

# Mirrormont/ Tiger Mountain

Area: 066

## *Residential Revalue for 2018 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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



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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 you accurate and timely information. 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 our process and the 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 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 residential property, we break up King County into 86 residential market areas and annually develop market models from the sale of properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated homes within the same appraisal 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. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the residence front door to make contact with the property owner or leave a card requesting the taxpayer contact them.

### RCW 84.40.025 - Access to property

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

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

## How Are Property Sales Used?

For the annual revaluation of residential properties, three years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

## How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at [www.IAAO.org](http://www.IAAO.org). As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, property type, and quality grade or residence age. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

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

More results of the statistical testing process is 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.



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King County Administration Bldg.  
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Seattle, WA 98104-2384

**John Wilson**  
**Assessor**

**Mirrormont/ Tiger Mountain – Area 066**

**2018 Assessment Roll Year**

Recommendation is made to post values for Area 066 to the 2019 tax roll:

*Carolyn Liepelt*

Appraiser II: Carolyn Liepelt

7/9/18

Date

*Sheila Frawley*

SE District Senior Appraiser: Sheila Frawley

8/1/18

Date

*Debra S. Prins*

Residential Division Director: Debra S. Prins

8/1/18

Date

This report is hereby accepted and the values described in the attached documentation for Area 066 should be posted to the 2019 tax roll.

*John Wilson*

John Wilson, King County Assessor

Date



# Executive Summary

## Mirrormont/ Tiger Mountain - Area 066

### Physical Inspection

**Appraisal Date:** 1/1/2018  
**Previous Physical Inspection:** 2013  
**Number of Improved Sales:** 379  
**Range of Sale Dates:** 1/1/2015 – 12/31/2017 Sales were time adjusted to 1/1/2018

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2017 Value</b>	\$207,900	\$451,600	\$659,500			8.30%
<b>2018 Value</b>	\$262,200	\$471,200	\$733,400	\$796,400	92.2%	7.34%
<b>\$ Change</b>	+\$54,300	+\$19,600	+\$73,900			
<b>% Change</b>	+26.1%	+4.3%	+11.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2018 COD of 7.34% is an improvement from the previous COD of 8.30%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2015 to 12/31/2017 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2018

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2017 Value</b>	\$211,700	\$418,100	\$629,800
<b>2018 Value</b>	\$261,500	\$431,600	\$693,100
<b>\$ Change</b>	+\$49,800	+\$13,500	+\$63,300
<b>% Change</b>	+23.5%	+3.2%	+10.1%

Number of one to three unit residences in the population: 2,933

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 066 – Mirrormont/ Tiger Mountain, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 066 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

# Area 066 Physical Inspection Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

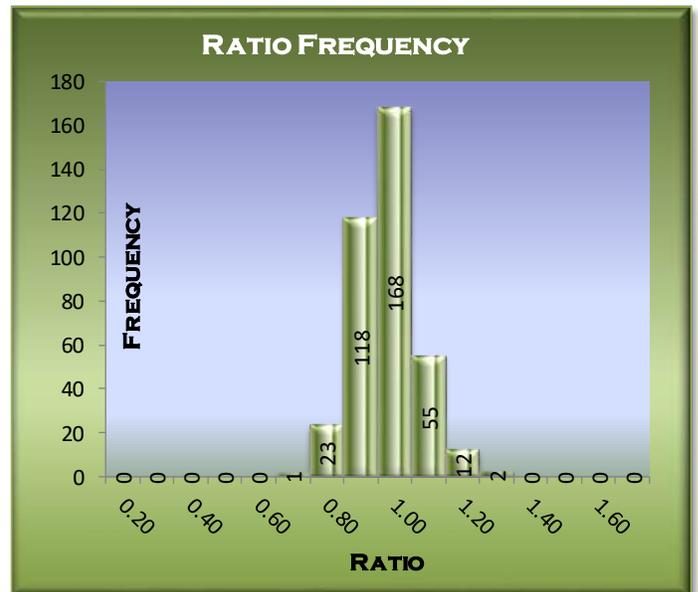
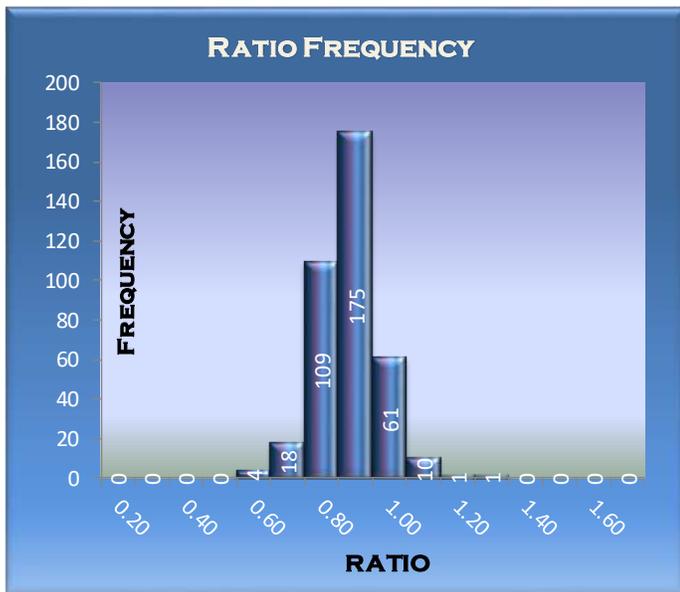
Pre-revalue ratio analysis compares time adjusted sales from 2015 through 2017 in relation to the previous assessed value as of 1/1/2017.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	379
<b>Mean Assessed Value</b>	659,500
<b>Mean Adj. Sales Price</b>	796,400
<b>Standard Deviation AV</b>	208,952
<b>Standard Deviation SP</b>	256,170
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.833
<b>Median Ratio</b>	0.832
<b>Weighted Mean Ratio</b>	0.828
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.556
<b>Highest ratio:</b>	1.229
<b>Coefficient of Dispersion</b>	8.30%
<b>Standard Deviation</b>	0.089
<b>Coefficient of Variation</b>	10.73%
<b>Price Related Differential (PRD)</b>	1.005

