

Commercial Revalue

2018 Assessment roll

AREA

19

**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.

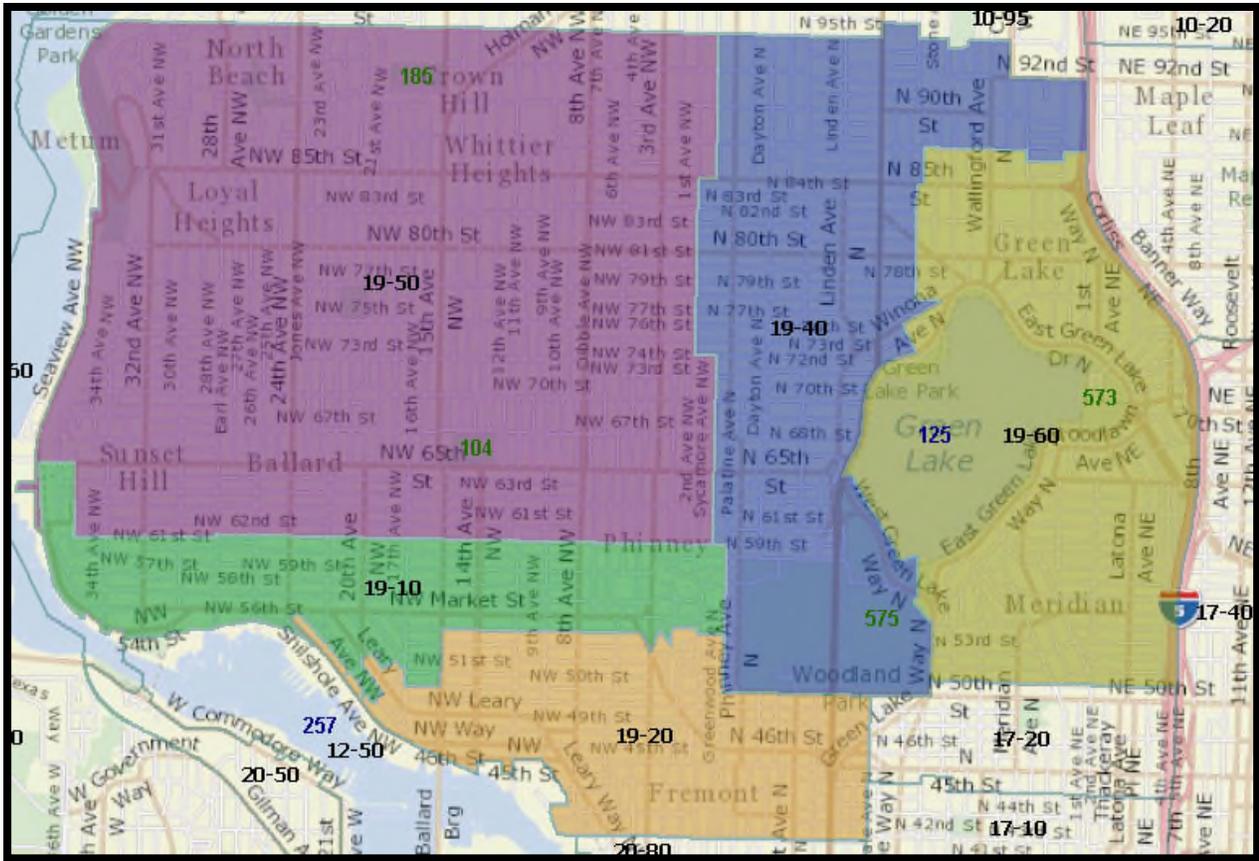
Requirements of State Law

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.

Area 19 Map



Executive Summary Report

Appraisal Date 1/1/2018

Geographic Appraisal Area:

Area 19: Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Sales – Improved Summary:

Number of Sales: 113

Range of Sales Dates: 01/01/2015 – 02/22/2018

Sales – Ratio Study Summary:

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2017 Value	\$1,400,000	\$1,636,700	85.5%	10.77%
2018 Value	\$1,597,800	\$1,636,700	97.6%	5.70%
Abs. Change	\$197,800		12.1%	-5.07%
% Change	+14.13%		+14.15%	-47.08%

*Coefficient of Dispersion (COD) is a measure of uniformity. The lower the number the better the uniformity.

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

Total Population - Parcel Summary Data:

Total Population – Parcel Summary Data			
	Land	Improvement	Total
2017 Value	\$2,440,319,000	\$803,986,000	\$3,244,305,000
2018 Value	\$2,888,034,600	\$906,459,300	\$3,794,493,900
% Change	+18.35%	+12.75%	+16.96%

Number of Parcels in the Ratio Study Population: 1,414, including vacant and improved parcels: excluding specialty properties.

Conclusion and Recommendation:

Total assessed values for the 2018 revalue have increased +16.96%.

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

IDENTIFICATION OF THE AREA

Name or Designation

Area 19- Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Area 19 Neighborhoods

- **19-10** Ballard
- **19-20** Fremont/Industrial Ballard
- **19-40** Greenwood/Phinney Ridge
- **19-50** Crown Hill/North Ballard
- **19-60** Green lake

Boundaries

- **West** – Seaview Ave NW, Shilshole Bay N to Puget Sound
- **North** – NW 95th Street
- **East** – Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50th Street
- **South** – NW 42nd Street

Maps

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

Area Overview

Area 19 is centrally located just north of downtown Seattle and the Ship Canal. With excellent transportation, stunning city, mountain and water views, the subject area remains most desirable from a real estate perspective. This location is where you can find port-oriented industrial assets, technology core areas, and several high-density metro areas containing apartments, work lofts, and residential/commercial condominium units.

The majority of the parcels in Area 19 are located in older, established communities with a mix of residential, commercial, and industrial properties. There are neighborhood-shopping districts that include restaurants, grocery stores, and small retail outlets. This area is in the process of major transition observed through the demolition of existing residential, commercial and industrial improvements and the subsequent construction of new mixed-use buildings, multi-family/apartment dwellings, micro-studio congregate rooming houses, small efficiency dwelling unit (SEDU) apartments, live/work and residential townhouses, senior living facilities, and commercial structures. New construction can be found around most corners and the transformation is self-evident. The City of Seattle has imposed a new linkage fee where developers must pay up to \$15 per square foot if the developer does not include affordable housing units in new residential and commercial projects.

Area 19 has excellent access to downtown Seattle, Interstate 5, Highway 99 (Aurora Ave N), the University of Washington and Seattle Pacific University. Most of the industrial properties in Area 19 are in the Industrial Ballard/Fremont subarea 19-20. Community services such as churches, schools, parks, playgrounds and recreational facilities are satisfactory and abundant. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Ballard Hiram M. Chittenden Locks, Woodland Park Zoo, and the Burke Gilman Trail are all located in area 19.

From 2015 through 2018, there was a trend of increased land sales; most were improved with obsolesced buildings and commanded high sales prices. Throughout Area 19, investors purchased these properties for live/work townhouses, multifamily buildings, mixed use apartment buildings, retirement facilities, small efficiency dwelling unit (SEDU) apartments, and micro-studio congregate share rooming structures. The 2015 through 2018 land sales support the land revalue for all of the zoning designations.

A review of market income data for the January 1, 2018 valuation indicates growing income fundamentals for properties located in Area 19. There were a total 140 improved sales for the 2018 revalue. The valuation models resulted in an overall total value increase of 16.96%.

The early 2018 sales indicate continued escalation in prices for both land and income producing property values that are still rising due to the demand from developers and investors; plus upgraded zoning classifications allow higher density for the new construction. Renters and homebuyers continue moving into Area 19 due to the convenience of public transportation and close proximity to employment which in turn leads to higher rental rates for both residential as well as income producing properties. The economic boost that high profile companies like Amazon have generated can be felt in area 19, as it has created a housing crunch that continues to put pressure on the relatively low inventory. Multifamily development remains an attractive and profitable option for developers.

Analysis Process

Effective Date of Appraisal: January 1, 2018

Date of Appraisal Report: March 5, 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.

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

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

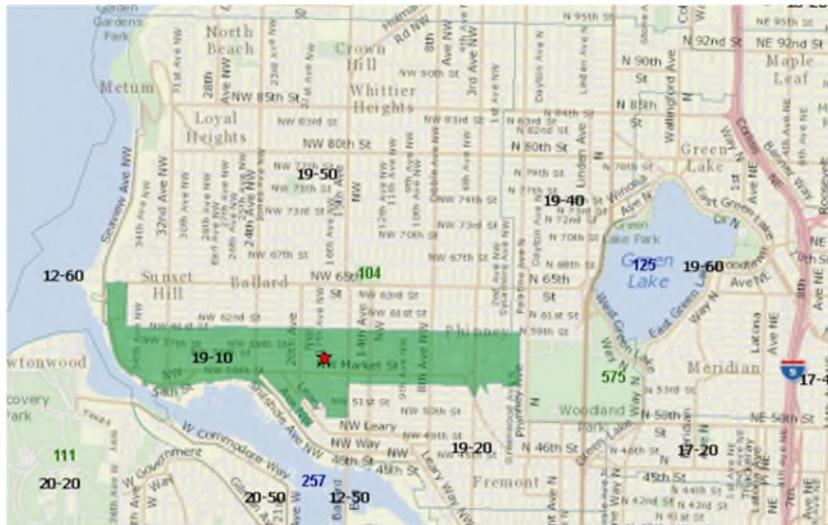
- Sales from 01/01/2015 to 02/22/2018 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6 (USPAP compliant).

Ballard: Area 19-10

Neighborhood 19-10 boundaries:

- North: NW 60th Street
- East: Greenwood Ave North
- West: Seaview Ave NW
- South: NW 54th Street to NW 50th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

Ballard's origin is strongly rooted in commercial fishing plus a deep Scandinavian heritage and has now become one of Seattle's most popular and fastest growing urban neighborhoods as it is a vibrant place to live, work, shop, eat, and play. This area has a mix of office buildings, grocery store chains, warehouse/industrial buildings, eclectic restaurants, service shops, retail stores, medical office buildings, banks, and other mixed-use properties. Ballard Hospital provides medical care and services to this community. The Nordic Heritage Museum is one of its best known attractions and will reopen in May of 2018. The Ballard Avenue Landmark District was created by the Seattle City Council in 1976 and has become a popular location to rehabilitate older buildings while creating an infusion of highly rated restaurants, retail, and other commercial establishments. Buildings throughout the District embody the distinctive characteristics of modest commercial architecture from the 1890s through the 1940s.

Visitors to this unique neighborhood will find boutiques, artist studios, and galleries side by side with manufacturers of fishing equipment and even a television studio. There are numerous long-standing businesses: Ballard Blossom, Old Pequiar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. Other historic edifices located along NW Market Street are the Majestic Bay Theater and The Ballard Carnegie Library, which are now commercial establishments for retail and restaurants. Ballard continues to add more venues for live music, high-end restaurants, and luxury lodging.

Ballard has become headquarters for high and mid-rise mixed-use apartment and condominium structures. These projects are replacing longstanding neighborhood businesses. The development of residential townhouses, live-work units, zero lot line cottage style single-family homes, and narrow single-family homes continues at a fast pace with no sign of a slowdown, yet again. Older homes continue to be torn down; the sites are then platted into much smaller lots and subsequently improved with residential townhouses. Newest multifamily developments are small efficiency dwelling unit (SEDU) apartment buildings and micro-studio congregate share housing structures that are targeted the single occupants due to their more affordable rents. Companies like Amazon, Facebook, and WeWork continue to fuel demand for residential dwelling spaces as they are still attracting and hiring employees.

The City of Seattle Council has rezoned the Comprehensive Land Use Code in this neighborhood. As of September 9, 2016, the City of Seattle Zoning Ordinance 125125 rezoned the Ballard neighborhood area from Commercial 1 (C1-65) to Neighborhood Commercial 3 (NC3-65) to encourage pedestrian-oriented development along key shopping and transit streets. The added Residential Commercial (RC) suffix zone allows small (up to 4,000 square feet) commercial uses at street level in multifamily-zoned neighborhoods to support small commercial uses that will meet the daily needs of the neighboring residential area. There is a proposal to rezone to Neighborhood Commercial 3 with 75 feet height limits (MHA NC3-75). The following maps describe the rezoning changes by the City of Seattle Zoning Ordinance 125125:

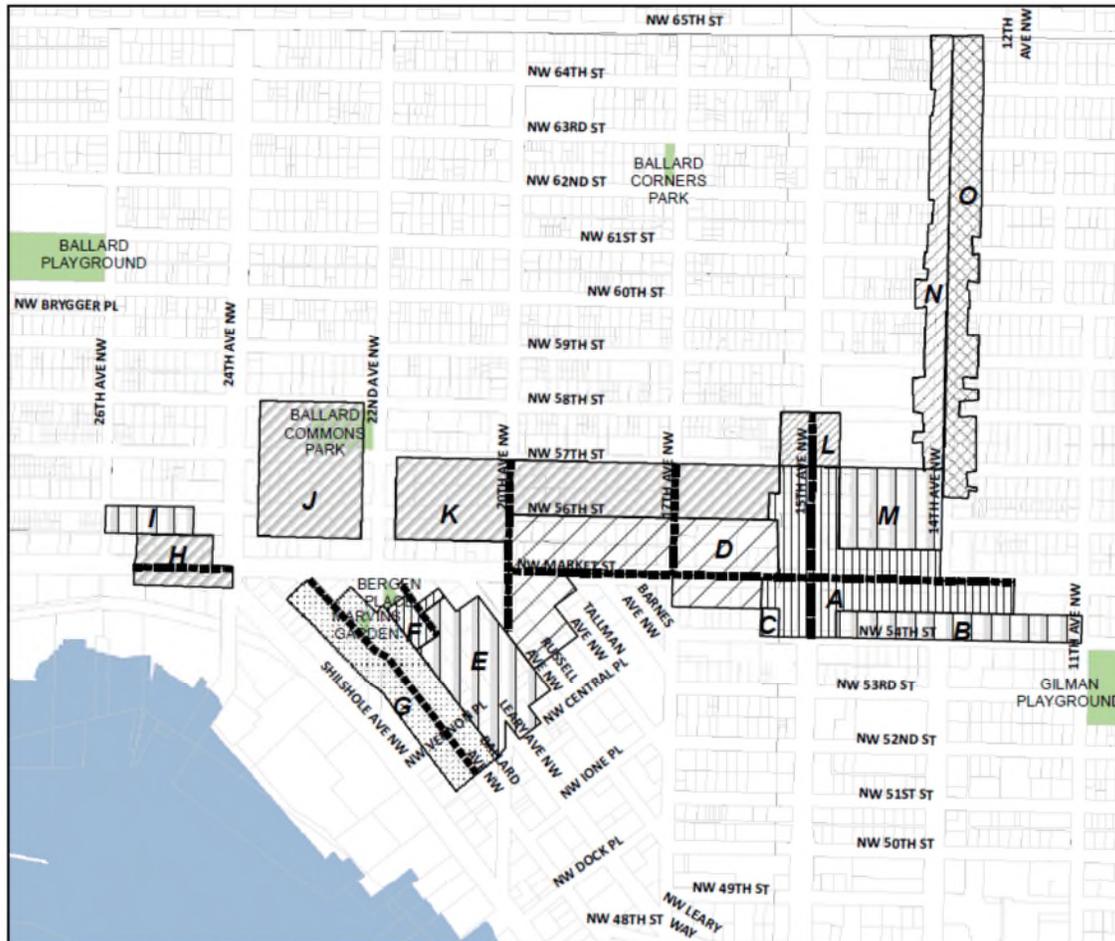
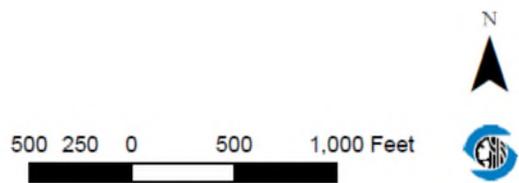
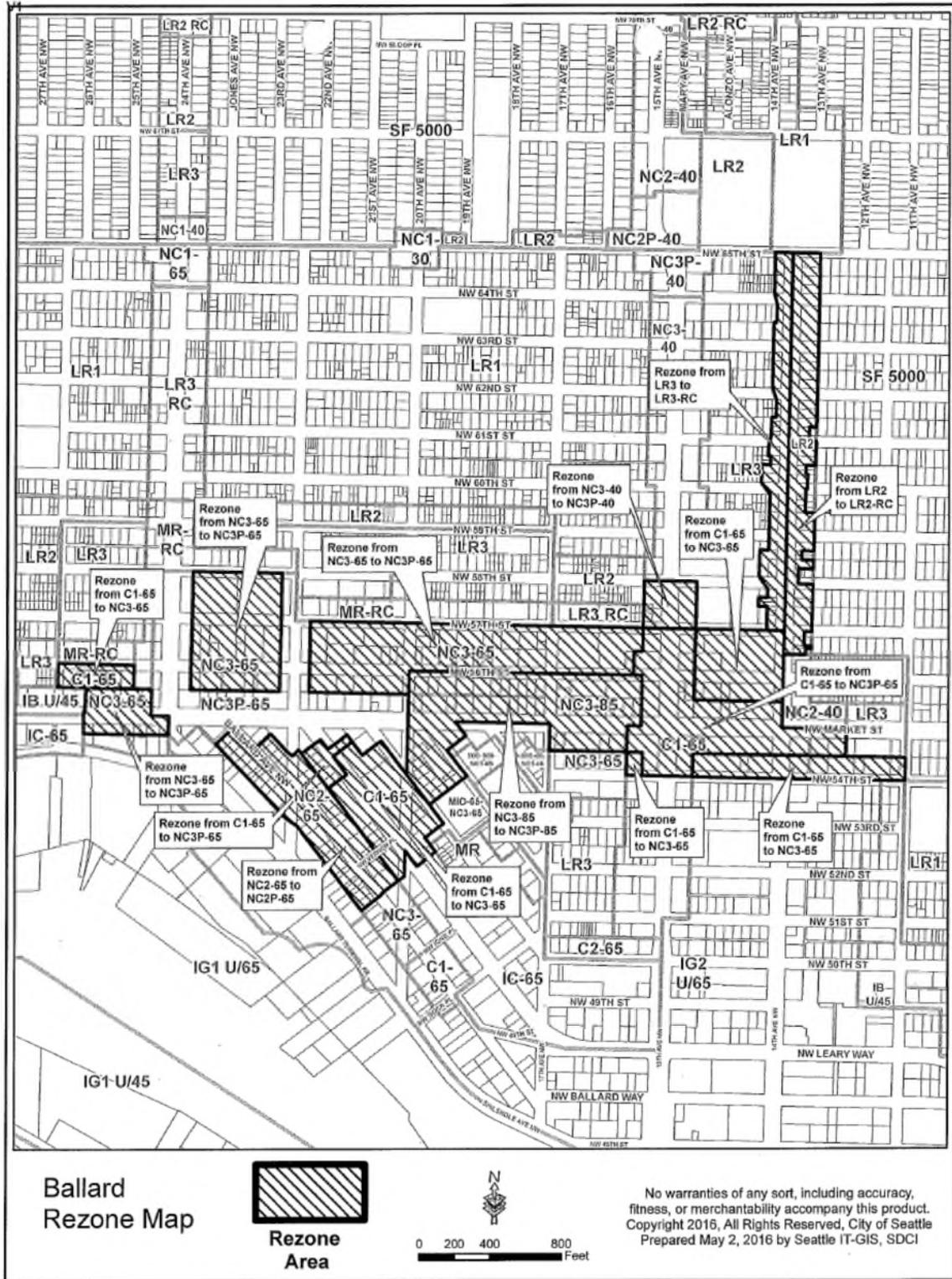


Exhibit A: Ballard Rezone Map Legend

- New Principal Pedestrian Street Designation
- C1- 65 to NC3P-65 **A, F**
- C1-65 to NC3-65 **B, C, E, I, M**
- NC3-85 to NC3P-85 **D**
- NC2-65 to NC2P-65 **G**
- NC3-65 to NC3P-65 **H, J, K**
- NC3-40 to NC3P-40 **L**
- LR3 to LR3-RC **N**
- LR2 to LR2-RC **O**



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New and Proposed Developments:



The Keelson Ballard – 1537 NW 56th Street

Parcel #276770-0711: The Keelson Ballard located at 1537 NW 56th Street is a seven-story apartment structure with 102 residential units, four live-work units, and parking for 92 vehicles. Construction started in April of 2016 and it was completed in mid-2017.

Parcel #276770-0270: Modera in Ballard is a new mixed-use project on the site of the 1945 colonial revival style funeral building formerly known as Wiggen and Son Funeral Home located at 2003 NW 57th Street. Tiscareno Associates designed the Modera



Modera Ballard - 2003 NW 57th Street in Ballard

Ballard, a six-story apartment complex with 118 residential units, 14 live-work units, and two levels of below grade parking for 102 vehicles. There's a dog run and deck on the roof. The unit mix consists of studios, open and traditional one-bedrooms, two-bedrooms, and three-bedroom residential units which range from 530 to 1,200 square feet. Construction began in December of 2015 and it was completed in June of 2017.

Parcels #276810-0365,-0375,-0465, & -0477: There are limited numbers of office buildings in Ballard. Martin Selig Real Estate has a project in the works at the intersection of 15th Ave NW and NW Market Street. The office building will be



15th & Market – 1448 NW Market Street

approximately 279,000 square feet in total size. Trupanion, a Seattle company that provides pet insurance, is planning to move into part of the space. The original four parcels were merged and the old improvements were razed in 2016 to construct the new structure. Excavation was completed on November 30, 2017 and they are currently working on the new building.

Parcels #276770-0615 & #276770-0616: The two parcel site located at 5512 and 5516 17th Avenue NW had two office buildings that were razed to construct a mixed-use apartment structure. The project is a seven-story mixed-use building with 88 apartments, 2 live/work units, 1,700 square feet of commercial space on the ground level and basement parking. The City of Seattle approved permits and plans on November 17, 2017 for construction. Excavation has begun for the new development.



5512 17th Ave NW



Parcel #276770-0160: The former Bartells Drug Store site located at 5621 22nd Avenue NW is now the Commons at Ballard. This six-story mixed-use building has 82 apartment units, 4 townhouses, 11,736 square feet of retail, 21,517 square feet of office space, and a two level below grade parking garage for 137 vehicles. It was completed in June of 2017 and Bartells Drug Store now occupies the street level retail space.

Commons at Ballard - 5621 22nd Avenue NW



Parcel #276770-0075: is a mixed-use assisted living facility called The Merrill Gardens at Ballard located at 2418 NW 56th Street. This new senior assisted living building is a seven-story structure with 104 living units, street level retail space of 3,477 square feet, and below grade basement garage parking. It was completed in 2017.

Merrill Gardens-2418 NW 56th Street

Parcels #276770-0770, -0775, -0780,-0785,-0790, &-0795: Excavation started in January of 2017 on the six parcel site located at 1701 NW 56th Street to construct a mixed-use apartment building called The Valdok. The proposed six story mixed-use structure will have 168 apartments, 9 live/work units, 4,390 square feet of street level retail, and below grade parking for 163 vehicles. Completion is expected in 2018.



The Valdok – 1701 NW 56th Street



Ballard 57- 1731 NW 57th Street

Parcel #276770-0395: A six story building located at 1731 NW 57th Street started construction in July of 2016 and was completed in June of 2017. The Ballard 57 has 48 apartment units- 38 studios and 10 one-bedroom units. The studios are 250 square feet in size and the one-bedroom units have 371 square feet. All units are equipped with kitchens and baths. Parking is not provided.

Parcels #276770-0430 & #276770-0445: The Lennar Multifamily Communities purchased this two parcel site with a total of 30,000 square feet for \$10,100,000 located at 1700 and 1718 NW 56th Street. The developer razed the old buildings to construct a six-story mixed-use multifamily structure with 148 apartment units, 16 live/work units, 5,600 square feet of commercial space and below grade basement parking for 126 vehicles. The new mixed-use apartment building is call The Valdok II. Excavation and foundation started in September of 2017.



1718 NW 56th Street

The developer razed the old buildings to construct a six-story mixed-use multifamily structure with 148 apartment units, 16 live/work units, 5,600 square feet of commercial space and below grade basement parking for 126 vehicles. The new mixed-use apartment building is call The Valdok II. Excavation and foundation started in September of 2017.



5617 17th Ave NW

Parcels #276770-0425 & #276770-0426: Two SFR house structures located at 5611 and 5617 17th Avenue NW were demolished to construct a new six-story called building aPODment Suites @ Riano (micro studio congregate rooming residence) with 73 sleeping rooms and shared kitchens on each level. Construction was completed in 2018.



1762 NW 59th St

Parcel #276760-3610: Located at 1762 NW 59th Street, a three-story 24-unit efficient studio apartment structure was started in July of 2016 and completed in mid- 2017. Each unit is equipped with a kitchen and bath. Parking is not provided.



Parcel #867340-0185: The Ballard III located 2651 NW 56th Street started construction in July of 2015. The complex is a four-story micro-studio congregate rooming house containing 42 rooms and six shared common kitchens. The project was completed in January of 2017.

Ballard II -2651 NW 56th St

Parcels #276770-0295 & #276770-0300: Permits have been issued to demolish the existing vacant, boarded up retail store located at 5701 20th Avenue NW.



The Saltworks will be a six-story mixed-use apartment structure with 33 residential units, 6 live/work units, commercial space of 4,800 square feet, and below grade basement parking for 39 vehicles.

Saltworks - 5601 20th Avenue NW



Nordic Heritage Museum - 2655 NW Market Street



Nordic Heritage Museum on 8/14/2017

Parcels #867340-0305, & #867340-0350: located at 2655 NW Market Street, are two industrial sites owned by the Nordic Heritage Museum where a new, three-story museum and cultural center with a total building area of 57,000 square feet, ground floor café, and surface parking for 77 vehicles is under construction and expect to hold a grand opening on May 5, 2018. All former industrial structures were demolished in August of 2016 and excavation for the museum started shortly thereafter in November of the same year.



Parcel #276770-1535: The existing SFR house structure located at 1514 NW 52nd Street was demolished and replaced with a six-story, 61 sleeping room, congregate residence building. Plans were finalized and approved for construction in June of 2017. The new project is called aPODment Suites @ Giardino.

1514 NW 52nd Street



Alano, 2417 NW 57th Street

Parcel #276770-0040: A permit was issued to demolish the existing duplex located at 2417 NW 57th Street to construct a new four-story apartment structure with 27 residential units called the Alano. Plans are still in the design review process.



2654 NW Market Street

Parcel #867340-0200: A permit issued to construct a new two-story multi-purpose building on a vacant site located at 2654 NW Market Street. The new building includes office, retail and manufacturing space with a building area of 13,902 square feet and it is currently in the construction stage.



2654 NW Market St

Parcel #276760-4580: A permit was issued on April 4, 2017 to construct an 18 unit efficiency apartment building located at 1552 NW 58th Street. The structure will be a three-story apartment building and the residential improvement on site will be demolished. Construction has not begun.



5244 Leary Avenue NW

Parcel #276770-3505: The proposal is to demolish two existing garage repair shops and construct a five-story building with 99 hotel rooms, four live/work apartment units, approximately 10,000 square feet of retail space, and three levels of underground parking for 213 vehicles at 5244 Leary Avenue NW. Permits and plans are in review with the City of Seattle Design Review Board.



1766 NW Market St

Parcel #276770-0855: The family owned Ballard Blossom site located at 1766 NW Market Street is slated for a new seven story hotel with underground parking. The number of hotel rooms is unspecified at present time. The existing two-story 1906 building will be demolished for the new structure which is in the planning stages.

Parcel #276760-4525: Plans are to construct a new four-story congregate rooming building consisting of 52 rooms with shared kitchens and street level retail space located at 1501 NW 59th Street. The existing low-cost SFR house structure that was used as a barber shop and residence will be demolished. The project is in the permitting stages.

Parcels #276770-0090 and #276770-0095: A project is being considered by the Design Review Early Guidance Board for a new eight story apartment building containing 55



units with below grade parking for 46 vehicles. The existing duplex structures are slated for demolition. The location is 2432-2436 NW 56th Street. The project site, proposed development, and early design concepts are in review for compatibility with neighborhood characteristics and conceptual design.

2432-2436 NW 56th St

Parcel #276760-4170: A new 19,000 square feet apartment building containing 20 units and basement parking spaces located at 2226 NW 58th Street is in the very early stages of construction. The former onsite triplex structure was demolished.

Parcel #276770-2955: Permits and plans are in the review process with the City of Seattle to construct a new seven story mixed use building containing approximately 48 apartment units on the parking lot site located at 5409 Leary Avenue NW.

