

Commercial Revalue

2018 Assessment roll

WATERFRONT

AREA 12

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

John Wilson, Assessor



King County

Department of Assessments

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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 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., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard 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 area. 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. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are 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 steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross 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 through standardization of rate tables for incomes, 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 back 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 (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	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 are found within the attached area report.

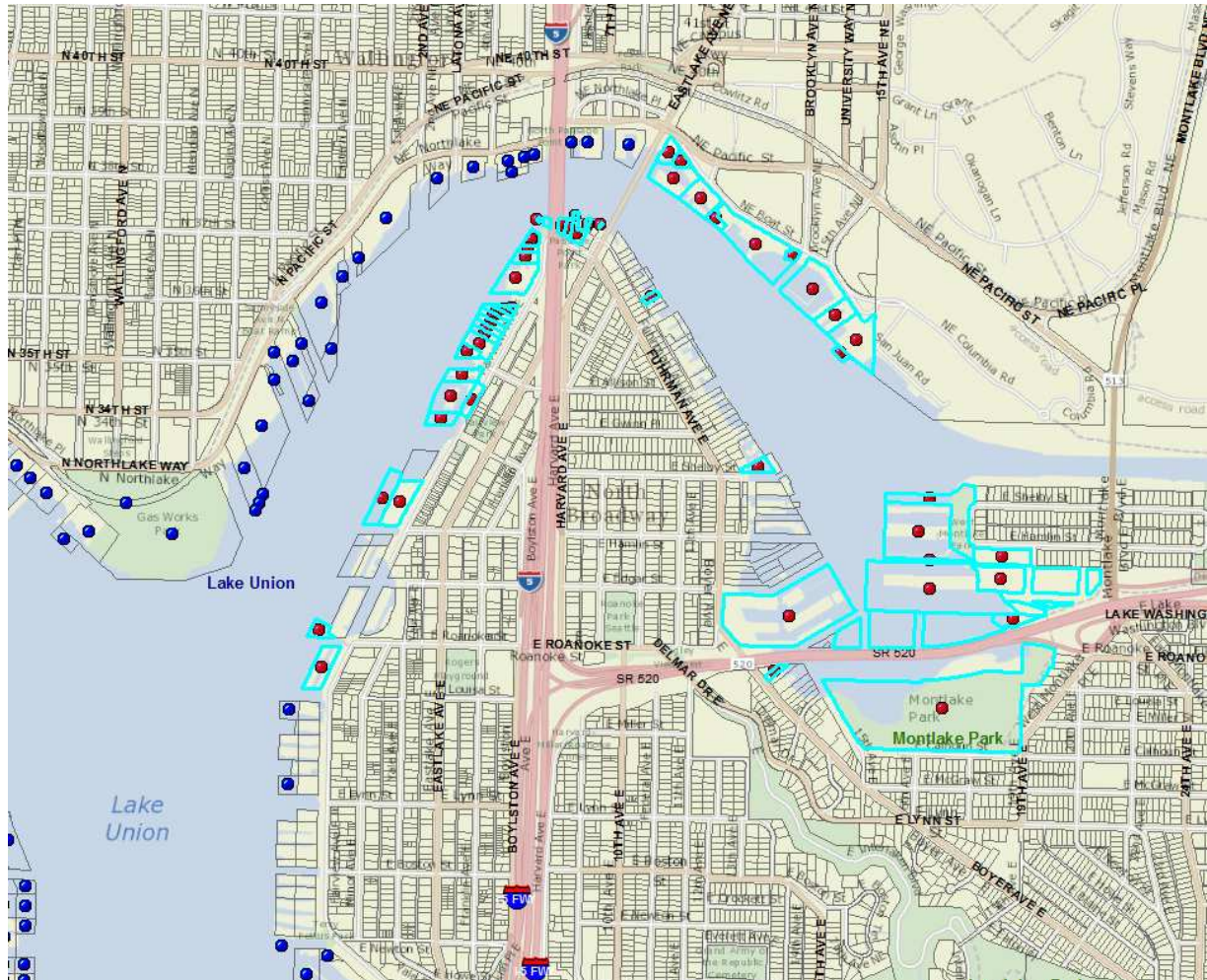
Requirements of State Law

Within Washington State, 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.

2018 Area 12 Waterfront Physical Inspection



Executive Summary Report

Appraisal Date January 1, 2018 (2018 Assessment Year)

Specialty Area: Area 12

Specialty Name: Commercial Waterfront

Parcel Count: 1,006 parcels

Number of sales: 8 improved

Population – Parcel Summary Data:			
	Land	Imps	Total
2017 Value	\$1,752,308,100	\$485,337,567	\$2,237,645,667
2018 Value	\$2,000,256,600	\$499,408,200	\$2,499,664,800
Percent Change	+14.15%	+2.90%	+11.71%

No ratio studies were included with this report due to the small number of sales relative to the size of the Area population.

The total parcel count for 2018 includes tax exempt parcels.

Conclusion and Recommendation:

Total assessed values for the 2018 revalue have increased 11.71%

Since the values recommended in this report improve equity, we recommend posting these values for the 2018 assessment year.

Identification of the Area

Name: Specialty Area 12 Commercial Waterfront

Boundaries:

The Commercial Waterfront Specialty Area 12 consists primarily of the commercially zoned waterfront properties within Seattle located from Portage Bay to the Shilshole area of Ballard. Portions of Elliott Bay are included along with several marinas located on Lake Washington and Vashon Island.

Maps:

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

Area Description:

Specialty Area 12 properties consists of a mixture of commercial and industrial use waterfront properties including marinas, shipyards, office/retail buildings, and restaurants. Residential use houseboats are not included within this specialty as well as the improved commercial waterfront properties located in the Duwamish River area.

Economic Summary

Economic activity and new construction in Area 12 waterfront continued to remain limited in 2017 compared to adjacent neighborhoods. The City of Seattle Shoreline Master Program and zoning regulations limit most commercial activity to water dependent uses and has limited new developments. The existing waterfront restaurants and retail space are doing well in supporting the adjacent neighborhoods, notably the South Lake Union district. Construction has been primarily repairs and minor upgrades to existing buildings.

There are over 50 marinas in Area 12 and a list is included with this report. Demand for marina slips is considered to be strong with an overall vacancy rate of less than 5%. Sales of marina slips increased compared to previous years with a slight increase in overall leasing rates and prices.

Analysis Process

Effective Date of Appraisal: January 1, 2018

Date of Appraisal Report: June 1, 2018

Highest and Best Use Analysis

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

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

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

Standards and Measurement of Data Accuracy:

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6 (USPAP compliant).

Neighborhoods:



The Commercial Waterfront Specialty Area 12 is divided into 5 neighborhoods:

Neighborhood 40: Lake Union and Portage Bay

Neighborhood 50: Ballard and north Magnolia

Neighborhood 60: Shilshole and south Magnolia

Neighborhood 70: Downtown Seattle

Neighborhood 80: Lake Washington and Vashon Island

Neighborhood 40: Lake Union



Neighborhood 40 includes Seattle's freshwater centerpiece Lake Union with its mixture of marinas, restaurants, office/retail, and industrial buildings. Named for the connecting of Lake Washington and Puget Sound, Lake Union has a long history as a central location for commerce and residential use. Seattle's downtown Central Business District is located just south of Lake Union and the residential neighborhoods of Queen Anne, Fremont, Wallingford, and Eastlake further surround the lake. Portage Bay and the adjacent waterfront for the University of Washington campus is located within the eastern portion of this Neighborhood. This is also home to the region houseboats community (valued in Commercial Area 15).

The commercial waterfront development along Lake Union is currently limited by zoning and shoreline restrictions to emphasize marine related uses. The existing mid-rise offices and condominiums located on the shoreline were generally constructed prior to current land use regulations. Industrial use, including ship building and repairs, continues on a few properties. Waterfront development for 2017 continued to be limited with most construction being repairs or renovations to existing structures.

The adjacent South Lake Union area continues to see substantial building activity influenced by Paul Allen's Vulcan development and the Amazon.com global headquarters. Several life science/biotech organizations are also located here including

Fred Hutchinson Cancer Research Center, ZymoGenetics, Battelle, Seattle Biomedical, Seattle Children's Hospital, and the University of Washington Medicine.

The commercial waterfront properties along South Lake Union are typically low-rise buildings consisting of retail, office, restaurants and marinas. Their role has been more supportive to the adjacent upland South Lake Union neighborhood. Several popular restaurants include Chandler's Crabhouse, Daniel's Broiler, and Duke's Chowder House. The 12 acre Lake Union Park includes MOHAI, the Seattle Museum of History and Industry, and the Center for Wooden Boats and Northwest Seaport.

The east side of Lake Union is influenced by the residential neighborhoods of Eastlake and Portage Bay and the several houseboat communities located in this area. A mixture of commercial uses include older offices and retail buildings and marinas. Several sales of commercially zoned properties have recently occurred here influenced by the residential demand.

A 12,234sqft parcel located at 3115 Fairview Ave E with 3 rental homes and moorage sold at 3115 Fairview Ave E in 2/2015 for \$2,390,000. Parcel #408980-0035.

A 30,864sqft parcel located at 3105 Fairview Ave E with 8 rental homes sold in 6/2016 for \$7,760,500. Parcel #408980-0040.

A 6,128sqft vacant land parcel (408980-0010) sold in 4/2017 for \$1,250,000. This parcel also sold in 1/2016 with parcel 196820-0010 for \$4,830,000.

The American Marine Contractors building located at 3201 Fairview Ave E sold in 8/2017 for \$7,000,000. Parcel #408880-1490.