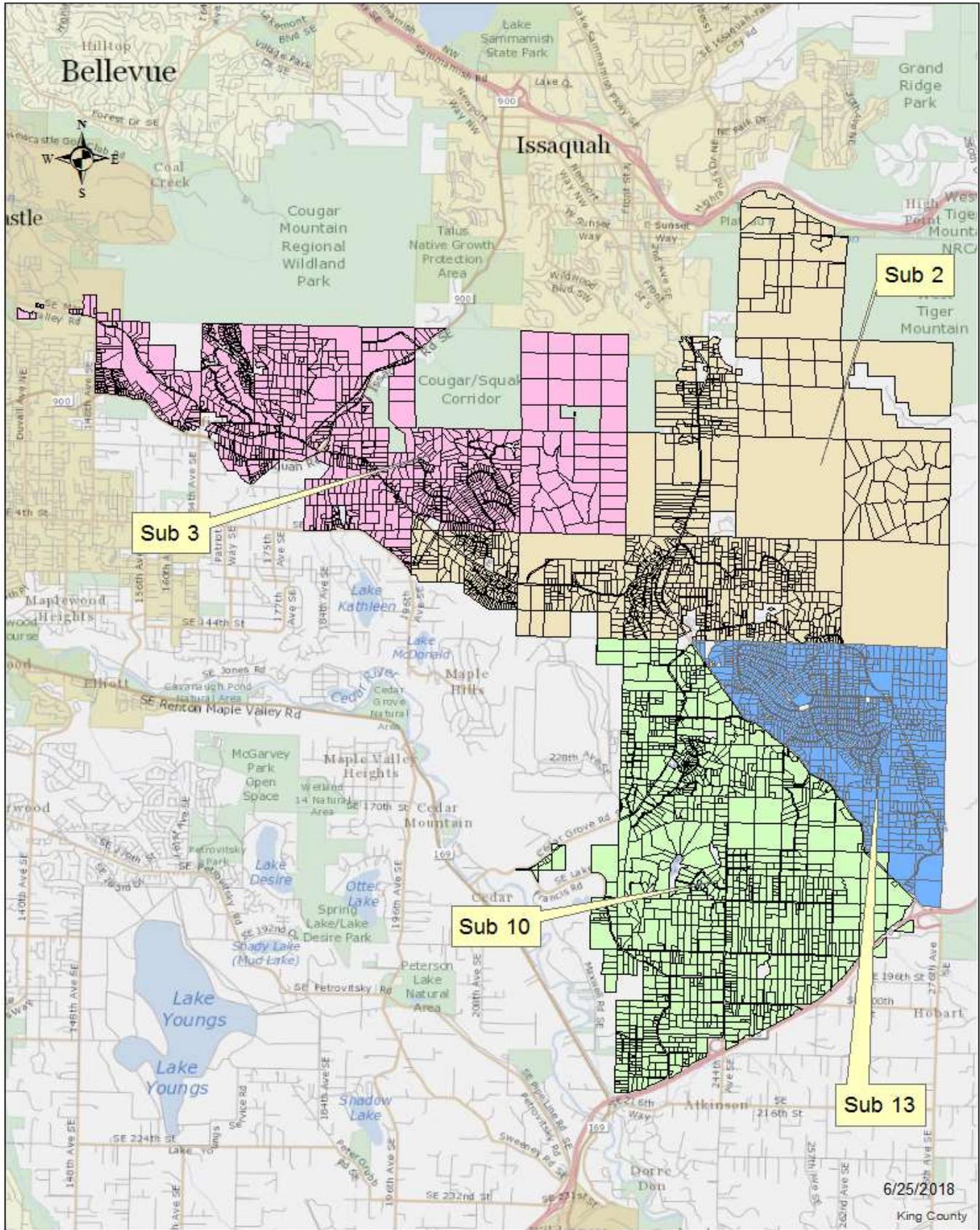
## POST-REVALUE RATIO ANALYSIS

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

POST REVALUE RATIO SAMPLE	
<b>Sample size (n)</b>	379
<b>Mean Assessed Value</b>	733,400
<b>Mean Sales Price</b>	796,400
<b>Standard Deviation AV</b>	226,518
<b>Standard Deviation SP</b>	256,170
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.928
<b>Median Ratio</b>	0.922
<b>Weighted Mean Ratio</b>	0.921
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.695
<b>Highest ratio:</b>	1.259
<b>Coefficient of Dispersion</b>	7.34%
<b>Standard Deviation</b>	0.088
<b>Coefficient of Variation</b>	9.44%
<b>Price Related Differential (PRD)</b>	1.008

