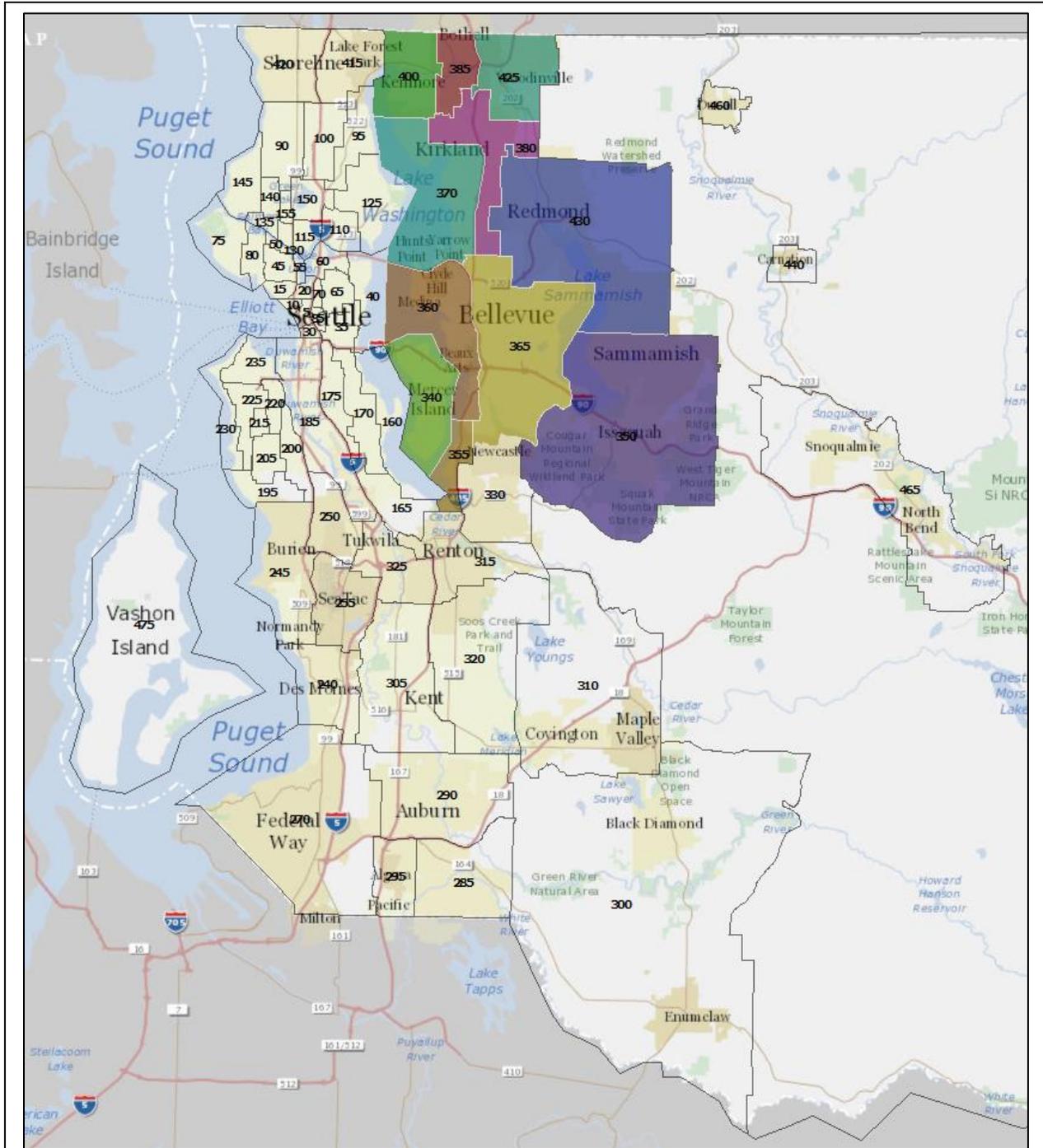
Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
250	328780	0005	51,073	3083684	\$7,550,000	11/18/20	\$147.83	COUNTRY CLUB APT	7	59	Bulk portfolio sale
015	545730	0440	6,675	3089705	\$225,000	11/22/20	\$33.71	9 UNIT APARTMENT	1	24	Easement or right-of-way
225	232403	9137	3,520	3085231	\$950,000	11/23/20	\$269.89	8 UNIT APT BLDG	1	15	No market exposure
230	911600	0015	2,754	3085721	\$825,000	11/24/20	\$299.56	4 - PLEX	1	59	Bulk portfolio sale
315	008800	0005	102,894	3086089	\$27,368,000	12/01/20	\$265.98	Constellation Apartment Homes	1	59	Bulk portfolio sale
270	132202	0150	3,056	3086849	\$800,000	12/01/20	\$261.78	PANTHER LAKE FOURPLEX	1	51	Related party, friend, or neighbor
370	282605	9018	106,122	3086944	\$5,907,136	12/04/20	\$55.66	REVEL of KIRKLAND - PH1	1	56	Builder or developer sales
250	535720	0063	7,062	3106117	\$25,000	12/07/20	\$3.54	FOURPLEX	2	51	Related party, friend, or neighbor
365	680170	0005	0	3089597	\$37,838,000	12/15/20	\$0.00	PINEWOOD VILLAGE(0005) CONDOMINIUM	1	66	Condemnation/eminent domain
360	562730	1711	6,735	3089264	\$7,575,000	12/16/20	\$1,124.72	SHORESIDE APTS-6 UNITS	1	46	Non-representative sale
170	000360	0008	0	3089333	\$5,874,008	12/16/20	\$0.00	4 PLEX	2	51	Related party, friend, or neighbor
065	723460	0345	13,851	3092436	\$425,000	12/18/20	\$30.68	PRINCETON CO-OP	1	33	Lease or lease-hold
380	866325	0060	3,328	3090542	\$1,350,000	12/18/20	\$405.65	TOTEM FIRS (4-PLEX)	1	51	Related party, friend, or neighbor
075	277060	6671	8,320	3092325	\$2,825,000	12/22/20	\$339.54	PACIFIC PLACE II APTS	2	52	Statement to dor
230	911600	0015	2,754	3091617	\$865,000	12/29/20	\$314.09	4 - PLEX	1	15	No market exposure
365	272505	9105	29,849	3092059	\$10,800,000	12/30/20	\$361.82	ILLAHEE CREEKSIDE APARTMENTS	1	68	Non-gov't to gov't
170	128230	0280	35,000	3092298	\$5,485,000	12/31/20	\$156.71	Mount Baker Family Housing	1	51	Related party, friend, or neighbor