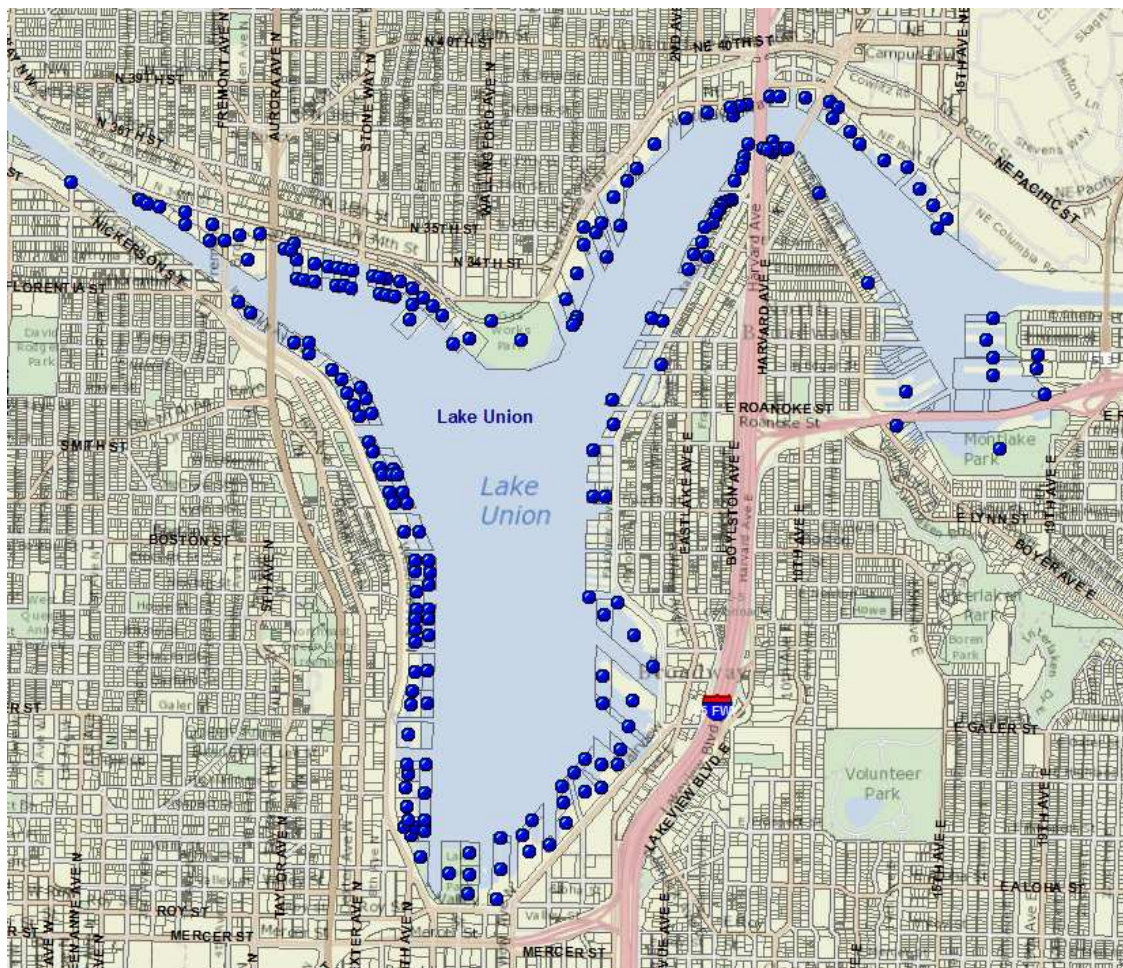
The west side of Lake Union is influenced by Westlake Avenue N and includes a mixture of office, retail, restaurants, and multiple marinas. Several of the houseboat communities are located here. Kenmore Air is at the southwestern portion. The Cycle Tract bikeway is located adjacent to Westlake Ave N.

The Waterworks Marina & Office complex located at 1800 Westlake Ave N sold in 3/2015 for \$16,200,000. Parcel #408880-3976.

The Thompson Building located at 2470 Westlake Ave N sold in 6/2017 for \$3,035,000. Parcel #408880-4105.

The Vic Franck's building located at 1109 N Northlake Way sold in 4/2016 for \$3,500,000. Parcel #408880-4520.

Neighborhood 40 parcel map



Neighborhood 50: Ballard/ Magnolia



Neighborhood 50 includes the commercial waterfront properties in Ballard found on the north side of Salmon Bay and the Magnolia neighborhood located to the south. Waterfront properties situated here are typically more industrial based with shipyards and marine related industries including Foss Maritime, Salmon Bay Sand & Gravel, and Ocean Beauty Seafoods. Ballard is one of Seattle's oldest neighborhoods with its Scandinavian roots and traditional maritime history. Today, it is a popular residential neighborhood with trendy restaurants and unique shops.

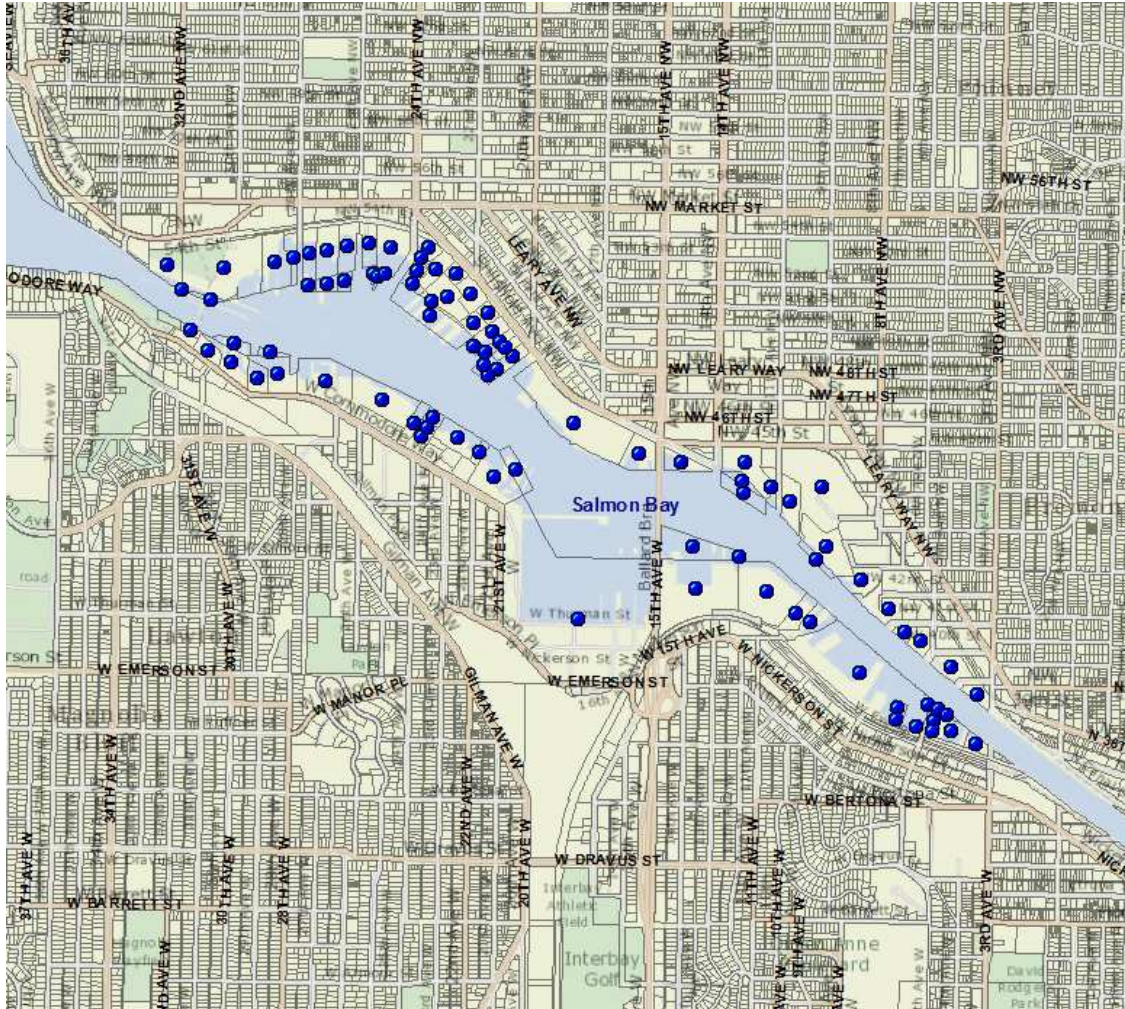
Neighborhood 50 is home to several marinas along with commercial and recreational boat repair yards. Fisherman's Terminal, operated by the Port of Seattle, remains home of the North Pacific fishing fleet consisting of hundreds of working fishing boats that spend months off the coast of Alaska. Salmon Bay Marine Center includes several newer waterfront office buildings and related luxury boat slips.



The Canal Cove Marina at 5209 Shilshole Ave NW sold in 1/2016 for \$3,100,000.
Parcel #046700-0476.

The McGinnis Marina located at 5320 28th Ave NW sold in 3/2017 for \$5,000,000.
Parcel #046700-0700.

Neighborhood 50 parcel map



Neighborhood 60: Shilshole/ South Magnolia

Neighborhood 60 is the commercial saltwater waterfront area within Seattle which includes the Shilshole area of Ballard and south Magnolia. Properties located within Neighborhood 60 have a mixture of commercial, industrial, and retail uses. The 1,200+ slip privately owned Elliott Bay Marina is located in this neighborhood along with the 1,400+ slip Shilshole Marina owned and operated by the Port of Seattle.