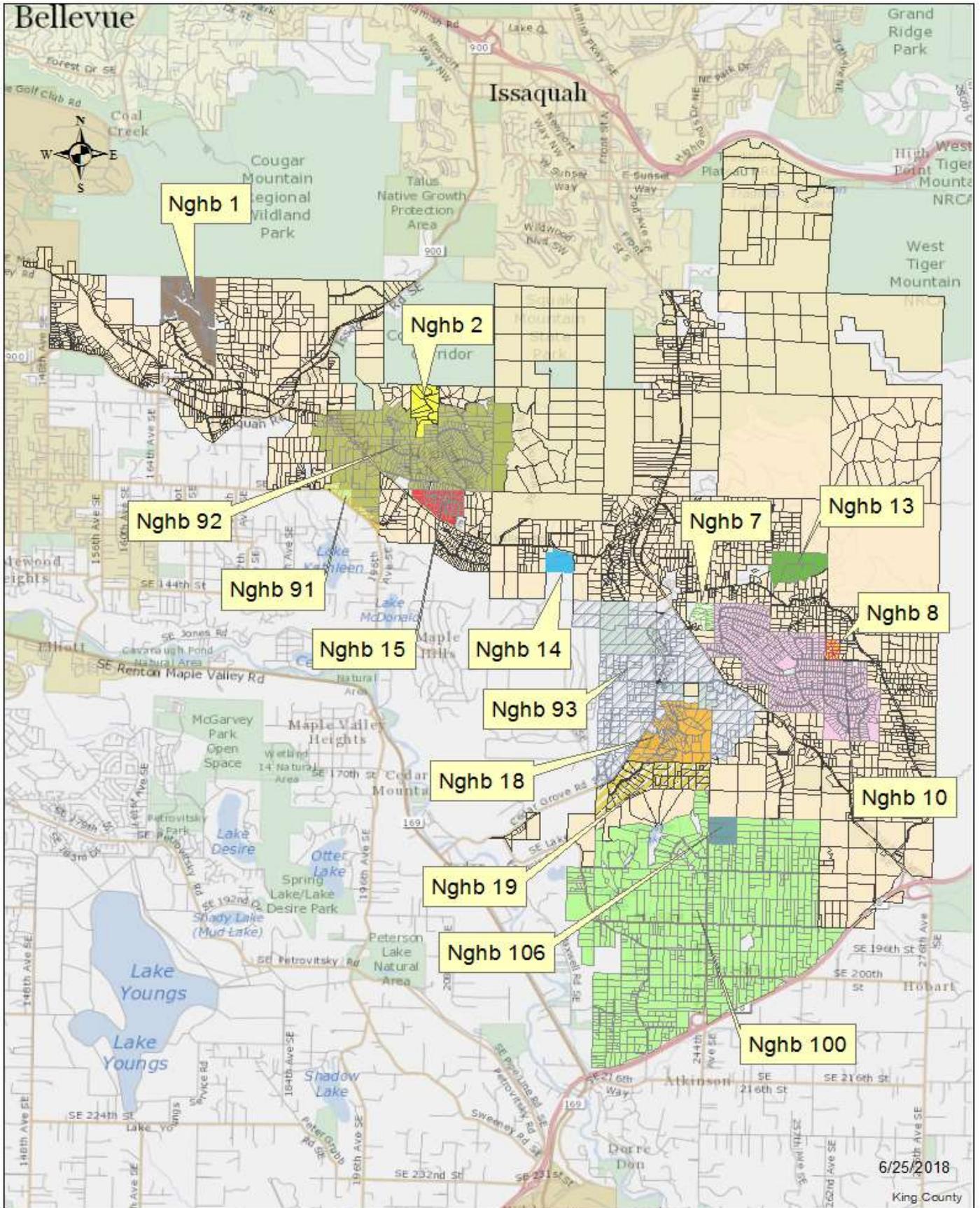


# Area 066 Map



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

# Neighborhood Map



# Area Information

## Name or Designation

Area 066 - Mirrormont/ Tiger Mountain

## Boundaries

This area is bounded by the south border of the City of Issaquah, Highway 18, Tiger Mountain, and Duvall Road. The eastern boundary runs along Issaquah Hobart Road, starting from the city of Issaquah to Highway 18. The southern boundary is Highway 18 running from the Issaquah Hobart Road to Highway 169, known as the Maple Valley Highway. The western boundary borders the City of Renton and City of Newcastle boundaries.

## Maps

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

## Area Description

Area 066 is a large, diverse area that has multiple market and geographic influences. Approximately 90% of the area is in unincorporated King County with a small portion of the western tip of Subarea 3 which lies in the City of Newcastle. Major arterial highways are 18 and SR900, in addition a major access road from north to south Issaquah Hobart Road and from east to west is May Valley Road. The northerly commercial centers are downtown Issaquah and off SR900 to I-90 corridor. The southernmost area, past Cedar Grove Road is the northern portion of City of Maple Valley near the Highway 18 corridor. The area is comprised of a mixture of rural acreage, older plats, creek side properties along May Valley Road, with pockets of established and well-maintained neighborhoods throughout.

A majority of the area is within the Issaquah school district with the exception of the southern half of Subarea 10 which lies in Tahoma (Maple Valley) school district. Properties along the northern portion of May Valley Road in Subareas 2 and 3 sit on a much higher elevation and enjoy good to excellent view amenities of Mount Rainier and surrounding territory. Similar view amenities are also enjoyed by properties on the eastern portion of Subarea 13 which also sit on a higher elevation and border state owned land. Within these subareas are pockets of higher grade homes built on sites to take advantage of these views. On the southern portion of Subarea 3, there is an abundance of older, lower grade quality homes bordering SR-900 on smaller lot sizes. The southern half of Subarea 10, is highly influenced by the Maple Valley market segment and within the Tahoma (Maple Valley) school district.

Over all, the area is typically non-homogeneous in nature with housing made up of variety of quality, ages, and lot size. However some platted areas of homogeneity do exists in pocket neighborhoods such as Mirrormont, Sunset Valley Farms, Four Creeks, South Firs, The Ridge, Four Lakes, Webster Lake Estates and Cedar Grove Estates. Geographically the area varies greatly in topography from steep hillsides on West Tiger and South Squawk Mountains, to the valley floor with many properties influenced by streams such as May Creek and Issaquah Creek. With a majority of the area zoned RA5 (one dwelling unit per five acres) and many impacted by environmental issues, development has been limited and many properties have maintained their acreage setting.

## Land Valuation

Vacant sales from 1/1/2015 to 12/31/2017 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2018. There are 4,233 parcels in the population ranging from 6,000 square feet to 640 acres. Vacant land sales in competing market areas such as, East Maple Valley (Area 57) and East Auburn/SE Kent (Area 58) were also utilized for analysis. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and values for the whole population. All land sales were verified by field review and buyer/seller contact when possible. Characteristics found to have the most influence on land sale prices include availability of water, ability to dispose of sewage by septic system, lot size, views, topography, traffic, access, sensitive areas and location.

Due to unavailability of public utilities, the majority of the parcels have private water and rely on a septic system for sewer. For these parcels, the ability to drill a well or hook up to a community well and support an on-site sewage system was a determining factor in land valuation. Area 66 is comprised of 4,233 parcels of which 3,210 are improved with one to three unit dwellings, 256 improved with a mobile home and/or accessory only and 767 vacant parcels. A large portion of the area consists of tax lots having 1 to 15 acres in rural settings, with the remaining consisting of established older, plat-type pocket neighborhoods scattered throughout.

Both vacant land sales and improved sales revealed that Subarea 2, which is just south of downtown Issaquah, is a more desirable area and sold for more than sites and homes in the remaining area. A separate land schedule was developed for Subarea 2 which valued the sites 15% higher than the remainder of Area 66.

A typical platted lot in the area has an average value range between \$150,000 and \$300,000 depending on size, location and view amenity. A typical non-platted lot in the area has an average value range of \$170,000 to \$300,000 with consideration given for size, sensitive areas, views, and access.

There are fifteen neighborhoods considered in Area 32. The following is a brief description of each.