Parcel #276770-1750: Hybrid Architecture has filed an early plan for an apartment building with 150 small efficiency dwelling units or SEDU's to be constructed at the Mac's Upholstery site located at 5011 15th Avenue NW. The existing 9,605 square feet structure will be demolished. The site is zoned C1-65 which allows up to 65 feet height limits, therefore, a six or seven story building is likely with a total project size estimated at 40,464 square feet. No parking is required or provided for the project.

Industrial Ballard/Fremont: Area 19-20

Neighborhood 19-20 boundaries:

- North: NW 54th Street
- East: Woodland Park Ave N
- West: Shilshole Ave NW
- South: NW 42nd Street

The map insets in this report identify the boundaries of the neighborhood.

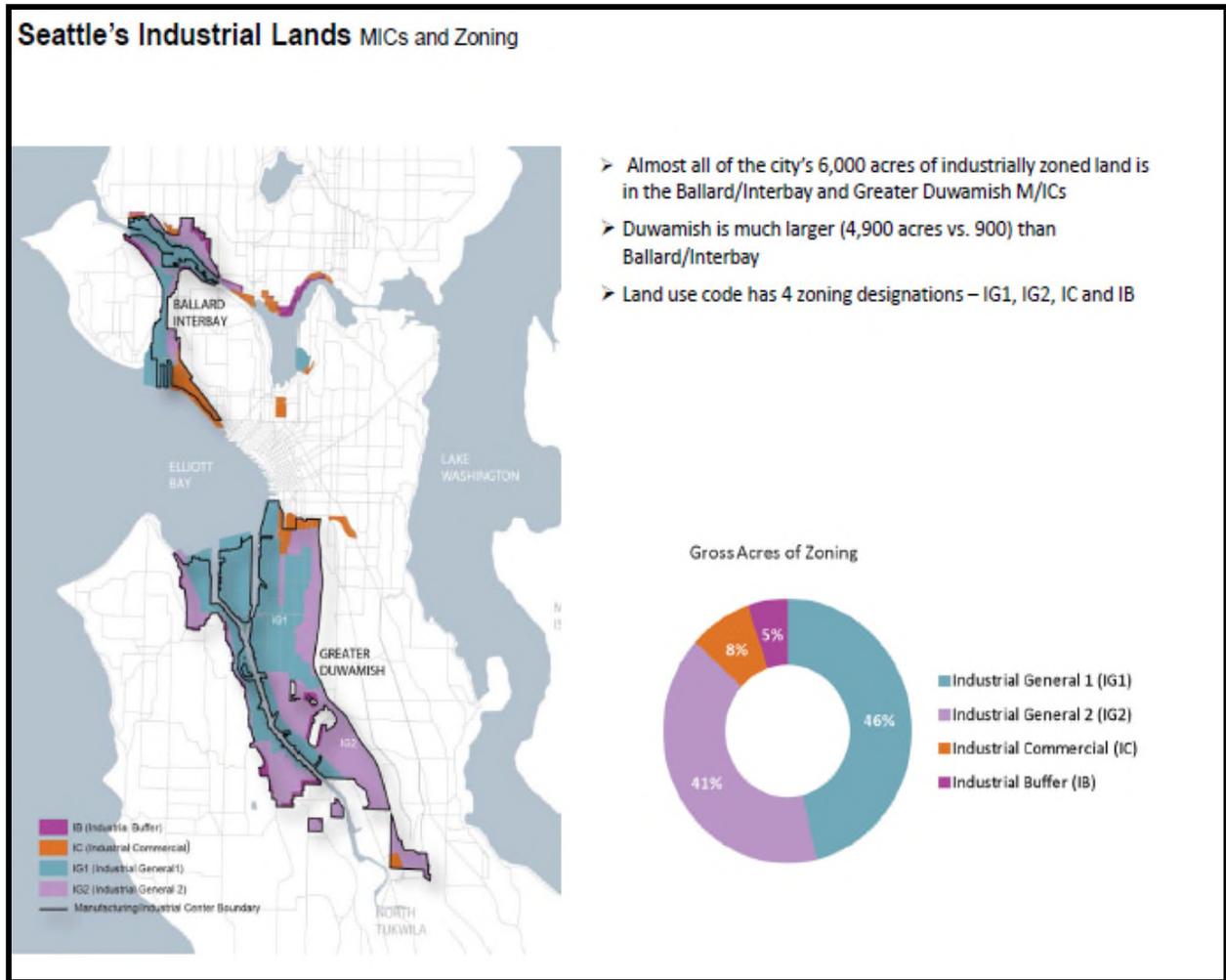


Neighborhood Description:

This vicinity is one of the largest sub-areas within area 19 with 26% of the total number of parcels and is comprised of two neighborhoods: Industrial Ballard and Fremont.

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

The majority of industrial land for area 19 is located in this neighborhood. The industrial Ballard area is zoned IC, IBU and IGU. The Seattle Department of Planning and Development is doing a land-use study of this area to accommodate proposals for any required changes to the Comprehensive Land Use Code to support the vision of heavily traveled routes in the area. The following map describes the proposal by the City of Seattle 2035 Industrial Lands Policy.



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

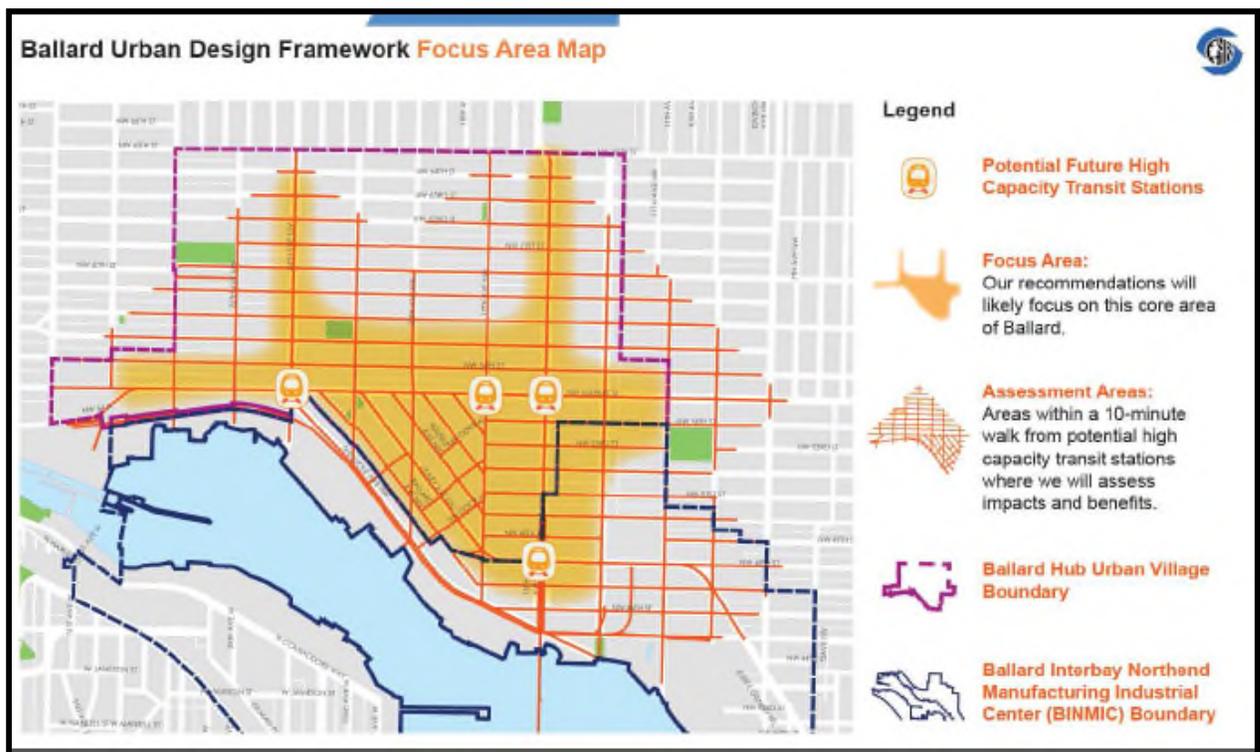
- The proposed use would not displace an existing industrial use
- The proposed use would not adversely affect nearby industrial operations
- The proposed use would be identified
- There is insufficient zoned land elsewhere in the city for the proposed use

This proposed initiative to the new industrial commercial land use zoning changes are still ongoing of discussions, planning, and reviews by the City of Seattle Elected Officials.

The commute from Ballard to downtown employment has become more time consuming in recent years because of the population spike brought about by newly constructed apartments and townhouses. Density continues to increase with no apparent relief in sight. Ballard remains attractive to younger people and families with children plus individuals who value city living and a shorter downtown commute.

The transition of the Ballard and Fremont neighborhoods continues to evolve as more condominiums, restaurants, offices, apartments, mixed use buildings, and hotels are either in the planning stages or in full construction swing. Ballard saw several microbreweries open in the last six years and now has numerous establishments in a five-mile radius that have become a tourist destination for beer aficionados. Many are located in former warehouses. Newspapers report that this area is home to more breweries than any other in Seattle or Portland and therefore enjoys much popularity.

Higher population density has obviously created unwanted traffic issues, including longer commute times. The downtown Seattle streetcar was put on hold by the Seattle mayor till further notice. Light Rail development is progressing and the Ballard area will be impacted by this long term project that seeks to ease congestion. The light rail proposal routes between downtown Seattle and Ballard began scoping in March of 2018 – this is the first public involvement opportunity and based on feedback and technical analysis, further refine the route. Sound Transit continues to plan and build light rail stations though most won't actually open for years. None of the proposed routes will use the aging Ballard Bridge because of its age and new traffic projections.



Historical Fremont is also part of Area 19-20 and it is an eclectic neighborhood that features a blend of restaurants, galleries, studios, retail shops, and older and brand new mixed-use properties. Fremont is considered the bike shop center of Seattle with six bike shops in just a 15-block area. The city has added “Advisory Bike Lanes” which have dotted instead of solid lines and no painted centerline for two-way streets. Vehicles are to use the center of the road when cyclists are present. Fremont prides itself in its unique character and individuality.

Redevelopment of some of the Fremont landmark properties continues. This neighborhood is renowned for the Fremont Bridge, a drawbridge which opens to accommodate boat traffic in the Ship Canal. A statue of Lenin, which was salvaged from Slovakia, is located at Fremont's center. Another attraction to Fremont is an artist depiction of a car-munching Troll that sits beneath the Aurora Bridge and remains fascinating to locals and tourists alike. Like Ballard, Fremont enjoys very close proximity to downtown Seattle which makes it a desirable location to live as well as to redevelop.

The commercial core of this area is located one block north of the Fremont Bridge at N 35th St and Fremont Place N. The area between N 41st Street and N 44th Street on Fremont Ave is now being called Fremont Village or Upper Fremont. It is a tight cluster of eclectic shops and eateries and a most popular area with street festivals that attract crowds throughout the year.

New and Proposed Developments:



907 & 951 NW Ballard Way



Parcels #276830-2930 & #276830-2931: Demolition was completed in January of 2017 of the former Department of Social and Health Services office building located at 907 and 951 NW Ballard Way to construct two retail buildings that will consist of a grocery store with 23,000 square feet, a two story multi-tenant retail structure with 14,600 square feet, surface parking for 119 vehicles, plus 15 reserved spaces for covenant parking. Construction started in April of 2017 on both parcels and is still in progress with projected completion in 2018.



Wellness Center -4204 Leary Way NW

Parcel #251600-0232: A new prefabricated low-cost small office was constructed at 4204 Leary Way NW in 2016. This medical building has two-stories and a total area of 1,430 square feet. The Wellness Center opened in January of 2017 for business.

Parcel #276830-3245: Plans are to build the Ballard Block II on the vacant site located at 1451 NW 46th Street. The proposal is for three above-grade buildings over a single-level below grade shared parking garage. The developer also intends to short plat the parent parcel into three separate lots. Parcel #1 will be a 25,000 square foot general service building with 1,500 square feet of mezzanine office space. Parcel #2 will be a 25,000 square foot marine sale building that will occupy two levels and the third level will be a daycare plus 1,000 square feet of restaurant space. Parcel #3 will be a five-story



building with 25,000 square feet of general retail, 3,000 square feet will be a drinking establishment, 5,000 square feet will be a retail/restaurant area at grade level, 12,500 square feet will be used as a child care center on the third level, and 25,000 square feet of office space will occupy levels 4 and 5.

Ballard Block II - 1451 NW 46th Street



1118 NW 50th Street

Parcel #276830-1715: Located at 1118 NW 50th Street, a new three story, 10,932 square foot structure is in the middle of construction. It will be an industrial flex building with retail, manufacturing, and warehouse office space. The former onsite triplex was demolished on October 26, 2016 and excavation began for the new construction thereafter. Completion is expected in 2018.

Parcels #276830-0980 and #276830-0985: A permit application submitted in July of 2017 to the City of Seattle to demolish the existing 1947 year built industrial structure located at 1406 NW 51st Street and construct a new four-story office building. It is currently in the permit and planning stages.

Parcel #952110-1310: Permits and applications were submitted to the City of Seattle in May of 2017 for approval to construct eight new live/work townhouse units on a vacant site located at 906 N 46th Street.

Parcels #276830-0780, #0785, #0790, #0795, #0800, #0830, #0835, #0840, & #0845: A land use permit application has been submitted to City of Seattle to remove most of the existing industrial structures of the Ness Crane properties, except the Stoup Brewing's building at 1108 NW 52nd Street on parcel #276830-0820 and the adjacent patio site on parcel #276830-0825.



A new four-story light manufacturing building, The West Woodland Business Center, with 72,816 square feet will be constructed on those mid-block sites containing 45,000 square feet of land area that extend from NW 52nd to 53rd streets, between 14th and 15th Avenue NW.



Parcel #276830-2310: Construction began on a 9,532 square foot, three story, industrial light manufacturing structure with warehouse office space and caretaker quarters. The site is located at 928 NW Leary Way.

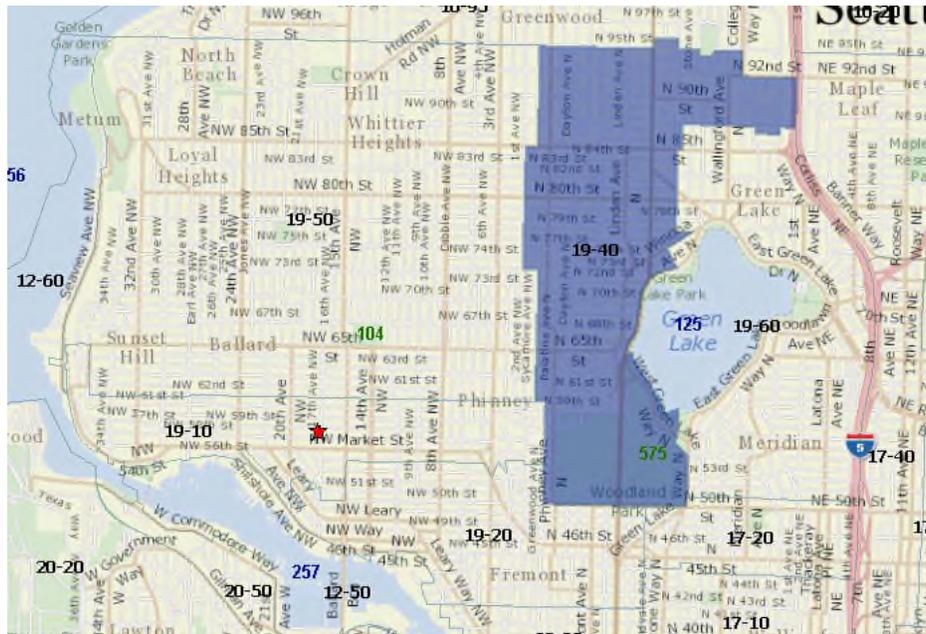
928 NW Leary Way

Greenwood/Phinney Ridge: Area 19-40

Neighborhood 19-40 boundaries:

- North: N 95th Street
- East: Green Lake Way N
- West: Palatine Ave N
- South: N 50th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

The majority of commercial properties in this neighborhood are located on or near Phinney Ave N, Greenwood Ave N, NW 85th Street and Aurora Ave N. The commercial businesses are a mix of small office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, banks, and mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction and it is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. It continues to evolve with environmentally friendly buildings, exhibits, and events. Conservation is a top priority at the Woodland Park Zoo.

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The primary commercial center surrounds the intersection of Greenwood Ave N and N 85th Street with ongoing new construction and renovations. It is a flourishing shopping district with free parking. Construction activity remains abundant for mixed use multifamily, live-work townhouses, and micro-apartments/micro-congregate housing structures. Development and revitalization in this vicinity remains as strong today as it was last year.

New and Proposed Developments:



6800 Greenwood Avenue N

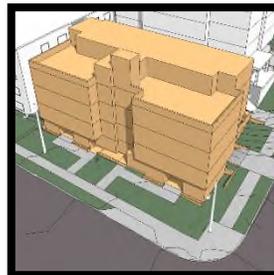


6800 Greenwood Ave N

Parcel #946820-0016: The Isola Greenwood, a mixed-use luxury condominium project located at 6800 Greenwood Avenue North is a four-story structure with 32 units and 4,000 square feet of retail space at ground level plus parking for 28 vehicles. The 32 residential units will range in size from 550 to 1,030 square feet. The unit mix consists of 12 one-bedroom, 11 one-bedroom-plus-den, and 9 two-bedrooms. Other amenities include outdoor spaces for both private and shared roof decks with views of Green Lake, downtown, and the mountains. The ground level units have private yards and high ceilings. Construction is finally complete.



9002 Greenwood Ave North-to be demolished



Parcel #946520-0180

Parcel #946520-0180: A proposed new project for a four-story apartment building with 37 small efficiency units located at 9002 Greenwood Avenue North. The existing structure will be demolished. The new project has not been started.



308 N 90th Street

Parcel #946520-0181: Located at 308 N 90th Street, a permit was issued to demolish the existing SFR house structure and construct a new apartment building. The project will consist of a four-story building with 28 residential units and parking for 10 vehicles. New construction has yet to begin.



8228 Green Lake Drive N



8228 Green Lake Drive N

Parcel #339290-0005: The 1958 year built used car small office building with 596 square foot located at 8228 Green Lake Drive N was demolished and is being replaced by a new project containing 66 residential units and 4 live-work units plus surface parking for 34 vehicles. Construction started in June of 2017.



6726 Greenwood Avenue N

Parcel #946820-0032: The project is still under review for the site located at 6726 Greenwood Avenue N that will consist of a four-story structure with 56 residential units, 3 live-work units, plus 4,000 square feet of commercial space. The existing 1927 year built restaurant/tavern structure will be demolished.



Green Lake Seattle Self-Storage – 9309 Aurora Ave N

Parcels # 312604-9034 and 153230-0095- the former Klose-In Motel site located at 9309 Aurora Ave N and Aurora Auto Wrecking at 954 N 93rd St were demolished in April of 2017. Permits and plans have been approved for the construction a four-story self-storage mini-warehouse building and 16 surface parking stalls called the Green Lake Seattle Self Storage Facility. The site is currently being prepared for excavation to build the new structure.



88th & Nesbit – 8558 Nesbit Ave N

Parcel #099300-1655: The 88th & Nesbit Micro Apartment project is under construction on the vacant site located at 8558 Nesbit Ave N. This is a four-story apartment building with a total of 67 units - 28 one-bedrooms plus 39 efficiency studio units and a basement fitness room. Plans were finalized and approved by the City of Seattle on September 20, 2017 and construction began in 2018.



Robert Eagle Staff Middle School



Cascadia Elementary School

Parcels #312604-9064 & #351700-0005: In the summer of 2016, the Indian Heritage School and Woodrow Wilson High School located at 1330 and 1700 N 90th Street demolished all older buildings and started construction on two new schools that are owned by the Seattle Public School District on each site. The two schools have been renamed the Robert Eagle Staff Middle School (parcel #312604-9064) and have a total building area of 162,182 square feet. Cascadia Elementary School (parcel #351700-0005) consists of a 102,890 square feet building. Both institutions were completed in August of 2017.

Parcel #099300-0645: This vacant site located at 8820 Aurora Avenue N is slated to be a new five-story mixed-use building with 4,500 square feet of warehouse space, 5,200 square feet of office space, 27 residential units, and surface parking for three vehicles. The site is temporarily used as a homeless encampment which is part of the Conditional Certificate of Acceptance Tax Exemptions for the MFTE (MultiFamily Tax Exemption) Program. The tax exemption program was issued by the City of Seattle Office of Housing on February 27, 2017 and is valid until February 3, 2019.



8820 Aurora Ave N



Greenwood Apartment - 9039 Greenwood Ave N

Parcels #362603-9058 and #362603-9057: A permit was issued to demolish two storage warehouse structures located at 9039 and 9041 Greenwood Avenue N and construct a new six story building with 78 residential units, six live/work units, and below grade parking for 50 vehicles called the Greenwood Apartment. The former warehouse structures were demolished and excavation started on July 10, 2017.



949-955 N 80th Street

Parcel #379700-0010: A permit application was made to construct a new four-story apartment building with 24 small efficiency units and 6 on-site parking stalls. The vacant site is located at 949-955 N 80th Street. The plans are still in review with the Seattle design-review board.



6528 Phinney Avenue N

Parcel #675870-0005: Permitting and planning are still in process to demolish the existing duplex and retail store and construct a three-story apartment building located at 6528 Phinney Avenue N. The proposed project consists of eight small efficiency dwelling units, two apartment units and 600 square feet of commercial space with no parking.



6417 Phinney Ave N

Parcel #952310-1490: Located at 6417 Phinney Avenue N, permits were issued in May of 2017 to demolish the existing retail store and SFR house and replace them with seven new townhouses. The parcel has been subdivided into 2 sites adding new parcel #952310-1492. All former structures were demolished in September of 2017 and the new buildings are under construction.

Parcels #287710-4085, #287710-4100, & #287710-4127: The former Orowheat Bakery vacant sites located at 7005-7009 Greenwood Avenue N submitted a design plan proposal to the City of Seattle design-review board for a new five-story mixed-use apartment building with 35 residential units, ground level retail space, and garage parking for 26 vehicles. The combined total land area is 16,958 square feet, and they have also applied for rezoning from Neighborhood Commercial 2 with 40 feet height limits (NC2-40) to Neighborhood Commercial 2 with 65 feet height limits (NC2-65). Both rezoning and plans are still under reviewed.



7005-7009 Greenwood Ave N

Parcels #291920-0865 and #291920-0870: A permit application was submitted to the City of Seattle to demolish the existing office building and SFR house on the two sites to construct a new four-story mixed use apartment building. The sites are located at 8105 – 8111 Greenwood Avenue N.



1141 N 91st Street

Parcel #952410-0305: The former triplex located at 1141 N 91st St has been demolished to construct a new four story apartment building with 18 small efficiency dwelling units and 10 apartment units. Construction of the new building is now in progress.

Parcel #643150-0361: A permit application has been submitted to construct a new six-story apartment building with 224 units at 320 N 85th Street. Preliminary plans are with the City of Seattle early design guidance board.

Parcel #923190-0040: Permits and applications were submitted to City of Seattle for the construction of a seven-story apartment building with a total of 141 units above street level, retail space, and parking for 91 vehicles on this vacant lot. The site is located at 8612 Palatine Avenue N.

Parcels #291920-1305, #291920-1320, #291920-1330: There's a proposal for a new project to build a six-story 70-unit apartment building with street level retail and below grade parking for 70 vehicles on the 2016 Greenwood gas explosion sites located at 8403-8419 Greenwood Avenue N. The existing retail structure on parcel #291920-1330 and second improvement on parcel #291920-1305 will be demolished. The building to the north, Antika, which sits on parcel #291920-1305, will remain. Permits and plans are with the City of Seattle Design-Review Board.



1109 N 92nd Street

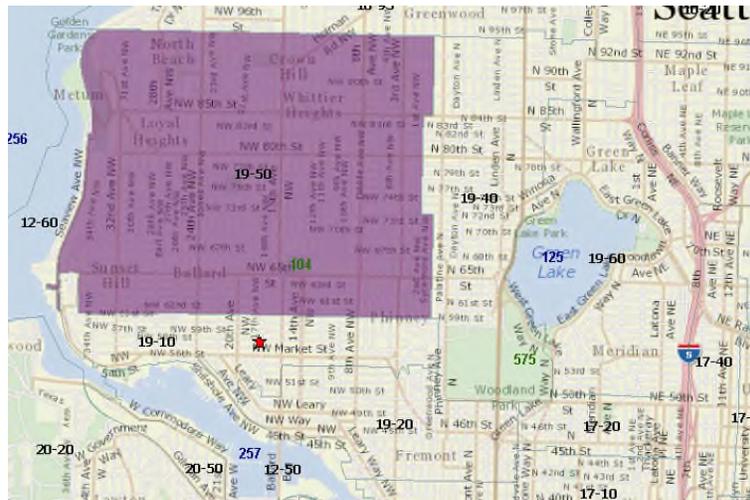
Parcel #952410-0115: Permit and plans have been issued to construct a 10,821 square feet small efficiency dwelling units (SEDU) apartment building with a total of 24 units and no parking. The existing vacant and boarded-up SFR house structure is ready for demolition. The project is located at 1109 N 92nd Street.

Crown Hill/North Ballard: Area 19-50

Neighborhood 19-50 boundaries:

- North: NW 95th Street
- East: Palatine Ave N
- West: Seaview Ave NW
- South: NW 60th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

The majority of commercial properties in this neighborhood are located on 15th Ave NW from NW 60th St north to Holman Road and on NW 85th Street from 1st Ave NW west to 15th Ave NW. The neighborhood's notable landmarks include the Shilshole Bay Marina and Golden Gardens. Commercial properties in this area include retail stores, grocery stores, banks, restaurants, office buildings, service buildings, and mixed-use properties. The Scandinavian influence stretches into area 19-50 with the very unique Scandinavian Specialties deli and store, though other ethnic establishments contribute to the ambiance of north Ballard.

Residential dwellings include single-family homes, apartments, townhouses, live-work units, congregate rooming, and micro-studio efficiency units. The construction of apartments, townhouses, live-work, congregate rooming, and micro-studio/small efficiency units structures have become more and more common because local zoning allows and encourages multi-family and commercial development. New projects continue to reshape and increase density in this area which benefits from its close proximity to downtown Seattle and this transformation remains in full effect well into 2018.

New and Proposed Developments:



7730-7750 15th Ave NW

Parcels #349130-0109 & #349130-0112: A proposal has been submitted to demolish two retail store structures and construct a new mixed-use building located at 7730 and 7750 15th Avenue NW. The project will consist of a four-story mixed-use apartment with 66 residential units, 5,400 square feet of ground level retail space, and a garage for 37 vehicles.



1427 NW 65th Street

Parcel #276760-0635: Located at 1427 NW 65th Street, construction began on a new four-story apartment building with 22 units in April of 2017 and as of February 2018, the project is nearly complete.



6301 15th Ave NW

Parcel #276760-0975: Located at 6301 15th Avenue NW, the former First Mutual Bank was demolished in November of 2016 and in January of 2017, construction began on a new four-story mixed-use apartment with 61 dwelling units, 2 live/work units, and 2,500 square feet of ground level retail space.



1443 NW 63rd Street

Parcel #276770-4215: A permit application was submitted to the City of Seattle for the demolition of the existing SFR structure located at 1443 NW 63rd Street and the construction of a new four-story apartment. The project will consist of 30 small efficiency units and street parking only. Plans are still in design-review process. The existing SFR house is vacant with a portion of its land dug up in preparation for demolition and excavation.



7500-7530 15th Ave NW

Parcels #349130-0011, #349130-0012, #349130-0023, #774800-0005, #774800-0010, & #774800-0015: All four structures on these six sites located at 7500-7530 15th Avenue NW were demolished in August of 2016 for a new project called Isola 15th with 20 live/work townhouses and 33 residential units. Excavation began in March of 2017 and construction is in full swing.



8015-8023 15th Ave NW

Parcels #758870-0055, #238910-0070, & #238910-0075: The current structures located at 8015-8017-8023 15th Avenue NW, will be demolished to construct 18 new townhouses. Parcels #758870-0055 and #238910-0070 have since been merged and plans are to eventually plat them into 18 parcels. Permit and plans were approved and finalized on November 17, 2017.

