

**Commercial Revalue**

**2019 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](http://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](http://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.



## Executive Summary Report

**Appraisal Date** 1/1/2019

**Geographic Appraisal Area:**

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

**Sales – Improved Summary:**

Number of Sales: 122

Range of Sales Dates: 01/01/2016 – 02/26/2019

**Sales – Ratio Study Summary:**

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2018 Value	\$1,611,000	\$1,799,200	89.5%	11.59%
2019 Value	\$1,752,500	\$1,799,200	97.4%	8.20%
Abs. Change	\$141,500		7.90%	-3.39%
% Change	+8.78%		+8.83%	-29.25%

\*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 the 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
2018 Value	\$2,867,819,800	\$947,605,700	\$3,815,425,500
2019 Value	\$3,364,169,400	\$950,877,000	\$4,315,046,400
% Change	+17.31%	+0.35%	+13.09%

**Number of Parcels in the Ratio Study Population: 1,418**, including vacant and improved parcels: excluding specialty properties.

**Conclusion and Recommendation:**

Total assessed values for the 2019 revalue have increased by +13.09%.

The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2019 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 95<sup>th</sup> Street
- **East** – Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50<sup>th</sup> Street
- **South** – NW 42<sup>nd</sup> 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 7<sup>th</sup> 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 2016 through 2019, 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 land sales support the land revalue for all of the zoning designations.

A review of market income data for the January 1, 2019 valuation indicates growing income fundamentals for properties located in Area 19. There were a total 140 improved sales for the 2019 revalue. The valuation models resulted in an overall total value increase of 13.09%.

The early 2019 sales indicate continued escalation in prices for both land and income producing properties. Values are still rising due to demand from developers and investors; plus upgraded zoning classifications which allow higher density for 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 well into 2019.

On March 18th of 2019, the Seattle City Council approved a citywide Mandatory Affordable Housing (MHA) legislation that is commonly known as the Seattle upzone which will impact 27 neighborhoods. It will permit denser construction in order to increase housing and add low income units. Developers will be required to devote 5% to 11% of their projects to rent restricted apartments or face paying \$5 to \$32.75 per SF in fees. Taller buildings will be permitted in these zones as well as denser residential development.

## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2019

**Date of Appraisal Report:** March 11, 2019

The following appraiser did the valuation for this geographic area:

- Yuen Chin – Commercial Appraiser I

### **Highest and Best Use Analysis**

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

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

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

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

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

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

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

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2016 to 02/26/2019 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**

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#### **Neighborhood 19-10 boundaries:**

- North: NW 60<sup>th</sup> Street
- East: Greenwood Ave North
- West: Seaview Ave NW
- South: NW 54<sup>th</sup> Street to NW 50<sup>th</sup> 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 reopened 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 -which just sold for redevelopment, 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 Seattle City 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:







improvements were razed to construct this structure. The new office building was 35% complete as of July of 2018.

**Parcels #276810-0465:** There are limited numbers of office buildings in Ballard. Martin Selig Real Estate has a project in the works at the intersection of 15<sup>th</sup> Ave NW and NW Market Street. The new office building sits on a land area of 47,952 square feet with gross building size of 279,102 square feet. Trupanion, a Seattle company that provides pet insurance, is planning to move into part of the space. All existing old



construction. Excavation has begun for the new development on March 5, 2018.

**Parcels #276770-0615 & #276770-0616:** The two parcel site located at 5512 and 5516 17<sup>th</sup> 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, 1,739 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



**Parcels #276770-0770, -0775, -0780, -0785, -0790, & -0795:** Excavation started in January of 2017 on the six parcel site located at 1701 NW 56<sup>th</sup> Street to construct a mixed-use apartment building called The Valdok. The proposed seven story mixed-use structure will have 169 apartments, 9 live/work units, 4,390 square feet of street level retail, and below grade parking for 163 vehicles. Construction was 75% complete on March of 2018 and completion is expected in 2019.



**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 56<sup>th</sup> 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 called The Valdok II. Excavation and foundation work started in September of 2017. As of March 23, 2018, construction was 35% complete.



**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. Construction has not begun.



**Parcel #276770-1535:** The former SFR house structure located at 1514 NW 52<sup>nd</sup> 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. As of May 2, 2018, the construction was 35% complete.



Alano, 2417 NW 57th Street

**Parcel #276770-0040:** A permit was issued to demolish the existing duplex located at 2417 NW 57<sup>th</sup> 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. Excavation started on August 14, 2017 and it is near completion.



**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.



**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 59<sup>th</sup> 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 56<sup>th</sup> Street. The project site, proposed development, and early design concepts are in review for compatibility with neighborhood characteristics and conceptual design.