Neighborhood	Description
1	Licorice Fern - Majors 430970-430972 - Grade 9 & 10 homes
2	Gated community - Grade 9-13 homes
7	Street of Dreams - Grade 11-13 homes
8	Mirror Lake Estates - Grade 10 homes
10	Mirrormont - Majors 556100-556140
13	Tiger Mountain Estates - Grade 10-12 homes
14	Gated community - Grade 10-11 homes
15	South Firs - Grade 10 homes
18	Four Lakes - Major 271730 & surrounding platted sites surrounding community with 4 lakes
19	Premium neighborhood on larger acreage sites
91	Bird Influence from Cedar Hills Landfill
92	Bird & Odor Influence from Cedar Hills Landfill
93	Bird, Odor & Noise Influence from Cedar Hills Landfill
100	Tahoma (Maple Valley) School District
106	Ridge at Lake Webster - Gated community - Grade 10-12 homes

# Land Model

## Model Development, Description and Conclusions

In considering the many property types within Area 66, additional support and validation from the land allocation and land abstraction methods were incorporated in the land model analysis. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values. Additional adjustments to all sites were applied for positive attributes such as views and greenbelts, and negative adjustments for inferior attributes such as traffic nuisance and topography. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area.

For example, vacant sales in Area 66 indicated a \$25,000 upward adjustment for a good Mount Rainier view verses a non-view site. Match paired sales indicated an \$25,000 downward adjustment for high traffic impact on Highway 900 - Renton Issaquah Road.

# Land Value Model Calibration

## Land Schedule

SqFtLot	Ac	Area 66 Land Value	Sub 2 Land Value
6,000	0.14	\$170,000	\$195,000
10,890	0.25	\$180,000	\$207,000
21,780	0.5	\$190,000	\$218,000
32,670	0.75	\$200,000	\$230,000
43,560	1	\$210,000	\$241,000
65,340	1.5	\$225,000	\$258,000
87,120	2	\$240,000	\$276,000
130,680	3	\$260,000	\$299,000
174,240	4	\$280,000	\$322,000
217,800	5	\$300,000	\$345,000
261,360	6	\$320,000	\$368,000
304,920	7	\$340,000	\$391,000
348,480	8	\$360,000	\$414,000
392,040	9	\$380,000	\$437,000
435,600	10	\$400,000	\$460,000
653,400	15	\$450,000	\$517,000
871,200	20	\$500,000	\$575,000

Incremental adjustments were made between specific lot sizes.

## Plat/Neighborhood Schedule

Neighborhoods/Plats	Supplemental Land Values
Windsor Highlands - Gated Community in Major 082306	\$550,000
Ashburn Estates - Major 255160	<1.5 Acres \$440,000
The Meadow at May Creek - Major 540480	\$225,000
	>1.5 Acres \$500,000
Sunset Valley Farms - Major 813750	<1 Acre \$300,000
	1-1.5 Acres \$320,000
	>1.5 Acres \$340,000
Webster Lake Estates - Major 920670	\$370,000
Neighborhood 1 - Licorice Fern - Majors 430970-430972	\$390,000
Neighborhood 7 - Street of Dreams	1+ Acre \$400,000
	2+ Acres \$450,000
	3+ Acres \$490,000
	4-5 Acres \$520,000
Neighborhood 8 - Mirror Lake Estates	Lake Frontage - Land Schedule + 45%
	Non-Frontage - Land Schedule + 40%

## Land Value Model Calibration... Continued

### Plat/Neighborhood Schedule Continued

Neighborhood 9 - Four Creeks Ranch & surrounding properties	<1.5 Acres \$350,000
	1.5-2 Acres \$365,000
	2.01-2.5 Acres \$380,000
	>2.5 Acres Sub 2 Land Schedule + 25%
Neighborhood 10 - Mirrormont - Majors 556100-556140	\$260,000
Neighborhood 13 - Tiger Mountain Estates	Sub 2 Land Schedule + 25%
Neighborhood 14 - Gated Community	Sub 2 Land Schedule + 25%
Neighborhood 15 - South Firs	<1.25 Acres \$330,000
	1.26-2 Acres \$345,000
	>2 Acres Sub 2 Land Schedule + 25%
Neighborhood 18 - Majors 261730 & 272306 - Four Lakes Waterfront	Land Schedule x 1.10
Neighborhood 18 - Majors 261730 & 272306 - Four Lakes Non-Waterfront	Land Schedule x 1.05
Neighborhood 19 - Cedar Grove Estates in Major 272306	Land Schedule x 1.20
Neighborhood 106 - Ridge at Lake Webster	\$370,000
Webster Lake Waterfront Tax Parcels	Land Schedule x 1.10

### Adjustments to Land Value

NEGATIVE IMPACTS	REDUCTION TO BASE LAND VALUE
Easements	-5% to -95%
Non-Perc/Non-Buildable	-35% to -99%
Other Nuisances	-5% to -20%
Other Problems	-5% to -95%
Power lines	-5% to -20%
Road Access	-5% to -85%
Steep Slope	-5% to -50%
Streams	-5% to -90%
Topography	-5% to -90%
Water problems	-5% to -75%
Wetlands	-5% to -85%
<b>TRAFFIC</b>	
<b>Moderate</b>	
148th Avenue SE	-\$5,000
Hwy 18 - Feathered	-\$5,000
May Valley Rd West of Hwy 900	-\$5,000
May Valley Rd East of Hwy 900	-\$15,000
Cedar Grove Road	-\$15,000
NE 128th Street East of 196th Ave SE & NE 128th Way	-\$10,000
NE 128th Street West of 196th Ave SE	-\$20,000

## Land Value Model Calibration... Continued

<b>High</b>	
Hwy 900 - Renton Issaquah Road	-\$25,000
Issaquah Hobart Road South of SE Tiger Mtn Road	-\$20,000
Issaquah Hobart Road S of May Valley Road & N of SE Tiger Mtn Road	-\$25,000
Issaquah Hobart Road North of May Valley Road	-\$30,000
<b>Extreme</b>	
Hwy 18	-\$25,000
Intersection Issaquah Hobart Road S & May Valley Road	-\$45,000
<b>POSITIVE IMPACTS</b>	<b>ADDITIVE TO BASE LAND VALUE</b>
<b>VIEWES</b>	
<b>Territorial, Cascades, Olympics, Small Lake, River, Other</b>	
Average	+\$5,000
Good	+\$10,000
Excellent	+\$20,000
<b>Mt. Rainier</b>	
Average	+\$10,000
Good	+\$25,000
Excellent	+\$40,000
Greenbelts	+\$5,000
Additional Building Sites	Value of first site +\$15,000/ Additional Site

### Land Value Calculation Sample:

A one acre tax lot is calculated at **\$210,000** per the tax lot land schedule, +/- any other land adjustments. If this parcel has **-10%** take off for topography, is situated on Cedar Grove Road with moderate traffic (**-\$15,000** per schedule) with an average view of Mount Rainer (**+\$10,000**), the adjusted calculated land value would be as follows:

$$\mathbf{\$210,000 * .90 = \$189,000 - \$15,000 + \$10,000 = \$184,000}$$

# Improved Parcel Valuation

## **Improved Parcel 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 were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with [sales lists](#), [eSales](#) and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Model Development, Description and Conclusions:**

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2018.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that lots that are 5 acres and over, homes built 2014 and after, Neighborhood 10, Neighborhood 100, Subarea 10 and Very Good condition were influential in the market.