Parcels #046100-3000 & #046100-3100: Located at 7016 15th Avenue NW is now the Lillehammer Ballard, a new five-story mixed-use apartment that began construction in March of 2016. The structure consists of 93 residential units with 2,657 square feet of commercial space and two levels of basement parking for 90 vehicles. The former structures were completely demolished. The Lillehammer Apartment was completed in October of 2017 and marketed for lease with studio units renting from \$1,495 to \$1,590 per month, one-bedroom units renting from \$1,550 to \$1,960 per month, and two-bedroom units renting from \$2,260 to \$2,395 per month.



Lillehammer Ballard – 7016 15th Ave NW

Parcels #330070-0930, #-0935, #-0940, #-0945, & #-0955: Permit applications were submitted in September of 2016 with the City of Seattle to demolish the existing five retail/restaurant structures located at 8501 to 8521 15th Avenue NW and construct a new mixed-use apartment on a total land area of 30,940 square feet. The proposed improvement will consist of a four-story mixed-use building with 114 units, street level retail space of 5,500 square feet plus basement garage parking for 100 vehicles.

Parcel #330070-0974: Permit and plans are in review with the Seattle Design Review Board to construct a new four-story mixed use apartment structure containing four small efficiency dwelling units, 36 apartment units, and street level retail space. The existing building will be demolished. This proposed project is located at 8541 15th Avenue NW.



8311 15th Ave NW

Parcel #758870-0200: Permit and design plan proposals were submitted to the City of Seattle in 2016 to demolish the existing restaurant/retail building located at 8311 15th Avenue NW and construct a 28,000 square foot congregate building that will consist of 84 units with no onsite parking.



1111 NW 85th Street

Parcel #937630-0830: Permitting and planning are in progress to demolish the existing retail store located at 1111 NW 85th Street and construct seven new townhouse units. The land area is 10,054 square feet in size and plans are to subdivide the site into seven platted parcels.



Parla Apartment – 9176 Holman Rd

Parcels #186240-0411 & #186240-0423: The new Parla Apartments located at 9176 Holman Road NW started construction in November of 2015. This is a four-story mixed-use building with 131 residential units, retail space of 2,890 square feet, and basement garage parking for 244 vehicles. The new apartment was completed in June 9 of 2017 and marketed for rent.

Parcel #276760-2205:



Ballard Sixty-One – 1506 NW 61st St

The site located at 1506 NW 61st Street was occupied with a 1901 single-family home in poor condition that was subsequently demolished and excavation began in June of 2016 for the Ballard Sixty-One. The developer, Tyson Alexander of Xander Real Holdings LLC, has constructed this four-story apartment structure with 33 residential units. On February of 2018, the project was verified to be 100% complete.



6416 15th Ave NW

Parcel #276760-0610: The existing restaurant located at 6416 15th Avenue NW will be demolished to construct a new six-story mixed-use apartment building with 74 units, up to three live/work units, 3,200 square feet of retail space, and parking for 34 vehicles. Plans include rezoning the land from NC3P-40 to NC3P-65.

Parcel #751850-0480: A permit application was submitted to the City of Seattle to demolish the existing retail/garage repair shop building located at 7001 15th Avenue NW and construct a new four-story mixed use structure with an underground parking garage. The new mixed use apartment project is in the architectural plan and design process. It will include ground level commercial space and residential units in the top levels with a mix of two-bedrooms, one-bedrooms, and small efficiency dwelling units.



412 NW 65th

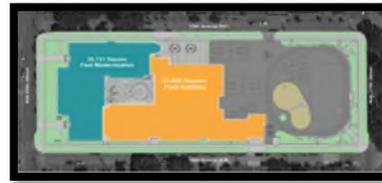
Parcel #287710-1675: A permit application was submitted to the City of Seattle to demolish the existing tavern located at 412 NW 65th Street and construct a new three story mixed use structure that will consist of nine residential units, three live/work units, and 2,740 square feet of street level commercial space.

Parcel #292170-0006: A permit application was submitted to demolish the existing seven unit apartment building located at 1319 NW 85th Street and construct new townhouses. This new project is still in the permitting and planning stages.



1602 NW 85th Street

Parcel #330070-1090: Permit applications and design proposals were submitted to the City of Seattle for demolition of the existing five unit apartment to build two, three-story, 4 unit townhouses (8 units total). The location is 1602 NW 85th Street and the proposal is in the early stages.



Parcel #444380-1580: The recent landmark 1932 year built Loyal Heights School located at 7735 25th Avenue NW is undergoing an extensive renovation, modernization, and addition of 54,000 square feet due to increases in enrollment and demands for smaller classroom sizes. Construction began the fall of 2016 and completion is projected by the spring of 2018. The construction budget was \$37,300,000.



8509 14th Ave NW

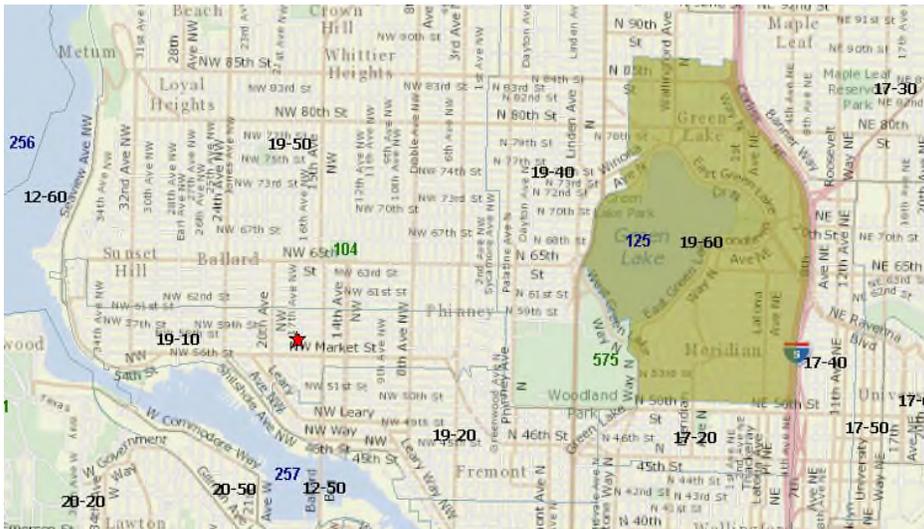
Parcel #277660-0111: Is a project for two new four-story buildings with six apartment units and 18 small efficiency dwelling units located at 8509 14th Avenue NW. The existing 1924 year built home will be demolished. Permit and plans are with the City of Seattle Design Review Board.

Green Lake: Area 19-60

Neighborhood 19-60 boundaries:

- North: N 88th Street
- East: I-5 Freeway
- West: Stone Ave N and West Green Lake Way
- South: N 51th Street

The map insets in this report identify the boundaries of the neighborhood.



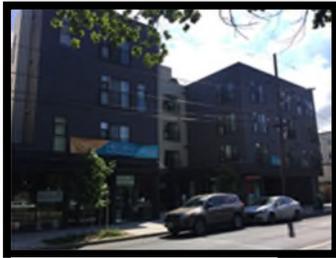
Neighborhood Description:

Green Lake attracts pedestrians from all over Seattle as well as the surrounding suburbs. It remains a top attraction all year round as people love to stroll around the lake, reserve athletic fields for sports leagues as well as the pool, and even in December, the Green Lake Pathway of Lights luminaries add sparkle to the cold winter. This vibrant neighborhood is located in north central Seattle. The centerpieces are the lake and park which were named by David Phillips. In September of 1855, Mr. Phillips conducted a survey for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared green in color due the algae blooms in the water.

The main attraction is Green Lake Park itself, which encompasses a 2.8-mile path around the lake for runners, bikers, skaters, and walkers. Many others use the athletic fields or visit the park for boating, picnicking, and swimming. In the northeastern part of the park, its first community center was built in 1929. It has two conference rooms, a gym with showers and bathrooms, and a stage. Toward the east side of the lake, another stepped swimming area was built. The tennis courts were built in 1945 and in 1955; a 150,000-gallon swimming pool was added. It was named the Evans Pool in honor of two brothers, Ben and Lou Evans, for their long service to athletics at Seattle parks.

The major commercial properties in this neighborhood are located on the streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65th Street to NE 75th Street. These commercial properties consist primarily of retail stores, restaurants and cafes, banks, small offices and increasingly more mixed-use properties with commercial space on the street level and residential space in the top levels.

New and Proposed Developments:



414 NE Ravenna Blvd

Parcel #952810-3625: Located at 414 NE Ravenna Blvd is the new Helene Apartments. It is a four-story mixed-use apartment building with 62 residential units, street-level retail space of 2,245 square feet, and below grade parking garage for 20 vehicles. Construction started in 2015 and it was completed by July 31, 2017.



419 NE 71st Street

Parcels #952810-1745, -1785, -1790, & -1810: Located at 419 NE 71st Street is the site of the new Eddy Apartments. This structure is a six-story mixed-use building with 130 units, 18,827 square feet of retail space plus a two-level below grade parking garage for 106 vehicles. Construction began in February of 2016 and it was completed by July 31, 2017.

Parcels #952810-4725 & #952810-4735: The former light manufacturing building located at 6870 Woodlawn Avenue NE was demolished in September of 2016 to prepare



The Hearthstone on Woodlawn – 6870 Woodlawn Ave N

for the construction of the new Woodlawn East, a mixed-use apartment complex for senior living with five-stories that will consist of 23 senior living units, ground level retail space, and one-level of underground parking. New construction has not begun.



420 NE 73rd PL

Parcel #952810-1425: New eight row house structures located at 420 NE 73rd Place started construction in July of 2016; they were projected to 95% completion as of July 31, 2017, and are now finished.



7440 E Green Lake Drive N

Parcel #288320-0130: The former SFR house located at 7440 E Green Lake Drive N was demolished and replaced with the Green Lake Estate Apartments, a three-story project with six apartment units and basement-parking for 12 vehicles. Construction for this new project began in December of 2016 and it should be completed in 2018.



Meter Apartment - 417 NE 73rd St

Parcel #952810-1455: A permit has been issued to construct the new Meter Apartment Building at the parking lot located at 417 NE 73rd Street. The structure will be a six-story mixed-use apartment building consisting of 45 residential units, street-level retail space of 1,600 square feet, and a two-level below grade parking garage.



442 NE Maple Leaf Place

Parcel #952810-1245: Permits and plans were issued to demolish the existing six unit apartment building located at 442 NE Maple Leaf Place and replace it with a new four-story structure that will consist of 42 units and below grade parking for 24 vehicles. The former six unit apartment building was demolished on October 26, 2017. The site is being cleared and prepared for excavation.



7221 5th Ave NE

Parcel #952810-1561: A permit was issued to demolish the existing office building located at 7221 5th Avenue NE to construct new townhouses. The plans are currently with the City of Seattle Design Review Board.

Parcel #952810-3705: A permit application was submitted to the City of Seattle to demolish the existing office building and construct a new 115 unit apartment building. The site address is 444 NE Ravenna Blvd.

Parcel #952810-0485: A developer is planning to demolish the long standing Spud Fish and Chip restaurant located at 6860 E Green Lake Way N and construct a new mixed use 60 unit apartment building with 1,600 square feet of retail space. After completion, the Spud Fish and Chip restaurant business will move into the retail space with a 20 year lease. The project is in the planning stages.



Parcel #952810-1545: The fourplex located at 437 NE 73rd Street will be demolished and replaced with new townhouses. The Design Review application proposes one, 6 unit townhouse structure with surface parking for 4 vehicles.

437 NE 73rd Street



Billings Private Middle School
7217 Woodlawn Ave NE
new rendering



Billings Private Middle School
existing structure

Parcel #952910-0040: The Billings Private Middle School located at 7217 Woodlawn Avenue NE has submitted a permit to demolish the existing private school building and construct a new three-story private school structure. Plans are in review with City of Seattle Early Design Review Board.



513 NE 72nd St

Parcel #913710-1591: Permits were submitted to the City of Seattle in March 2017 for new project located at 513 NE 72nd Street. Plans are with the Design Review Board of the city planning department. The new project will be a three-story apartment building with 21 small efficiency dwelling units and no parking. The existing single family home will be demolished.

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Area 19-10 was physically inspected for the 2018 assessment year. The inspection area comprised 309 parcels, or approximately 18.56 % of the 1,665 total parcels located in Area 19 (not including specialty improvements). A list of the physically inspected parcels is included in the addendum of this report.

Tenants and owners of these parcels were also interviewed for income data or sales verification when possible. Survey letters were sent to all owners in the physical inspection area prior to the field inspection. The return rate was very small. Several properties in this area have older leases.

SCOPE OF DATA

Land Value Data: Land market sales from 01/01/2015 through 02/7/2018 were given primary consideration for valuing land. There were ninety (90) market land sales in Area 19 during this period. Sales in adjacent Commercial Areas (Area 10, Area 17 and Area 20) and residential teardown sales in close proximity were also considered. Those sales are in their respective area revaluation reports. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

Improved Parcel Total Value Data: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales that were considered in this revaluation were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate broker. Characteristic data is verified for all sales whenever possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

The primary unit of comparison considered was based on price per square foot of land area. “Shell” sales, interim use sales, tear down sales, and land transactions that included plans and permits were considered in the analysis of the land values. The comparative sales approach generally is considered the most reliable method for land valuation. Zoning, location, and site size were primary variables considered in the valuation process. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

LAND VALUE

Land Sales, Analysis, Conclusions

The Seattle market has experienced upward pressure on land values in the last three years. Within Geographic Area 019, there were approximately ninety (90) verified commercial land sales that occurred during the last three years that were utilized for the 2018 revalue. There were twenty-three (23) sales in 2015, thirty-eight (38) sales in 2016, twenty-three (23) sales in 2017 and six (6) sales closed in 2018. These sales represent a mix of commercial, industrial, multi-family and residential zones. There are sixty-three (63) commercial zoned land sales, eighteen (18) multi-family zoned land sales, six (6) industrial zoned land sales, and three (3) single-family zoned land sales. In the absence of sales in a given area, land sales from nearby neighborhoods were considered. Several residential teardown land sales with multi-family zoning also support area land values. There are numerous new building permits in the pipeline. Area 019 has seen a healthy increase in land values because it includes the extremely popular areas of Ballard, Industrial Ballard/Fremont, Phinney Ridge/Greenwood, North Ballard/Crown Hill, and Green Lake.

Recorded sales showed price variations based on zoning, location, traffic and utility of individual sites. New land values are also based on similar zoning designation sales found elsewhere in the city. A list of Area 019 land sales used to develop the land model and those considered not reflective of market value are included in the following sections. Land sales in geographical areas adjacent to Area 019 were also reviewed and considered. They include Commercial Area 010, Commercial Area 017 and Commercial Area 020. The residential teardown sales considered for Area 019 include Residential Areas 006, 019, 039, 042, 043 and 082. A list of those sales is available in the King County Area Reports for their respective areas. There have been several land sales that have been segregated and many transferred to the Residential Department after single-family improvements were built. During and after the model development, field inspections were conducted to review values as necessary.

The recommended land value for the 2018 assessment year resulted in a total change from the 2017 assessments of +18.06%. The total assessed land value for the 2017 assessment year for Area 19, including specialty land, was \$3,986,803,900. The total assessed land value for the 2018 assessment year for Area 019, including Specialty land, is \$4,706,622,700.

CHANGE IN ASSESSED LAND VALUE BY AREA*

Neighborhood	2017 Land Value	2018 Land Value	% Change
19-10	\$1,072,304,600	\$1,259,562,300	17.46 %
19-20	\$715,178,500	\$825,889,900	15.48 %
19-40	\$878,553,900	\$1,042,917,300	18.71 %
19-50	\$926,210,500	\$1,100,573,800	18.83 %
19-60	\$394,556,400	\$477,679,400	21.07 %
TOTAL	\$3,986,803,900	\$4,706,622,700	18.06 %

*These land value conclusions include specialty parcels, and government owned parcels.

Neighborhoods and Sales:

Ballard: Area 19-10

Area 19-10 recommended land value for the 2018 assessment year resulted in a total change from the 2017 assessments of +17.46%. The total assessed land value for the 2017 assessment year for Area 19-10, including specialty land, was \$1,072,304,600. The total assessed land value for the 2018 assessment year for Area 19-10, including Specialty land, is \$1,259,562,300.

This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the land sales according to use and their respective sales price per square foot in this neighborhood. Twenty-two (22) land transactions sold with older improvements that were torn down or have demolition permits for redevelopment purposes of new mixed-use structures, live/work units, and even residential townhouse buildings. There are eighteen (18) commercially zoned land sales and four (4) multi-family zoned land sales. On September 9, 2016, the City of Seattle Zoning Ordinance 125125 approved, changed, and upgraded zoning classifications from C1-65 to NC3-65 after Parcel #276770-3505 sold on April 27, 2016. Land sales of RC (Residential Improvements on Commercially Zoned Land) properties and sales from neighboring areas were also considered as a basis for determining land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
019	010	112503	9009	28,334	2909492	\$11,750,000	01/04/18	\$414.70	BALLARD TRANSFER & STORES	NC3P-65	1
019	010	117500	0801	4,733	2791346	\$771,000	04/19/16	\$162.90	4 UNIT APT	LR3	1
019	010	276760	4170	5,000	2723643	\$975,000	04/06/15	\$195.00	Triplex	MR-RC	1
019	010	276760	4525	5,000	2804728	\$820,000	06/14/16	\$164.00	BARBER SHOP ATTACHED TO SFR	NC3-40	1
019	010	276760	4525	5,000	2879960	\$1,025,000	07/25/17	\$205.00	BARBER SHOP ATTACHED TO SFR	NC3-40	1
019	010	276760	4580	3,900	2716061	\$635,000	02/23/15	\$162.82	Sfr	LR2	1
019	010	276770	0090	10,000	2891707	\$3,300,000	09/26/17	\$330.00	Duplex	MR-RC	2
019	010	276770	0270	22,800	2761561	\$6,100,000	10/15/15	\$267.54	WIGGEN & SONS FUNERAL HOME	NC3-65	1
019	010	276770	0295	7,800	2832626	\$3,225,000	10/31/16	\$413.46	U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2
019	010	276770	0425	2,250	2739916	\$600,000	06/17/15	\$266.67	5611 17th Ave NW SFR	NC3-65	1
019	010	276770	0426	2,750	2739914	\$600,000	06/17/15	\$218.18	5617 17th Ave NW SFR	NC3-65	1
019	010	276770	0430	15,000	2827586	\$5,100,000	10/11/16	\$340.00	BALLARD DENTAL ARTS	NC3-65	1
019	010	276770	0445	15,000	2827578	\$5,000,000	10/11/16	\$333.33	THE FORUM OFFICE BUILDING	NC3-65	1
019	010	276770	0615	7,800	2737506	\$2,300,000	06/15/15	\$294.87	MARGARET MATTHEWS CPA	NC3-85	2
019	010	276770	0770	4,750	2774996	\$1,200,000	01/06/16	\$252.63	SFR house	NC3-85	1
019	010	276770	0775	4,750	2774985	\$1,600,000	01/06/16	\$336.84	7 UNIT APT	NC3-85	1
019	010	276770	0780	4,750	2774987	\$1,250,000	01/06/16	\$263.16	New Mixed Use Apartment	NC3-85	1
019	010	276770	0790	9,500	2775008	\$3,500,000	01/06/16	\$368.42	DUPLEX USED AS OFFICE	NC3-85	2
019	010	276770	0795	4,750	2774988	\$1,550,000	01/06/16	\$326.32	Parking Lot for Accounts #276770-080	NC3-85	1
019	010	276770	1535	5,000	2781187	\$874,000	02/17/16	\$174.80	ARCHITECTS OFFICE	C1-65	1
019	010	276770	1750	9,607	2851805	\$2,190,000	03/01/17	\$227.96	MAC'S BALLARD AUTO GLASS	C1-65	1
019	010	276770	3505	8,800	2793722	\$2,400,000	04/27/16	\$272.73	FLEURY'S AMERICAN CAR CARE C	C1-65	1

E#2791346 recorded parcel #117500-0801 located at 3029 NW 56th Street, Seattle, WA that sold for \$771,000 on April 19, 2016. The purchaser was a land developer that applied for a permit to redevelop after the sale. The site was improved with a vacant and boarded-up fourplex that was demolished and new townhouses were subsequently constructed in 2017. It was verified as a land sale containing a land area of 4,733 square feet with zoning classification of Low-Rise 3 (LR3).

E#2723643 recorded parcel #276760-4170 located at 2226 NW 58th Street, Seattle, WA sold to a land developer for \$975,000 on April 6, 2015. The site contained a vacant and

boarded-up triplex. A permit was issued to demolish the existing structure and construct a new 20 unit apartment building. The site has a land area of 5,000 square feet and is zoned Midrise-Residential/Commercial (MR-RC).

E#2804728 recorded parcel #276760-4525 located at 1501 NW 59th Street, Seattle, WA which sold for \$820,000 on June 14, 2016 with a 1900 year built low-cost wood frame barbershop attached to a SFR house in poor condition. This transaction was verified as a land sale with an area of 5,000 square feet and zoning classification of Neighborhood Commercial 3 with 40 feet height limits (NC3-40). The buyer was a land developer who was intending to demolish the low-cost improvements to build a new mixed-use structure with a 21 SEDU apartment building. The purchaser submitted the permit and preliminary plans for redevelopment after the sale. The work was in the review and permitting process and the property was subsequently re-listed for sale on 12/14/2016 with an asking price of \$1,075,000 that included preliminary designs and permit processing for the 21 SEDU apartment building.

E#2879960 recorded parcel #276760-4525 (above) located at 1501 NW 59th Street, WA resold on 7/25/2017 for \$1,025,000 with a low-cost vacant and boarded-up structure on the site. The property had sold on 6/14/2016 for \$820,000 under E#2804728 (above), which had been verified as a land sale. After the latter sale, a permit was approved to demolish the existing structures. Then on 12/14/2016, the property was re-listed back on the market with an asking price of \$1,075,000 which included preliminary designs and permits for a new 21 SEDU apartment building. The new buyer indicated that he was not planning to use the preliminary designs and permits included with the listing. He re-applied for a new permit to demolish the old building and construct a new four-story congregate residence structure with 53 sleeping rooms and street-level retail. Therefore, the transaction is considered a land sale without plans and permits. The lot has a land area of 5,000 square feet and zoning classification of Neighborhood Commercial 3 with 40 feet height limits (NC3-40). The price is \$205.00 per square foot of land area.

E#2716061 recorded parcel #276760-4580 located at 1552 NW 58th Street, WA that sold for \$635,000 on February 23, 2015. The property was sold with a 1900 year built SFR house structure on site. The buyer is a land developer who applied for a permit in March of 2015 to demolish the SFR house and replace it with a 13 unit apartment building. Permits were approved and issued on April 4, 2017. New construction has not begun. This is a land sale with an area of 3,900 square feet and zoned Low-Rise 2 (LR2).

E#2761561 recorded parcel #276770-0270 located at 2003 NW 57th Street, Seattle, WA that sold for \$6,100,000 on October 15, 2015. The site contains a land area of 22,800 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning with a structure known as Wiggin and Son Funeral Home that was subsequently demolished in December of 2015 and replaced by a new mixed-use apartment building called Modera that was completed by the July 31, 2017 lien date. The transaction was verified as a land sale.

E#2832626 recorded with parcels #276770-0295 and #276770-0300 located at 5601 20th Avenue NW, Seattle, WA that sold for \$3,225,000 with plans and permits on October 31, 2016 and according to the seller's representative, these fees amounted to approximately \$300,000. After deducting this figure, the adjusted sale price per square foot is \$375. The combined land area was 7,800 square feet and there is still a 1910 two-story retail building standing though a permit has been issued for its demolition in order to construct a new mixed-use apartment building called the Saltworks. The two parcels had previously sold for \$1,400,000 on September 27, 2013 under recording number E#2633296. The seller's developing company has had numerous projects in progress and felt they might not be able to start construction within the 5-year bank loan term limitation; therefore, due to the construction time constraints, they sold to another developer. Both transactions were verified as land sales with zoning classification of Neighborhood Commercial 3 with 65 feet height limits (NC3-65).

E#2739916 recorded parcel #276770-0425 located at 5611 NW 17th Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The site contains 2,250 square feet of land area with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning classification. The 1920 home onsite was demolished on March 28, 2017 to construct a 73-units congregate micro studio rooming house building called aPODment Suites @ Riano on the subject parcel as well as the adjacent parcel #276770-0426; which the buyer also purchased for \$600,000 on June 17, 2015 with a land area of 2,750 square feet and NC3-65 zoning. See E#2739914 below for sale information. The new structure was constructed on both lots with a combined total land area is 5,000 square feet.

E#2739914 recorded parcel #276770-0426 located at 5617 NW 17th Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The site contains land area of 2,750 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. The former 1936 single-family home onsite was demolished on March 28, 2017 to construct a new six-story 73 unit congregate micro studio rooming house building called aPODment Suites @ Riano on both parcels #276770-0425 and #276770-0426. The buyer also purchased the adjacent parcel #276770-0425 on June 17, 2015 for \$600,000. See E#2739916 above for reference of sale and additional information.

E#2827586 recorded parcel #276770-0430 located at 1700 NW 56th Street, Seattle, WA which sold for \$5,100,000 on October 11, 2016. The land area consists of 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. At the time of sale, the property was improved with a vacant 1974 built 4,425 square foot dental office which the buyer demolished on March 28, 2017 and is in process of constructing a new mixed-use 73-unit apartment building which also straddles on parcel #276770-0445; which the buyer also purchased and recorded under E#2827578 below.

E#2827578 recorded parcel #276770-0445 located at 1718 NW 56th Street, Seattle, WA that sold for \$5,000,000 on October 11, 2016. The site has 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. The vacant 1978 office building with 12,993 square foot on site was demolished on March 28, 2017. This sale is referenced above under E#2827586.

E#2737506 involved two parcels #276770-0615 and #276770-616 located at 5512 and 5516 17th Avenue NW, Seattle, WA. The sales price was \$2,300,000 with a date of June 15, 2015 for a total land area of 7,800 square feet with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning classification. The two sites contained an older office building that was subsequently torn down to construct a seven-story building with 84 residential units that is currently in progress.

On January 6, 2016, a land developer purchased the following six parcels: #276770-0770, #276770-0775, #276770-0780, #276770-0785, #276770-0790, and #276770-0795. The total land area is 28,500 square feet with a combined sales price of \$9,100,000 reflecting \$319 per square foot. Each sold with a structure that was subsequently demolished and a new, seven-story mixed-use apartment containing 177 units and street level retail space known as The Valdok on the six parcels is under construction. See the following excise tax affidavits below:

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,200,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1910-built single family home onsite was demolished in June of 2016.

E#2774985 recorded parcel #276770-0775 located at 1723 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,600,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1941 built seven-unit apartment on site was demolished in June of 2016.

E#2774987 recorded parcel #276770-0780 located at 1717 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,250,000. The land area is 4,750 square feet in size and with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning. It was sold with a 1916 single-family house that was demolished in June of 2016.

E#2775008 is a two parcel, #276770-0785 and #276770-0790, sale located at 1701-1711 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$3,500,000. The property site contains a land area of 9,500 square feet with land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). There were two 1944 duplexes onsite that were demolished in June of 2016.

E#2774988 recorded parcel #276770-0795 a parking lot located at 1701 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,550,000. The land area is 4,750 square feet with Neighborhood Commercial 3 with 85 feet height limit (NC3-85) zoning.

E#2781187 recorded parcel #276770-1535 located at 1514 NW 52nd Street, Seattle, WA that sold for \$874,000 on February 17, 2016. The property is 5,000 square feet in size and it is zoned Commercial 1 with 65 feet height limits (C1-65). Included in the sale is a 1906 year built low-cost single family house structure that was demolished on August 31, 2017 and excavation began to construct a 60 unit congregate rooming house.

E#2793722 recorded parcel #276770-3505 located at 5244 Leary Avenue NW, Seattle, WA that sold for \$2,400,000 on April 27, 2016. At the time of sale, the zoning classification was Commercial 1 with 65 feet height limits (C1-65) with a land area of 8,800 square feet, plus two small 1926 and 1929 built garage repair shops that are slated for demolition to construct a new hotel. The City of Seattle approved and changed the zoning classification from C1-65 to Neighborhood Commercial 3 with 65 feet height limits (NC3-65) on September 16, 2016 under Seattle Ordinance #125125. However, the land sale reflects zoning classification of C1-65.

E#2851805 recorded parcel #276770-1750 located at 5011 15th Avenue NW, Seattle, WA that sold for \$2,190,000 on March 1, 2017. The property contains total land area of 9,607 square feet and is zoned Commercial 1 with 65 feet height limits (C1-65). The property was sold with a 1936 year built industrial warehouse structure on site that has been leased by the same tenant, at below market rent, for over 30 years, though it expires on 8/31/2021. It was listed for sale with an asking price of \$2,100,000 for 217 days. The land developer buyer plans to demolish the warehouse and construct micro housing. Demolition and construction will start after the existing tenant's lease expires in 2021.