Shilshole Marina



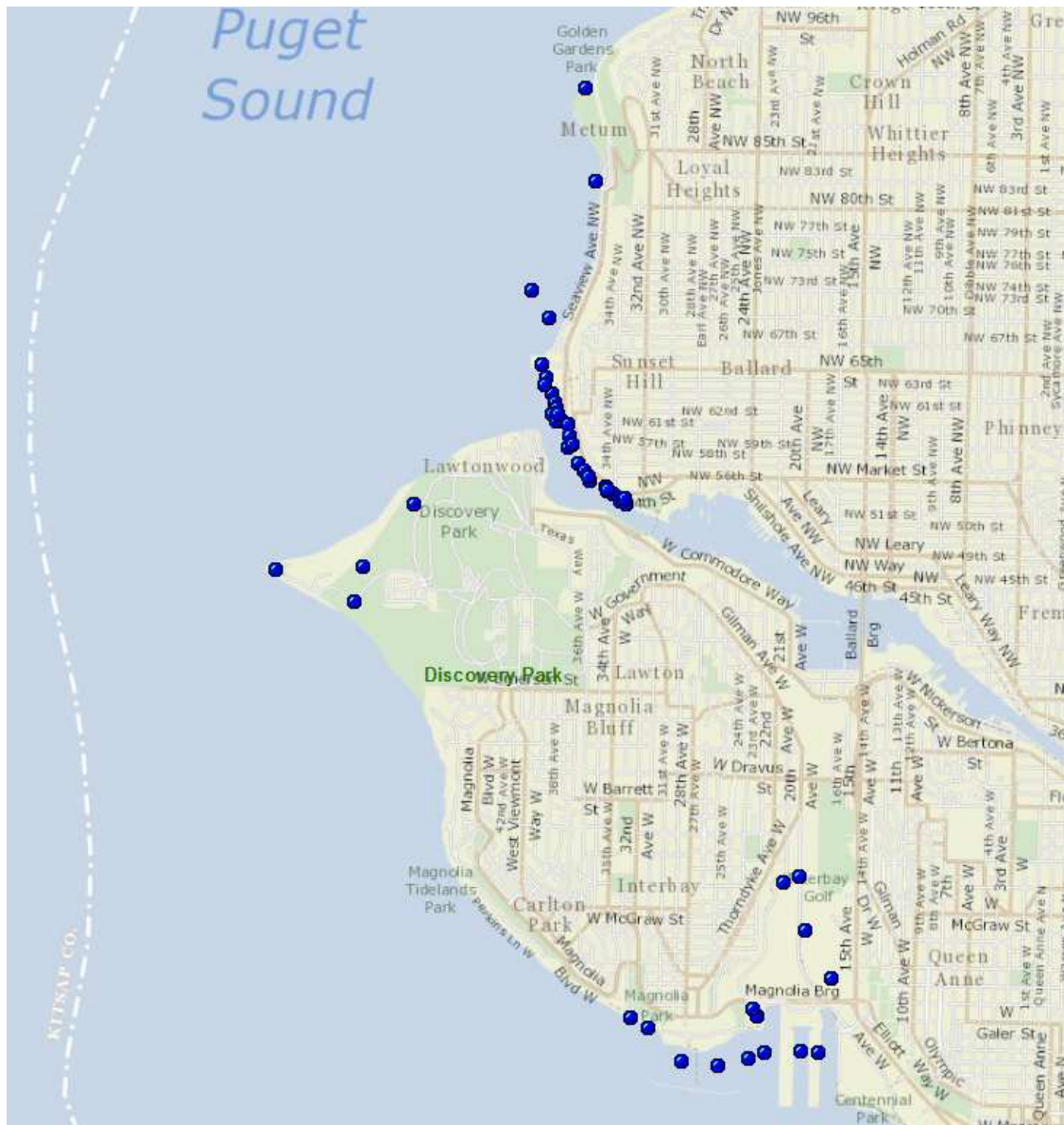
Elliott Bay Marina

One of the region's main cruise ship terminals is located here on Elliott Bay at Smith Cove Terminal 91. The site, along with the adjacent pier is port to Seattle's passenger cruise ships and is used by several fish processing ships. Seattle cruise ships continue to set records with 1,071,597 passengers reported in 2017 making Seattle the biggest cruise port on the west coast.



The Canal Restaurant located at 5300 34th Ave NW sold in 12/2016 for \$3,375,000.
Parcel #117600-1395

Neighborhood 60 parcel map:



Neighborhood 70 includes parcels located on Elliott Bay in downtown Seattle. The parcels are primarily government owned and leased properties.

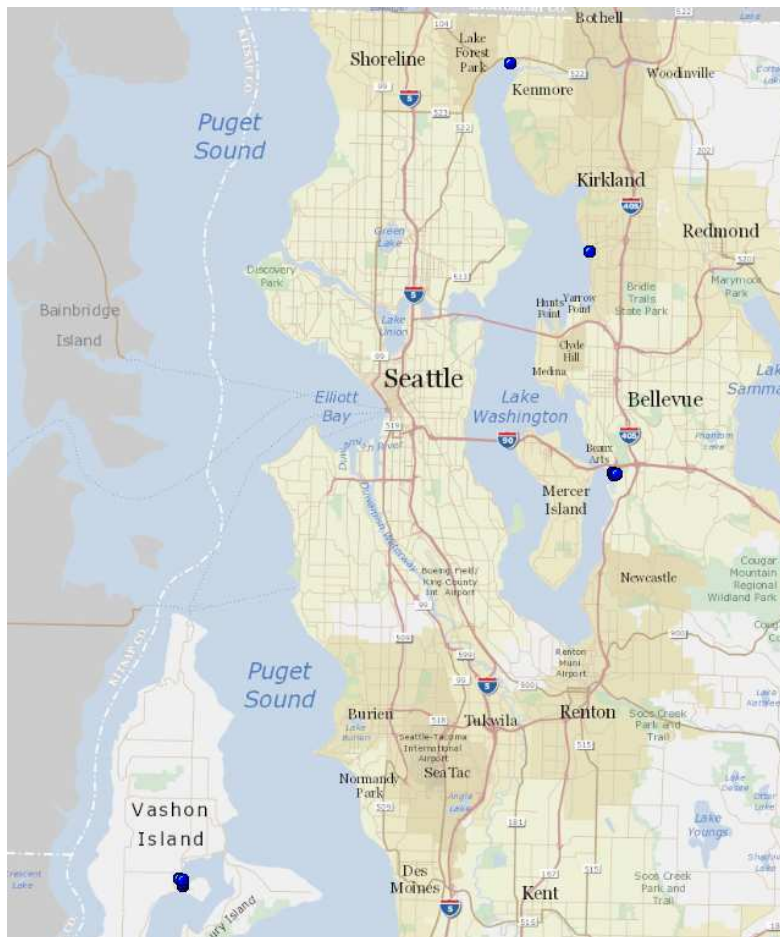
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Neighborhood 80: Lake Washington/ Vashon Island

Neighborhood 80 includes several marinas located outside the Seattle city limits. The Newport Yacht Basin is a 411 slip condominium marina located on Lake Washington in Bellevue. This was the first marina condominium association developed in the country. Harbour Village Marina is located in Kenmore and Homeport Marina in Kirkland. Quartermaster Harbor Marina with approximately 90 slips is located on Vashon Island along with the nearby Quartermaster Yacht Club.

The Homeport Marina located at 135 Lake St S Kirkland and adjacent office complex sold in 9/2015 for \$27,995,000. Parcels #082505-9154 & -9172.

Neighborhood 80 parcel map:



Scope of Data:

Land Parcel Value Data:

Vacant market sales from 01/01/2015 through 12/31/2017 were given the most consideration in valuing land. There were a limited number of 2017 sales in Area 12. The sales verified as “good” were coded “Y” in the Assessor’s record. Multi-parcel sales were considered after combining the various aspects of all parcels involved in the sales.

Land Valuation Considerations:

The City of Seattle Shoreline Master Program was updated as required under the Shoreline Management Act and the Shoreline Master Program Guidelines. The new Shoreline Master Program took effect on June 15, 2015.

Waterfront development within the City of Seattle is regulated by the Seattle Shoreline Master Program (SMP) under Chapter 23.60A. The purpose of the Chapter is to implement the policies and provisions of the Shoreline Management Act and the Shoreline Goals and Policies of the Seattle Comprehensive Plan. The primary objectives of the Chapter are the following:

1. Protect the ecological functions of the shoreline areas
2. Encourage water-dependent uses
3. Provide for maximum access to enjoyment of the shorelines of the city
4. Preserve, enhance and increase views of the water.

Seattle’s SMP is based on three required policy goals:

Preferred Shoreline Uses: The SMA establishes a preference for uses that are water-oriented and that are appropriate for the environmental context (such as port facilities, shoreline recreational uses, and water-dependent businesses). Single-family residences are also identified as a priority use under the SMA when developed in a manner consistent with protection of the natural environment

Environmental Protection: The SMA requires protections for shoreline natural resources, including “... the land and its vegetation and wildlife, and the water of the state and their aquatic life ...” to ensure no net loss of ecological function.

Public Access: The SMA promotes public access to shorelines by mandating inclusion of a public access element in local Shoreline Master Programs and requiring provisions to ensure that new development maintains public access features.

The City's SMP utilizes eleven separate shoreline designations that generally fit into either an "Urban" or a "Conservancy" category. The urban category includes six shoreline environments, applied primarily to developed areas with: existing single family residential development, commercial, industrial water dependent or water-related uses (Seattle, 2012b). The conservancy category consists of five shoreline environments that are applied to less developed areas supporting: navigation (aquatic designations), recreational uses, and habitat protection (Seattle, 2012b).

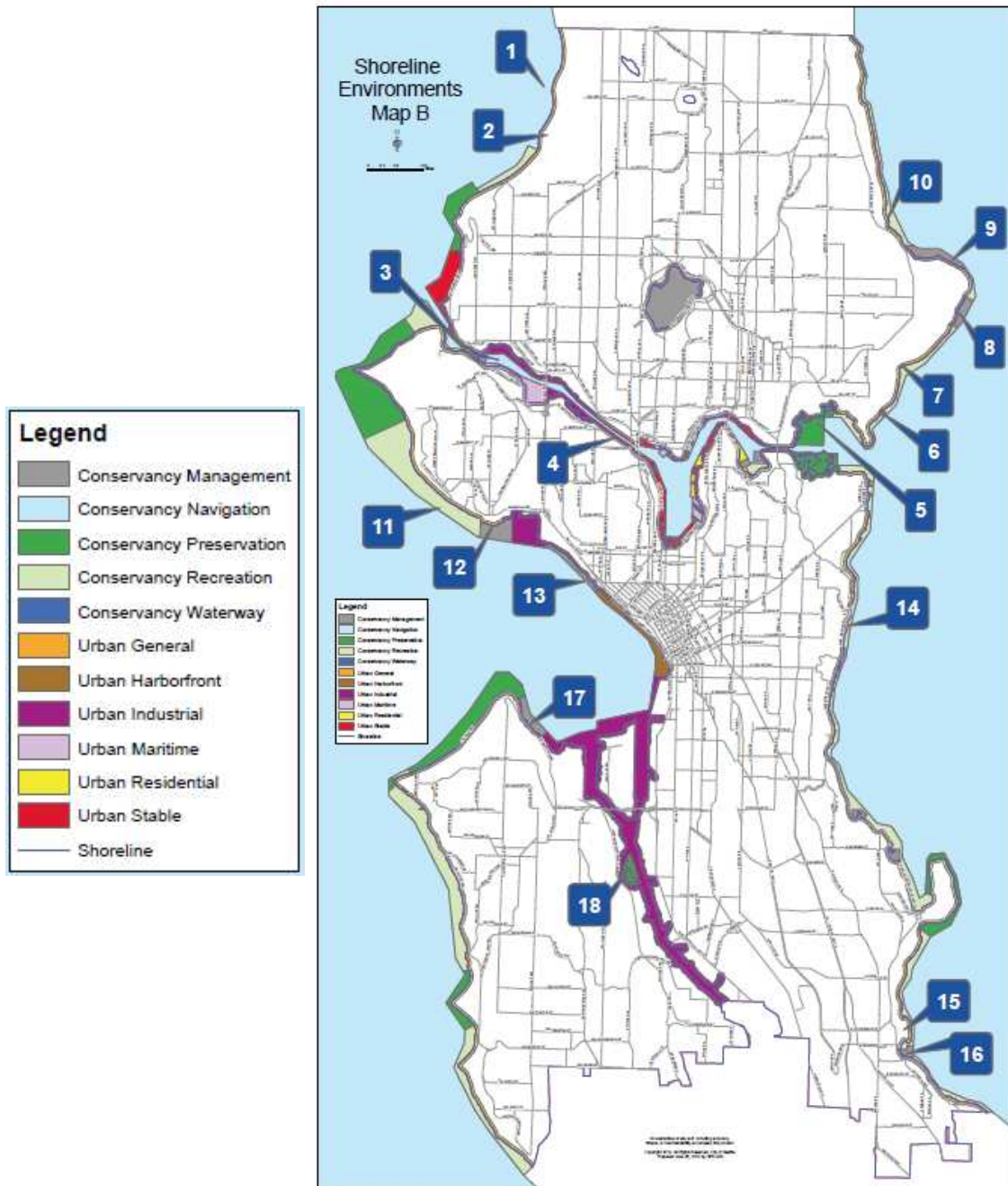
The City of Seattle Shoreline Environments designations are stated below:

Conservancy Navigation	CN
Conservancy Waterway	CW
Conservancy Preservation	CP
Conservancy Recreation	CR
Conservancy Management	CM
Urban Residential	UR
Urban Commercial	UC
Urban General	UG
Urban Harborfront	UH
Urban Maritime	UM
Urban Industrial	UI

Details of each Shoreline Environmental area can be found in Seattle Municipal Code 23.60. The City of Seattle updated its Shoreline Master Program under Bill 117585.

SMP-Guideline Designations	Seattle Designation	SMP-Guidelines Designation Criteria
Aquatic	Conservancy Navigation	<i>Protect, restore, and manage unique resources in areas waterward of the ordinary high-water mark.</i>
	Conservancy Waterway	
Natural	Conservancy Preservation	<i>Protect areas that are relatively free of human influence or contain intact, minimally degraded shoreline functions intolerant of human use.</i>
Urban Conservancy	Conservancy Recreation	<i>Protect ecological functions and plan for restoration of sensitive lands, where they exist in urban and developed settings, while allowing a variety of compatible uses.</i>
	Conservancy Management	
Shoreline Residential	Urban Residential	<i>Accommodate residential development while also planning for public access and recreational uses.</i>
High Intensity	Urban Stable	<i>Provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and planning for the restoration of previously degraded ecological functions.</i>
	Urban General	
	Urban Harborfront	
	Urban Maritime	
	Urban Industrial	

Shoreline Environment Areas



Area 12

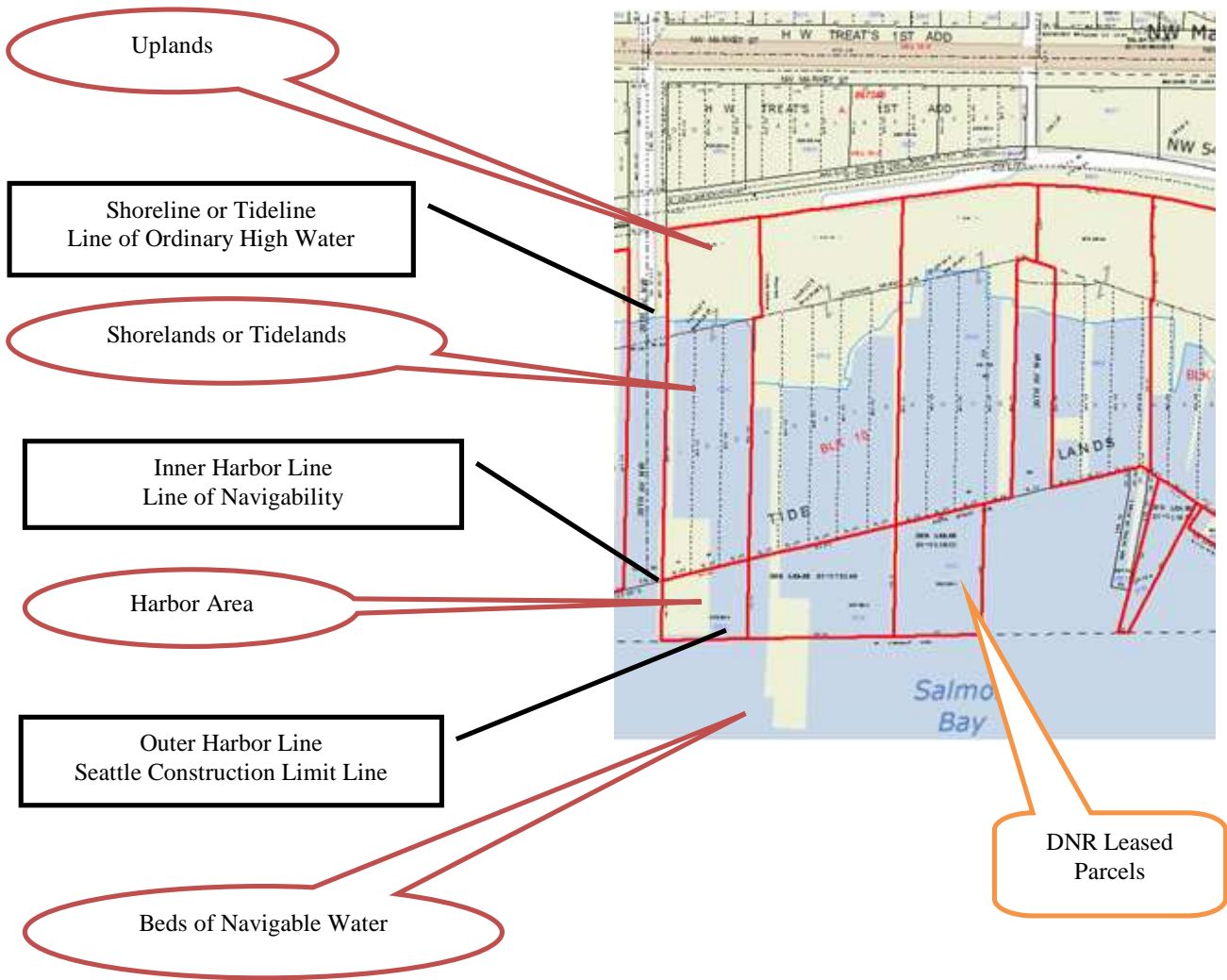
Development within the City of Seattle's Shoreline District is subject to both the development standards of the shoreline environment and the underlying zone in which it is located. The shoreline standards can include additional restrictions for building heights, floor area ratios (FAR), building and parking requirements, view corridors, public access, the Lake Union Construction Limit Line, and restrictions requiring water dependent uses. Existing non-conforming uses are allowed subject to the Shoreline District provisions.

Commercial waterfront properties typically consist of an upland portion being the dry land and the submerged land being generally delineated by the line of vegetation or water line. Within Seattle, the area between the water line and out to a point established by the State as the Inner Harbor Line are privately owned submerged lands. In 1907, the City of Seattle sold part of its tidelands within Lake Union and Ballard to private land owners. The city encouraged the land owners to build docks or fill their lands for economic development. As a result, the boundaries of upland waterfront properties have changed over time. The size of Lake Union is reported to have been reduced from 900 acres to about 580 acres.

For valuation purposes, land is valued with consideration given to the amount of the upland area and the amount of submerged land area. The upland land values are equalized with adjacent neighborhood land values with consideration given to factors including zoning, lot size, location, and shoreline regulations and restrictions. Typical land values within the zones are included in the Land Value Data section of this report. Submerged land is valued with consideration given to the current allowable uses of each site. Depending on the property, the submerged land may have a range of allowable uses such as a marina, or restricted to undeveloped marine habitat area.

Submerged land located from the line of private ownership (Inner Harbor Line) out to the Line of Navigable Water (Outer Harbor Line) is known as the Harbor Area and is owned and managed by the Department of Natural Resources (DNR). This area is typically leased from the DNR to the adjacent upland owners. Many of these properties are currently leased for marina purposes.

Waterfront Boundaries



Note: The definitions and information are provided by the Department of Assessments as a guide only. For further information, refer to Washington State Legislature RCW 79.105.060 Definitions.

Waterfront definitions

“***Submerged Lands***” or “Aquatic lands” are used somewhat synonymously and means all tidelands, shorelands, harbor areas, and the beds of navigable waters.

"***Tidelands***," are the submerged lands abutting the Puget Sound, and those rivers feeding into the Ocean or Sound which are affected by the ebb and flow of tides. "***First-class tidelands***" are classified as the shores of navigable tidal waters lying within or in front of the corporate limits of any city, or within one mile of either side of the city limits. Their outer limits are between the line of ordinary high tide and the inner harbor line in front of and within one mile of either side of the city limits; and between the line of ordinary high tide and the line of extreme low tide for the remaining tidelands area located within two miles on either side of the corporate limits; or "***Second-class tidelands***" are simply all tidelands other than those defined as first class, those lying outside of and more than two miles from the corporate limits of any city.

"***Shorelands***," are the submerged lands bordering the shores of navigable lakes and streams which are not subject to tidal flow. The classification of shorelands as either "***First-class shorelands***" or "***Second-class shorelands***" are similar to the boundaries of tidelands with harbor areas in front of cities. Their outer limits are however generally defined as between the ordinary high water line and the line of navigability.

"***Inner harbor line***" is a line located and established in navigable waters between the line of ordinary high tide or ordinary high water and the outer harbor line, constituting the inner boundary of the harbor area.

"***Outer harbor line***" is a line located and established in navigable waters beyond which the state shall never sell or lease any rights whatever to private persons.

"**Harbor area**" is the area of navigable waters reserved for landings, wharves, streets, and other conveniences of navigation and commerce.