In addition, supplemental models such as cost or market adjusted cost were developed to address parcels outside the parameters of the main valuation formula. Any additional adjustments not covered in supplemental models and exceptions are noted in the notes field of that particular parcel.

# Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2018 Adjusted Base Land Value
Building RcnldC	Building Replacement Cost New Less Depreciation
Big LotYN	Lot square footage >= 5 acres
New HouseYN	Homes built >= 2014
Neighborhood 10YN	Neighborhood = 10
Neighborhood 100YN	Neighborhood = 100
Subarea 10YN	Subarea = 10
Very Good ConditionYN	Improvement Condition = Very Good
+ Accy Rcnld (constrained)	+Accessory Cost New Less Depreciation

## Multiplicative Model

$(1-0.075) * 1.72889375863797 + 0.348457314172824 * \text{BaseLandC} + 0.0252517772936586 * \text{BigLotYN}$   
 $+ 0.520067153708434 * \text{BldgRcnldC} + 0.0897753981337602 * \text{NewHouseC} - 0.0390916428537818 * \text{Nghb100YN}$   
 $- 0.0227305802671777 * \text{Nghb10YN} - 0.0299133499337297 * \text{Nghb1YN} -$   
 $0.0213908471178177 * \text{Sub10YN} + 0.0195034169224755 * \text{VGoodYN}$

### EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 3,095 parcels increased in value. They were comprised of 2 single family residences on commercially zoned land and 3,093 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 589 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

AREA ADJUSTMENTS	VALUATION METHOD
Neighborhood 8 - Mirror Lake Estates	EMV x .93
Neighborhood 15 - South Firs	EMV x .91
Four Creeks Ranch – (Major 261680)	EMV x .95
High Valley (Majors 328680 & 338830)	EMV x 1.04
CHARACTERISTIC ADJUSTMENTS	VALUATION METHOD
Homes in Poor Condition	RCNLD
Grade 4 homes	RCNLD
Grade 5 homes	RCNLD
Grade 11 homes	EMV * 1.05
Grade 12 homes	EMV * 1.10
Grade 12 homes in Subarea 10	EMV * 1.05
Grade 13 homes	EMV * 1.15-1.20

# Mobile Home Valuation

## Mobile Home 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 were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2017 update for the 2018 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2018.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. There are 183 manufactured homes as primary residences in Area 66. All manufactured homes were field inspected, characteristics checked and updated as needed. Within Area 66, there were only 13 usable mobile home sales. For further sales support, competing market areas such as NW Renton Hill (Area 85), and East Renton & Suburbs (Area 32) were utilized for validation. Sales within these areas were considered adequate in adding support in representing the total population within Area 66.

## Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes.

For triple-wide mobile homes:

$$\text{Land} + (\text{Mobile Home RCNLD} * 2.00) + \text{Accy RCNLD}$$

For all other mobile homes:

$$\text{Land} + (\text{Mobile Home RCNLD} * 3.00) + \text{Accy RCNLD}$$

There are 183 parcels in Area 66 improved with a mobile home and 13 sales used in the valuation. Sales used were from 1/1/2015 to 12/31/2017.

## Mobile Home Results

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

The assessment level target for all areas in King County, including this area, is 92.5. The actual assessment level for manufactured homes in this area is 90.03%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2018 assessment year (taxes payable in 2019) results in an average total change from the 2017 assessments of +26.54%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2018 recommended values. This study benchmarks the prior assessment level using 2017 posted values (1/1/2017) compared to current adjusted sale prices (1/1/2018). The study was also repeated after the application of the 2018 recommended values. The results are displayed in the *Mobile Home Ratio Study Report* page included in this report showing an improvement in the COD from 16.24 % to 5.27.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

# Area 066 Mobile Home Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

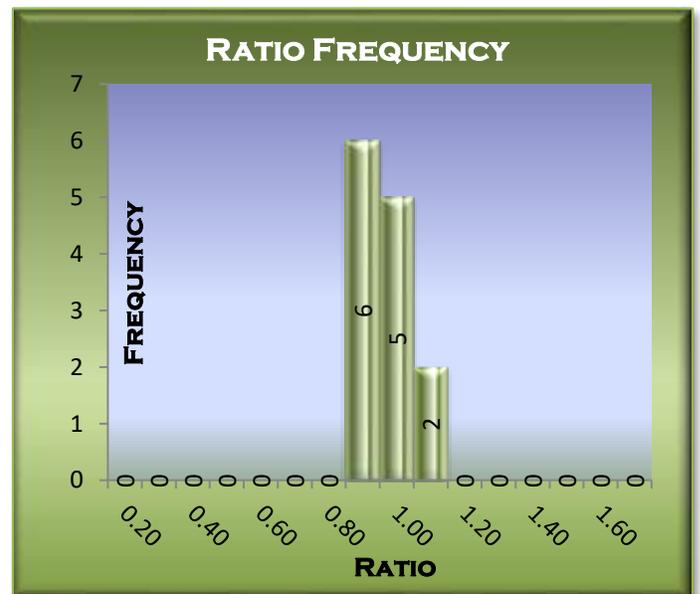
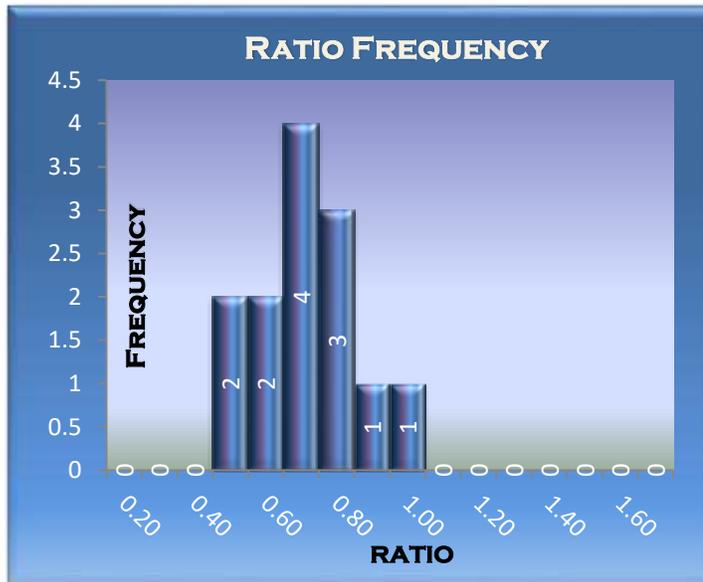
Pre-revalue ratio analysis compares time adjusted sales from 2015 through 2017 in relation to the previous assessed value as of 1/1/2017.