E#2891707 is a two parcel, #276770-0090 and #276770-0095, sale located at 2432-2436 NW 56th Street, Seattle, WA that sold on September 6, 2017 for \$3,300,000. The property sites contain a total land area of 10,000 square feet with land zoning classification of Midrise-Residential/Commercial (MR-RC). There are two 1900 year built duplexes which the buyer is planning to demolish to construct a new eight-story apartment building with 54 units. The buyer submitted permits and plans to the City of Seattle for review and approval.

E#2909492 recorded parcel #112503-9009 located at 2417-2425 NW Market Street, Seattle, WA sold for \$11,750,000 on January 4, 2018. The property contains land area of 28,334 square feet and is zoned Neighborhood Commercial 3 with 65 feet height limits (NC3-65). The site contains two buildings: a 21,060 square foot, 1945 year built masonry retail structure plus a 1946 year built 600 square feet masonry storage structure.

Industrial Ballard and Fremont: Area 19-20

Area 19-20 recommended land value for the 2018 assessment year resulted in a total change from the 2017 assessments of +15.48%. The total assessed land value for the 2017 assessment year for Area 19-20, including specialty land, is \$715,178,500. The total assessed land value for the 2018 assessment year for Area 19-20, including Specialty land, is \$825,889,900.

This area has nine (9) land sales: three (3) are zoned commercial and six (6) are zoned industrial.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area				
019	020	251600	0232	1,342	2759153	\$175,000	09/29/15	\$130.40		vacant land	C1-40	1
019	020	276770	2035	4,402	2874116	\$885,000	06/30/17	\$201.04		retail	IC-65	1
019	020	276830	0980	4,700	2880147	\$850,000	07/27/17	\$180.85		VACANT INDUSTRIAL LAND	IG2 U/65	1
019	020	276830	0985	4,700	2880109	\$1,000,000	07/27/17	\$212.77		KAHN MACHINE TOOLS	IG2 U/65	1
019	020	276830	1715	4,100	2718044	\$565,000	03/11/15	\$137.80		Triplex	IB U/45	1
019	020	276830	2310	8,800	2815977	\$995,000	08/10/16	\$113.07		NOBLE METALS INC	IG2 U/65	1
019	020	276830	2930	80,400	2772457	\$16,999,900	12/17/15	\$211.44		DEPT OF SOCIAL & HEALTH SERVICE	IG2 U/65	1
019	020	952110	1071	700	2858087	\$29,568	04/05/17	\$42.24		VACANT COMMERCIAL LOT (Land S	C1-40	1
019	020	952110	1310	5,000	2863827	\$1,200,000	05/05/17	\$240.00		vacant-commercial	C1-40	1

E#2759153 recorded parcel #251600-0232 located at 4204 Leary Way NW, Seattle, WA that sold for \$175,000 on September 29, 2015. The triangular lot has 1,342 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. A new two-story 1,430 square foot medical office called Leary Way Wellness Center was built.

E#2815977 recorded parcel #276830-2310 located at 928 NW Leary Way, Seattle, WA that sold for \$995,000 on August 10, 2016. It was a vacant lot with an area of 8,800 square feet and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning classification. The initial listing had an asking price of \$1,200,000 and had been on the market since January 29, 2014. Permit and plans were approved and issued on July 27, 2017 for the construction of an industrial flex building.

E#2772457 recorded parcel #276830-2930 located at 907 NW Ballard Way, Seattle, WA, which sold for \$16,999,900 with a land area of 80,400 square feet, and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. It was the former Washington State Department of Social and Health Office building which was demolished on March 5, 2017 and replaced by line retail and a grocery store. The property was subdivided into two lots on May 25, 2016, adding the new parcel #276830-2931 with a land area of 28,951 square feet and it is now improved with the line retail. The existing parent parcel, #276830-2930, now has 51,351 square feet and is improved with the new grocery store.

E#2718044 recorded parcel #276830-1715 located at 1118 NW 50th Street, Seattle, WA that sold on March 11, 2015 for \$565,000 with a land area of 4,100 square feet and zoning classification of Industrial Buffer Unlimited with 45 feet height limits (IB U/45). The property was improved with a 1900 year built duplex that was demolished on October 26, 2016. A new industrial flex building is now being constructed.

E#2858087 recorded parcel #952110-1071 which is a 700 square foot lot that served as an easement right-of-way and zoned Commercial 1 with 40 feet height limits (C1-40). The land strip sold for \$29,568 on April 5, 2017. It had previously sold on January of 2013 for \$21,000 at \$30 per square foot of land area and on November 21, 2014 for \$26,500 at \$37.86 per square foot. The two previous land sales are recorded under E#2587642 and E#2702645 respectively. This parcel has size, location, and access issues.

E#2874116 recorded parcel #276770-2035 is located at 1528 NW Leary Way, Seattle, WA that sold for \$885,000 on June 30, 2017 containing a land area of 4,402 square feet and zoned Industrial Commercial with 65 feet height limits (IC-65). The site has two 1940 year built, low cost, poor condition storage sheds with building areas of 704 square feet and 350 square feet. These two structures were in tear down condition and did not contribute to the overall valuation; and therefore, this transaction was considered a vacant land sale. The property was listed with an asking price of \$875,000 and list date of 3/30/2017. The buyer plans to use the site as a storage lot for all the business tow truck vehicles.

E#2863827 recorded parcel #952110-1310 a vacant land site located at 906 N 46th Street, Seattle, WA that sold for \$1,200,000 on May 5, 2017. The vacant site contains a land area of 5,000 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). It was listed for sale on March 31, 2017 with an asking price of \$1,400,000.

E#2880147 recorded parcel #276830-0980 a vacant land site located at 5101 14th Avenue NW, Seattle, WA that sold for \$850,000 on July 27, 2017. The vacant site contains a land area of 4,700 square feet and is zoned Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65). The vacant land was listed for sale on October 24, 2016 with an asking price of \$850,000.

E#2880109 recorded parcel #276830-0985 located at 1406 NW 51st Street, Seattle, WA that sold for \$1,000,000 on July 27, 2017. The property contains a land area of 4,700 square feet and it's zoned Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65). An industrial structure, which the purchaser intends to demolish, was onsite at the time of sale and plans are to construct a new four-story office building.

Greenwood/Phinney Ridge: Area 19-40

The recommended land value in Area 19-40 for the 2018 assessment year resulted in a total change from the 2017 assessments of +18.71%. The total assessed land value for the 2017 assessment year, including specialty land, is \$878,553,900. The total assessed land value for the 2018 assessment year, including Specialty land, is \$1,042,917,300.

The Greenwood/Phinney Ridge Area had twenty-one (21) land sales with seventeen (17) of commercially zoned land, three (3) multifamily zoned land, and one (1) residential SF 5000 zoned land. There were seven (7) transactions in 2015, nine (9) sold in 2016, four (4) occurred in 2017, and one (1) closed in 2018.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area				
019	040	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00		VACANT LAND	C1-65	1
019	040	099300	1580	5,125	2737989	\$557,000	06/16/15	\$108.68		New Apartment Building	LR3	1
019	040	099300	1715	19,000	2787471	\$1,452,000	03/31/16	\$76.42		DAY-NITE TOWING	C1-65	1
019	040	153230	0095	17,776	2807505	\$1,500,000	07/06/16	\$84.38		AURORA AUTO WRECKING	C2-65	2
019	040	153230	0205	51,918	2844562	\$3,835,000	01/03/17	\$73.87		AURORA AUTO WRECKING	C1-40	3
019	040	287710	4085	16,958	2776026	\$2,800,000	01/14/16	\$165.11		Former OROWHEAT BAKERY	NC2-40	3
019	040	291920	0865	7,443	2900034	\$1,880,000	11/02/17	\$252.59		OFFICE (SINGLE TENANT)	NC2P-40	2
019	040	291920	1265	4,167	2884995	\$650,000	07/31/17	\$155.99		RETAIL (SQUIRREL'S BUY & SELL) 8	NC2P-40	1
019	040	312604	9034	33,743	2807517	\$2,200,000	07/06/16	\$65.20		KLOSE-IN MOTEL	C2-65	1
019	040	336240	1476	30,753	2733797	\$2,600,000	06/01/15	\$84.54		ZION LUTHERAN CHURCH	SF 5000	8
019	040	339290	0005	16,553	2724323	\$1,500,000	04/15/15	\$90.62		METROPOLITAN MOTORS LLC (USE	C1-40	1
019	040	362603	9057	22,261	2802670	\$2,700,000	06/14/16	\$121.29		VOLUNTEERS OF AMERICA WESTE	C1-40	2
019	040	431070	3070	5,000	2724239	\$650,000	04/13/15	\$130.00		triplex	LR3	1
019	040	923190	0055	6,724	2839725	\$1,500,000	12/14/16	\$223.08		Duplex	NC2-65 (1.3)	1
019	040	946520	0010	9,448	2800528	\$700,000	06/01/16	\$74.09		OPEN OFFICE	C1-40	1
019	040	946520	0017	8,268	2806467	\$1,475,000	06/22/16	\$178.40		APT & OFFICE	C1-40	1
019	040	946820	0032	8,036	2738973	\$1,800,000	06/23/15	\$223.99		KORT HAUS & STUMBLING GOAT BI	NC2-40	1
019	040	952310	1490	7,600	2802762	\$1,450,000	06/08/16	\$190.79		STOREFRONT AND SFR HOUSE (ON	LR3 RC	1
019	040	952410	0115	3,760	2911136	\$1,350,000	01/12/18	\$359.04		sfr	C1-65	1
019	040	952410	0115	3,760	2766546	\$430,000	11/10/15	\$114.36		sfr	C1-65	1
019	040	952410	0115	3,760	2899213	\$750,000	10/31/17	\$199.47		sfr	C1-65	1

E#2734387 recorded parcel #099300-0645 located at 8820 Aurora Avenue N, Seattle, WA which sold for \$1,558,000 on May 29, 2015. It is a 19,000 square foot vacant lot with Commercial 1 with 65 feet height limits (C1-65) zoning classification. The asking price was \$1,295,000 and market time was 715 days with multiple offers for the property.

E# 2787471 recorded parcel #099300-1715 which sold for \$1,452,000 on March 31, 2016. The property is accessible on Aurora Avenue N and Nesbit Avenue N. It is a raw vacant lot with 19,000 square feet and zoning classification is Commercial 1 with 65 feet height limits (C1-65). The initial asking price was \$1,495,000 in 2013; it was then reduced \$1,395,000 in 2014 and finally \$1,300,000 in 2015. After the final reduction, multiple offers bid the price up. The vacant site is in interim use as a transitional encampment with 29 tiny houses and two large tents to house the homeless for tax exemptions benefits provided by the City of Seattle.

E#2807505 recorded two parcels #153230-0095 and #153230-0105 known as Aurora Auto Wrecking located at 954 Aurora Avenue N, Seattle, WA which sold for \$1,500,000 on July 6, 2016. The total land area is 17,776 square feet with Commercial 2 with 65 feet height limits (C2-65) zoning. The onsite, 1900 year built, low-cost, one-story wood frame storage building was demolished on March 11, 2017 in preparation to construct a new mini-storage warehouse that will stretch into parcel #312604-9034 with a total land area of 51,519 square feet. This last parcel was bought by the same party, see E#2807517 directly below.

E#2807517 recorded parcel #312604-9034, the vacant Klose-In Motel located at 9309 Aurora Avenue N, Seattle, WA that sold for \$2,200,000 on July 6, 2016 to the same buyer of excise E#2807505 above. The property contains a total land area of 33,743 square feet with two zoning classifications of Commercial 2 with 65 feet height limits (C2-65) and Lowrise-2 (LR2). The property allocation of its dual land zoning classifications are: the side facing Aurora Avenue N has a land area of 26,841 square feet is zoned C2-65, and the side on Linden Avenue N contains a land area of 6,902 square feet is zoned LR2. The vacant motel structure was demolished on March 11, 2017 in preparation to construct the new mini-storage warehouse.

E#2776026 recorded three parcels, #287710-4085, #287710-4100 and #287710-4127, located at 7005-7009 Greenwood Avenue N, Seattle, WA which sold for \$2,800,000 on January 14, 2016. The combined total area is 16,958 square feet in size. Parcels #287710-4085 and #287710-4100, with a land area 12,188 square feet, are zoned Neighborhood Commercial 2 with 40 feet height limit. Parcel #287710-4127 with 4,770 square feet is zoned Single Family 5000 (SF5000). Sale is for vacant land only.

E#2733797 recorded with eight parcels located at 7103, 7119, and 7119 Aurora Avenue N, Seattle, WA that sold for \$2,600,000 on June 1, 2015. The eight parcels are #336240-1460, #336240-1470, #336240-1476, #336240-1472, #336240-1474, #336240-1478, #336240-1480 and #336240-1482. The total land area is 30,753 square feet with zoning classification of Single Family 5000 (SF5000). The three structures on these sites, the Zion Lutheran church plus two single-family residences, were demolished in June of 2017 and construction has begun on new single-family dwellings.

E#2724323 recorded parcel #339290-0005 located at 8228 Green Lake Drive N, Seattle, WA that sold for \$1,500,000 on April 15, 2015. This parcel was a used car sales lot with a land area of 16,553 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. The site sold with a small 596 square foot sales office that has since been demolished and construction is in full swing on a four-story mixed-use building with 66 residential units and 4 work-lofts plus 33 parking stalls since mid-2017.

E#2802670 consisted of two parcels, #362603-9057 and #362603-9058, located at 9039 and 9041 Greenwood Avenue N, Seattle, WA that sold for \$2,700,000 on June 14, 2016. The total land area is 22,261 square feet in size with Commercial 1 with 40 feet height limits (C1-40) zoning classification. These parcels sold with two storage warehouses that were demolished on July 10, 2017 and construction began on a new six-story mixed use live/work and apartment building with street level commercial space.

E#2800528 recorded parcel #946520-0010 located at 9252 Greenwood Avenue N, Seattle, WA that sold for \$700,000 on June 1, 2016. The property contains a land area of 9,448 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The existing 1,788 square feet, vacant, 1949 year built, low-cost wood frame office/retail improvement will be demolished to erect a new mixed-use structure that will encompass into the adjacent parcel, #946520-0017, located at 9240 Greenwood Avenue N, which the buyer also purchased for \$1,475,000 on June 22, 2016. The two sites have a combined land area of 17,716 square feet for a total sales price of \$2,175,000 reflecting a price per square foot of \$123. The sites were marketed for land value with a combined asking price of \$2,100,000 and spent 24 days on the market.

E#2806467 recorded parcel #946520-0017 located at 9240 Greenwood Avenue N, Seattle, WA which sold for \$1,475,000 on June 22, 2016. The property has a land area of 8,268 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The site contains a 1962 year built eight-unit apartment building that will be demolished to construct a new mixed-use structure. See further details on E#2800528 above.

E#2738973 recorded parcel #946820-0032 located at 6726 Greenwood Avenue N, Seattle, WA that sold for \$1,800,000 on June 23, 2015. The property size is 8,036 square feet and it is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). There is a 1927 multiple tenant retail/restaurant building with 4,000 square feet of building area that will be demolished to erect a new mixed-use multi-family structure. Plans and permits are in the review process.

E#2802762 recorded parcel #952310-1490 located at 6417 Phinney Avenue N, Seattle, WA that sold for \$1,450,000 on June 8, 2016. The property contains a land area of 7,600 square feet and is zoned Lowrise-3 Residential/Commercial (LR3 R/C). The existing retail store and single family home have been demolished and construction started for seven new live/work townhouse units in the fall of 2017. The site was segregated on December 6, 2016 into two lots and the new parcel, #952310-1492, has 2,661 square feet of land area. The existing parent parcel has now been reduced to 4,940 square feet.

E#2844562 recorded three parcels: #554130-0005, #153230-0205, and #153230-0195 located at 9225 Aurora Avenue N and 939 N 93rd Street and sold for \$3,835,000 on January 3, 2017. The total land area is 51,918 square feet and it is zoned Commercial 1 with 40 feet height limits (C1-40). According to the agent, these properties may contain some contamination due to the existing auto wrecking yard and storage. The previous owner has not tested the properties for contamination. They were listed for sale with an asking price of \$3,950,000 on March 14, 2014. The buyer has applied for permits to demolish the old buildings and construct a storage warehouse for an equipment and tools rental business.

E#2884995 recorded parcel #291920-1265 located at 119 NW 85th Street, Seattle, WA that sold for \$650,000 on July 31, 2017. The site area is 4,167 square feet in size and it's zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). It sold with a retail store attached to a SFR house structure that will be demolished to construct a new 24 unit small efficiency dwelling building with retail space on the ground level. The project is in the permitting stages with the City of Seattle.

E#2900034 recorded with two parcels #291920-0865 and #291920-0870 located at 8111 and 8105 Greenwood Avenue N, Seattle, WA that sold for \$1,880,000 on November 2, 2017. The two-parcel sites contain a total land area of 7,443 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). They sold with an office building and a SFR house structure. The buyer confirmed the two homes will be demolished and replaced with a new mixed use apartment building. A permit has been submitted to the City of Seattle for the new development.

E#2839725 recorded parcel #923190-0055 located at 209 N 87th Street, Seattle, WA that sold for \$1,500,000 on December 14, 2016. The site contains a land area of 6,724 square feet and is zoned Neighborhood Commercial 2 with 65 feet height limits and Incentive Suffix 1.3 (NC2-65 (1.3)). An existing 1916 year built duplex onsite will be demolished and replaced by a new mixed use 51 unit apartment building with commercial space. Permit and plans are in review with the City of Seattle.

E#2724239 recorded parcel #431070-3070 located at 9239 Interlake Avenue N, Seattle, WA that sold for \$650,000 on April 13, 2015. The transaction consists of 5,000 square feet and is zoned Low-rise 3 (LR3). The triplex onsite will be demolished to construct a new apartment building.

E#2737989 recorded parcel #099300-1580 located at 8543 Midvale Avenue N, Seattle, WA that sold for \$557,000 on June 16, 2015. The transaction consists of 5,125 square feet and is zoned Low-rise 3 (LR3). The existing 1951 year built duplex structure was demolished on May of 2017 and a new apartment is now under construction.

E#2899213 recorded parcel #952410-0115 located at 1109 N 92nd Street, Seattle, WA which sold in October 31, 2017 for \$750,000. Note it had previously sold on November 10, 2015 for \$430,000 recorded under E#2766546. The lot consisted of 3,760 square feet that is zoned Commercial 1 with 65 feet height limits (C1-65). A permit was issued in October 19, 2017 to demolish the vacant boarded-up 1951 structure and erect a small efficiency dwelling unit multifamily building.

E#2911136 recorded parcel #952410-0115 located at 1109 N 92nd Street, Seattle, WA that sold, yet again, for \$1,350,000. Reference E#2899213 and E#2766546 above. The recent 2018 sale was listed with an asking price of \$1,450,000 commencing on November 6, 2017. The sales price included plans and permits which the broker estimated to be \$325,000 or \$25 per square foot of the new 23 SEDU apartment structure's gross building area. The size remains the same at 3,760 square feet as does the zoning classification of Commercial 1 with 65 feet height limits (C1-65). Neither demolition nor construction of the new project has begun.

North Ballard and Crown Hill: Area 19-50

The recommended Area 19-50 land value for the 2018 assessment year resulted in a total change from the 2017 assessments of +18.83%. The total assessed land value for the 2017 assessment year, including specialty land, is \$926,210,500. The total assessed land value for the 2018 assessment year, including Specialty land, is \$1,100,573,800.

There were thirty-four (34) land sales in this area during this period: seven (7) sales in 2015, fifteen (15) sales in 2016, eight (8) sales closed in 2017, and four (4) closed in 2018. Of these land sales, twenty-two (22) are commercially zoned land, ten (10) are multifamily zoned sales, and two (2) are residential single-family zoned land sales. This neighborhood has become very active in recent years due to its proximity to downtown Seattle and more affordable land values in comparison to the other neighborhoods in Area 19.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area	Area			
019	050	046100	2975	2,875	2758666	\$460,000	09/23/15	\$160.00		COSMOPOLITAN KIDS CHILDREN'S	LR2 RC	1
019	050	046100	3095	4,250	2864009	\$900,000	05/09/17	\$211.76		SFR STRUCTURE RETAIL W/RESIDE	NC2-40	1
019	050	123200	1130	2,499	2914266	\$600,000	02/07/18	\$240.10		ARCHI'S PLUMBING	NC2-40	1
019	050	123200	1180	9,996	2848220	\$1,500,000	02/07/17	\$150.06		DUPLEX	NC2-40	2
019	050	123200	1200	7,005	2910247	\$2,100,000	01/10/18	\$299.79		CROWN HILL HARDWARE STORE	NC2P-40	2
019	050	186240	0235	27,120	2839546	\$1,100,000	12/07/16	\$40.56		CROWN HILL WESLYAN CHURCH	SF 5000	3
019	050	186240	0251	27,120	2886468	\$1,540,000	08/23/17	\$56.78		PARSONAGE (SFR House)	SF 5000	3
019	050	276760	0635	5,000	2728832	\$742,500	05/07/15	\$148.50		SFR House	LR3	1
019	050	276760	0710	10,000	2913683	\$2,050,000	01/30/18	\$205.00		CORRY'S DRY CLEANERS	NC3P-40	1
019	050	276760	0975	10,000	2727934	\$1,625,000	04/22/15	\$162.50		FIRST MUTUAL BANK	NC3-40	1
019	050	276760	1101	6,000	2764403	\$900,000	10/14/15	\$150.00		4 PLEX	LR1	1
019	050	276760	1101	6,000	2793818	\$1,240,000	04/20/16	\$206.67		4 PLEX	LR1	1
019	050	276760	1246	6,396	2868609	\$870,000	05/29/17	\$136.02		Segged from parent parcel #276760-12	LR1	2
019	050	276770	4215	5,000	2793611	\$825,000	04/19/16	\$165.00		Sfr	LR3	1
019	050	276770	4695	5,000	2812765	\$1,050,000	07/25/16	\$210.00		FOURPLEX	LR3	1
019	050	276960	1565	8,000	2809705	\$1,200,000	07/12/16	\$150.00		PARKING LOT BOAT SALES	NC2P-30	1
019	050	276960	1865	12,750	2764822	\$1,320,000	10/29/15	\$103.53		STG-NICKS' BOATS & MOTORS	NC2P-30	2
019	050	277660	0145	16,142	2831547	\$2,100,000	10/27/16	\$130.10		sfr	NC3P-40	1
019	050	287710	1675	10,000	2789407	\$1,150,000	04/08/16	\$115.00		TAVERN AND APARTMENT	NC2P-30	1
019	050	292170	0006	9,542	2867489	\$1,500,000	05/25/17	\$157.20		7 UNIT APT	LR2 RC	1
019	050	305270	0050	3,750	2827577	\$600,000	10/05/16	\$160.00		SFR House	NC2-40	1
019	050	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05		Former CROWN LUTHERAN CHURCH	C1-40	2
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01		BENTO SUSHI	NC3P-40	2
019	050	330070	1090	6,422	2899387	\$1,362,000	10/27/17	\$212.08		APARTMENTS - 5	LR2	1
019	050	349130	0011	10,663	2776961	\$1,750,000	01/15/16	\$164.12		New Red Sun Market	NC2P-40	2
019	050	444730	0015	8,000	2854603	\$1,555,000	03/10/17	\$194.38		CAFFE FLORE	NC1-30	1
019	050	690820	0200	8,006	2777357	\$2,000,000	01/15/16	\$249.81		MIXED USE APARTMENT	NC1-30	1
019	050	751850	0450	4,367	2910963	\$715,000	01/10/18	\$163.73		PIONEER PLUMBING & HEATING	NC2P-40	1
019	050	751850	0480	8,750	2891284	\$1,350,000	09/12/17	\$154.29		LA AUTO REPAIR & CAFFA KEFFA	NC2P-40	1
019	050	755080	0736	5,000	2728715	\$600,000	05/06/15	\$120.00		SFR House	NC1-30	1
019	050	758870	0055	17,553	2837383	\$2,425,000	11/09/16	\$138.15		Law Offices	NC2-40	3
019	050	758870	0200	8,165	2811097	\$1,100,000	07/12/16	\$134.72		Pepe's Mexican Restaurant	NC3P-40	1
019	050	774800	0005	10,170	2795233	\$1,085,000	05/04/16	\$106.69		THE GREENER CLEANER	NC2P-40	2
019	050	937630	0830	10,017	2812077	\$1,300,000	07/25/16	\$129.78		Retail/Open Office Building (Noreen)	LR2 RC	2

E#2758666 recorded parcel #046100-2975 located at 1468 NW 70th Street, Seattle, WA that sold for \$460,000 on September 23, 2015 with 2,875 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning. It was improved with a single family home that was used as a daycare and a detached garage that had been converted into a small office. Both structures were subsequently demolished on July 17, 2016 and the site was then platted into three parcels. Three residential townhouses were constructed, completed, and then sold from May to July of 2017 with sales prices ranging from \$720,000 to \$738,000 per unit.

E#2839546 is the Crown Hill Wesleyan Church property located at 9202-9204 11th Avenue NW, Seattle, WA that sold for \$1,100,000 on December 7, 2016. This transaction included parcels #186240-0235 and #186240-0251 which added up to 27,120 square feet of land area with zoning classification of Single Family 5000 (SF5000). The two existing buildings, a 1928 year built church and a 1926 single family house, will be demolished to construct five or six single family dwellings. After the sale, a land area of 10,847 square feet was segregated from parent parcel #186240-0235 as a new lot, #186240-0234. The buyer had not submitted any permits or plans to the City of Seattle for demolition and new construction. The three parcels resold on August 23, 2017 for \$1,540,000 and recorded under E#2886468 below.

E#2886468 the Crown Hill Wesleyan Church property located at 9202-9204 11th Avenue NW, Seattle, WA, sold for \$1,540,000 on August 23, 2017. This transaction included three parcels #186240-0234, #186240-0235, and #186240-0251 that summed up the total land area to 27,120 square feet with zoning classification of Single Family 5000 (SF5000). The three sites contain the original buildings: a 1928 year built church and a 1926 year built single family residence, which are both slated for eventual demolition. These sites had previously sold and recorded under E#2839546 as seen directly above. As of November 11, 2017, permit and plans were submitted to the City of Seattle design review board for demolition and construction of the new residential dwellings.

E#2727934 recorded parcel #276760-0975 located at 6301 15th Avenue NW, Seattle, WA that sold for \$1,625,000 on April 22, 2015 with a land area of 10,000 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning. The former bank structure was demolished on December 12, 2016 and construction started on a new four-story mixed-use apartment with 63 residential units. The property re-sold as a land sale to another developer on May 4, 2017 for \$3,400,000 and recorded under E#2862896. This subsequent sale included the costs of permits, plans, land surveys, demolition, excavation, shoring, plus a portion of construction materials which amounted to approximately \$1,400,000, and when adjusted from the sales price, the estimated land figure was \$2,000,000 at \$200 per square foot of land area.

E#2764403 recorded parcel #276760-1101 located at 1703 NW 64th Street, Seattle, WA that sold for \$900,000 on October 14, 2015 with a land area of 6,000 square feet and a 1947 year built fourplex structure plus zoning classification of Low-Rise 1 (LR1). It resold as a land sale on April 20, 2016 for \$1,240,000 recorded under E#2793818- see directly below. The building was demolished and the site was subsequently platted into seven parcels on July of 2016.

E#2793818 recorded parcel #276760-1101 located at 1703 NW 64th Street, Seattle, WA that sold for \$1,240,000 on April 20, 2016 containing a land area of 6,000 square feet and zoning classification of Low-Rise 1 (LR1). The property had previously sold for \$900,000 on October 14, 2015 and recorded under E#2764403 above. At the time of this sale, the 1947 year built fourplex was still standing and subsequently demolished on July 8, 2016, the site was platted into seven parcels, and redevelopment began. The new townhouses were completed in May of 2017 and each sold with prices ranging from \$725,000 to \$750,000. The developer indicated they used their own plans for these townhouses.

E#2809705 recorded parcel #276960-1565 located at 6255 7th Avenue NW, Seattle, WA that sold for \$1,200,000 on July 12, 2016. This vacant site serves as a parking lot to the Goodwill located on the neighboring parcel #276960-1465 while generating a NNN ground lease that expires soon. It has 8,000 square feet of land area and it's zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was listed for sale on March 4, 2016 with an asking price of \$1,500,000. The buyer will construct a new structure once the ground lease expires.