"***Beds of navigable waters***" are those lands lying waterward of and below the line of navigability on rivers and lakes not subject to tidal flow, or extreme low tide mark in navigable tidal waters, or the outer harbor line where harbor area has been created.

City of Seattle Commercial Zones

C1 Commercial 1

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

Typical Land Uses

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

Building Types

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

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

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

Street-level Residential Design

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

Maximum Size of Commercial Use

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

Parking Location

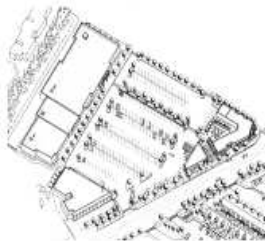
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access

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

Parking Quantity

Same as NC1 zone.



C2 Commercial 2

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

Typical Land Uses

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

Building Types

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

Street-level Uses

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

Street-level Non-residential Design

Same as C1 zone.

Maximum Size of Commercial Use

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

Parking Location

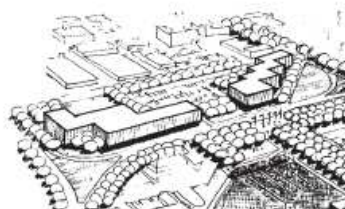
Same as C1 zone.

Parking Access

Same as C1 zone.

Parking Quantity

Same as C1 zone.



IG1

General Industrial 1 (IG1)

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

Typical Land Uses

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

Height

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

Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.
Office uses: 10,000 square feet.
Some exceptions apply to maximum size of use limits (23.50.027.B).

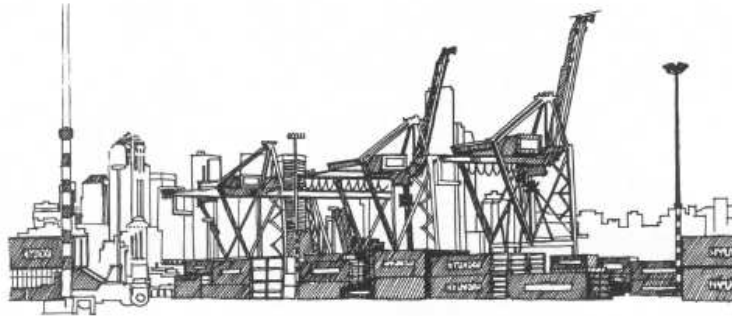


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Setbacks

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



IG2

General Industrial 2 (IG2)

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

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.
Office and retail uses: 25,000 square feet. Some exceptions apply to maximum size of use limits (23.50.027.B).

FAR

2.5

Setbacks

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

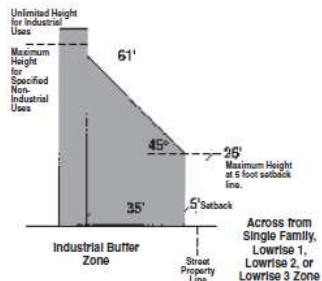


IB Industrial Buffer (IB)

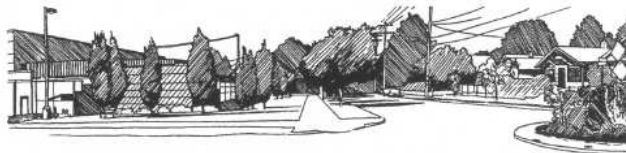
The intent of the Industrial Buffer is to provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character.

Typical Land Uses Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses.

Height Same as IG1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



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



Maximum size of use Retail sales and service and entertainment uses: 75,000 square feet.

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

FAR 2.5

Setbacks Same as IG1 and IG2, plus

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

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

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

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

Light and Glare Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

IC Industrial Commercial (IC)

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

Typical Land Uses

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

Height

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

Maximum size of use

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

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

FAR

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

Setbacks

Same as IG1 and IG2, plus

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

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

Screening and Landscaping

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

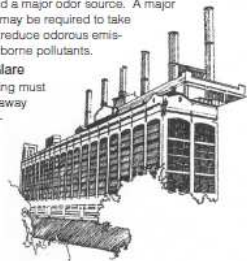
Major Odor Sources

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

Light and Glare

Exterior lighting must be shielded away from residential zones.

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



Land Value Data:

The Commercial Waterfront Specialty appraiser is responsible for land values within Area 12.

There were few commercial waterfront vacant land sales in Area 12 from 2015 through 2017 that were considered fair market transactions. Land sales were considered from adjacent neighborhoods and equalized with similarly zoned properties. Values are generally based on a price/square foot. For land valuation purposes, the Assessor used GIS (Geographic Information System) as the primary tool to establish land values. A list of sales used to develop the land model and also those considered not reflective of market value are included in the following sections and adjacent Area reports.

The following table summarizes the zoning and land valuation model applied to the properties in Area 12. All dollar amounts are stated as a price per square foot of upland area or submerged land area. The table is intended as a guide with additional adjustments made for individual site variations.

Typical Land Value Ranges		
Upland values		
Zoning	Description	\$ Range
IG1 U/45-65	<u>General Industrial 1</u> : Typical uses emphasize marine related general and heavy manufacturing.	\$85-\$95/sqft
IG2 U/65	<u>General Industrial 2</u> : Typical uses include a wider range of industrial and commercial activity.	\$95/sqft
IB U/45 North Lake Union	<u>Industrial Buffer</u> : Intended as a buffer between industrial and residential zonings.	\$110/sqft
Commercial C1-40 Shilshole /Eastlake	<u>Commercial</u> uses including retail/services to service the surrounding residential neighborhoods.	\$105- \$200+/sqft
Commercial C2-40 West/North Lake Union	<u>Commercial</u> uses include a wider range of commercial properties such as offices, warehouses and marinas.	\$120+/sqft
IC-45 North Lake Union	<u>Industrial Commercial</u> : Uses intended to be a mix of commercial, light & general manufacturing.	\$110/sqft
IC 65 Fremont	Typical uses include office/ high-tech properties.	\$120+/sqft
Commercial C2-40 South Lake Union /Eastlake	<u>Commercial</u> uses include a wider range of commercial properties such as offices, warehouses and marinas.	\$190+/sqft
Submerged Land	Marine habitat to Industrial / Marinas	\$10-\$20+/sqft

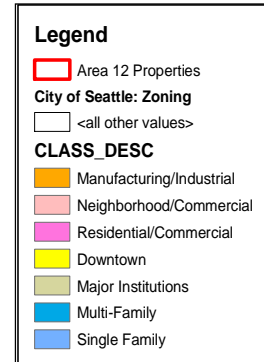
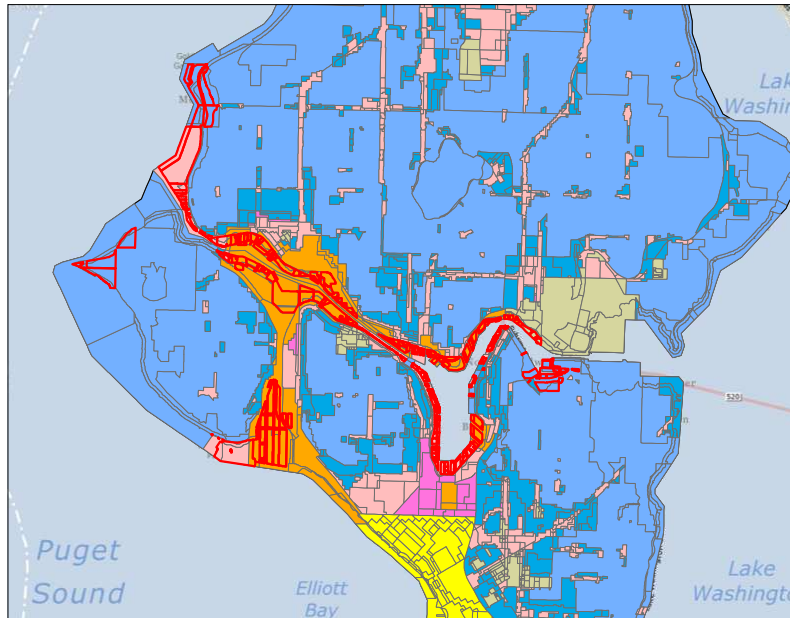
Area 12 includes most of the marinas located in King County. A partial list of the major marinas are included below. Moorage slip sales ranged from the uncovered slips at Newport Yacht Basin on Lake Washington typically starting at \$50,000+ (\$2,200/linear foot), to a single moorage slip in SBMC previously selling for \$1,100,000 (\$9,166/linear foot). A list of recent slip sales is included with this report.

Marina	Property Address
Affinity Marina	1327 N Northlake Way, Seattle
AGC Marina	1200 Westlake Ave N, Seattle
Boat St Marina	1101 NE Boat St, Seattle
Boatworld	2450 Westlake Ave N, Seattle
Canal Marina	360 W Ewing St, Seattle
Chandler's Cove	901 Fairview Ave N, Seattle
China Harbor	2040 Westlake Ave N, Seattle
Chinook Lake Union	2525 Fairview Ave E, Seattle
Commercial Marine Construction	2540 Westlake Ave N, Seattle
Diamond Marina	2710-2732 Westlake Ave N, Seattle
Doc Freeman's	999 N Northlake Way, Seattle
Elliott Bay Marina	2601 West Marina Pl, Seattle
Ewing Street Marina	624 W Ewing St, Seattle
Fishermen's Terminal - Public	3919 18th Ave W, Seattle
Fremont Boat Co.	1059 N Northlake Way, Seattle
Fremont Bridge Marina	2930 Westlake Ave N, Seattle
Harbour Village Marina Condominium	6155 NE 175th, Kenmore
Homeport Marina Moss Bay	135 Lake St, Kirkland
HC Henry Pier	809 Fairview Ave N, Seattle
Julie's Landing	2100 Westlake Ave N, Seattle
Lake Union SkyLaunch	111 NE Northlake Way, Seattle
Lake Union Waterworks	1101 N Northlake Way, Seattle
Lockhaven Marina	3030 W Commodore Way, Seattle
Marina	2442 Westlake Ave N, Seattle
Marina Mart Moorings	1500 Westlake Ave N, Seattle
McGinnis Marine Inc	5320 28th Ave NW, Seattle
Nautical Landing	2500 Westlake Ave N, Seattle
Newport Yacht Basin Condominium	3911 Lake Washington Blvd SE, Bellevue
Nickerson Marina	1080 W Ewing Pl, Seattle
Northlake Marina	927 N Northlake Way, Seattle
Ocean Alexander Marina	1001 Fairview Ave N, Seattle
Ocean Alexander	1115 N Northlake Way, Seattle
Quartermaster Harbor Marina	23824 Vashon Hwy SW, Vashon