PRE-REVALUE RATIO SAMPLE	
<i>Sample size (n)</i>	13
<i>Mean Assessed Value</i>	296,100
<i>Mean Adj. Sales Price</i>	436,700
<i>Standard Deviation AV</i>	115,193
<i>Standard Deviation SP</i>	139,678
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.679
<i>Median Ratio</i>	0.655
<i>Weighted Mean Ratio</i>	0.678
UNIFORMITY	
<i>Lowest ratio</i>	0.487
<i>Highest ratio:</i>	0.990
<i>Coefficient of Dispersion</i>	16.24%
<i>Standard Deviation</i>	0.140
<i>Coefficient of Variation</i>	20.57%
<i>Price Related Differential (PRD)</i>	1.002

## POST-REVALUE RATIO ANALYSIS

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

POST REVALUE RATIO SAMPLE	
<i>Sample size (n)</i>	13
<i>Mean Assessed Value</i>	392,600
<i>Mean Sales Price</i>	436,700
<i>Standard Deviation AV</i>	128,683
<i>Standard Deviation SP</i>	139,678
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.900
<i>Median Ratio</i>	0.903
<i>Weighted Mean Ratio</i>	0.899
UNIFORMITY	
<i>Lowest ratio</i>	0.815
<i>Highest ratio:</i>	1.011
<i>Coefficient of Dispersion</i>	5.27%
<i>Standard Deviation</i>	0.062
<i>Coefficient of Variation</i>	6.85%
<i>Price Related Differential (PRD)</i>	1.002



# Physical Inspection Process

***Effective Date of Appraisal: January 1, 2018***

***Date of Appraisal Report: 6-27-2018***

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Carolyn Liepelt – Appraiser II: Team lead, coordination, valuation model development and testing. Sales verification and report writing.
- Tim Moss – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Stephanie Pratt – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Joel Ledbetter – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Gary Downing – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
  2. Mobile Home parcels
  3. Multi-Parcel or Multi Building parcels
  4. New construction where less than a 100% complete house was assessed for 2017
  5. Existing residences where the data for 2017 is significantly different than the data for 2018 due to remodeling
  6. Parcels with improvement values, but no characteristics
  7. Parcels with either land or improvement values of \$10,000 or less posted for the 2017 Assessment Roll
  8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
- (Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

### **Standards and Measurement of Data Accuracy**

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

### **Special Assumptions and Limiting Conditions**

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2015 to 12/31/2017 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2018.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## Area 066 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2018**.

For example, a sale of \$475,000 which occurred on October 1, 2016 would be adjusted by the time trend factor of 1.118, resulting in an adjusted value of \$531,000 ( $\$475,000 * 1.118 = \$531,050$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2015	1.306	30.6%
2/1/2015	1.296	29.6%
3/1/2015	1.288	28.8%
4/1/2015	1.278	27.8%
5/1/2015	1.269	26.9%
6/1/2015	1.259	25.9%
7/1/2015	1.250	25.0%
8/1/2015	1.240	24.0%
9/1/2015	1.231	23.1%
10/1/2015	1.222	22.2%
11/1/2015	1.213	21.3%
12/1/2015	1.204	20.4%
1/1/2016	1.195	19.5%
2/1/2016	1.186	18.6%
3/1/2016	1.178	17.8%
4/1/2016	1.169	16.9%
5/1/2016	1.160	16.0%
6/1/2016	1.152	15.2%
7/1/2016	1.143	14.3%
8/1/2016	1.135	13.5%
9/1/2016	1.126	12.6%
10/1/2016	1.118	11.8%
11/1/2016	1.109	10.9%
12/1/2016	1.101	10.1%
1/1/2017	1.093	9.3%
2/1/2017	1.085	8.5%
3/1/2017	1.077	7.7%
4/1/2017	1.069	6.9%
5/1/2017	1.062	6.2%
6/1/2017	1.054	5.4%
7/1/2017	1.046	4.6%
8/1/2017	1.038	3.8%
9/1/2017	1.030	3.0%
10/1/2017	1.023	2.3%
11/1/2017	1.015	1.5%
12/1/2017	1.008	0.8%
1/1/2018	1.000	0.0%

## Area 066 Market Value Changes Over Time

The time adjustment formula for Area 066 is:  $1/\text{EXP}(0.000243743101501977 * \text{SaleDay})$