E#2764822 recorded two parcels #276960-1865 and #276960-1900 located at 607-615 NW 65th Street, Seattle, WA, which sold for \$1,320,000 on October 29, 2015. These vacant sites have a total land area of 12,750 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was first listed in July of 2013 with an asking price of \$1,295,000.

E#2827577 recorded parcel #305270-0050 located at 6738 15th Avenue NW, Seattle, WA that sold for \$600,000 on October 5, 2016 with a land area of 3,750 square feet and Neighborhood Commercial 2 with 40 feet height limits (NC2-40) zoning classification. The site is improved with a 1919 year built single family house that had been used as a commercial business and remains under a lease contract. It was listed on August 8, 2016 with an asking price of \$629,000. It was an all cash sale and plans are to demolish the existing building and redevelop with a new multifamily structure once the lease expires.

E#2712530 is a land sale involving parcels #330070-0835 and #330070-0840 located at 8757 15th Avenue NW, Seattle, WA that sold for \$1,450,000 on January 27, 2015. The combined sites have a total land area of 11,880 square feet and are zoned Commercial 1 with 40 feet height limits (C1-40). The former onsite structure, a 1964 year built church classroom, was demolished on August of 2015 and replaced with three live/work units plus two residential townhouses which were completed in March of 2016. The two parcels were platted into five lots on February of 2016.

E#2790485 a land sale involving two parcels #330070-0930 and #330070-0935 located at 8501 and 8511 15th Avenue NW, Seattle, WA that sold for \$1,560,000 on April 15, 2016 with a total land area of 10,540 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning classification and two onsite structures: a 1963 restaurant and a 1927 retail building. The buyer of E#2790485 also bought the adjacent parcel, #330070-0940 - the Centerfold, located at 8517 15th Avenue NW, on January 24, 2017 for \$650,000 and it is recorded under E#2845645 with a lot size of 3,400 square feet. Also acquired was parcel #330070-0955 - the Pizza Hut, located at 8521 15th Avenue NW, on June 30, 2017 for \$2,250,000 and it recorded under E#2874380 with a land area of 13,600 square feet. On January 18, 2018, the same buyer procured parcel #330070-0945 - Goofy Restaurant, located at 8519 15th Avenue NW, with a land area of 3,400 square feet and the same zoning. This transaction is recorded under E#2910100 for a sales price of \$1,250,000. All the old structures will be demolished to construct a new mixed-use apartment complex that is in the planning, review, and permitting stages and will straddle along all these parcels. The overall investment amounts to \$5,710,000 with a total land area of 30,940 square feet and a price \$184.55 per square foot.

E#2776961 a land sale involving two parcels #349130-0011 and #349130-0012 located at 7500 and 7510 15th Avenue NW, Seattle, WA, sold for \$1,750,000 on January 15, 2016. The total land area is 10,663 square feet with Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40) zoning. The onsite retail structures constructed in 1931 and 1964 were demolished in August of 2016. The developer started constructing a new mixed-use townhouse complex in April of 2017.

E#2795233 involves parcels #774800-0005 and #774800-0010 located at 7514 and 7518 15th Avenue NW, Seattle, WA that sold for \$1,085,000 on May 4, 2016 with a total land area of 10,170 square feet and Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40) zoning. The two onsite structures, a 1947 retail store and a 1912 single family house used for commercial purposes, were demolished in August of 2016 and the new mixed-use apartment building started construction in April of 2017.

E#2777357 recorded parcel #690820-0200 located at 6401 32nd Avenue NW, Seattle, WA that sold for \$2,000,000 on January 15, 2016. The site has a land area of 8,006 square feet and is zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). It was sold with a 1911 two-story wood frame mixed-use six-unit apartment building that will be demolished for future redevelopment. The broker/agent representative indicated that the sales price was determined by an independent fee appraiser and did not include plans and permits. The purchaser is a land developer and the current tenants are on short term month-to-month leases.

E#2728715 recorded parcel #755080-0736 located at 6312 32nd Avenue NW, Seattle, WA that sold for \$600,000 on May 6, 2015 with land area of 5,000 square feet and Neighborhood Commercial 1 with 30 feet height limits (NC1-30) zoning. The onsite improvement, a single family house, was demolished in October of 2015. The site was platted into six parcels in April of 2016 and new live/work and residential townhouse units were completed in May of 2016.

E#2837383 involves three sites, parcels #758870-0055, #238910-0075 and #238910-0070, located at 8015, 8017, and 8023 15th Avenue NW, Seattle, WA that sold for \$2,425,000 on November 9, 2016. They have a combined total land area of 17,553 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The onsite improvements consist of a 1924 year office building, a 1950 triplex, and a 1944 duplex that are slated for demolition to construct eight new live/work and ten new residential townhouse units which have been permitted.

E#2811097 recorded parcel #758870-0200 located at 8311 15th Avenue NW, Seattle, WA that sold for \$1,100,000 on July 12, 2016. The property contains a land area of 8,165 square feet and is zoned Neighborhood Commercial 3 Pedestrian with 40 feet height limits (NC3P-40). The existing 1988 multi-tenant retail/restaurant structure will be demolished to construct a new mixed-use micro studio apartment building which is in the planning and permitting stages. The property was listed for sale in the open market on February 2, 2016 with an asking price of \$1,100,000. The broker/agent indicated they received three offers and the seller accepted the highest bid.

E#2812077 recorded parcels #937630-0830 and 937630-0831 located at 1111 NW 85th Street, Seattle, WA that sold on July 25, 2016 for \$1,300,000 with land area of 10,017 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning classification. The onsite 1934 year built retail store will be demolished to construct seven new residential townhouses. The project is currently in the planning and permitting stages.

E#2848220 recorded parcels #123200-1180 and #123200-1190 located at 7743 and 7749 15th Avenue NW, Seattle, WA that closed for \$1,500,000 on February 7, 2017. The two parcels contain a total land area of 9,996 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). There are several structures onsite: a low-cost duplex and three low-cost garage-storage buildings in poor condition that have been vacant for over two years. The buyer had planned to demolish all the buildings and construct a new development on both sites. As of August 16, 2017, the two sites were back on market and with an asking price is \$3,300,000. The broker was marketing the property as a land listing and there was a pending sale on August 18, 2017.

E#2728832 recorded parcel #276760-0635 located at 1427 NW 65th Street, Seattle, WA that sold for \$742,500 on May 7, 2015. The land area has 5,000 square feet and is zoned Low-Rise 3 (LR3). The onsite 1952 year built triplex was demolished in June of 2017 and construction started on a new 22 unit apartment building. The property was listed with an asking price of \$747,500, and the listed date was February 23, 2015.

E#2793611 recorded parcel #276770-4215 located at 1443 NW 63rd Street, Seattle, WA that sold for \$825,000 on April 19, 2016. The lot size is 5,000 square feet with Low-Rise 3 (LR3) zoning. Permits and plans are in process with the City of Seattle Design Review Board to demolish the old SFR structure and construct a four-story apartment building with 30 small efficient dwelling units.

E#2854603 recorded parcel #444730-0015 located at 3127 NW 85th Street, Seattle, WA that sold for \$1,555,000 on March 10, 2017. The property was sold with a retail structure that has a land area of 8,000 square feet and zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). The buyer plans to redevelop.

E#2864009 recorded parcel #046100-3095 located at 7058 15th Ave NW, Seattle, WA that sold for \$900,000 on May 9, 2017. The property has a land area of 4,250 square feet and zoning classification of Neighborhood Commercial 2 with 40 feet height limits (NC2-40). It was sold with two single family house structures that were demolished on June 8, 2017, and replaced with live/work and residential townhouses.

E#2789407 recorded parcel #287710-1675 located at 412 NW 65th Street, Seattle, WA. The sale occurred on April 8, 2016 and for \$1,150,000. The land area has 10,000 square feet and it's zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). The site was improved with a 1925 year built tavern and one residential structure. Plans are in the works to demolish the existing buildings and construct a three-story mixed use improvement with nine apartment units, three live/work units, street level retail space, and below grade parking for nine vehicles.

E#2867489 recorded parcel #292170-0006 located 1319 NW 85th Street, Seattle, WA that sold for 1,500,000 on May 25, 2017. The land area is 9,452 square feet with a Low-Rise 2 (LR2) zoning classification. The 1955 year built seven unit apartment structure will be demolished to construct new townhouses. A permit application to the City of Seattle on the recorded sale date of May 25, 2017 was submitted by the purchaser.

E#2868609 is a land sale that sold for \$870,000 on May 29, 2017. The land sale is for a 6,396 square feet parking lot portion facing NW 64th Street from parent parcel #276760-1245, the Ballard Baptist Church, site located at 6301 20th Avenue NW, Seattle, WA. The two new segregated sites are assigned to parcels #276760-1246 and #276760-1247. The zoning classification is Low-Rise 1 (LR1). The buyer plans to construct new townhouses on these sites.

E#2891284 recorded parcel #751850-0480 located 7001 15th Avenue NW, Seattle, WA that sold for \$1,350,000 on September 9, 2017. The site has an area of 8,750 square feet and it is zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). The existing 1954 and garage repair shop structure will be demolished to construct a new four-story mixed use apartment building. The purchaser has applied for permits and applications to conduct the demolition as well as the new construction. In addition, the buyer also acquired the adjacent property to the north located at 7011 15th Avenue NW, parcel #751850-0500 with 4,377 square feet, for \$1,320,000 on February 22, 2018 which recorded under E#2917116. This property sold with a 1935 year built structure that is currently being utilized as a dental office. This purchase was made to increase the number of dwelling units for this project. The total land area is 13,127 square feet with a combined investment figure of \$2,670,000 at \$203.40 per square foot.

E#2899387 recorded parcel #330070-1090 located 1602 NW 85th Street that sold for \$1,362,000 on October 27, 2017. The site area is 6,422 square feet in size with zoning classification of Low-Rise 2 (LR2) and a 1956 year built five units apartment building on site. The buyer is land developer who plans to demolish the existing building and construct new townhouse structures. Permit applications for demolition and plans were submitted after the sale.

E#2910963 recorded parcel #751850-0450 located at 6747 15th Avenue NW that sold for \$715,000 on January 10, 2018. The site is 4,367 square feet in size with zoning classification of Neighborhood Commercial 2 Pedestrian Designation with 40 feet height limits (NC2P-40). A small, 600 square foot, 1949 year built one-story wood frame retail structure onsite will be demolished. The buyer submitted permit applications to the City of Seattle Planning Department in July of 2017 for a new townhouse development.

E#2910247 recorded parcels #123200-1195 and #123200-1200 located at 7757 15th Avenue NW, Seattle, WA that sold for \$2,100,000 on January 10, 2018. The combined total land area is 7,005 square feet with zoning classification of Neighborhood Commercial 2 Pedestrian with 40 feet height designation (NC2P-40). A 1951 year built one-story masonry retail structure on -1200 and -1195 serves as parking. Plans are to demolish the existing structure and redevelop with a new mixed use building.

E#2913683 recorded parcel #276760-0710 located at 6400 15th Avenue NW, Seattle, WA which sold for \$2,050,000 on January 30, 2018. The property site has a total land area of 10,000 square feet and is zoned Neighborhood Commercial 3 with 40 feet height designation (NC3-40). A 1975 year built one-story masonry retail structure on site is slated for demolition to construct a new mixed use apartment building.

E#2914266 recorded parcel #123200-1130 located at 7705 15th Avenue NW, Seattle, WA which just sold for \$600,000 on February 7, 2018. The land area has 2,499 square feet and it is zoned Neighborhood Commercial 2 with 40 feet height designation (NC2-40). There is a 1947 year built one-story masonry retail structure on site. The buyer is a developer who plans to construct new live/work and residential townhouses.

E#2812765 recorded parcel #276770-4695 located at 1436 NW 60th Street, Seattle, WA and sold for \$1,050,000 on July 25, 2016. The site area has 5,000 square feet and is zoned Low-rise 3 (LR3). It sold with a 1961 year built fourplex though a permit was issued on November 11, 2017 to demolish it and construct a new apartment building.

Greenlake: Area 19-60

The Area 19-60 recommended land value for the 2018 assessment year resulted in a total change from the 2017 assessments of +21.07%. The total assessed land value for the 2017 assessment year, including specialty land, is \$394,556,400. The total assessed land value for the 2018 assessment year, including Specialty land, is \$477,679,400.

This neighborhood consists primarily of very dense development. Locations near Green Lake are extremely desirable due to the lakefront neighborhood setting and close proximity to Interstate 5. There were four land sales in this area: one (1) in 2016 and three (3) in 2017. Three (3) are commercial zoned land sales and one (1) is multifamily zoned land.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.
								Area	Property Name		
019	060	952810	0485	9,123	2869535	\$3,100,000	06/05/17	\$339.80	SPUD FISH & CHIPS	NC3P-40	1
019	060	952810	1455	6,000	2786258	\$1,650,000	03/17/16	\$275.00	PARKING	NC2P-65	1
019	060	952810	1545	4,200	2852377	\$1,000,000	03/02/17	\$238.10	4 PLEX	LR3	1
019	060	952810	1561	3,042	2853825	\$1,150,000	03/10/17	\$378.04	OFFICE/RETAIL BUILDING	NC2-40	1

E# 2786258 recorded parcel #952810-1455 located at 417 NE 73rd Street, Seattle, WA that sold for \$1,650,000 on March 17, 2016. This vacant lot has a land area of 6,000 square feet and is zoned Neighborhood Commercial 2 Pedestrian with 65 feet height limits (NC2P-65). The asking price was \$1,700,000 and permits and plans were not included with the sale. A proposed new apartment structure with 35 apartment units, 10 small efficient apartment units, street level retail space of 1,777 square feet, and basement parking was approved on July 10, 2017.

E#2852377 recorded parcel #952810-1545 located at 437 NE 73rd Street, Seattle, WA that sold for \$1,000,000 on March 2, 2017. The site contains a land area of 4,200 square feet and is zoned Low-Rise 3 (LR3). The property was purchased by a land developer who is planning to demolish the existing 1925 year built fourplex and short plat the lot for a new townhouse project.

E#2853825 recorded parcel #952810-1561 located at 7221 5th Avenue NE, Seattle, WA that sold for \$1,150,000 on March 10, 2017. The site contains a land area of 3,042 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The buyer is a live/work and townhouse developer. The property sold with an office building and the purchaser applied for permits to demolish it and construct new live/work townhouses on June 20, 2017.

E#2869535 recorded parcel #952810-0485 located at 6860 E Green Lake Drive North, Seattle, WA which is the Spud Fish and Chip Restaurant. The sales price was \$3,100,000 and it closed on June 5, 2017. The site has a land area of 9,123 square feet and it is zoned Neighborhood Commercial 3 with 40 feet height limits (NC3-40). It was listed on February 24, 2017 with an asking price of \$2,700,000. The Broker indicated there were multiple offers, all from land developers, and the seller selected the highest offer with two backup offers at asking price. Plans are to demolish the Spud Fish and Chip restaurant and construct a new 4-story, 60 unit mixed use apartment. The project is in the permitting and planning stages. The purchaser, Blueprint Capital, also indicated the Spud Fish and Chip business will return and occupy space on the street level retail on a 20 year lease once the structure is completed.

A list of Area 19 vacant land sales that were used along with those that were considered not reflective of current market conditions is included in the following sections. Sales of vacant land in adjacent areas are provided in their respective area reports.

Location, zoning, land attributes, and development potential were the primary variables considered in the valuation process. The +/- value adjustments to properties were due to their location, site shape and size, and land characteristics. The table below summarizes the land valuation model as it was applied to the properties in Area 19. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2018 Land Revaluation					
Zoning	19-10	19-20	19-40	19-50	19-60
Multi-family					
LDT					
LR1, LR1 RC	\$145	\$145	\$115 - \$145	\$140 - \$145	\$150
L-2, LR2 RC	\$155	\$155	\$125 - \$150	\$140 - \$155	\$160
LR3, LR3 RC, LR3 PUD	\$160	\$160	\$145 - \$160	\$150 - \$160	\$170
LR4					
MR, MR-RC	\$195				
MR 85					
Commercial					
C1-30	\$145			\$125	
C1-40		\$165 GeoNbr \$110 Aurora	\$125 GeoNbr \$85-\$95 Aurora	\$125 - \$140	\$170 - \$185
C1-65	\$200	\$200	\$85 Aurora		
C2-40					
C2-65	\$200		\$80 Aurora		
NC1-30	\$165		\$95	\$140 - \$150	\$170
NC1-40		\$165	\$120	\$140 - \$150	\$155
NC1-65				\$160	
NC2-30, NC2P-30				\$140	
NC2-40, NC2P-40, NC2P2-40	\$165	\$165	\$155-\$160 85 th S \$140-\$150 85 th N	\$145 - \$155	\$185
NC2-65, NC2P-65, NC2P2-65	\$255		\$150 - \$155		\$200
NC2-65 (1.3)			\$150	\$150	
NC2-65 (3.0), NC2P-65 (3.0)				\$150	
NC3-40, NC3P-40	\$165		\$150 GeoNbr \$95-\$100 Aurora	\$150 - \$165	\$185
NC3-65, NC3P-65	\$275				
NC3-65 (3.0), NC3P-65 (3.0)				\$150 - \$165	
NC3-85, NC3P-85	\$285				
NC3-125					
Major Institution Overlay District					
MIO-65-MR	\$195				
MIO-105-MR	\$195				
MIO-105-LR2					

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2018 Land Revaluation					
Zoning	19-10	19-20	19-40	19-50	19-60
Major Institution Overlay District					
MIO-105-LR3					
MIO-37-LR2					
MIO-50-LR2					
MIO-65					
MIO-105-NC3-65	\$275				
MIO-65-NC3-65	\$275				
MIO-65-NC3-85	\$275 - \$280				
IB U/45	\$115	\$115			
IC-65	\$125	\$125			
Industrial					
IG1 U/45					
IG2 U/45		\$105			
IG1 U/65	\$115	\$115			
IG2 U/65	\$115	\$115			
Single Family					
SF 5000	\$60 - \$80	\$60 - \$80	\$40 - \$120	\$35 - \$105	\$70 - \$150
SF 7200				\$45 - \$70	
SF 9600					
Total Parcels Incl Spec & Gov	601	671	557	743	269

Appraisal judgment prevailed when determining when to depart from the Assessor's table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters. Stratification adjustments may have deviated based on property specific factors such as location, transfer development rights, etc.

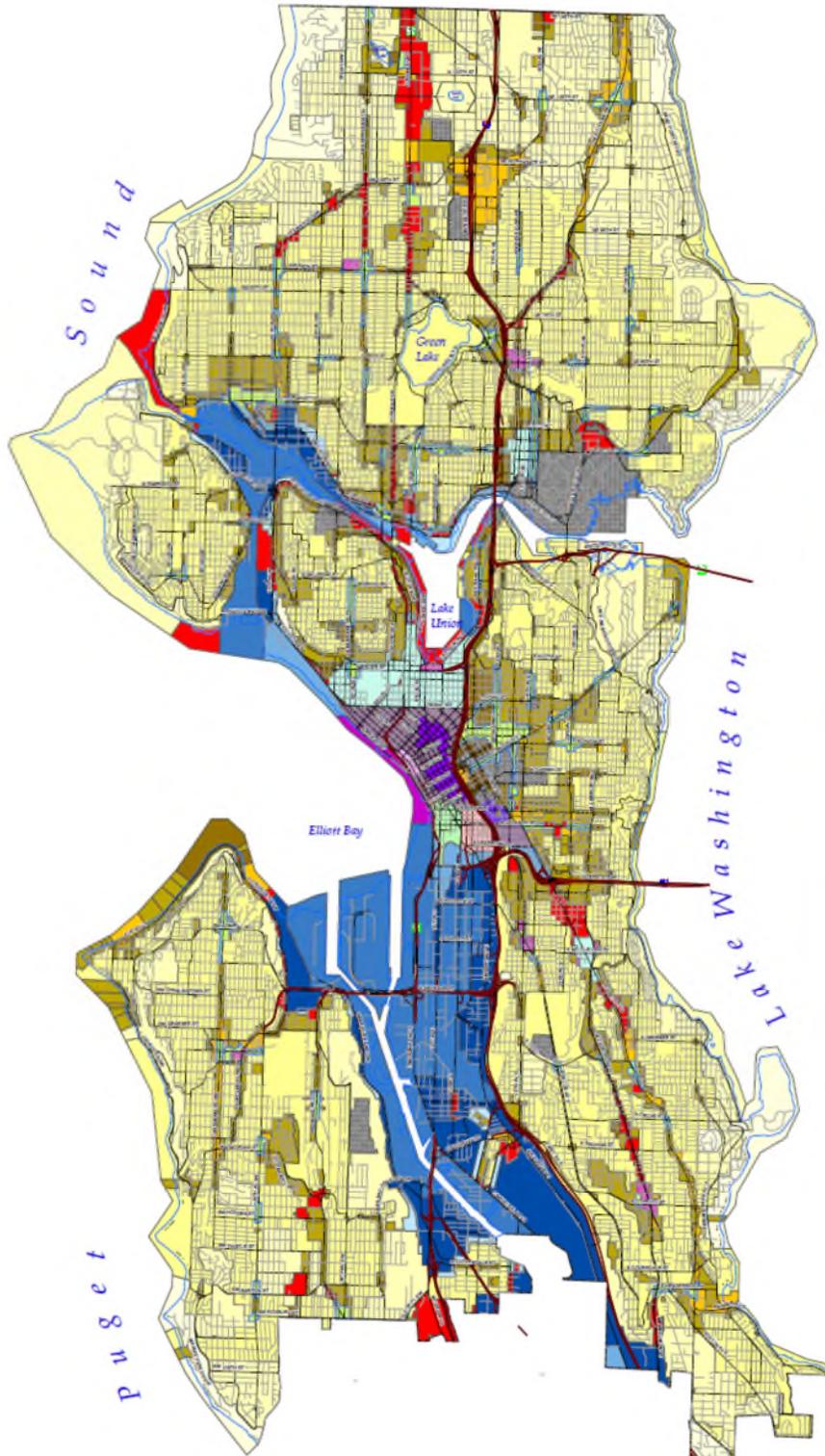
City of Seattle Zoning Classifications:

23.30.010 - Classifications for the purpose of this Subtitle III

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

Zones	Abbreviated	Zones	Abbreviated
Residential, Single-family 9,600	SF 9600	Commercial 1	C1
Residential, Single-family 7,200	SF 7200	Commercial 2	C2
Residential, Single-family 5,000	SF 5000	Downtown Office Core 1	DOC1
Residential Small Lot	RSL	Downtown Office Core 2	DOC2
Residential, Lowrise Duplex Triplex	LDT	Downtown Retail Core	DRC
Residential, Multifamily, Lowrise 1	LR1	Downtown Mixed Commercial	DMC
Residential, Multifamily, Lowrise 2	LR2	Downtown Mixed Residential	DMR
Residential, Multifamily, Lowrise 3	LR3	Pike Market Mixed	PMM
Residential, Multifamily, Lowrise 4	LR4	Pioneer Square Mixed	PSM
Residential, Multifamily, Midrise	MR	International District Mixed	IDM
Residential, Multifamily, Highrise	HR	International District Residential	IDR
Residential-Commercial	RC	Downtown Harborfront 1	DH1
Neighborhood Commercial 1	NC1	Downtown Harborfront 2	DH2
Neighborhood Commercial 2	NC2	General Industrial 1	IG1
Neighborhood Commercial 3	NC3	General Industrial 2	IG2
Seattle Mixed	SM	Industrial Buffer	IB
Seattle Mixed-South Lake Union	SM-SLU	Industrial Commercial	IC
Seattle Mixed-Dravus	SM-D	Master Planned Community - Yesler Terrace	MPC-YT
Seattle Mixed-Northgate	SM-NG	Master Planned Community	MPC
Seattle Mixed-North Rainier	SM-NR	Major Institution Overlay District	MIO
Seattle Mixed-University District	SM-U	Stadium Transition Area Overlay District	STAO
Seattle Mixed-Uptown	SM-UP		

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



City of Seattle

Generalized Zoning

as of November 10, 2017

Legend

- Incentive Zones
- Single Family 5000
- Single Family 7200
- Single Family 9600
- Residential Small Lot
- Lowrise
- Midrise
- Highrise
- Seattle Mixed
- Neighborhood Commercial
- Commercial
- Downtown Office Core
- Downtown Harborfront
- Downtown Mixed
- International District
- Pike Market Mixed
- Pioneer Square Mixed
- Industrial Buffer
- Industrial Commercial
- Industrial General 1
- Industrial General 2
- Major Institution
- Master Planned Community
- Pedestrian Areas

Note: This map is a view of generalized zoning only. For precise zoning information, please call or visit the Seattle Municipal Tower, Seattle Department of Construction and Inspections SDCI at 700 5th Ave Suite 2000, 206-684-8850.



0 1 2 Miles

Prepared by:
Seattle Department of Construction and Inspections - SDCI

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NC1

Neighborhood Commercial 1

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

Typical Land Uses

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

Building Types

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



Street-level Uses

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

Street-level Non-residential Design

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

Street-level Residential Design

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

Maximum Size of Commercial Use

10,000 square feet for most uses.

Parking Location

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

Parking Access

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

Parking Quantity

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

NC2

Neighborhood Commercial 2

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

Typical Land Uses

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

Building Types

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

Street-level Uses

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



Street-level Non-residential Design

Same as NC1 zone.

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

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

Parking Location and Quantity

Same as NC1 zone.

Parking Access

Same as NC1 zone.

NC3

Neighborhood Commercial 3

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

Typical Land Uses

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

Building Types

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

Street-level Uses

Same as NC2 zone.

Street-level Non-residential Design

Same as NC1 zone.



Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

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

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Parking Quantity

Same as NC1 zone.

P

Pedestrian-Designated Zones

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

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

Street-level Uses

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

Parking Quantity

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

Parking Location

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

Parking Access

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



C1

Commercial 1

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

Typical Land Uses

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

Building Types

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

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

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

Street-level Residential Design

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

Maximum Size of Commercial Use

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

Parking Location

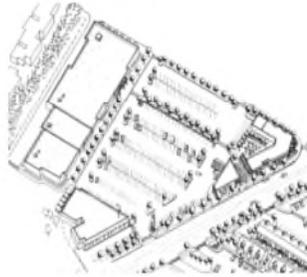
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access

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

Parking Quantity

Same as NC1 zone.



C2

Commercial 2

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

Typical Land Uses

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

Building Types

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

Street-level Uses

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

Street-level Non-residential Design

Same as C1 zone.

Maximum Size of Commercial Use

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

Parking Location

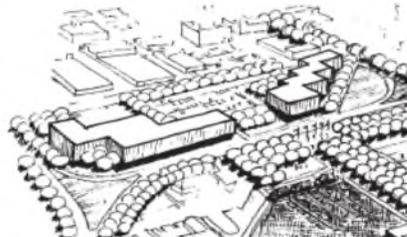
Same as C1 zone.

Parking Access

Same as C1 zone.

Parking Quantity

Same as C1 zone.



INDUSTRIAL ZONING

IG1

General Industrial 1 (IG1)

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

Typical Land Uses

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

Height

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

Maximum size of use

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

Office uses: 10,000 square feet.

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



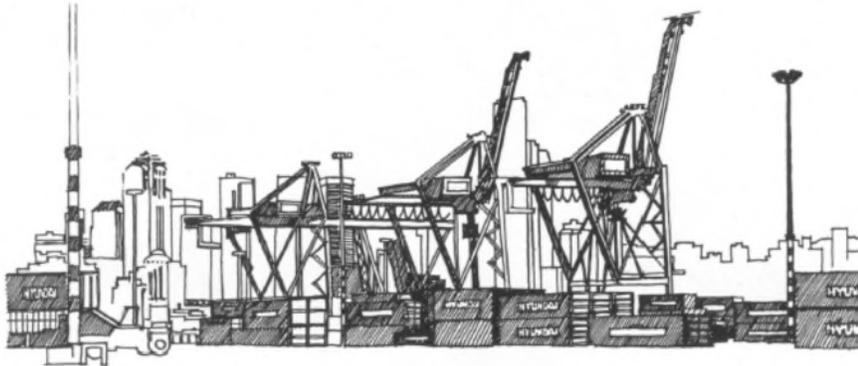
FAR

2.5

Setbacks

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

Screening and landscaping may be required.