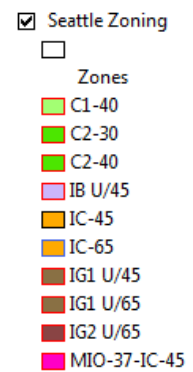
Quartermaster Yacht Club	23428 Vashon Hwy SW, Vashon
Queen City Yacht Club	2608 Boyer Ave E, Seattle
Rocksalt Marina	1234 Westlake Ave N, Seattle
Sagstad Marina	5109 Shilshole Ave NW, Seattle
Salmon Bay Marina	2100 W Commodore Way, Seattle
SBMC	2284 W Commodore Way, Seattle
Seattle Marina	2401 N Northlake Way, Seattle
Seattle Yacht Club	1807 E Hamlin St, Seattle
Shilshole Bay Marina	7001 Seaview Ave NW, Seattle
Stimson Marina	5265 Shilshole Ave NW, Seattle
Swiftsure Marina	2450 Westlake Ave N, Seattle
Tillicum Marina	1335 N Northlake Way, Seattle
Thompson Marina	2470 Westlake Ave N, Seattle
Thunderbird Marina	2925 Fairview Ave E, Seattle
University Marina	1401 NE Boat St, Seattle
Vic Frank's	1109 N Northlake Way, Seattle
Wards Cove	88 E Hamlin St, Seattle
Waterworks Office and Marina	1818 Westlake Ave N, Seattle
Weatherly Yachts	2900 Westlake Ave N, Seattle
Westlake Landing	2046 Westlake Ave N, Seattle
Yacht Harbor Marina	1700 Westlake Ave N, Seattle
Yale St. Landing	1001 Fairview Ave N, Seattle

City of Seattle General Use Maps

Commercial/ Residential Class Designations



Zoning



Area 12

Improved Parcel Total Value Data:

There were 3 new improved sales for this area in 2017.

Due to the limited number of comparable sales within this specialty, historical sales and sales from adjacent neighborhoods were considered for this revalue. These sales can be found in the Assessor Area Reports.

Sales Comparison Approach model description

Improved sales from 01/01/2015 to 12/31/2017 were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Sales Identification Section within the Accounting Division. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling or writing either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides on the Assessor's website.

Cost Approach model description

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

Cost calibration

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

Income Capitalization Approach model description

The Income Approach is considered a reliable approach to valuation for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estates publications and websites.

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers and the appraiser's independent market

research. Quality, effective year built, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach.

The following table recaps the rates as reported by these publications. The table demonstrates ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale.

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2017					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2017 based on recent trades as well as interactions with investors. Value-Add represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75% 4.75% - 5.25% 6.00% - 7.25% 5.50% - 6.50% 6.75% - 7.75% 6.75% - 8.50% 7.75% - 9.25% 5.25% - 5.75% 6.00% - 6.50% 6.50% - 7.50% 7.00% - 7.50% 7.50% - 8.50% 7.50% - 8.25% 8.00% - 9.00%	- - - - - - - - - - - - - -	- - - - - - - - - - - - - -	CBD – Class AA CBD – Class A CBD – Class A – Value Added CBD – Class B CBD – Class B – Value Added CBD – Class C CBD – Class C – Value Added Suburban – Class AA Suburban – Class A Suburban – Class A – Value Added Suburban – Class B Suburban – Class B – Value Added Suburban – Class C Suburban – Class C – Value Added Class A Class A – Value Added Class B Class B – Value Added Class C Class C – Value Added Class A (Neigh./Comm) Class B (Neigh./Comm) Class B (Neigh./Comm.) – Value-Add Class C (Neigh./Comm) Class C (Neigh./Comm.) – Value-Add Class A (Power Centers) Class B (Power Centers) Class B (Power Centers) – Value-Add Class C (Power Centers) Class C (Power Centers) – Value-Add High Street Retail (Urban Core)
IRR: Viewpoint for 2018	Year-end 2017	West Region	5.83% 6.49% 6.31% 6.87% - -	- - - - 6.57% 5.89%	- - - - - -	Institutional Grade Properties” CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	-	6.22%	Regional Mall
			-	-	6.16%	Community Retail
			-	-	6.30%	Neighborhood Retail
CoStar	Year-End 2017	Seattle Puget Sound	6.51%	-	-	Building Size < 50,000 SF
			6.80%	-	-	Building Size 50,000 SF – 249,000 SF
			5.32%	-	-	Building Size 250,000 SF – 499,000 SF
			8.50%	-	-	Building Size >500,000 SF
			-	5.97%	-	Building Size < 25,000 SF
			-	6.35%	-	Building Size 25,000 SF – 99,000 SF
			-	5.93%	-	Building Size 100,000 SF – 249,000 SF
			-	N/A	-	Building Size >250,000 SF
			-	-	5.85%	Building Size < 25,000 SF
			-	-	6.10%	Building Size 25,000 SF – 99,000 SF
			-	-	N/A	Building Size 100,000 SF – 249,000 SF
			-	-	10.00%	Building Size > 250,000 SF

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2017					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.50%	-	-	Office CBD – 1 st Tier Properties
			6.00%	-	-	Suburban Office – 1 st Tier Properties
			-	5.30%	-	Warehouse – 1 st Tier Properties
			-	5.90%	-	R&D – 1 st Tier Properties
			-	5.80%	-	Flex – 1 st Tier Properties
			-	-	5.90%	Regional Mall – 1 st Tier Properties
			-	-	6.00%	Power Center – 1 st Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West Region	5.00% - 8.00%	-	-	Office CBD – 1 st Tier Properties
			5.30% - 9.50%	-	-	Office CBD – 2 nd Tier Properties
			5.50% - 8.30%	-	-	Office CBD – 3 rd Tier Properties
			4.50% - 8.50%	-	-	Suburban Office – 1 st Tier Properties
			5.30% - 8.80%	-	-	Suburban Office – 2 nd Tier Properties
			5.50% - 9.00%	-	-	Suburban Office – 3 rd Tier Properties
			-	4.00% - 8.00%	-	Warehouse – 1 st Tier Properties
			-	5.30% - 8.50%	-	Warehouse – 2 nd Tier Properties
			-	5.50% - 9.00%	-	Warehouse – 3 rd Tier Properties
			-	5.00% - 9.00%	-	R&D – 1 st Tier Properties
			-	5.30% - 8.50%	-	R&D – 2 nd Tier Properties
			-	6.10% - 9.10%	-	R&D – 3 rd Tier Properties
			-	5.00% - 7.50%	-	Flex – 1 st Tier Properties
			-	5.30% - 8.50%	-	Flex – 2 nd Tier Properties
			-	6.10% - 9.00%	-	Flex – 3 rd Tier Properties
			-	-	5.00% - 8.50%	Regional Mall – 1 st Tier Properties
			-	-	6.00% - 8.80%	Regional Mall – 2 nd Tier Properties
			-	-	5.80% - 9.00%	Regional Mall – 3 rd Tier Properties
			-	-	5.00% - 8.00%	Power Center – 1 st Tier Properties
			-	-	5.80% - 8.50%	Power Center – 2 nd Tier Properties
			-	-	6.00% - 9.50%	Power Center – 3 rd Tier Properties
			-	-	4.50% - 7.50%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	5.30% - 8.50%	Neigh/Comm. Ctr. – 2 nd Tier Properties

Area 12

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	-	6.00% - 9.00%	Neigh/Comm. Ctr. – 3 rd Tier Properties
PWC / Korpaz Real Estate Investment Survey	4Q 2017	Seattle	4.25% - 8.00%	-	-	CBD Office
			-	-	-	
		Pacific NW Region	4.25% - 8.00% -	- 3.75% - 7.00%	- -	Office Warehouse
ACLI	4Q 2017	Seattle – Bellevue - Everett MSA	N/A	N/A	6.61%	All Classes
		Pacific Region	5.67%	5.54%	6.19%	All Classes

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Multifamily	Hospitality	Remarks	
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2017	Seattle	4.25% - 4.75%	-	Infill – Class A	
			4.50% - 5.00%	-	Infill – Class A – Value Added	
			4.75% - 5.25%	-	Infill – Class B	
			5.00% - 5.50%	-	Infill – Class B – Value Added	
			5.50% - 6.00%	-	Infill – Class C	
			5.25% - 6.00%	-	Infill – Class C – Value Added	
			4.75% - 5.00%	-	Suburban – Class A	
			4.75% - 5.25%	-	Suburban – Class A – Value Added	
			5.00% - 5.25%	-	Suburban – Class B	
			5.25% - 5.50%	-	Suburban – Class B – Value Added	
			5.75% - 6.25%	-	Suburban – Class C	
			5.75% - 6.25%	-	Suburban – Class C – Value Added	
			-	6.00% - 6.50%	CBD – Luxury	
			-	6.25% - 6.75%	CBD – Full-Service	
			-	6.75% - 7.25%	CBD – Select-Service	
			-	8.25% - 9.00%	CBD – Economy	
			-	6.75% - 7.75%	Suburban – Luxury	
			-	7.75% - 8.50%	Suburban – Full-Service	
			-	7.75% - 8.50%	Suburban – Select-Service	
			-	9.25% - 10.25%	Suburban – Economy	
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2017	Seattle	4.90%	-	Apartments – All Classes	
			-	7.20%	Hotels – All Classes	
		West Region	4.00% - 6.50%	-	Apartments – 1 st Tier Properties	
			4.10% - 7.50%	-	Apartments – 2 nd Tier Properties	
			4.20% - 7.80%	-	Apartments – 3 rd Tier Properties	
			-	6.00% - 8.50%	Hotels – 1 st Tier Properties	
			-	6.50% - 9.00%	Hotels – 2 nd Tier Properties	
			-	7.00% - 10.00%	Hotels – 3 rd Tier Properties	
IRR: Viewpoint for 2018	Year- end 2017	West Region	4.52%	-	Urban Class A	
			5.15%	-	Urban Class B	
			4.71%	-	Suburban Class A	
			5.34%	-	Suburban Class B	
			-	6.75%	Full Service	
PWC / Korpaz Real Estate Investor Survey	4Q 2017	Pacific Region	3.50% - 6.00%	-	Apartments	