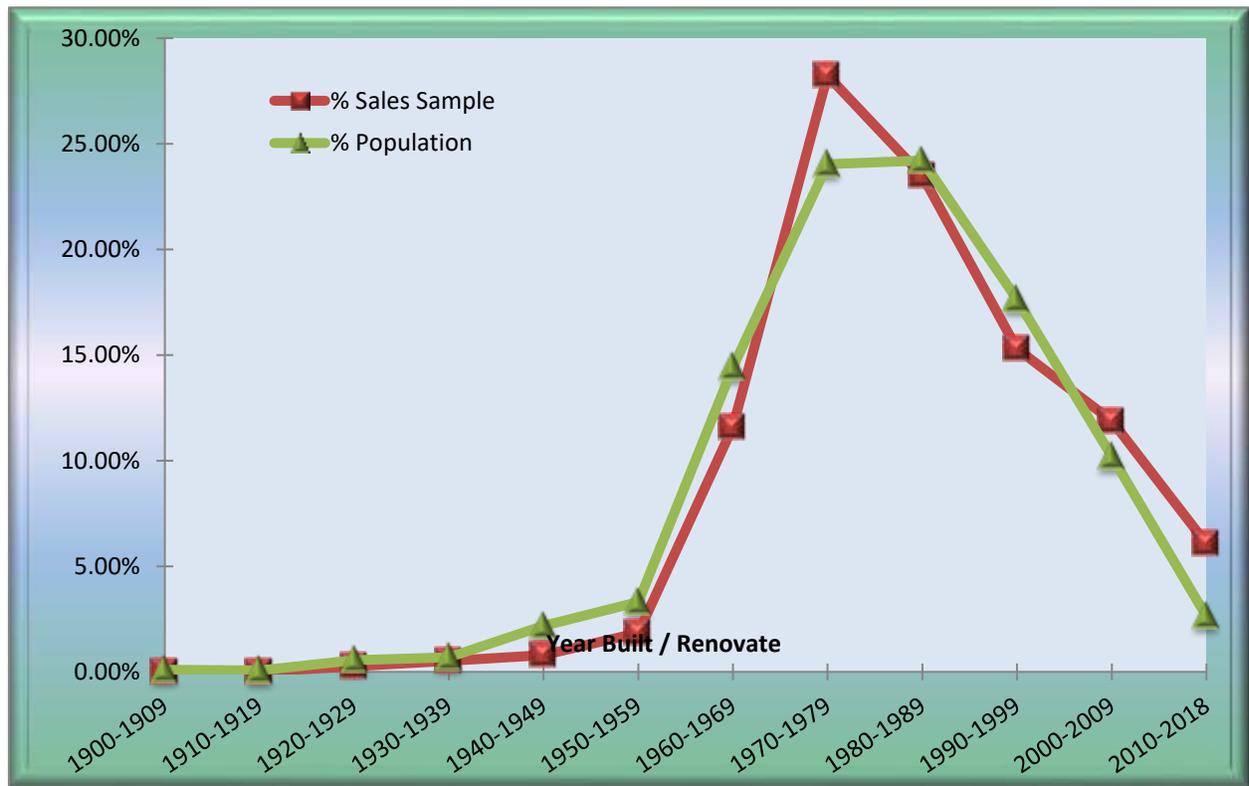
$\text{SaleDay} = \text{SaleDate} - 43101$

$\text{SaleDaySq} = (\text{SaleDate} - 43101)^2$

# Sales Sample Representation of Population

## Year Built or Renovated

Sales			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1900-1909	0	0.00%	1900-1909	3	0.10%
1910-1919	0	0.00%	1910-1919	2	0.07%
1920-1929	1	0.26%	1920-1929	16	0.55%
1930-1939	2	0.53%	1930-1939	20	0.68%
1940-1949	3	0.79%	1940-1949	64	2.18%
1950-1959	7	1.85%	1950-1959	97	3.31%
1960-1969	44	11.61%	1960-1969	423	14.42%
1970-1979	107	28.23%	1970-1979	705	24.04%
1980-1989	89	23.48%	1980-1989	710	24.21%
1990-1999	58	15.30%	1990-1999	517	17.63%
2000-2009	45	11.87%	2000-2009	299	10.19%
2010-2018	23	6.07%	2010-2018	77	2.63%
	379			2,933	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

# Sales Sample Representation of Population

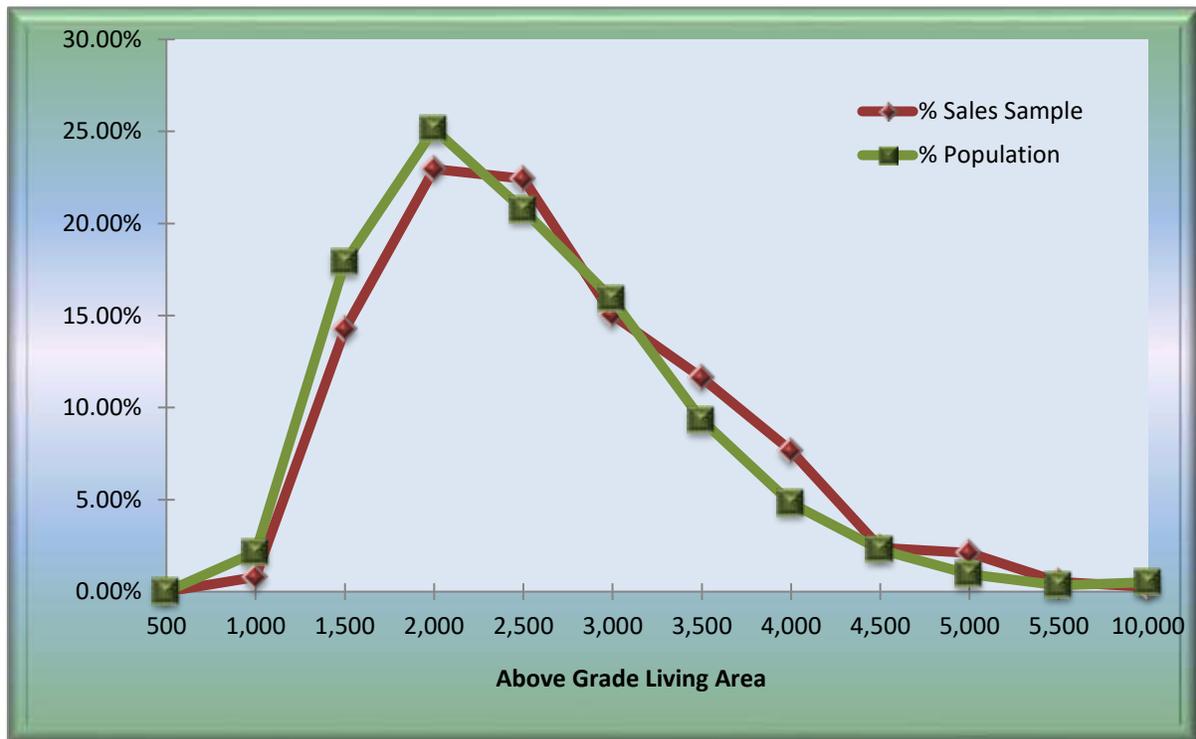
## Above Grade Living Area

### Sales

AGLA	Frequenc y	% Sales Sample
500	0	0.00%
1,000	3	0.79%
1,500	54	14.25%
2,000	87	22.96%
2,500	85	22.43%
3,000	57	15.04%
3,500	44	11.61%
4,000	29	7.65%
4,500	9	2.37%
5,000	8	2.11%
5,500	2	0.53%
10,000	1	0.26%
379		

### Population

AGLA	Frequenc y	% Population
500	0	0.00%
1,000	63	2.15%
1,500	525	17.90%
2,000	737	25.13%
2,500	608	20.73%
3,000	466	15.89%
3,500	273	9.31%
4,000	141	4.81%
4,500	67	2.28%
5,000	28	0.95%
5,500	10	0.34%
10,000	15	0.51%
2,933		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). This distribution is adequate for both accurate analysis and appraisals.