IG2

General Industrial 2 (IG2)

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

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

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

FAR

2.5

Setbacks

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

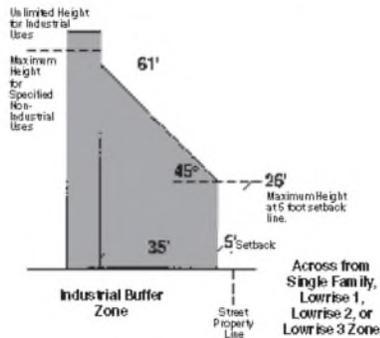
Screening and landscaping may be required.



IB Industrial Buffer (IB)

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

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



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



Maximum size of use Retail sales and service and entertainment uses: 75,000 square feet.
Office uses: 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot. Some exceptions apply to maximum size of use limits (23.60.027B).

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 90', 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. (23.60.027B)

FAR

2.5, except in South Lake Union where FAR is variable depending on the height limit (Table A for 23.60.028).

Setbacks

Same as IG1 and IG2, plus

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

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

Screening and Landscaping

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

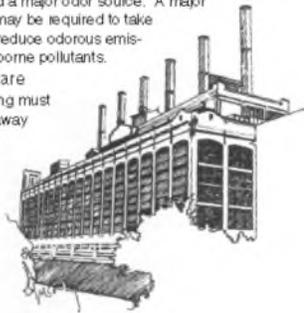
Major Odor Sources

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

Light and Glare

Exterior lighting must be shielded away from residential zones.

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



MULTI-FAMILY ZONING

Housing Types:

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

See SMC 23.84.032 for complete housing type definitions.

Cottage Housing



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

Rowhouse



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

Townhouse



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

Apartments



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

LR1 - Lowrise 1

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

Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,000 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: 0, 5 on lots not to single family zones	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
Building Width Limit	50'	60'	60'	49'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

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

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially belowgrade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	50'	50'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

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

			Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.5 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses 30' + 5' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for roof with min. 6:12 pitch (no height added for belowgrade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	30' + 5' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for roof with min. 6:12 pitch (no height added for belowgrade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	40' + 30'	40' + 30'	+5' for roof with min. 6:12 pitch, or +4' for partially belowgrade floor, 30' limit if within 50' of a single family zone.
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units	Optional	Optional	Optional

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

** The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.85.516.C).

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

Preliminary Ratio Analysis

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

The two major aspects of appraisal accuracy; appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity.

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

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 19 shows a weighted mean ratio of 0.855 which is below the IAAO guidelines, indicating that the current 2018 assessment level, as measured using recent sales, is in the unacceptable range.

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

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. The preliminary ratio study for Area 19 shows a COD of 10.77%, which is in the middle range of the IAAO guidelines, indicating that the current level of assessment uniformity, as measured using recent sales, is within the acceptable range. However, a lower COD indicates more of uniformity to the assessment level.

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

1.03 indicate regressively in the data where assessment level decreases with increases in sales price. The preliminary ratio study for Area 19 shows a PRD of 1.07 that is not within the IAAO guidelines.

A Ratio Study was completed just prior to the application of the 2018 recommended values. This study benchmarks the current assessment level using 2017 posted values. The Coefficient of Dispersion of 10.77% for Area 19 is at the middle range of the recommended IAAO standards, however, improvements to lower the COD reflects more of uniformity to the assessment level. The study showed the 2017 assessment level needed to be adjusted for uniformity.

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

Improved Parcel Total Values

Sales Comparison Approach Model Description

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

At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates. When necessary, sales of similar improved properties in adjacent neighborhoods were also considered.

The improved sales used range in date from 1/01/2015 to 2/22/2018. There were 140 improved sales in Area 19 that were considered fair market transactions, used in the overall analysis, and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

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

There were 11 commercial condominium unit sales, 41 live/work townhouse units' sales, and 15 residential townhouse unit sales that occurred from 1/1/2015 to 2/22/2018. There are four live/work townhouse units that sold in 2015 and 2016 then resold in 2017 and 2018 indicating the market trend increasing for these type of properties. Parcel #123200-1148 located at 7717-B 15th Avenue NW sold for \$449,000 (\$293/sf) on March 4, 2015 and resold for \$675,000 (\$440/sf) on June 12, 2017 indicating a market trend increase of 50.33%. Parcel #292270-0577 located at 8415-C 8th Avenue NW sold for \$415,000 (\$253/sf) on September 4, 2015 and resold for \$549,000 (\$334/sf) on April 4, 2017 indicating a market trend increase of 32.29%. Parcel #330070-0762 located at 1520 NW 87th Street sold for \$599,950 (\$335/sf) on November 14, 2016 and resold for \$753,000 (\$420/sf) on November 29, 2017 signaling a market trend increase of 25.51%. Parcel #330070-0842 located at 8769-C 15th Avenue NW sold for \$629,950 (\$317/sf) on December 15, 2015 and recently resold on February 22, 2018 for \$800,000 (\$402/sf) indicating a market trend increase of 27%.

The following table summarizes the value parameters used for valuation in area 19. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Price Range Per SF
Commercial Condominium Units	\$295 - \$475
Live-Work Townhouse Units	\$252 - \$600
SFR House Commercial Use	\$230 - \$464

Sales Comparison Calibration

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

Cost Approach Model Description

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

Cost Calibration

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

Income Capitalization Approach Model Description

Three basic models were developed for income capitalization; those being retail, office, warehouse and other commercial income producing properties. Income table models 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.

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

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 19, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

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

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

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

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

In 2017, Area 19 saw capitalization rates decrease in desirable locations and stable vacancy rates. Rental rates have increased for some property types, such as office, retail and industrial uses. The apartment and multifamily rents have soared in the entire Seattle area over the past five years due to the employment growth rate, household growth, plus rising home prices that have put pressure on rental housing demands.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, surveys, appeals, and physical inspection. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in Area 19 that are valued by the income approach include, but are not limited to, offices, retail stores, warehouses, and mixed-use buildings.

Area 19 Commercial Income Parameters

2017 Year End Metrics				
	Office	Retail	Industrial	Apartment
Vacancy	↔ (stable)	↔ (stable)	↔ (stable)	↔ (stable)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↑ (increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↑ (increase)
Land Values	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)

The tables in the following pages demonstrate ranges of capitalization rates and trends that are compiled from information that is collected on a national or board regional scale. This information is reconciled with data specific to the real estate market in Area 19 to develop the income model. Property taxes are considered an allowable expense; therefore, no effective tax rate is included in the capitalization rates. The range of capitalization rates in the income model for Area 19 reflects the variety of properties in this area.

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

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 Approach Calibration

Income tables were developed for each of the five neighborhoods in area 19. The tables pertain to the several general property types. The income tables model were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on neighborhood, size, effective age, and construction quality as recorded in the Assessor's records. When the value of the property by the income approach was less than the land value, a nominal \$1,000 figure was allocated to the improvements.

The following table contains the results of an analysis of this information and stratifies the major property types in Area 19 and the income parameters that were used to set value. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Area 19 Typical Income Model Parameters				
Property Type	Area 019 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Range
Office, Medical Office, Dental Office	\$20 - \$38	8% - 10%	30% - 37%	5.75% to 7.25%
Retail, Line Retail, Restaurant, Open Office	\$19 - \$36	5% - 7%	7% - 10%	5.75% to 7.25%
Bank	\$18 - \$36	5% - 7%	7% - 10%	5.75% to 7.25%
Discount Store Supermarket	\$8 - \$19	5% - 7%	7% - 10%	5.75% to 7.25%
Market, Basement Retail/Office/Finished	\$12 - \$26	5% - 7%	7% - 10%	5.75% to 7.25%
Warehouse: Discount, Food, Showroom Store	\$7 - \$16.50	5% - 7%	7% - 10%	5.75% to 7.25%
Auto Ctr & Gar Repair Svcs	\$8 - \$26	5% - 7%	7% - 10%	5.75% to 7.25%
Mini Lube Gar	\$14 - \$32	5% - 7%	7% - 10%	5.75% to 7.25%
Vet Hosp & Kennel	\$14 - \$28	8% - 10%	30% - 37%	5.75% to 7.25%
Industrial:, Manufacture, Storage Warehouse	\$7 - \$16.50	5% - 7%	7% - 10%	5.75% to 7.25%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$8.50 - \$19	5% - 7%	7% - 10%	5.75% to 7.25%
Drug Store	\$10 - \$26	5% - 7%	7% - 10%	5.75% to 7.25%
Apartments, Multifamily	\$12 - \$31	3% - 5%	30% - 37%	4.75% to 5.75%
Rooming House	\$17 - \$36	5% - 7%	45%	5.00% to 6.00%

Reconciliation

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

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

MODEL VALUATION

Total Value Conclusions, Recommendations and Validation:

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

In the 2018 valuation model, the income approach is used to value the majority of the income producing properties that are not obsolesced (where land value is greater than the value produced by the income method), as there are an insufficient number and variety of sales to value the different sectors by the market approach. The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. This may be that some of these properties are purchased by owner-users. In the case of interim use properties, they might be purchased for investment value or future income rather than current income.

The standard statistical measures of valuation performance are presented in the Executive Summary and the 2017 and 2018 Ratio Analysis charts included in this report. Comparison of the 2017 and 2018 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level improved from 85.5% to 97.6%. The Coefficient of Dispersion (COD) changed from 10.77% to 5.70%; the Coefficient of Variation (COV) changed from 15.71% to 8.73%. The Price-related Differential (PRD) changed from 1.07 to 1.02. These values are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity.

The total assessed value in Area 019, for the 2017 assessment year, was \$3,244,305,000 and the total recommended assessed value for the 2018 assessment year is \$3,794,493,900. Application of these recommended values for the 2018 assessment year results in an average total change from the 2017 assessments of +16.96%.

AREA 19 RATIO STUDY

<i>RATIO STUDIES (Before and After)</i>	<i>1/1/2017</i>	<i>1/1/2018</i>
Arithmetic Mean Ratio	0.912	0.999
Median Ratio	0.955	0.995
Weighted Mean Ratio	0.855	0.976
Coefficient of Dispersion (COD)	10.77%	5.70%
Standard Deviation (SD)	0.1433	0.0872
Coefficient of Variation (COV)	15.71%	8.73%
Price Related Differential (PRDP)	1.07	1.02

CHANGE IN TOTAL ASSESSED VALUE

Change In Total Assessed Value			
2017 Total Value	2018 Total Value	\$ Change	% Change
\$3,244,305,000	\$3,794,493,900	\$550,188,900	+16.96%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- 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.
- Yuen Chin made the physical inspection of Neighborhoods 20 and 60. She performed analysis of the land and improved sales, selected land values, analyzed the income parameters, built the income model, and made the final value selections.

Area 19 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

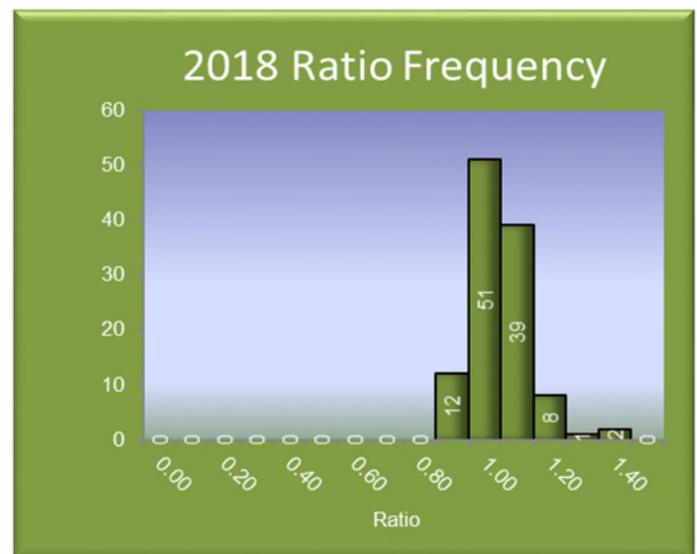
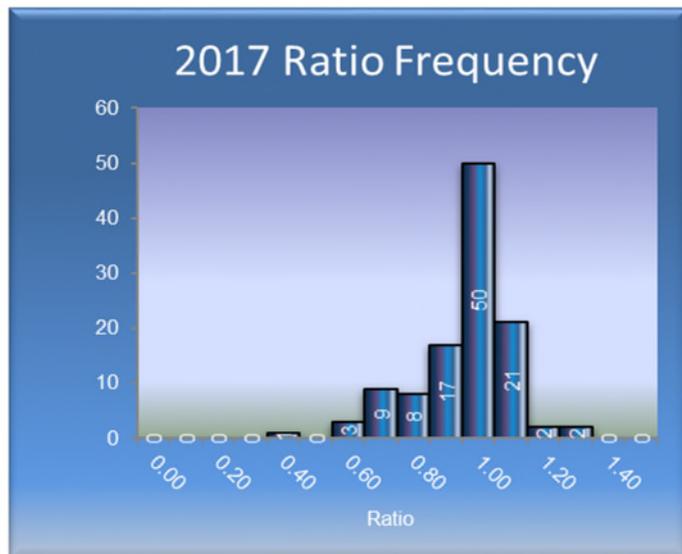
Pre-revalue ratio analysis compares sales from 2015 through 2017 in relation to the previous assessed value as of 1/1/2017.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	113
Mean Assessed Value	1,400,000
Mean Adj. Sales Price	1,636,700
Standard Deviation AV	2,307,883
Standard Deviation SP	2,730,148
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.912
Median Ratio	0.955
Weighted Mean Ratio	0.855
UNIFORMITY	
Lowest ratio	0.3918
Highest ratio:	1.2820
Coefficient of Dispersion	10.77%
Standard Deviation	0.1433
Coefficient of Variation	15.71%
Price Related Differential (PRD)	1.07

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2015 through 2017 and reflects the assessment level after the property has been revalued to 1/1/2018

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	113
Mean Assessed Value	1,597,800
Mean Sales Price	1,636,700
Standard Deviation AV	2,668,560
Standard Deviation SP	2,730,148
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.995
Weighted Mean Ratio	0.976
UNIFORMITY	
Lowest ratio	0.8223
Highest ratio:	1.3675
Coefficient of Dispersion	5.70%
Standard Deviation	0.0872
Coefficient of Variation	8.73%
Price Related Differential (PRD)	1.02



Improvement Sales for Area 019 with Sales Used

03/05/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9004	119,577	2887889	\$24,900,000	09/06/17	\$208.23	Habitude Salon	IC-65	3	Y	
019	010	132710	0030	5,077	2898120	\$2,050,000	10/26/17	\$403.78	CANAL STATION CONDOMINIUM	NC3-65	1	Y	
019	010	276770	0950	4,100	2724018	\$1,480,000	04/10/15	\$360.98	PO Dog Restaurant	NC3P-65	1	Y	
019	010	276770	2306	2,986	2746158	\$2,100,000	07/24/15	\$703.28	MIXED USE OFFICE AND RETAIL B	NC3-65	1	Y	
019	010	276770	2340	4,925	2892555	\$2,000,000	09/28/17	\$406.09	AMERICAN PIONEER (BALLARD OF	C1-65	1	Y	
019	010	276770	2865	2,099	2813102	\$1,350,000	08/01/16	\$643.16	EIDEM UPHOLSTRY	NC2-65	1	Y	
019	010	276770	2870	8,326	2746446	\$3,700,000	07/28/15	\$444.39	RETAIL	NC3P-65	1	Y	
019	010	276770	2945	11,632	2916364	\$7,200,000	02/22/18	\$618.98	OFFICE BUILDING	NC3-65	3	Y	
019	010	276770	4022	1,782	2899863	\$880,000	11/01/17	\$493.83	ALLSTATE INSURANCE	MIO-65-NC3-65	1	Y	
019	010	276800	0320	3,840	2771342	\$1,030,000	12/04/15	\$268.23	WEST WOODLAND GOSPEL HALL	SF 5000	1	34	Use-change after sale; not in ratio
019	010	276810	0225	4,112	2866120	\$1,650,000	05/22/17	\$401.26	OFFICE BUILDING	NC2-40	1	Y	
019	010	276830	0175	4,776	2766399	\$1,250,000	11/05/15	\$261.73	PIONEER MASONRY AND RESTOR	C1-65	1	34	Use-change after sale; not in ratio
019	010	394410	0010	551	2724608	\$240,000	04/10/15	\$435.57	KRISTINE'S CONDOMINIUM	MR-RC	1	Y	
019	010	867340	0235	6,330	2845100	\$2,399,500	01/19/17	\$379.07	WEST BALLARD BUILDING	IB U/45	1	Y	
019	010	894240	0010	1,312	2778445	\$625,000	01/28/16	\$476.37	VIK CONDOMINIUM	NC3-65	1	Y	
019	020	012400	0030	3,393	2860108	\$950,000	04/20/17	\$279.99	MARINE ELECTRIC-converted imp	IB U/45	2	Y	
019	020	198220	1920	6,065	2868595	\$1,245,000	06/02/17	\$205.28	TOOLEX WHSES	IB U/45	1	Y	
019	020	198220	1940	10,434	2907206	\$2,400,000	12/20/17	\$230.02	SKILLS INC	IB U/45	1	Y	
019	020	198220	1985	1,560	2788148	\$650,000	04/01/16	\$416.67	NORTH CONSULTING	IG2 U/65	1	Y	
019	020	198220	2025	11,406	2886896	\$2,574,400	08/31/17	\$225.71	SKILLS INC	IG2 U/65	1	Y	
019	020	251600	0230	2,237	2725061	\$655,000	03/30/15	\$292.80	converted house	C1-40	1	Y	
019	020	276770	1820	1,700	2747633	\$650,000	07/29/15	\$382.35	office/warehouse	IC-65	1	Y	
019	020	276770	1975	18,415	2847035	\$3,165,000	01/30/17	\$171.87	SCOTT GALVANIZING	IC-65	1	Y	
019	020	276770	2295	6,000	2733196	\$1,050,000	05/17/15	\$175.00	STEWART'S MARINE	IG2 U/65	1	Y	
019	020	276770	2376	17,031	2905677	\$9,925,000	12/11/17	\$582.76	KOLSTRAND	IG2 U/65	2	Y	
019	020	276770	2630	15,000	2746511	\$2,100,000	07/22/15	\$140.00	Salmon Bay Sand & Gravel	IG2 U/65	2	Y	
019	020	276770	2655	4,720	2822885	\$3,300,000	09/14/16	\$699.15	STIMSON CO	IG2 U/65	1	Y	
019	020	276770	2795	7,210	2774387	\$1,650,000	12/29/15	\$228.85	J DESIGN FABRICATION CONSTRU	IG2 U/65	2	Y	
019	020	276770	2820	20,725	2903362	\$7,100,000	11/29/17	\$342.58	OFFICE BUILDING	IG2 U/65	1	Y	
019	020	276830	0780	19,264	2816227	\$6,150,000	08/15/16	\$319.25	NESS CRANE SERVICE SHOP	IG2 U/65	11	26	Imp changed after sale; not in ratio
019	020	276830	1105	8,153	2790953	\$2,200,000	04/19/16	\$269.84	whse/office	IB U/45	1	Y	
019	020	276830	1650	12,292	2871109	\$3,038,138	06/16/17	\$247.16	SALMON BAY HYDROLOGICS	IG2 U/65	3	Y	
019	020	276830	1650	12,292	2720625	\$2,020,000	03/26/15	\$164.33	SALMON BAY HYDROLOGICS	IG2 U/65	3	Y	Resale in 2017; not in ratio
019	020	276830	1665	3,750	2759367	\$900,000	10/01/15	\$240.00	FROSTY'S MARINE SERVICE	IG2 U/65	1	Y	
019	020	276830	1680	3,494	2764443	\$1,625,000	10/30/15	\$465.08	ECI GENERAL CONTRACTOR	IB U/45	1	Y	
019	020	276830	1710	3,000	2912927	\$1,100,000	01/08/18	\$366.67	INDUSTRIAL BUILDING	IB U/45	1	Y	
019	020	276830	2590	40,445	2713874	\$8,925,865	02/13/15	\$220.69	Mars Hill Church/	IG2 U/65	1	Y	
019	020	276830	3060	12,076	2792487	\$2,950,000	04/26/16	\$244.29	PUGET SOUND INSTRUMENT	IG2 U/65	1	Y	
019	020	276830	3070	8,453	2763737	\$1,825,000	10/19/15	\$215.90	PLATT ELECTRIC	IG2 U/65	1	Y	
019	020	276840	0020	4,119	2807863	\$850,000	07/06/16	\$206.36	POWER TAB	IG2 U/65	1	Y	
019	020	441310	0175	5,952	2780937	\$1,475,000	02/08/16	\$247.82	ALLIED ICE	IB U/45	1	Y	

Improvement Sales for Area 019 with Sales Used

03/05/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	569350	0645	7,704	2751138	\$2,669,900	08/02/15	\$346.56	MIXED USE RETAIL w/4 APT UNITS	NC2P-40	1	Y	
019	020	569450	0610	4,266	2804637	\$750,000	06/13/16	\$175.81	OPEN OFFICE/RETAIL STORE	C1-40	1	Y	
019	020	952110	1072	1,320	2718008	\$325,000	03/05/15	\$246.21	salon	C1-40	1	Y	
019	020	952110	1245	2,375	2849790	\$530,000	02/07/17	\$223.16	SFR Duplex	C1-40	1	Y	
019	040	091700	0054	1,350	2886569	\$703,000	08/23/17	\$520.74	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	040	230140	0790	1,280	2776553	\$654,000	01/12/16	\$510.94	DENTAL OFFICE/CLINIC	NC2-40	1	Y	
019	040	253980	0020	1,335	2849402	\$620,000	02/14/17	\$464.42	FINI CONDOMINIUM	NC2-40	1	Y	
019	040	291920	1000	3,600	2802797	\$850,000	06/10/16	\$236.11	FIXTURE GALLERY	NC2P-40	1	Y	
019	040	291920	1260	12,107	2756499	\$2,020,000	09/18/15	\$166.85	RETAIL & OFFICE MIXED-USE	NC2P-40	1	Y	
019	040	312604	9130	4,680	2769357	\$1,570,000	11/25/15	\$335.47	NORTHWEST BRAKE SHOP	C2-65	1	Y	
019	040	312604	9131	4,996	2836854	\$975,000	11/22/16	\$195.16	JAPAN AUTO ET AL	C2-65	1	Y	
019	040	336390	0216	6,687	2709968	\$1,545,000	01/12/15	\$231.05	MIXED USE RETAIL & 5 UNIT APAR	NC2-40	1	Y	
019	040	379700	2120	2,700	2817492	\$816,000	08/19/16	\$302.22	MIXED USE RETAIL & 2 MULTI-FAM	NC3P-40	1	Y	
019	040	379700	2120	2,700	2729361	\$500,000	05/06/15	\$185.19	MIXED USE RETAIL & 2 MULTI-FAM	NC3-40	1	26	Imp changed after sale; not in ratio
019	040	551160	0230	8,911	2834025	\$2,400,000	11/15/16	\$269.33	RETAIL STORE	NC3P-40	1	Y	
019	040	551160	0445	3,300	2903736	\$1,300,000	11/29/17	\$393.94	IMPORT SERVICE	NC3P-40	1	Y	
019	040	755930	0580	1,347	2846455	\$465,000	01/26/17	\$345.21	SAPPHIRE CONDOMINIUM	NC3P-40	1	Y	
019	040	863420	0010	1,000	2813616	\$325,000	08/01/16	\$325.00	THREE CROWNS CONDOMINIUM	NC2P-40	2	Y	
019	040	946520	0035	6,145	2904949	\$2,500,000	11/28/17	\$406.83	Former Advance Auto Parts	C1-40	1	Y	
019	050	046100	2824	3,160	2727967	\$965,000	04/29/15	\$305.38	MIXED USE APARTMENT (COML &	NC2-40	1	Y	
019	050	046100	3466	702	2770763	\$400,000	12/07/15	\$569.80	ARTS AND CRAFTS STUDIO (SMAL	LR2 RC	1	Y	Resale in 2017; not in ratio
019	050	046100	3466	702	2860148	\$575,000	04/18/17	\$819.09	ARTS AND CRAFTS STUDIO (SMAL	LR2 RC	1	Y	
019	050	101400	0215	3,473	2872084	\$800,000	06/11/17	\$230.35	CHILDRENS HOME	SF 5000	1	Y	
019	050	102503	9164	2,295	2728434	\$730,000	04/29/15	\$318.08	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	123200	1125	1,712	2896575	\$840,000	10/16/17	\$490.65	ANN'S HAIR SALON AND NAILS	NC2-40	1	Y	
019	050	123200	1145	3,848	2892983	\$1,000,000	09/26/17	\$259.88	CLINIC & APT	NC2-40	2	Y	
019	050	123200	1148	1,535	2871809	\$675,000	06/12/17	\$439.74	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	123200	1148	1,535	2718378	\$449,000	03/04/15	\$292.51	Live/Work Townhouse Unit	NC2-40	1	Y	Resale in 2017; not in ratio
019	050	123200	1154	1,535	2714839	\$449,000	02/03/15	\$292.51	Live/Work Townhouse	NC2-40	1	Y	
019	050	123200	1155	1,535	2718877	\$450,000	03/05/15	\$293.16	Live/Work Townhouse	NC2-40	1	Y	
019	050	139765	0050	1,178	2869996	\$350,100	06/05/17	\$297.20	CAROLYN ROSE BUILDING CONDC	NC2P-40	1	Y	
019	050	202870	0043	1,214	2824049	\$599,950	09/14/16	\$494.19	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0044	1,202	2811903	\$589,000	07/20/16	\$490.02	Live/Work Townhouse	NC1-30	1	Y	
019	050	202870	0046	1,473	2828745	\$600,000	10/07/16	\$407.33	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0047	1,353	2825463	\$630,000	09/19/16	\$465.63	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0048	1,410	2832503	\$579,950	10/13/16	\$411.31	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0049	1,374	2832129	\$579,950	10/13/16	\$422.09	Live/work Townhouse Unt	NC1-30	1	Y	
019	050	276760	0545	5,696	2858347	\$2,300,000	04/04/17	\$403.79	Excel Plaza	NC3P-40	1	Y	
019	050	276760	2585	4,440	2867628	\$1,318,000	05/25/17	\$296.85	MIXED RETAIL W/RES. UNITS	LR1	1	Y	
019	050	277660	0113	1,942	2818581	\$699,950	08/15/16	\$360.43	New Live/Work Townhouse Unit 6	NC2-40	1	Y	
019	050	277660	0114	2,248	2817858	\$699,950	08/04/16	\$311.37	New Live/Work Townhouse Unit 5	NC2-40	1	Y	