Area 12

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2017					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.50% -6.50% 5.50% - 7.50% - - - - -	- - 4.50% - 7.20% 5.50% - 7.30% 6.50% - 7.30% - -	- - - - - 5.00% - 7.00% 6.00% - 6.80% 5.30% - 7.00%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint 2018 Commercial Real Estate Trends report	Yr. End 2017	National	6.68% 7.53% 7.04% 7.83% - - - -	- - - - 6.69% 7.44% - -	- - - - - - 6.67% 6.82% 6.96%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail
ACLI	4Q 2017	National	5.61% 6.98% 6.23% 6.15% 5.35%	5.88% 7.08% 6.64% 6.59% 5.76%	5.97% 6.63% 6.80% 6.21% 5.62%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2017	National	3.50% - 7.50% 5.00% - 10.00% 4.50% - 10.00% 4.75% - 10.00% - - - -	- - - - 5.50% - 9.50% 4.00% - 6.90% - -	- - - - - - 4.00% - 10.00% 5.25% - 8.00% 4.00% - 9.50%	CBD Office Suburban Office Secondary Office Medical Office Flex/R&D Warehouse Regional Mall Power Center Neigh. Strip Centers
PWC / Korpaz Real Estate Investor Survey	4Q 2017	National	3.50% - 8.00% 4.20% - 10.00% 4.75% - 10.00% - - - - -	- - - 3.30% - 6.90% 5.50% - 9.50% - - -	- - - - - - 4.00% - 9.50% 5.25% - 9.00% 4.00% - 10.00%	U.S. CBD Office U.S. Suburban Office Medical Office U.S. Warehouse U.S. Flex/R&D U.S. Strip Shop Centers U.S. Power Centers U.S. Regional Malls
The Boulder Group: Net Lease Market Report	4Q 2017	National	7.00%	7.25%	6.07%	Overall (Average)

Income Capitalization Approach Model Description

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

The valuation model includes the following steps:

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

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 12 for most improved property types since income and expense data was available to ascertain market rates.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market.

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 90, the assessor used triple net expenses for retail/mixed-use and industrial type uses.

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

or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

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

Physical Inspection Area:

Portions of Neighborhood 40 were physically inspected for this cycle. Information for the remaining portion of Area 12 is based on existing County records and data as inspected during prior years.

Ratio Analysis:

No ratio studies were included with this report due to the small number of sales relative to the size of the Area population.

Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. There were some variations to the values under certain circumstances, such as properties with excess land, inferior locations, or deferred maintenance

The market sales approach is considered the most reliable indicator of value when comparable sales are available. The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model. An administrative review of the selected values was made by Ruth Peterson, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Recommended assessed values are based on market conditions as of January 1, 2018.

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment.

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

The total 2017 assessment value for the non-government parcels in Specialty Area 12 was \$2,237,645,667.

The total recommended assessed value for the 2018 assessment year is \$2,499,664,800.

Application of these recommended values for the 2018 assessment year (taxes payable in 2019) results in an average total change from the 2017 assessments of +11.71%. The total value for the specialty assigned parcels changed as follows:

	2017 Total	2018 Total	\$ Change	% Change
Total Value	\$2,237,645,667	\$2,499,664,800	+\$262,019,133	+11.71%

The values recommended in this report improve values and equity; therefore it is recommended that they should be posted for the 2018 Assessment Year.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and Date of Value Estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be “typical finish” and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

CERTIFICATION:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

- No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.

Improvement Sales for Area 012 with Sales Used

05/31/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	408880	1490	29,823	2885478	\$7,000,000	08/22/17	\$234.72	AMERICAN MARINE CONTRACTORS	C2-40	1	Y	
012	040	408880	3975	27,040	2717886	\$16,200,000	03/05/15	\$599.11	WATERWORKS OFFICES & MARINA	C2-40	3	Y	
012	040	408880	4105	5,058	2874326	\$3,035,000	06/22/17	\$600.04	THOMPSON BUILDING	C2-40	1	Y	
012	040	408880	4520	17,314	2790611	\$3,500,000	04/14/16	\$202.15	VIC FRANCK'S	C2-30	1	Y	
012	040	408980	0035	3,090	2716053	\$2,390,000	02/23/15	\$773.46	3 SFR	C2-40	1	Y	
012	040	420690	0125	13,900	2839570	\$13,725,000	12/15/16	\$987.41	IVAR'S SALMON HOUSE	IB U/45	4	Y	
012	050	046700	0700	10,019	2856852	\$5,000,000	03/30/17	\$499.05	McGINNIS MARINE	IG1 U/65	2	Y	
012	060	117600	1395	7,543	2774580	\$3,375,000	12/30/15	\$447.43	CANAL RESTAURANT	C1-40	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	408980	0010	31,125	2776367	\$4,830,000	01/15/16	\$155.18	VACANT LAND & DOCK	C2-40	2	Y	
012	040	408980	0010	6,128	2861926	\$1,250,000	04/03/17	\$203.98	VACANT LAND & DOCK	C2-40	1	Y	
012	060	231401	0030	10,649	2891962	\$250,000	09/21/17	\$23.48	ELLIOTT BAY MARINA DIV NO. 01 CONDOMINIUM	C2-40	1	Y	
012	080	082505	9172	193,661	2753543	\$27,995,000	09/01/15	\$144.56	HOMEPORT MARINA	CBD 2	3	Y	
012	080	607340	0200	435,766	2769222	\$110,000	11/24/15	\$0.25	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0270	435,766	2885564	\$65,000	08/09/17	\$0.15	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0280	435,766	2884205	\$75,000	08/15/17	\$0.17	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0370	435,766	2787572	\$60,000	03/29/16	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0530	435,766	2866626	\$82,000	05/23/17	\$0.19	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0540	435,766	2739622	\$58,000	06/17/15	\$0.13	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0560	435,766	2810921	\$60,000	07/19/16	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0630	435,766	2873334	\$66,000	06/21/17	\$0.15	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0640	435,766	2869705	\$67,500	06/02/17	\$0.15	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0720	435,766	2849143	\$63,000	02/15/17	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1060	435,766	2882936	\$95,000	08/10/17	\$0.22	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1190	435,766	2727204	\$140,000	04/23/15	\$0.32	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1220	435,766	2822331	\$135,000	09/08/16	\$0.31	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1360	435,766	2865843	\$130,000	05/17/17	\$0.30	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1560	435,766	2874954	\$72,000	06/27/17	\$0.17	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1600	435,766	2739596	\$60,000	06/24/15	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1700	435,766	2847205	\$60,000	01/26/17	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1850	435,766	2865009	\$64,000	05/09/17	\$0.15	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1880	435,766	2750012	\$60,500	08/12/15	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2230	435,766	2743437	\$160,000	07/15/15	\$0.37	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2330	435,766	2871880	\$110,000	06/13/17	\$0.25	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2490	435,766	2834725	\$89,609	11/14/16	\$0.21	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2550	435,766	2892245	\$120,000	09/25/17	\$0.28	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2580	435,766	2867627	\$120,000	05/17/17	\$0.28	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2620	435,766	2868217	\$125,000	05/26/17	\$0.29	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2640	435,766	2880850	\$125,000	07/26/17	\$0.29	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2690	435,766	2867984	\$86,800	05/26/17	\$0.20	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2860	435,766	2821149	\$115,000	09/06/16	\$0.26	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2900	435,766	2780168	\$105,875	02/08/16	\$0.24	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2960	435,766	2858752	\$180,000	04/13/17	\$0.41	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3120	435,766	2809317	\$62,000	07/12/16	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	080	607340	3370	435,766	2734860	\$48,000	05/29/15	\$0.11	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3460	435,766	2727296	\$68,000	04/23/15	\$0.16	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3530	435,766	2719566	\$49,700	03/17/15	\$0.11	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3540	435,766	2864177	\$60,000	05/11/17	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3610	435,766	2811220	\$44,000	07/20/16	\$0.10	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607341	0130	64,306	2865042	\$120,000	05/11/17	\$1.87	NEWPORT YACHT BASIN NO. 02 CONDOMINIUM	R-2.5	1	Y	
012	080	607341	0320	64,306	2883942	\$127,500	08/14/17	\$1.98	NEWPORT YACHT BASIN NO. 02 CONDOMINIUM	R-2.5	1	Y	

Improvement Sales for Area 012 with Sales not Used

05/31/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	408880	4470	17,529	2759704	\$2,190,750	10/02/15	\$124.98	DOC FREEMAN'S	C2-30	3	22	Partial interest (1/3, 1/2, etc.)
012	040	408980	0040	0	2806180	\$7,760,500	06/29/16	\$0.00	MARINA & 8 SMALL RESIDENCE	C2-40	1	36	Plottage
012	050	046700	0476	6,630	2776968	\$3,100,000	01/05/16	\$467.57	CANAL COVE MARINA	IG1 U/65	1	51	Related party, friend, or neighbor