# Sales Sample Representation of Population

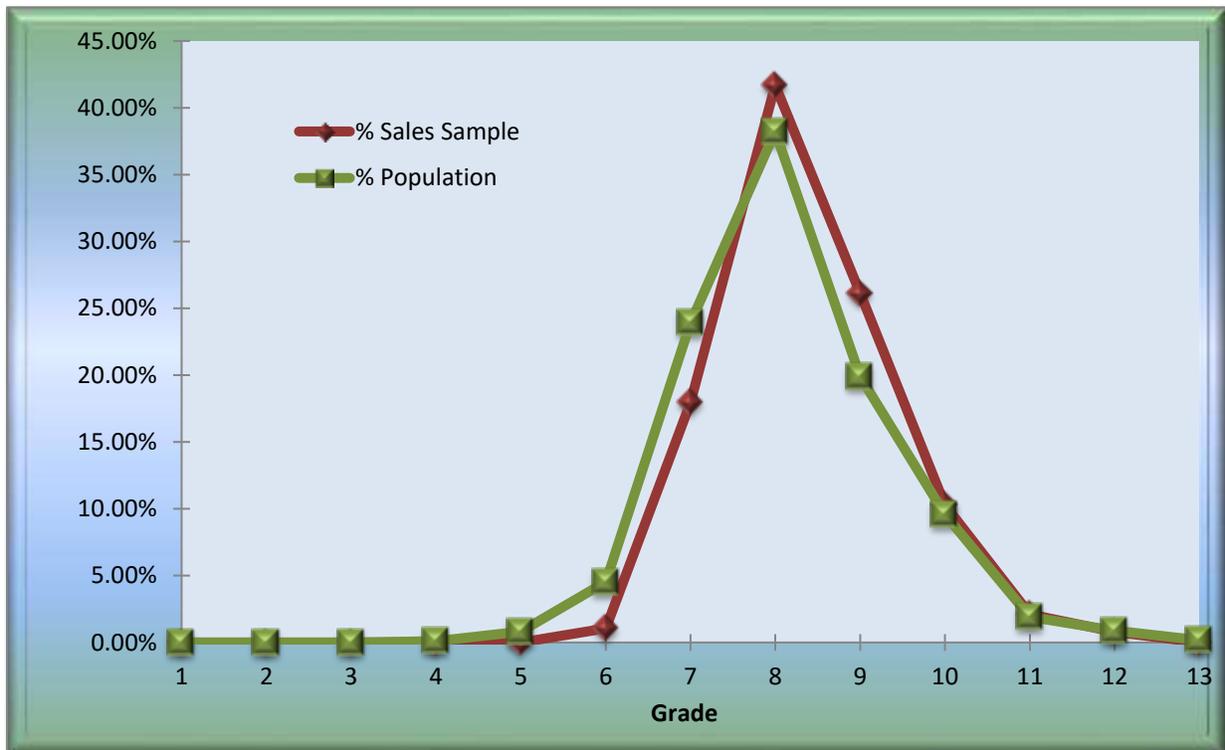
## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	1.06%
7	68	17.94%
8	158	41.69%
9	99	26.12%
10	39	10.29%
11	8	2.11%
12	3	0.79%
13	0	0.00%
379		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.10%
5	24	0.82%
6	133	4.53%
7	701	23.90%
8	1,121	38.22%
9	583	19.88%
10	281	9.58%
11	56	1.91%
12	26	0.89%
13	5	0.17%
2,933		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

## Results

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

The assessment level target for all areas in King County, including this area, is 92.5. The actual assessment level for this area is 92.2% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2018 assessment year (taxes payable in 2019) results in an average total change from the 2017 assessments of +10.1%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2018 recommended values. This study benchmarks the prior assessment level using 2017 posted values (1/1/2017) compared to current adjusted sale prices (1/1/2018). The study was also repeated after the application of the 2018 recommended values. The results show an improvement in the COD from 8.30% to 7.34%.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Area 066 Housing Profile



Grade 4/ 1967/ Total Living Area 670



Grade 5/ 1938/ Total Living Area 1030



Grade 6/ 1948/ Total Living Area 1430



Grade 7/ 1978/ Total Living Area 1950



Grade 8/ 1969/ Total Living Area 2540



Grade 9/ 2000/ Total Living Area 3270



Grade 10/ 1997/ Total Living Area 3570



Grade 11/ 1987/ Total Living Area 5200



Grade 12/ 2002/ Total Living Area 6480



Grade 13/ 1993/ Total Living Area 8210

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# 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.*

## USPAP Compliance...Continued

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

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

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

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

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

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

### **Date of Value Estimate**

#### **RCW 84.36.005**

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

#### **RCW 36.21.080**

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

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

## USPAP Compliance...Continued

### Property Rights Appraised: Fee Simple

#### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

### Assumptions and Limiting Conditions:

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

## USPAP Compliance...Continued

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

### Scope of Work Performed:

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

### Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

## USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - *Tim Moss*
    - New Construction Evaluation
  - *Gary Downing*
    - No experience in this area prior to this Physical Inspection
  - *Joel Ledbetter*
    - Prior experience in past years but none within the last 3 years
  - *Stephanie Pratt*
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Land and Total Valuation
    - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - *Carolyn Liepelt*
    - Prior experience in past years but none within the last 3 years

*Carolyn Liepelt*

07/09/2018

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Appraiser II

Date



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-7300 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**John Wilson**  
*Assessor*

As we start preparations for the 2018 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2018 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson  
King County Assessor