Improvement Sales for Area 019 with Sales Used

03/05/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	277660	0115	1,720	2818363	\$649,950	08/16/16	\$377.88	New Residential Townhouse Unit 1	NC2-40	1	Y	
019	050	277660	0116	1,705	2821358	\$639,950	08/16/16	\$375.34	New Residential Townhouse Unit 2	NC2-40	1	Y	
019	050	277660	0118	1,773	2817831	\$639,950	08/10/16	\$360.94	New Residential Townhouse Unit 3	NC2-40	1	Y	
019	050	277660	0119	1,705	2818101	\$635,000	08/17/16	\$372.43	New Residential Townhouse Unit 4	NC2-40	1	Y	
019	050	292270	0577	1,644	2755836	\$415,000	09/04/15	\$252.43	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	Resale in 2017; not in ratio
019	050	292270	0577	1,644	2858840	\$549,000	04/04/17	\$333.94	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	050	305270	0080	1,954	2818152	\$610,000	08/19/16	\$312.18	Live/Work Townhouse Unit 1A	NC2-40	1	Y	
019	050	305270	0081	1,954	2817901	\$615,000	08/19/16	\$314.74	Live/Work Townhouse Unit 1B	NC2-40	1	Y	
019	050	305270	0082	1,728	2810902	\$685,000	07/13/16	\$396.41	New Residential Townhouse Unit 2A	NC2-40	1	34	Use-change after sale; not in ratio
019	050	305270	0083	1,728	2810091	\$685,000	07/12/16	\$396.41	New Residential Townhouse Unit 2B	NC2-40	1	34	Use-change after sale; not in ratio
019	050	305270	0122	1,499	2784248	\$550,000	02/09/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0123	1,499	2796762	\$550,000	05/09/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0124	1,499	2794509	\$550,000	04/16/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0125	1,499	2785116	\$545,000	02/24/16	\$363.58	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	330070	0762	1,792	2834593	\$599,950	11/14/16	\$334.79	Live/Work Townhouse Unit	C1-30	1	Y	Resale in 2017; not in ratio
019	050	330070	0762	1,792	2904132	\$753,000	11/29/17	\$420.20	Live/Work Townhouse Unit B	C1-30	1	Y	
019	050	330070	0763	1,792	2837652	\$600,000	11/30/16	\$334.82	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0764	1,666	2840584	\$650,000	12/12/16	\$390.16	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0765	1,666	2843504	\$663,000	01/04/17	\$397.96	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0766	1,728	2838122	\$615,000	12/06/16	\$355.90	New Residential Townhouse Unit A	C1-30	1	34	Use-change after sale; not in ratio
019	050	330070	0767	1,728	2838776	\$616,000	12/07/16	\$356.48	Residential Townhouse Unit	C1-30	1	34	Use-change after sale; not in ratio
019	050	330070	0835	1,980	2779790	\$609,950	02/04/16	\$308.06	Live/Work Townhouse Unit 1	C1-40	1	Y	
019	050	330070	0836	1,980	2777100	\$599,950	01/11/16	\$303.01	Live/Work Townhouse Unit 2	C1-40	1	Y	
019	050	330070	0837	1,988	2781225	\$569,950	01/27/16	\$286.70	Live/Work Townhouse Unit 3	C1-40	1	Y	
019	050	330070	0840	1,988	2772988	\$639,950	12/15/15	\$321.91	Live/Work Townhouse Unit 6 (Former	C1-40	1	Y	
019	050	330070	0841	2,035	2772900	\$629,950	12/15/15	\$309.56	LIVE/WORK TOWNHOUSE UNIT 5	C1-40	1	Y	
019	050	330070	0842	1,988	2917009	\$800,000	02/22/18	\$402.41	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	
019	050	330070	0842	1,988	2773008	\$629,950	12/10/15	\$316.88	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	Resale in 2018; not in ratio
019	050	349130	0083	2,550	2878837	\$1,262,500	07/10/17	\$495.10	Seattle Tile Company	NC2-40	1	Y	
019	050	444980	0002	1,215	2871304	\$570,000	06/08/17	\$469.14	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0010	5,583	2827890	\$1,783,800	10/10/16	\$319.51	MIXED-USE 7-UNIT APARTMENT W	NC1-30	1	Y	
019	050	602150	3280	2,616	2724284	\$705,000	04/07/15	\$269.50	LOYAL REALTY	NC2-40	1	Y	
019	050	602150	3464	1,400	2723660	\$560,000	04/09/15	\$400.00	RETAIL/OFFICE	LR3	1	Y	
019	050	672870	0154	1,660	2798166	\$680,000	05/18/16	\$409.64	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	751850	0046	4,069	2721936	\$695,000	04/01/15	\$170.80	BALLARD VETERINARY CLINIC	NC2-40	1	34	Use-change after sale; not in ratio
019	050	751850	0510	3,070	2728482	\$535,000	05/04/15	\$174.27	O'HARA CORPORATION (SFR HOU	NC2-40	1	Y	
019	050	755080	0610	6,463	2868092	\$1,925,000	05/26/17	\$297.85	Rain City Video	NC1-30	1	Y	
019	050	755080	0736	1,500	2809325	\$820,000	07/12/16	\$546.67	Live/Work Townhouse Unit 2	NC1-30	1	Y	
019	050	755080	0737	1,455	2817773	\$820,000	08/22/16	\$563.57	Live/Work Townhouse Unit 1	NC1-30	1	Y	
019	050	758870	0321	3,529	2839639	\$1,908,000	12/15/16	\$540.66	Retail Store	NC3P-40	1	Y	
019	050	758870	0350	2,400	2839640	\$1,692,000	12/15/16	\$705.00	T-MOBILE	NC3P-40	1	Y	

Improvement Sales for Area 019 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	758920	0131	1,358	2876602	\$688,687	06/29/17	\$507.13	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0132	1,358	2873328	\$694,950	06/26/17	\$511.75	New Townhouse Plat	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0133	1,358	2872091	\$733,000	06/20/17	\$539.76	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0134	1,358	2875813	\$694,356	06/29/17	\$511.31	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0135	1,354	2877233	\$759,959	07/11/17	\$561.27	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0138	1,354	2885636	\$720,000	08/22/17	\$531.76	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	758920	0139	1,354	2878857	\$749,950	07/21/17	\$553.88	New Residential Townhouse Unit	LR2 RC	1	34	Use-change after sale; not in ratio
019	050	923190	0295	5,570	2793572	\$1,550,000	04/29/16	\$278.28	Washington Karate Association	NC3-65 (3.0)	1	Y	
019	050	923190	0305	1,836	2835272	\$605,000	11/08/16	\$329.52	Live/Work Townhouse Unit	NC3-65 (3.0)	1	Y	
019	050	923190	0310	1,836	2835110	\$650,000	11/18/16	\$354.03	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0311	1,836	2851708	\$650,000	02/28/17	\$354.03	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	928780	1180	11,540	2896285	\$1,450,000	10/19/17	\$125.65	ST THOMAS CHAPEL	SF 5000	2	29	Seg/merge after sale; not in ratio
019	050	932016	0020	894	2755662	\$317,500	09/09/15	\$355.15	WESTVIEW AT GREENWOOD CON	NC2-40	1	Y	
019	060	390250	0010	1,914	2817000	\$775,000	08/17/16	\$404.91	KIRKWOOD PLACE	NC1-30	1	Y	
019	060	716990	0010	932	2727870	\$400,000	04/24/15	\$429.18	RAVENNA GREENLAKE	NC2-40	1	Y	
019	060	769856	0010	2,177	2796170	\$729,000	05/02/16	\$334.86	7301 FIFTH AVE CONDOMINIUM	NC2-40	1	Y	
019	060	952810	4035	14,952	2841866	\$6,200,000	12/23/16	\$414.66	RAVENNA 500 APARTMENT	LR3	1	Y	

Vacant Sales for Area 019 with Sales Used

03/02/2018

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9009	28,334	2909492	\$11,750,000	01/04/18	\$414.70	BALLARD TRANSFER & STORES	NC3P-65	1	Y	
019	010	117500	0801	4,733	2791346	\$771,000	04/19/16	\$162.90	4 UNIT APT	LR3	1	29	Seg/merge after sale; not in ratio
019	010	276760	4170	5,000	2723643	\$975,000	04/06/15	\$195.00	Triplex	MR-RC	1	Y	
019	010	276760	4525	5,000	2804728	\$820,000	06/14/16	\$164.00	BARBER SHOP ATTACHED TO SFR	NC3-40	1	Y	
019	010	276760	4525	5,000	2879960	\$1,025,000	07/25/17	\$205.00	BARBER SHOP ATTACHED TO SFR	NC3-40	1	Y	
019	010	276760	4580	3,900	2716061	\$635,000	02/23/15	\$162.82	Sfr	LR2	1	Y	
019	010	276770	0090	10,000	2891707	\$3,300,000	09/26/17	\$330.00	Duplex	MR-RC	2	Y	
019	010	276770	0270	22,800	2761561	\$6,100,000	10/15/15	\$267.54	WIGGEN & SONS FUNERAL HOME	NC3-65	1	Y	
019	010	276770	0295	7,800	2832626	\$3,225,000	10/31/16	\$413.46	U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2	Y	
019	010	276770	0425	2,250	2739916	\$600,000	06/17/15	\$266.67	5611 17th Ave NW SFR	NC3-65	1	Y	
019	010	276770	0426	2,750	2739914	\$600,000	06/17/15	\$218.18	5617 17th Ave NW SFR	NC3-65	1	Y	
019	010	276770	0430	15,000	2827586	\$5,100,000	10/11/16	\$340.00	BALLARD DENTAL ARTS	NC3-65	1	Y	
019	010	276770	0445	15,000	2827578	\$5,000,000	10/11/16	\$333.33	THE FORUM OFFICE BUILDING	NC3-65	1	Y	
019	010	276770	0615	7,800	2737506	\$2,300,000	06/15/15	\$294.87	MARGARET MATTHEWS CPA	NC3-85	2	Y	
019	010	276770	0770	4,750	2774996	\$1,200,000	01/06/16	\$252.63	SFR house	NC3-85	1	Y	
019	010	276770	0775	4,750	2774985	\$1,600,000	01/06/16	\$336.84	7 UNIT APT	NC3-85	1	Y	
019	010	276770	0780	4,750	2774987	\$1,250,000	01/06/16	\$263.16	New Mixed Use Apartment	NC3-85	1	Y	
019	010	276770	0790	9,500	2775008	\$3,500,000	01/06/16	\$368.42	DUPLEX USED AS OFFICE	NC3-85	2	Y	
019	010	276770	0795	4,750	2774988	\$1,550,000	01/06/16	\$326.32	Parking Lot for Accounts #276770-0800	NC3-85	1	Y	
019	010	276770	1535	5,000	2781187	\$874,000	02/17/16	\$174.80	ARCHITECT'S OFFICE	C1-65	1	Y	
019	010	276770	1750	9,607	2851805	\$2,190,000	03/01/17	\$227.96	MACK'S BALLARD AUTO GLASS	C1-65	1	Y	
019	010	276770	3505	8,800	2793722	\$2,400,000	04/27/16	\$272.73	FLEURY'S AMERICAN CAR CARE CE	C1-65	1	Y	
019	020	251600	0232	1,342	2759153	\$175,000	09/29/15	\$130.40	vacant land	C1-40	1	Y	
019	020	276770	2035	4,402	2874116	\$885,000	06/30/17	\$201.04	retail	IC-65	1	Y	
019	020	276830	0980	4,700	2880147	\$850,000	07/27/17	\$180.85	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y	
019	020	276830	0985	4,700	2880109	\$1,000,000	07/27/17	\$212.77	KAHN MACHINE TOOLS	IG2 U/65	1	Y	
019	020	276830	1715	4,100	2718044	\$565,000	03/11/15	\$137.80	Triplex	IB U/45	1	Y	
019	020	276830	2310	8,800	2815977	\$995,000	08/10/16	\$113.07	NOBLE METALS INC	IG2 U/65	1	Y	
019	020	276830	2930	80,400	2772457	\$16,999,900	12/17/15	\$211.44	DEPT OF SOCIAL & HEALTH SERVIC	IG2 U/65	1	29	Seg/merge after sale; not in ratio
019	020	952110	1071	700	2858087	\$29,568	04/05/17	\$42.24	VACANT COMMERCIAL LOT (Land St	C1-40	1	Y	
019	020	952110	1310	5,000	2863827	\$1,200,000	05/05/17	\$240.00	vacant-commercial	C1-40	1	Y	
019	040	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND	C1-65	1	Y	
019	040	099300	1580	5,125	2737989	\$557,000	06/16/15	\$108.68	New Apartment Building	LR3	1	34	Use-change after sale; not in ratio
019	040	099300	1715	19,000	2787471	\$1,452,000	03/31/16	\$76.42	DAY-NITE TOWING	C1-65	1	Y	
019	040	153230	0095	17,776	2807505	\$1,500,000	07/06/16	\$84.38	AURORA AUTO WRECKING	C2-65	2	Y	
019	040	153230	0205	51,918	2844562	\$3,835,000	01/03/17	\$73.87	AURORA AUTO WRECKING	C1-40	3	Y	
019	040	287710	4085	16,958	2776026	\$2,800,000	01/14/16	\$165.11	Former OROWHEAT BAKERY	NC2-40	3	Y	
019	040	291920	0865	7,443	2900034	\$1,880,000	11/02/17	\$252.59	OFFICE (SINGLE TENANT)	NC2P-40	2	Y	
019	040	291920	1265	4,167	2884995	\$650,000	07/31/17	\$155.99	RETAIL (SQUIRREL'S BUY & SELL) &	NC2P-40	1	Y	
019	040	312604	9034	33,743	2807517	\$2,200,000	07/06/16	\$65.20	KLOSE-IN MOTEL	C2-65	1	Y	
019	040	336240	1476	30,753	2733797	\$2,600,000	06/01/15	\$84.54	ZION LUTHERAN CHURCH	SF 5000	8	Y	
019	040	339290	0005	16,553	2724323	\$1,500,000	04/15/15	\$90.62	METROPOLITAN MOTORS LLC (USE	C1-40	1	Y	
019	040	362603	9057	22,261	2802670	\$2,700,000	06/14/16	\$121.29	VOLUNTEERS OF AMERICA WESTE	C1-40	2	Y	

Vacant Sales for Area 019 with Sales Used

03/02/2018

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	040	431070	3070	5,000	2724239	\$650,000	04/13/15	\$130.00	triplex	LR3	1	Y	
019	040	923190	0055	6,724	2839725	\$1,500,000	12/14/16	\$223.00	Duplex	NC2-65 (1.3)	1	Y	
019	040	946520	0010	9,448	2800528	\$700,000	06/01/16	\$74.09	OPEN OFFICE	C1-40	1	Y	
019	040	946520	0017	8,268	2806467	\$1,475,000	06/22/16	\$178.40	APT & OFFICE	C1-40	1	Y	
019	040	946820	0032	8,036	2738973	\$1,800,000	06/23/15	\$223.99	KORT HAUS & STUMBLING GOAT BI	NC2-40	1	Y	
019	040	952310	1490	7,600	2802762	\$1,450,000	06/08/16	\$190.79	STOREFRONT AND SFR HOUSE (ON	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	952410	0115	3,760	2766546	\$430,000	11/10/15	\$114.36	sfr	C1-65	1	Y	
019	040	952410	0115	3,760	2899213	\$750,000	10/31/17	\$199.47	sfr	C1-65	1	Y	
019	040	952410	0115	3,760	2911136	\$1,350,000	01/12/18	\$359.04	sfr	C1-65	1	Y	
019	050	046100	2975	2,875	2758666	\$460,000	09/23/15	\$160.00	COSMOPOLITAN KIDS CHILDREN'S /	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	050	046100	3095	4,250	2864009	\$900,000	05/09/17	\$211.76	SFR STRUCTURE RETAIL W/RESIDE	NC2-40	1	Y	
019	050	123200	1130	2,499	2914266	\$600,000	02/07/18	\$240.10	ARCHI'S PLUMBING	NC2-40	1	Y	
019	050	123200	1180	9,996	2848220	\$1,500,000	02/07/17	\$150.06	DUPLEX	NC2-40	2	Y	
019	050	123200	1200	7,005	2910247	\$2,100,000	01/10/18	\$299.79	CROWN HILL HARDWARE STORE	NC2P-40	2	Y	
019	050	186240	0235	27,120	2839546	\$1,100,000	12/07/16	\$40.56	CROWN HILL WESLYAN CHURCH	SF 5000	3	29	Seg/merge after sale; not in ratio
019	050	186240	0251	27,120	2886468	\$1,540,000	08/23/17	\$56.78	PARSONAGE (SFR House)	SF 5000	3	Y	
019	050	276760	0635	5,000	2728832	\$742,500	05/07/15	\$148.50	SFR House	LR3	1	Y	
019	050	276760	0710	10,000	2913683	\$2,050,000	01/30/18	\$205.00	CORRY'S DRY CLEANERS	NC3P-40	1	Y	
019	050	276760	0975	10,000	2727934	\$1,625,000	04/22/15	\$162.50	FIRST MUTUAL BANK	NC3-40	1	Y	
019	050	276760	1101	6,000	2764403	\$900,000	10/14/15	\$150.00	4 PLEX	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1101	6,000	2793818	\$1,240,000	04/20/16	\$206.67	4 PLEX	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1246	6,396	2868609	\$870,000	05/29/17	\$136.02	Segged from parent parcel #276760-12	LR1	2	29	Seg/merge after sale; not in ratio
019	050	276770	4215	5,000	2793611	\$825,000	04/19/16	\$165.00	Sfr	LR3	1	Y	
019	050	276770	4695	5,000	2812765	\$1,050,000	07/25/16	\$210.00	FOURPLEX	LR3	1	Y	
019	050	276960	1565	8,000	2809705	\$1,200,000	07/12/16	\$150.00	PARKING LOT BOAT SALES	NC2P-30	1	Y	
019	050	276960	1865	12,750	2764822	\$1,320,000	10/29/15	\$103.53	STG-NICKS' BOATS & MOTORS	NC2P-30	2	Y	
019	050	277660	0145	16,142	2831547	\$2,100,000	10/27/16	\$130.10	sfr	NC3P-40	1	Y	
019	050	287710	1675	10,000	2789407	\$1,150,000	04/08/16	\$115.00	TAVERN AND APARTMENT	NC2P-30	1	Y	
019	050	292170	0006	9,542	2867489	\$1,500,000	05/25/17	\$157.20	7 UNIT APT	LR2 RC	1	Y	
019	050	305270	0050	3,750	2827577	\$600,000	10/05/16	\$160.00	SFR House	NC2-40	1	Y	
019	050	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05	Former CROWN LUTHERAN CHURCH	C1-40	2	29	Seg/merge after sale; not in ratio
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01	BENTO SUSHI	NC3P-40	2	Y	
019	050	330070	1090	6,422	2899387	\$1,362,000	10/27/17	\$212.08	APARTMENTS - 5	LR2	1	Y	
019	050	349130	0011	10,663	2776961	\$1,750,000	01/15/16	\$164.12	New Red Sun Market	NC2P-40	2	Y	
019	050	444730	0015	8,000	2854603	\$1,555,000	03/10/17	\$194.38	CAFFE FLORE	NC1-30	1	Y	
019	050	690820	0200	8,006	2777357	\$2,000,000	01/15/16	\$249.81	MIXED USE APARTMENT	NC1-30	1	Y	
019	050	751850	0450	4,367	2910963	\$715,000	01/10/18	\$163.73	PIONEER PLUMBING & HEATING	NC2P-40	1	Y	
019	050	751850	0480	8,750	2891284	\$1,350,000	09/12/17	\$154.29	LA AUTO REPAIR & CAFFA KEFFA	NC2P-40	1	Y	
019	050	755080	0736	5,000	2728715	\$600,000	05/06/15	\$120.00	SFR House	NC1-30	1	29	Seg/merge after sale; not in ratio
019	050	758870	0055	17,553	2837383	\$2,425,000	11/09/16	\$138.15	Law Offices	NC2-40	3	Y	
019	050	758870	0200	8,165	2811097	\$1,100,000	07/12/16	\$134.72	Pepe's Mexican Restaurant	NC3P-40	1	Y	
019	050	774800	0005	10,170	2795233	\$1,085,000	05/04/16	\$106.69	THE GREENER CLEANER	NC2P-40	2	Y	
019	050	937630	0830	10,017	2812077	\$1,300,000	07/25/16	\$129.78	Retail/Open Office Building (Noreen)	LR2 RC	2	29	Seg/merge after sale; not in ratio

Vacant Sales for Area 019 with Sales Used

03/02/2018

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	060	952810	0485	9,123	2869535	\$3,100,000	06/05/17	\$339.80	SPUD FISH & CHIPS	NC3P-40	1	Y	
019	060	952810	1455	6,000	2786258	\$1,650,000	03/17/16	\$275.00	PARKING	NC2P-65	1	Y	
019	060	952810	1545	4,200	2852377	\$1,000,000	03/02/17	\$238.10	4 PLEX	LR3	1	Y	
019	060	952810	1561	3,042	2853825	\$1,150,000	03/10/17	\$378.04	OFFICE/RETAIL BUILDING	NC2-40	1	Y	

Improvement Sales for Area 019 with Sales not Used

03/05/2018

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9004	119,577	2787341	\$17,200,000	03/30/16	\$143.84	Habitude Salon	IC-65	3	51	Related party, friend, or neighbor
019	010	276770	0150	14,682	2716339	\$75,000	02/27/15	\$5.11	JO ANN FABRICS AND CRAFTS ST	NC3-65	1	24	Easement or right-of-way
019	010	276770	0310	18,144	2792229	\$4,060,000	04/25/16	\$223.77	BANK OF AMERICA DRIVE THRU	NC3-65	2	62	Auction sale
019	010	276770	0800	4,400	2898763	\$10	10/16/17	\$0.00	BALLARD REALTY INC	NC3P-85	1	51	Related party, friend, or neighbor
019	010	276770	0805	7,740	2869258	\$4,000	05/18/17	\$0.52	ODD FELLOWSHIP HALL	NC3P-85	1	24	Easement or right-of-way
019	010	276770	0820	1,528	2808226	\$20,000	04/28/16	\$13.09	THE OLD PEQUILIAR TAVERN	NC3-85	1	24	Easement or right-of-way
019	010	276770	3665	173,918	2910323	\$225,000	01/11/16	\$1.29	SWEDISH MEDICAL CENTER/BALL	MIO-65-NC3-65	2	24	Easement or right-of-way
019	010	276770	4007	3,490	2740833	\$1,160,000	06/29/15	\$332.38	BALLARD MEDICAL CENTER	MIO-65-NC3-65	1	15	No market exposure
019	020	197220	2680	33,840	2780468	\$70,950	02/01/16	\$2.10	OFFICE RETAIL -Canal Building	NC3P-65	1	24	Easement or right-of-way
019	020	197220	2820	13,948	2776838	\$61,092	12/23/15	\$4.38	FREMONT PROFESSIONAL CENTE	NC3P-40	1	24	Easement or right-of-way
019	020	197220	3225	28,715	2741710	\$2,125,000	07/02/15	\$74.00	WAREHOUSE-THEO CHOC	IG2 U/65	1	22	Partial interest (1/3, 1/2, etc.)
019	020	197220	3565	3,810	2753974	\$1,375,000	09/03/15	\$360.89	Retail/shop	IB U/65	1	44	Tenant
019	020	198220	2080	2,292	2782777	\$1,270,000	02/29/16	\$554.10	OLSON FUEL	IG2 U/65	3	18	Quit claim deed
019	020	198220	2080	2,292	2788587	\$1,900	03/23/16	\$0.83	OLSON FUEL	IG2 U/65	3	24	Easement or right-of-way
019	020	276770	1975	18,000	2765727	\$950,000	11/05/15	\$52.78	SCOTT GALVANIZING	IC-65	1	25	Fulfillment of contract deed
019	020	276770	2805	2,210	2756879	\$50,000	08/24/15	\$22.62	GEO LEE'S GARAGE	IG2 U/65	1	12	Estate administrator, guardian, or e
019	020	276770	3800	16,300	2771423	\$3,368,500	12/11/15	\$206.66	Whse/shop	IC-65	2	15	No market exposure
019	020	276830	0500	3,510	2845659	\$350,000	01/19/17	\$99.72	C MULDON & SONS	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	1565	4,150	2914735	\$400,000	02/13/18	\$96.39	WAREHOUSE	IB U/45	1	51	Related party, friend, or neighbor
019	020	276830	1865	1,104	2825678	\$575,000	09/30/16	\$520.83	LES SCHWAB TIRE	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	1885	42,038	2789658	\$3,800,000	04/12/16	\$90.39	NEUVANT	IG2 U/65	2	61	Financial institution resale
019	020	952110	0920	4,090	2872741	\$2,600,000	06/22/17	\$635.70	RETAIL/STORAGE	C1-40	2	15	No market exposure
019	040	181480	1405	1,176	2905881	\$10	11/07/17	\$0.01	BONGOS CAFE	NC1-30	1	51	Related party, friend, or neighbor
019	040	336240	0730	4,448	2813722	\$650,000	07/28/16	\$146.13	AURORA LAWNMOWER	NC3P-40	1	51	Related party, friend, or neighbor
019	040	431070	2985	3,152	2826321	\$475,000	10/05/16	\$150.70	OFFICE WAREHOUSE	C2-65	1	18	Quit claim deed
019	040	643000	0005	622	2731009	\$255,067	05/14/15	\$410.08	TIRE HOUSE LLC	C1-40	1	44	Tenant
019	040	643050	0076	770	2761991	\$610,000	10/15/15	\$792.21	TACO DEL MAR	NC2P-40	1	44	Tenant
019	040	643150	0310	6,664	2847809	\$735,000	02/03/17	\$110.29	BANK OF AMERICA	NC2P-40	1	62	Auction sale
019	050	123200	1145	3,848	2892958	\$1,000,000	09/26/17	\$259.88	CLINIC & APT	NC2-40	2	20	Correction deed
019	050	291970	2571	8,474	2796621	\$825,000	05/06/16	\$97.36	MIXED USE APARTMENT	NC2-40	1	N	
019	050	330070	0785	4,060	2753745	\$900,000	09/01/15	\$221.67	balcos insurance	C1-40	1	44	Tenant
019	050	751850	0945	3,570	2714649	\$565,000	02/19/15	\$158.26	METROPOLITIAN	NC2-40	1	62	Auction sale
019	050	751850	3715	2,648	2713951	\$262,500	02/12/15	\$99.13	SMOKEN PETE'S BBQ	NC1-30	1	22	Partial interest (1/3, 1/2, etc.)
019	060	288620	0010	2,603	2822723	\$2,000,000	09/12/16	\$768.34	LAKE REALTY	NC2P-40	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
019	010	276770	4006	2,065	2825312	\$1,413,000	09/19/16	\$684.26	BALLARD FOOT CLINIC	MIO-65-NC3-65	1	15	No market exposure
019	020	276770	1990	4,270	2819790	\$375,000	08/29/16	\$87.82	BALLARD RECYCLING	IC-65	1	15	No market exposure
019	020	276830	3225	1,550	2719049	\$216,356	03/16/15	\$139.58	new construction coming	IG2 U/65	1	63	Sale price updated by sales id group
019	020	276830	3225	1,550	2751961	\$450,000	08/17/15	\$290.32	new construction coming	IG2 U/65	1	61	Financial institution resale
019	020	569500	0155	5,179	2731608	\$725,000	05/19/15	\$139.99	SWINGSIDE CAFE	LR3 RC	1	10	Tear down
019	020	952110	1035	3,850	2793254	\$545,000	04/27/16	\$141.56	SEATTLE MOTION PICTURE SERVIC	C1-40	1	12	Estate administrator, guardian, or e
019	040	099300	1655	15,375	2898343	\$10	10/30/17	\$0.00	Vacant Land	LR3	1	51	Related party, friend, or neighbor
019	040	362603	9042	43,732	2839283	\$60,000	12/09/16	\$1.37	GREENWOOD LANE (FORMER MC D	NC2-65	1	51	Related party, friend, or neighbor
019	040	379700	0010	3,120	2736616	\$375,000	06/02/15	\$120.19	PAST SEATTLE CITY LIGHT SUB-ST	NC3P-40	1	67	Gov't to non-gov't
019	040	643050	0158	9,706	2740654	\$1,700,000	06/26/15	\$175.15	BLEACHER'S PUP	NC2-40	1	68	Non-gov't to gov't
019	040	946520	0181	5,534	2727545	\$475,000	04/28/15	\$85.83	SFR House	C1-40	1	15	No market exposure
019	040	946820	0016	11,700	2732618	\$950,000	05/22/15	\$81.20	Former gas service building	NC2-40	1	62	Auction sale
019	040	952410	0305	6,110	2784177	\$620,000	03/03/16	\$101.47	triplex	LR3	1	15	No market exposure
019	050	186240	0556	352	2848977	\$4,750	02/14/17	\$13.49	VACANT LAND (STREET)	C1-40	1	24	Easement or right-of-way
019	050	276760	0610	15,000	2790218	\$1,361,000	04/14/16	\$90.73	restaurant	NC3P-40	1	23	Forced sale
019	050	276760	0975	10,000	2862896	\$3,400,000	05/04/17	\$340.00	Former FIRST MUTUAL BANK	NC3-40	1	65	Plans and permits
019	050	277660	0145	16,142	2898293	\$1,666,000	10/23/17	\$103.21	sfr	NC3P-40	1	22	Partial interest (1/3, 1/2, etc.)
019	050	330070	0940	3,400	2845645	\$650,000	01/24/17	\$191.18	CENTERFOLDS	NC3P-40	1	36	Plottage
019	050	330070	0945	3,400	2910100	\$1,250,000	01/09/18	\$367.65	GOOFYS	NC3P-40	1	36	Plottage
019	050	330070	0955	13,600	2874380	\$2,250,000	06/30/17	\$165.44	PIZZA HUT DELIVERY CTR	NC3P-40	1	36	Plottage
019	050	751850	0500	4,377	2917116	\$1,320,000	02/27/18	\$301.58	CREATION DENTISTRY	NC2P-40	1	36	Plottage
019	050	758920	0135	7,911	2771681	\$750,000	12/08/15	\$94.80	BARBER SHOP & RESIDENCE	LR2 RC	2	15	No market exposure
019	060	952810	1745	31,113	2775170	\$969,334	01/06/16	\$31.16	Surface Pavement Parking Lot	NC2P-65	5	51	Related party, friend, or neighbor
019	060	952810	1745	31,113	2775172	\$969,334	01/06/16	\$31.16	Surface Pavement Parking Lot	NC2P-65	5	51	Related party, friend, or neighbor