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	018650	0020	27,204	2719519	\$500,000	03/11/15	\$18.38	ALLISON MARINA	C2-40	1	1	Personal property included
012	040	018650	0030	27,204	2840871	\$425,000	11/30/16	\$15.62	ALLISON MARINA	C2-40	1	1	Personal property included
012	040	018650	0040	27,204	2892964	\$415,000	09/26/17	\$15.26	ALLISON MARINA	C2-40	1	1	Personal property included
012	040	270870	0110	86,697	2908476	\$115,000	12/20/17	\$1.33	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0110	86,697	2743698	\$53,700	06/09/15	\$0.62	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0140	86,697	2908364	\$110,000	12/18/17	\$1.27	GASWORKS PARK MARINA	IB U/45	1	63	Sale price updated by sales id group
012	040	270870	0150	86,697	2773784	\$150,000	12/22/15	\$1.73	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0160	86,697	2823896	\$115,000	09/16/16	\$1.33	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0180	86,697	2742652	\$4,300	07/08/15	\$0.05	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0190	86,697	2783460	\$150,000	03/04/16	\$1.73	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0200	86,697	2742451	\$86,000	06/29/15	\$0.99	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0210	86,697	2740789	\$103,000	06/29/15	\$1.19	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0220	86,697	2806070	\$157,500	06/22/16	\$1.82	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0300	86,697	2790144	\$190,000	04/05/16	\$2.19	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0350	86,697	2788614	\$116,000	04/01/16	\$1.34	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0360	86,697	2781444	\$6,200	02/18/16	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0430	86,697	2761222	\$6,300	09/23/15	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0450	86,697	2733455	\$6,300	05/27/15	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0460	86,697	2740681	\$7,700	07/01/15	\$0.09	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0530	86,697	2810957	\$6,200	07/19/16	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0570	86,697	2811481	\$6,200	07/15/16	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0600	86,697	2817395	\$7,600	08/18/16	\$0.09	GASWORKS PARK MARINA	IB U/45	1	64	Sales/leaseback
012	040	270870	0610	86,697	2877297	\$175,000	07/11/17	\$2.02	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0630	86,697	2888758	\$316,600	09/07/17	\$3.65	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	408980	0010	6,128	2776837	\$85,000	01/14/16	\$13.87	VACANT LAND & DOCK	C2-40	1	24	Easement or right-of-way
012	040	735640	0010	18,550	2714826	\$115,000	02/18/15	\$6.20	ROANOKE REEF BOAT MOORAGES	SF 5000	1	33	Lease or lease-hold
012	040	735640	0100	18,550	2817254	\$225,000	08/09/16	\$12.13	ROANOKE REEF BOAT MOORAGES	SF 5000	1	33	Lease or lease-hold
012	050	757510	0030	134,717	2852463	\$620,000	03/02/17	\$4.60	SBMC	IG1 U/45	1	13	Bankruptcy - receiver or trustee
012	080	311078	0050	196,585	2731157	\$108,000	05/06/15	\$0.55	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0070	196,585	2859544	\$115,000	04/11/17	\$0.58	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0120	196,585	2892141	\$140,000	09/27/17	\$0.71	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0120	196,585	2819897	\$112,000	08/29/16	\$0.57	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0130	196,585	2713739	\$120,000	01/16/15	\$0.61	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0140	196,585	2913412	\$150,000	01/18/17	\$0.76	HARBOUR VILLAGE MARINA CONDO	WC	1	33	Lease or lease-hold
012	080	311078	0150	196,585	2826036	\$125,000	09/29/16	\$0.64	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0200	196,585	2803454	\$45,000	06/10/16	\$0.23	HARBOUR VILLAGE MARINA CONDO	RB	1	51	Related party, friend, or neighbor
012	080	311078	0230	196,585	2772100	\$72,000	12/10/15	\$0.37	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0250	196,585	2846883	\$80,000	01/25/17	\$0.41	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0260	196,585	2858228	\$85,000	04/03/17	\$0.43	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0410	196,585	2866360	\$65,000	05/16/17	\$0.33	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0450	196,585	2858952	\$55,000	04/06/17	\$0.28	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	080	311078	0510	196,585	2733720	\$39,950	05/18/15	\$0.20	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0560	196,585	2861992	\$52,000	04/28/17	\$0.26	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0630	196,585	2852540	\$51,000	03/03/17	\$0.26	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0650	196,585	2882688	\$58,000	08/08/17	\$0.30	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0660	196,585	2798170	\$51,000	05/24/16	\$0.26	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0770	196,585	2788927	\$34,000	04/06/16	\$0.17	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0810	196,585	2880933	\$39,000	07/12/17	\$0.20	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0900	196,585	2734419	\$29,000	05/27/15	\$0.15	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0930	196,585	2858874	\$38,000	04/06/17	\$0.19	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0970	196,585	2840626	\$35,000	12/16/16	\$0.18	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0980	196,585	2899043	\$41,250	10/27/17	\$0.21	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	0990	196,585	2779532	\$32,000	02/02/16	\$0.16	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1030	196,585	2798143	\$36,000	05/17/16	\$0.18	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1040	196,585	2798148	\$36,000	05/17/16	\$0.18	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1070	196,585	2720698	\$16,500	03/13/15	\$0.08	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1110	196,585	2731039	\$58,999	05/18/15	\$0.30	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1180	196,585	2845187	\$60,000	01/10/17	\$0.31	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1200	196,585	2794533	\$33,000	05/06/16	\$0.17	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1250	196,585	2849995	\$34,000	02/17/17	\$0.17	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1270	196,585	2890478	\$40,000	09/21/17	\$0.20	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1300	196,585	2760879	\$32,000	10/09/15	\$0.16	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1310	196,585	2874634	\$38,000	06/22/17	\$0.19	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	311078	1340	196,585	2865914	\$38,000	05/16/17	\$0.19	HARBOUR VILLAGE MARINA CONDO	RB	1	33	Lease or lease-hold
012	080	607340	0010	435,766	2889561	\$5,750,000	09/15/17	\$13.20	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	0090	419,006	2729944	\$90,000	05/12/15	\$0.21	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	0190	435,766	2779882	\$92,500	02/10/16	\$0.21	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	1040	419,006	2772439	\$50,000	12/17/15	\$0.12	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	1040	435,766	2868284	\$70,000	05/31/17	\$0.16	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	1200	435,766	2838066	\$110,000	12/02/16	\$0.25	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	1320	435,766	2832384	\$135,000	11/01/16	\$0.31	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	2180	419,006	2760886	\$15,450	10/06/15	\$0.04	NEWPORT YACHT BASIN PH I COND	R-2.5	1	18	Quit claim deed
012	080	607340	2180	419,006	2762501	\$60,000	10/16/15	\$0.14	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	2300	435,766	2900523	\$135,000	11/02/17	\$0.31	NEWPORT YACHT BASIN PH I COND	R-2.5	1	15	No market exposure
012	080	607340	2530	435,766	2879582	\$10	04/11/17	\$0.00	NEWPORT YACHT BASIN PH I COND	R-2.5	1	51	Related party, friend, or neighbor
012	080	607341	0280	64,306	2840395	\$53,750	12/20/16	\$0.84	NEWPORT YACHT BASIN NO. 02 CO	R-2.5	1	18	Quit claim deed

2018 Area 12 Waterfront
Physical Inspections Parcels

Parcel Number	Property Name	Address
0186500000	ALLISON MARINA	11 E ALLISON ST
1142004554	BOAT STREET MARINA - U OF W	
1142004555	UNIVERSITY OF WASHINGTON - BRYANT BUILDING	1117 NE BOAT ST
1142004556	SAKUMA VIEWPOINT	
1142004557	BOAT STREET MARINA - U OF W	
1142004605	JENSEN MOTOR BOAT CO	1417 NE BOAT ST
1142004650	UNIVERSITY OF WASHINGTON	1431 NE BOAT ST
1142004890	UNIVERSITY MARINA	1005 NE BOAT ST
1952200020	WSDOT - VACANT LAND	2538 BOYER AVE E
1959703275	FUHRMAN BUILDING	3316 FUHRMAN AVE E
1959703276	ROWING CENTER DOCK - DNR LEASE 20-012272	3320 FUHRMAN AVE E
1970200006	SFR & SLIP	3312 FUHRMAN AVE E
1970200010	LAKE HOUSE APARTMENTS	3314 FUHRMAN AVE E
1970200020	SOUTH PASSAGE POINT PARK	3322 FUHRMAN AVE E
1970200044	APARTMENT - 4plex	3304 EASTLAKE AVE E
1970200050	SOUTH PASSAGE POINT PARK	3320 FUHRMAN AVE E
1971200010	3245 FAIRVIEW BLDG	3245 FAIRVIEW AVE E
1971200020	DUPLEX & 2 HOUSEBOAT SLIPS	3235 FAIRVIEW AVE E
4088800425	QUEEN CITY YACHT CLUB	2608 BOYER AVE E
4088800675	SFR	1212 E SHELBY ST
4088800897	U OF W MOORAGE - DNR LEASE	1451 NE NORTHLAKE WAY
4088801095	SUNDANCE YACHT SALES	1001 NE BOAT ST
4088801100	BOAT STREET LANDING	909 NE BOAT ST
4088801105	BOB PICOT INC	937 NE NORTHLAKE WAY
4088801490	AMERICAN MARINE CONTRACTORS	3201 FAIRVIEW AVE E
4088801975	THUNDERBIRD MARINA	2925 FAIRVIEW AVE E
4088801976	THUNDERBIRD MARINA - LEASE	2925 FAIRVIEW AVE E
4088802000	WARDS COVE PACKING CO	2901 FAIRVIEW AVE E
4088802012	WARDS COVE	88 E HAMLIN ST
4088802013	WARDS COVE - DNR LEASE	
4088802225	CHINOOK LAKE UNION MORRAGE	2501 FAIRVIEW AVE E
4089300065	MOORAGE - DNR LEASE	3304 EASTLAKE AVE E
4089300130	TYEE YACHT CLUB	3229 FAIRVIEW AVE E
4089400210	WEST MONTLAKE PARK	
4089400220	SEATTLE YACHT CLUB	1807 E HAMLIN ST
4089400222	SEATTLE YACHT CLUB - DNR LEASE 20-A12178	1807 E HAMLIN ST
4089400230	SEATTLE YACHT CLUB	1807 E HAMLIN ST
4089400610	LK UNION TIDELANDS	3245 FAIRVIEW AVE E
4089800005	FAIRVIEW PARK BUILDING	3147 FAIRVIEW AVE E
4089800010	VACANT LAND & DOCK	FAIRVIEW AVE E
4089800015	OLYMPIC YACHT CENTER	3137 FAIRVIEW AVE E
4089800020	WAREHOUSE	3133 FAIRVIEW AVE E
4089800025	SFR & 3 HOUSEBOAT SLIPS	3125 FAIRVIEW AVE E
4089800035	TRI-PLEX	3115 FAIRVIEW AVE E
4089800040	MARINA & 8 SMALL RESIDENCE	3105 FAIRVIEW AVE E
4089800060	ALLISON STREET LANDING	10 E ALLISON ST
5605000305	SEATTLE YACHT CLUB	1807 E HAMLIN ST
6788202280	MONTLAKE PARK	1618 E CALHOUN ST
6861850000	PORTAGE BAY WATERFRONT	3212 PORTAGE BAY PL E
7356400000	ROANOKE REEF BOAT MOORAGES CONDOMINIUM	10 E ROANOKE ST
7815000000	SLATER'S LANDING	3123 FAIRVIEW AVE E
8805900001	US DEPT OF GAME & FISHERIES	2723 MONTLAKE BLVD NE
8805901082	VACANT LAND	E MONTLAKE PL E