Specialty Area 100 – Apartments – Maps



South Region Apartment Neighborhoods

Specialty Area 100 – Apartments – Maps



East Region Apartment Neighborhoods

Glossary of Terms

Account number:	Account numbers in King County consist of ten digits. There is an 11 th and 12 th digit that for most purposes can be ignored. The first six digits are often called the major number and refer to a particular plat, a donation claim, or unplatted property in which case the major number describes the section, township, and range. The next four digits are called the minor number and refer to a specific property.
Assessment date:	The effective date of appraisal for the assessed values making up the tax rolls. In Washington the assessment date is January 1 st of each year except for new construction which is assessed as of July 31 st . The value established on the assessment date is used to calculate the following year's taxes.
Capitalization rate:	A rate used to convert an estimate of net income to an estimate of market value. Net income is divided by the capitalization rate to arrive at a value estimate.
Coefficient of Dispersion:	A normalized statistical measure of uniformity – the ratio of the sum of differences between median ratios and observed ratios to the sample size.
Coefficient of Variation:	A normalized statistical measure of uniformity – the ratio of the standard deviation of ratios to the mean ratio.
Cost approach:	An approach to value that involves determining the cost to replace a building, less depreciation, plus land value.
Comparable sale:	A recently sold property that is similar to a property being appraised. Differences in characteristics are accounted for by adjusting the sale price of the comparable sale.
Economic Unit:	A grouping of two or more parcels, typically contiguous and under the same ownership, which contribute toward the viability of a single property. Parcel value reflects the parcels' contribution to the overall property value. "Multiparcel" economic units have a primary improved parcel and one or more vacant parcels. "Consolidated" economic units have multiple improved parcels which operate together in the same complex.
Income approach:	An approach to value based on the concept that a property's value is the present worth of future benefits. The net income that a property is capable of generating is capitalized into value. The net income is divided by the capitalization rate.
Multiple regression:	In real estate valuation, a type of statistical analysis which uses multiple data points from multiple observations (e.g. sales) to "predict" values for the larger population.
Ratio study:	A study of the relationship between assessed values and market values (as indicated by sale prices). The assessed value is divided by the sale price.
Rent comparable:	The rent of a property that is similar to a property being appraised. Differences in characteristics should be accounted for by adjusting the rent of the rent comparable.
Sales comparison approach:	An approach to value that involves comparing the characteristics of a property with the characteristics of other properties that sold (comparable sales).