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	10	045190	0000	BALLARD CONDOMINIUM	1532 NW 56TH ST
19	10	045190	0010	BALLARD CONDOMINIUM	1532 NW 56TH ST
19	10	045760	0000	BALLARD COMMUNITIES CONDOMINIUM	5600 24TH AVE NW
19	10	045760	0010	BALLARD COMMUNITIES CONDOMINIUM	5680 24TH AVE NW
19	10	045760	0020	BALLARD COMMUNITIES CONDOMINIUM	5660 24TH AVE NW
19	10	045760	0030	BALLARD COMMUNITIES CONDOMINIUM	5600 24TH AVE NW
19	10	046470	0000	BALLARD PLACE CONDOMINIUM	1545 NW 57TH ST
19	10	046470	0010	BALLARD PLACE CONDOMINIUM	1545 NW 57TH ST
19	10	047500	0003	LIVE/WORK TOWNHOUSE UNIT	5412 6TH AVE NW
19	10	047500	0005	Brimmer & Heeltap Restaurant (former LE	425 NW MARKET ST
19	10	047500	0130	SHELL FOOD MART/RAIN CITY VIDEO	719 NW MARKET ST
19	10	047500	0238	SERVICE GARAGE	603 NW MARKET ST
19	10	047500	0239	AUTO REPAIR GARAGE	601 NW MARKET ST
19	10	047500	0242	RETAIL & RESIDENCE	5413 6TH AVE NW
19	10	112503	9001	BALLARD ENCAMPMENT (Homeless Tiny House	2826 NW MARKET ST
19	10	112503	9003	BALLARD EAGLESON VFW POST #3063	2812 NW MARKET ST
19	10	112503	9004	Habitude Salon	2801 NW MARKET ST
19	10	112503	9007	BALLARD MAILBOX AND SHIPPING CENTER	2442 NW MARKET ST
19	10	112503	9009	BALLARD TRANSFER & STORES	2417 NW MARKET ST
19	10	112503	9011	OFFICE BUILDING	2401 NW MARKET ST
19	10	112503	9027	VACANT LAND	No Situs Address
19	10	112503	9029	VACANT LAND	5329 28TH AVE NW
19	10	112503	9037	VACANT LAND	2501 NW MARKET ST
19	10	112503	9053	burke Gilman trail	5375 24TH AVE NW
19	10	112503	9064	WESTERN FIRE & SAFETY, INC	2446 NW MARKET ST
19	10	112503	9070	RETAIL MIXED-USE BUILDING	2834 NW MARKET ST
19	10	112503	9077	LIEB MARINE SERVICES	2410 NW 54TH ST
19	10	112503	9084	LIQUOR & WINE MARKET	2804 NW MARKET ST
19	10	112503	9096	TAVERN	2830 NW MARKET ST
19	10	112503	9097	RETAURANT/RETAIL BUILDING	2409 NW MARKET ST
19	10	112503	9104	vacant	5355 26TH AVE NW
19	10	112503	9106	BN LEASE	3015 NW 54TH ST
19	10	112503	9109	SEG FROM 112503-9107 IN YEAR 1998	No Situs Address
19	10	112503	9119	Easement Right-of-Way	No Situs Address
19	10	117500	0960	SINGLE TENANT RETAIL STORE	2840 NW MARKET ST
19	10	117500	0970	C & R AUTOMOTIVE	2852 NW MARKET ST
19	10	117500	0975	BALLARD WORKS ARTISTS' WORK SPACES	2856 NW MARKET ST
19	10	117500	0995	Assoc Parking Parcel to Parcel #117500-1	No Situs Address
19	10	117500	1220	RED MILL TOTEM HOUSE	3058 NW 54TH ST
19	10	117500	1225	LOCKSPOT CAFE	2875 NW 54TH ST
19	10	117500	1235	TRIAD BALLARD DEVELOPMENT	2801 NW MARKET ST
19	10	117600	0615	Loft	5608 SEAVIEW AVE NW
19	10	117600	1040	BURLINGTON NORTHERN MAINTANANCE	5506 SEAVIEW AVE NW
19	10	117600	1286	7-11 STORE	3200 NW 54TH ST
19	10	132710	0000	CANAL STATION CONDOMINIUM	5440 LEARY WAY NW
19	10	132710	0010	CANAL STATION CONDOMINIUM	5440 LEARY WAY NW
19	10	132710	0020	CANAL STATION CONDOMINIUM	5440 LEARY WAY NW
19	10	132710	0030	CANAL STATION CONDOMINIUM	5440 LEARY WAY NW

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	10	132715	0000	CANAL STATION NORTH CONDOMINIUM	5450 LEARY AVE NW
19	10	132715	0010	CANAL STATION NORTH CONDOMINIUM	5450 LEARY AVE NW
19	10	132715	0020	CANAL STATION NORTH CONDOMINIUM	5450 LEARY AVE NW
19	10	276760	3400	MIXED-USE APARTMENT	1505 NW 60TH ST
19	10	276760	3415	BISCUIT & BEAN	5905 15TH AVE NW
19	10	276760	3740	Ballard II	5902 22ND AVE NW
19	10	276760	3860	Homestreet Bank	5900 24TH AVE NW
19	10	276760	3920	RETAIL STORES (STOREFRONT)	5903 24TH AVE NW
19	10	276760	4025	RETAIL STORES (STOREFRONT)	5809 24TH AVE NW
19	10	276760	4045	2418 Ballard 58	2418 NW 58TH ST
19	10	276760	4085	RETAIL/OPEN OFFICE	5810 24TH AVE NW
19	10	276760	4087	RETAIL STORE	5816 24TH AVE NW
19	10	276760	4200	SCOOTERS BURGERS	5802 24TH AVE NW
19	10	276760	4525	BARBER SHOP ATTACHED TO SFR HOUSE AS	1501 NW 59TH ST
19	10	276760	4530	BALLARD DENTAL CLINIC	5803 15TH AVE NW
19	10	276760	4630	76/PIT STOP	5715 15TH AVE NW
19	10	276760	4641	SFR HOUSE STRUCTURE CONVERTED TO CO	1502 NW 57TH ST
19	10	276760	4675	US POST OFFICE - BALLARD STATION	5706 17TH AVE NW
19	10	276760	4755	1715 Boarding House Apartment	1715 NW 58TH ST
19	10	276760	4805	SFR - FV \$1000	1742 NW 57TH ST
19	10	276760	4845	ST LUKE'S EPISCOPAL CHURCH	5710 22ND AVE NW
19	10	276760	4865	Church Residential Houses facing NW 58th	5710 22ND AVE NW
19	10	276760	4945	ST LUKE'S EPISCOPAL CHURCH PARKING LOT	5710 22ND AVE NW
19	10	276760	4950	ST LUKE'S EPISCOPAL CHURCH	5710 22ND AVE NW
19	10	276760	4955	ST LUKE'S EPISCOPAL CHURCH	5710 22ND AVE NW
19	10	276760	4995	BALLARD SKATE PARK	No Situs Address
19	10	276770	0025	Duplex	2431 NW 57TH ST
19	10	276770	0040	duplex	2417 NW 57TH ST
19	10	276770	0090	Duplex	2432 NW 56TH ST
19	10	276770	0095	Duplex	2436 NW 56TH ST
19	10	276770	0125	LEIF ERIKSON HALL	2245 NW 57TH ST
19	10	276770	0135	BANNER BANK	2237 NW 57TH ST
19	10	276770	0145	AMERICAN BANK OFFICE BUILDING	2227 NW 57TH ST
19	10	276770	0150	JO ANN FABRICS AND CRAFTS STORE	2217 NW 57TH ST
19	10	276770	0200	Edward Jones Investment and 4 Plex	2224 NW 56TH ST
19	10	276770	0215	OPEN OFFICE	2244 NW 56TH ST
19	10	276770	0235	SEATTLE PUBLIC LIBRARY (BALLARD BRANCH	5614 22ND AVE NW
19	10	276770	0237	OFFICE BUILDING (SOUTH BUILDING) (Greenf	2034 NW 56TH ST
19	10	276770	0295	Former U-FRAME-IT & PILGRIMS NUTRITION C	5601 20TH AVE NW
19	10	276770	0300	PARKING to Account #276770-0295	2004 NW 56TH ST
19	10	276770	0305	PINK BEE & THE BOAR'S NEST	2008 NW 56TH ST
19	10	276770	0310	BANK OF AMERICA DRIVE THRU	2012 NW 56TH ST
19	10	276770	0355	LAW OFFICES (CONVERTED SFR HOUSE)	5610 20TH AVE NW
19	10	276770	0356	PARKING FOR PARCEL #276770-0355	5650 20TH AVE NW
19	10	276770	0365	SFR House Structure	1763 NW 57TH ST
19	10	276770	0425	aPODment Suites @ Riano	5617 17TH AVE NW
19	10	276770	0426	aPODment Suites @ Riano (Imp data on Par	5617 17TH AVE NW
19	10	276770	0445	Former THE FORUM OFFICE BUILDING	1780 NW 56TH ST

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	10	276770	0555	GREASE MONKEY LUBE	5611 15TH AVE NW
19	10	276770	0560	GOODYEAR TIRE CENTER	5601 15TH AVE NW
19	10	276770	0615	MARGARET MATTHEWS CPA	5516 17TH AVE NW
19	10	276770	0720	7-ELEVEN STORE	1550 NW MARKET ST
19	10	276770	0725	MR. GYRO/GOLDEN CITY RESTAURANT	5512 20TH AVE NW
19	10	276770	0780	New Mixed Use Apartment	No Situs Address
19	10	276770	0800	BALLARD REALTY INC	1702 NW MARKET ST
19	10	276770	0805	ODD FELLOWSHIP HALL	1706 NW MARKET ST
19	10	276770	0810	DON WILLIS FURNITURE STORE	1712 NW MARKET ST
19	10	276770	0815	RETAIL STORE	1716 NW MARKET ST
19	10	276770	0820	THE OLD PEQUILIAR TAVERN	1722 NW MARKET ST
19	10	276770	0830	ALLSTATE INSURANCE & LAW OFFICE BUILDING	1734 NW MARKET ST
19	10	276770	0845	FED EX KINKOS RETAIL & RESTAURANT	1740 NW MARKET ST
19	10	276770	0850	BALLARD MAIL & DISPATCH/SIP & SHIP	1752 NW MARKET ST
19	10	276770	0855	BALLARD BLOSSOM	1766 NW MARKET ST
19	10	276770	0865	RETAIL STORE (Former Ballard Camara)	1836 NW MARKET ST
19	10	276770	0875	UMPQUA BANK	5512 22ND AVE NW
19	10	276770	0900	Parking Lot to Parcel #276770-0955 (Form	No Situs Address
19	10	276770	0930	Washington Federal Savings and Loan Ban	2021 NW 56TH ST
19	10	276770	0935	BALLARD MASONIC TEMPLE/DIGS/DAKOTA AF	2006 NW MARKET ST
19	10	276770	0940	BANK OF AMERICA	2010 NW MARKET ST
19	10	276770	0950	SINGLETOWN & NW EATS	2016 NW MARKET ST
19	10	276770	0955	WASHINGTON FEDERAL SAVINGS & LOAN ASS	2020 NW MARKET ST
19	10	276770	0960	CARNEGIE FREE PUBLIC LIBRARY BUILDING	2026 NW MARKET ST
19	10	276770	0970	RETAIL STORE	2032 NW MARKET ST
19	10	276770	0980	Majestic Bay Theater	2044 NW MARKET ST
19	10	276770	0985	VERITE COFFEE & LA TIENDA	2050 NW MARKET ST
19	10	276770	0990	Ballard Court Apartment	2056 NW MARKET ST
19	10	276770	0995	CLASSIC CONSIGNMENT STORE	5514 24TH AVE NW
19	10	276770	1000	PARKING LOT	No Situs Address
19	10	276770	1030	THE KRESS BUILDING	2220 NW MARKET ST
19	10	276770	1036	CHASE	5511 22ND AVE NW
19	10	276770	1055	BALLARD BUILDING	2208 NW MARKET ST
19	10	276770	1080	BALLARD SQUARE	2228 NW MARKET ST
19	10	276770	1090	RETAIL STORE	2238 NW MARKET ST
19	10	276770	1095	RETAIL STORE	2240 NW MARKET ST
19	10	276770	1100	RETAIL STORE & OPEN OFFICE	2248 NW MARKET ST
19	10	276770	1105	RETAIL STORES	2318 NW MARKET ST
19	10	276770	1115	LIMBACK LUMBER COMPANY	2454 NW MARKET ST
19	10	276770	1170	SPIRIT	5505 24TH AVE NW
19	10	276770	1220	AGING AT HOME SHOWROOM	1555 NW MARKET ST
19	10	276770	1250	FIRE STATION	1521 NW MARKET ST
19	10	276770	1290	WALGREENS	5409 15TH AVE NW
19	10	276770	1340	LAFFERTY'S PHARMACY	5312 17TH AVE NW
19	10	276770	1341	SPORTS MEDICINE CLINIC	1551 NW 54TH ST
19	10	276770	1355	ASSOCIATED PARKING TO ACCOUNT #276770	1551 NW 54TH ST
19	10	276770	1400	BALLARD BROTHERS SEAFOOD AND BURGER	5305 15TH AVE NW
19	10	276770	1450	Office Building (Former Eye Associates)	5300 17TH AVE NW

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	10	276770	1505	Starbuck Drive-Thru Espresso (Former Car	5221 15TH AVE NW
19	10	276770	1510	STARBUCK DRIVE-THRU EXPRESSO (Former C	5221 15TH AVE NW
19	10	276770	1520	PELICAN PRESS (Vacated and Boarded-Up)	5201 15TH AVE NW
19	10	276770	1525	LIVE-WORK UNITS	1502 NW 52ND ST
19	10	276770	1526	Live/Work Townhouse Unit	1504 NW 52ND ST
19	10	276770	1527	Live/Work Townhouse Unit	1506 NW 52ND ST
19	10	276770	1528	Live/Work Townhouse Unit	1508 NW 52ND ST
19	10	276770	1530	Fiora (aPodment.com)	1510 NW 52ND ST
19	10	276770	1535	VACANT LAND	1514 NW 52ND ST
19	10	276770	1540	Book Repair	1518 NW 52ND ST
19	10	276770	1625	BROWN BEAR CAR WASH (Assoc to parcel #27	1513 NW 52ND ST
19	10	276770	1630	BROWN BEAR CAR WASH	1505 NW 52ND ST
19	10	276770	1640	BROWN BEAR CAR WASH (Assoc to parcel #27	1502 NW 51ST ST
19	10	276770	1740	SALMON BAY COMMUNICATION	1515 NW 51ST ST
19	10	276770	1750	MAC'S UPHOLSTERY	5011 15TH AVE NW
19	10	276770	1760	PART OF NELSON CHEV	1502 NW 50TH ST
19	10	276770	1775	CARTER SUBARU & VOLKSWAGON CARS STO	1510 NW 50TH ST
19	10	276770	1790	NELSON CHEV	1530 NW 50TH ST
19	10	276770	1795	CAR LOT	1534 NW 50TH ST
19	10	276770	1805	EMERALD HARBOUR MARINA	1538 NW 50TH ST
19	10	276770	1810	SALMON BAY MILLWORK	1550 NW 50TH ST
19	10	276770	2305	MIXED USE RETAIL W/RES. UNIT	5129 BALLARD AVE NW
19	10	276770	2306	MIXED USE OFFICE AND RETAIL BUILDING	5135 BALLARD AVE NW
19	10	276770	2320	COVICH & WILLIAMS	4800 20TH AVE NW
19	10	276770	2325	COVICH - WILLIAMS	5109 BALLARD AVE NW
19	10	276770	2330	LOFT & BALLARD PIZZA	5105 BALLARD AVE NW
19	10	276770	2335	CCR FILSON COMPANY (DOCK STREET PROP	5101 BALLARD AVE NW
19	10	276770	2340	AMERICAN PIONEER (BALLARD OFFICE/RETAI	4775 BALLARD AVE NW
19	10	276770	2500	MIXED USE RETAIL W/APARTMENT	5345 BALLARD AVE NW
19	10	276770	2501	RETAIL/OPEN OFFICE (SFR HOUSE STRUCTU	5341 BALLARD AVE NW
19	10	276770	2505	RETAIL STORE	5337 BALLARD AVE NW
19	10	276770	2510	MIXED USE APARTMENT & RETAIL STORE	5335 BALLARD AVE NW
19	10	276770	2515	SANBORN & NEW HOME HOTEL BUILDINGS	5325 BALLARD AVE NW
19	10	276770	2525	RETAIL STORE	5319 BALLARD AVE NW
19	10	276770	2530	RESTAURANT/RETAIL STORE	5313 BALLARD AVE NW
19	10	276770	2535	RESTAURANT	5307 BALLARD AVE NW
19	10	276770	2541	NORTH STAR	5301 BALLARD AVE NW
19	10	276770	2550	PERCY'S (Former OLD TOWN ALE HOUSE)	5233 BALLARD AVE NW
19	10	276770	2551	BITTERROOT BBQ	5239 BALLARD AVE NW
19	10	276770	2555	HATTIES HAT RESTAURANT	5231 BALLARD AVE NW
19	10	276770	2556	RETAIL/OFFICE MIXED USE BUILDING	5229 BALLARD AVE NW
19	10	276770	2565	MIXED USE RETAIL/OFFICE BUILDING/APARTM	5221 BALLARD AVE NW
19	10	276770	2570	OFFICE AND RETAIL BUILDING	5215 BALLARD AVE NW
19	10	276770	2575	SECOND ASCENT	5209 BALLARD AVE NW
19	10	276770	2580	RESTAURANT	5205 BALLARD AVE NW
19	10	276770	2581	NEW YORK FASHION ACADEMY	5201 BALLARD AVE NW
19	10	276770	2685	STOREFRONT RETAIL	2301 NW MARKET ST
19	10	276770	2690	RESTAURANT	5449 BALLARD AVE NW

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	10	276770	2695	PRINCESS APARTMENT	5443 BALLARD AVE NW
19	10	276770	2700	MIXED USE APARTMENT & RESTAURANT	5439 BALLARD AVE NW
19	10	276770	2705	SUNSET TAVERN	5433 BALLARD AVE NW
19	10	276770	2710	Taco Del Mar	5429 BALLARD AVE NW
19	10	276770	2715	MIXED USE APARTMENT	5425 BALLARD AVE NW
19	10	276770	2720	KAVA	5419 BALLARD AVE NW
19	10	276770	2721	PARKING LOT (VACANT LAND)	5417 BALLARD AVE NW
19	10	276770	2725	PARKING LOT (VACANT LAND)	5415 BALLARD AVE NW
19	10	276770	2730	RESTAURANT	5411 BALLARD AVE NW
19	10	276770	2830	RETAIL/RESTAURANT	2325 NW MARKET ST
19	10	276770	2831	RESTAURANT & OFFICE	2319 NW MARKET ST
19	10	276770	2835	RETAIL STORES	5415 22ND AVE NW
19	10	276770	2850	BALLARD CENTENIAL BELL TOWER	5410 BALLARD AVE NW
19	10	276770	2855	MIXED-USE RESTAURANT & ONE APARTMENT	5414 BALLARD AVE NW
19	10	276770	2856	PARKING	5416 BALLARD AVE NW
19	10	276770	2865	RETAIL STORE	5420 BALLARD AVE NW
19	10	276770	2870	RETAIL	5424 BALLARD AVE NW
19	10	276770	2875	RETAIL	2215 NW MARKET ST
19	10	276770	2880	PARK	5450 22ND AVE NW
19	10	276770	2890	RETAIL STORE/RESTAURANT	5463 LEARY AVE NW
19	10	276770	2891	RETAIL BUILDING	5400 22ND AVE NW
19	10	276770	2895	BALLARD CONSIGNMENT	5459 LEARY AVE NW
19	10	276770	2900	SKARBROS FURNITURE	5455 LEARY AVE NW
19	10	276770	2905	Retail & Restaurant Building	5451 LEARY AVE NW
19	10	276770	2910	Parking Parcel to Parcel #276770--2905	5455 LEARY AVE NW
19	10	276770	2945	OFFICE BUILDING	5401 LEARY AVE NW
19	10	276770	2950	KING HOTEL BUILDING	5405 LEARY AVE NW
19	10	276770	2955	Parking Lot	5409 LEARY AVE NW
19	10	276770	2960	OLYMPIC ATHLETIC CLUB	5301 LEARY AVE NW
19	10	276770	2975	JUNCTION BUILDING (MACLEOD'S)	5200 BALLARD AVE NW
19	10	276770	3010	QUEEN BUILDING	5310 BALLARD AVE NW
19	10	276770	3030	RETAIL STORE	5330 BALLARD AVE NW
19	10	276770	3035	BALLARD HOME COMFORTS	5334 BALLARD AVE NW
19	10	276770	3041	RETAIL STORE	5336 BALLARD AVE NW
19	10	276770	3045	RETAIL STORE	5344 BALLARD AVE NW
19	10	276770	3050	RETAIL & OFFICE BUILDING	5348 BALLARD AVE NW
19	10	276770	3055	SKARBOS FURNITURE STORE	5354 BALLARD AVE NW
19	10	276770	3130	MIXED USE APARTMENT AND COMMERCIAL	5100 BALLARD AVE NW
19	10	276770	3135	HATCH & KIRK	5108 BALLARD AVE NW
19	10	276770	3155	RETAIL STORE	5130 BALLARD AVE NW
19	10	276770	3160	RESTAURANT & OFFICES	5140 BALLARD AVE NW
19	10	276770	3165	BRAZEAU BUILDING	5144 BALLARD AVE NW
19	10	276770	3170	CORS & WEGENER BUILDING	5006 20TH AVE NW
19	10	276770	3175	PARKING	5100 20TH AVE NW
19	10	276770	3400	The Louisa Building	5218 20TH AVE NW
19	10	276770	3405	SALMON BAY EAGLES	5214 20TH AVE NW
19	10	276770	3410	PARKING LOT (Former ARNE'S AUTO SERVICE)	5208 20TH AVE NW
19	10	276770	3420	Paved Parking Lot	5307 RUSSELL AVE NW

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19	10	276770	3426	GARAGE	5301 RUSSELL AVE NW
19	10	276770	3500	MIXED USE APARTMENT & RESTAURANT (SEN	5242 LEARY AVE NW
19	10	276770	3505	FLEURY'S AMERICAN CAR CARE CENTER & FL	5244 LEARY AVE NW
19	10	276770	3515	LINE RETAIL	2019 NW MARKET ST
19	10	276770	3525	BALLARD FIREHOUSE FOOD & BEVERAGE	5425 RUSSELL AVE NW
19	10	276770	3615	LINE RETAIL	2021 NW MARKET ST
19	10	276770	3630	PAC MED APARTMENT BUILDING	1903 NW MARKET ST
19	10	276770	3665	SWEDISH MEDICAL CENTER/BALLARD GARAG	5313 TALLMAN AVE NW
19	10	276770	3736	ASSOCIATED PARKING LOT TO ACCT #276770	No Situs Address
19	10	276770	3753	SWEDISH CANCER INSTITUTE / RADIATION TR	5225 TALLMAN AVE NW
19	10	276770	3755	MEDICAL OFFICE BUILDING (Vacant)	5223 TALLMAN AVE NW
19	10	276770	3850	SWEDISH MEDICAL CENTER BALLARD	1801 NW MARKET ST
19	10	276770	3860	SWEDISH/BALLARD MEDICAL PLAZA	1801 NW MARKET ST
19	10	276770	3875	SWEDISH MEDICAL CENTER BALLARD	5300 TALLMAN AVE NW
19	10	276770	3955	5350 TALLMAN BALLARD MEDICAL OFFICE BU	5350 TALLMAN AVE NW
19	10	276770	3965	5350 TALLMAN BALLARD MEDICAL OFFICE BU	5350 TALLMAN AVE NW
19	10	276770	3980	WELLS FARGO BANK	1815 NW MARKET ST
19	10	276770	3990	RETAIL	1705 NW MARKET ST
19	10	276770	3991	ALAN BUILDING	1701 NW MARKET ST
19	10	276770	4005	VACANT LAND	5401 17TH AVE NW
19	10	276770	4006	BALLARD FOOT CLINIC	5407 17TH AVE NW
19	10	276770	4007	BALLARD MEDICAL CENTER	5410 BARNES AVE NW
19	10	276770	4015	BALLARD MEDICAL CENTER (MARK SPENCER	5420 BARNES AVE NW
19	10	276770	4021	RETAIL STORES	1723 NW MARKET ST
19	10	276770	4022	Former ALLSTATE INSURANCE	1713 NW MARKET ST
19	10	276770	4717	ASSOC PARKING PARCEL TO IMP PARCEL #2	5900 15TH AVE NW
19	10	276770	4815	Young's Market Company (former Blockbust	5900 15TH AVE NW
19	10	276790	0390	CHURCH ST ALPHONSUS	5800 15TH AVE NW
19	10	276790	0435	VACANT	5817 14TH AVE NW
19	10	276790	0455	MIXED USE APARTMENT	5801 14TH AVE NW
19	10	276800	0320	DAYCARE (former WEST WOODLAND GOSPEL	516 NW 56TH ST
19	10	276800	0375	WEST WOODLAND PARK PUBLIC SCHOOL	5601 5TH AVE NW
19	10	276810	0225	OFFICE BUILDING	5600 14TH AVE NW
19	10	276810	0230	MEDICAL & NEUROLOGIC CLINIC	5606 14TH AVE NW
19	10	276810	0235	THE BALLARD MARKET	1400 NW 56TH ST
19	10	276810	0240	Parking for Ballard Market on Parcel 268	1400 NW 56TH ST
19	10	276810	0330	Vacant BANK	5602 15TH AVE NW
19	10	276810	0465	Former BURGER KING	No Situs Address
19	10	276810	0491	PARKER PAINTS	5500 14TH AVE NW
19	10	276810	0590	MIXED USE OFFICE AND APARTMENT	1130 NW MARKET ST
19	10	276810	0595	BALLARD HEALTH CENTER	1138 NW MARKET ST
19	10	276820	0025	BALLARD MANDARIN CHINESE RESTAURANT	5500 8TH AVE NW
19	10	276820	0030	PARKING LOT	780 NW MARKET ST
19	10	276820	0165	VERACI PIZZA	500 NW MARKET ST
19	10	276830	0125	FIRESTONE MASTER CARE SERVICE	1145 NW MARKET ST
19	10	276830	0175	PIONEER MASONRY AND RESTORATION COM	1100 NW 54TH ST
19	10	276840	0005	RETAIL STORES	2001 NW MARKET ST
19	10	301930	0005	NAUTILUSNET.COM	803 NW MARKET ST

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19	10	331210	0000	HILDUR MANOR CONDOMINIUM	1770 NW 58TH ST
19	10	331210	0010	HILDUR MANOR CONDOMINIUM	1770 NW 58TH ST
19	10	338836	0000	HJARTA CONDOMINIUM	1530 NW MARKET ST
19	10	338836	0010	HJARTA CONDOMINIUM	1530 NW MARKET ST
19	10	338836	0020	HJARTA CONDOMINIUM	1530 NW MARKET ST
19	10	394410	0000	KRISTINE'S CONDOMINIUM	2236 NW 58TH ST
19	10	394410	0010	KRISTINE'S CONDOMINIUM	2236 NW 58TH ST
19	10	549130	0000	METROPOLE CONDOMINIUM	5615 24TH AVE NW
19	10	549130	0010	METROPOLE CONDOMINIUM	5615 24TH AVE NW
19	10	867340	0185	Ballard III	2651 NW 56TH ST
19	10	867340	0200	M/U Retail/Open Office/Storage Warehouse	2654 NW MARKET ST
19	10	867340	0215	Windermere Real Estate	2636 NW MARKET ST
19	10	867340	0235	WEST BALLARD BUILDING	2622 NW MARKET ST
19	10	867340	0250	LIMBACK LUMBER COMPANY	2600 NW MARKET ST
19	10	867340	0255	LIMBACK LUMBER COMPANY	2600 NW MARKET ST
19	10	867340	0270	WAREHOUSE DISCOUNT STORE AND STORAGE	2601 NW MARKET ST
19	10	867340	0305	Nordic Heritage Museum	2655 NW MARKET ST
19	10	867340	0350	Nordic Heritage Museum	2655 NW MARKET ST
19	10	894240	0000	VIK CONDOMINIUM	1760 NW 56TH ST
19	10	894240	0010	VIK CONDOMINIUM	No Situs Address
19	10	930730	0070	RETAIL STORE	5501 8TH AVE NW