**Parcel #276760-4170:** A new 19,000 square foot apartment building containing 20 units and basement parking spaces located at 2226 NW 58<sup>th</sup> Street. The former onsite triplex structure was demolished. Construction started on March 14, 2018 and as of June 1, 2018 the construction was 20% complete.

**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 15<sup>th</sup> Avenue NW. The existing 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.

**Projects Completed from 2016 to 2018:**

<b>Parcel</b>	<b>Address</b>	<b>Project</b>	<b>Project Type</b>	<b>Start</b>	<b>Finish</b>
276770-0711	1537 NW 56 <sup>th</sup> St	Keelson Ballard	M/U Apartment	2/2015	4/2017
276770-0270	2003 NW 57 <sup>th</sup> St	Modera Ballard	M/U Apartment	12/2015	6/2017
276770-0160	2212 NW 56 <sup>th</sup> St	The Commons	M/U Apartment	8/2015	6/2017
276770-0075	2418 NW 56 <sup>th</sup> St	Merrill Gardens At Ballard	M/U Senior Retirement Home	7/2015	6/2017
276770-0395	1731 NW 57 <sup>th</sup> St	Ballard 57	48 Units Apartment	6/2016	6/2017
276770-0425	5617 17 <sup>th</sup> Ave NW	aPODment Suites @ Riano	Congregate Housing	1/2017	3/2017
276760-3610	1762 NW 59 <sup>th</sup> St	SEDU Apartment	24 Units SEDU Apt	7/2016	6/2017
867340-0185	2651 NW 56 <sup>th</sup> St	Ballard III	Congregate Housing	7/2015	5/2017
867340-0305	2655 NW Market St	Nordic Heritage Museum	Museum	1/2017	5/2018
867340-0350		Museum			

**Industrial Ballard/Fremont: Area 19-20**

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**Neighborhood 19-20 boundaries:**

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

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



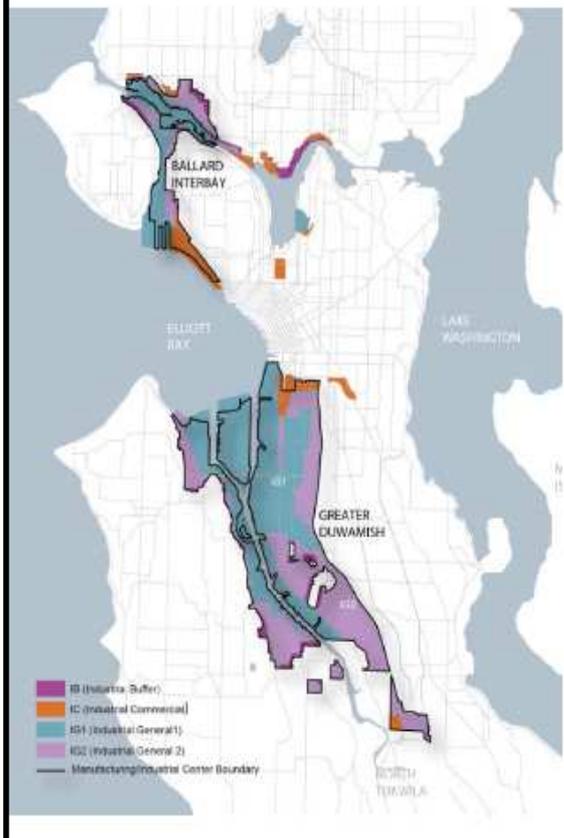
### **Neighborhood Description:**

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.

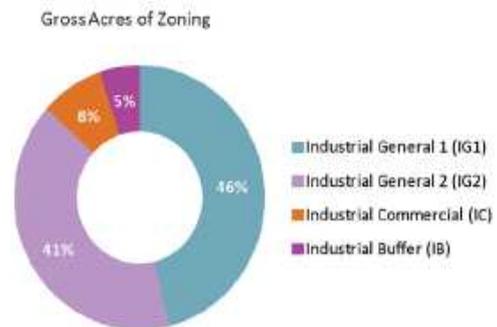
Ballard is best known for its Scandinavian influence and deep commercial fishing roots. There are several historical brick buildings located in the area. Ballard Ave NW is now protected as a local and national historic district after its formal dedication on April 11, 1976 by King Carl XVI Gustav of 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 just north of the Ballard Bridge. 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.

## Seattle's Industrial Lands MICs and Zoning



- Almost all of the city's 6,000 acres of industrially zoned land is in the Ballard/Interbay and Greater Duwamish M/ICs
- Duwamish is much larger (4,900 acres vs. 900) than Ballard/Interbay
- Land use code has 4 zoning designations – IG1, IG2, IC and IB



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

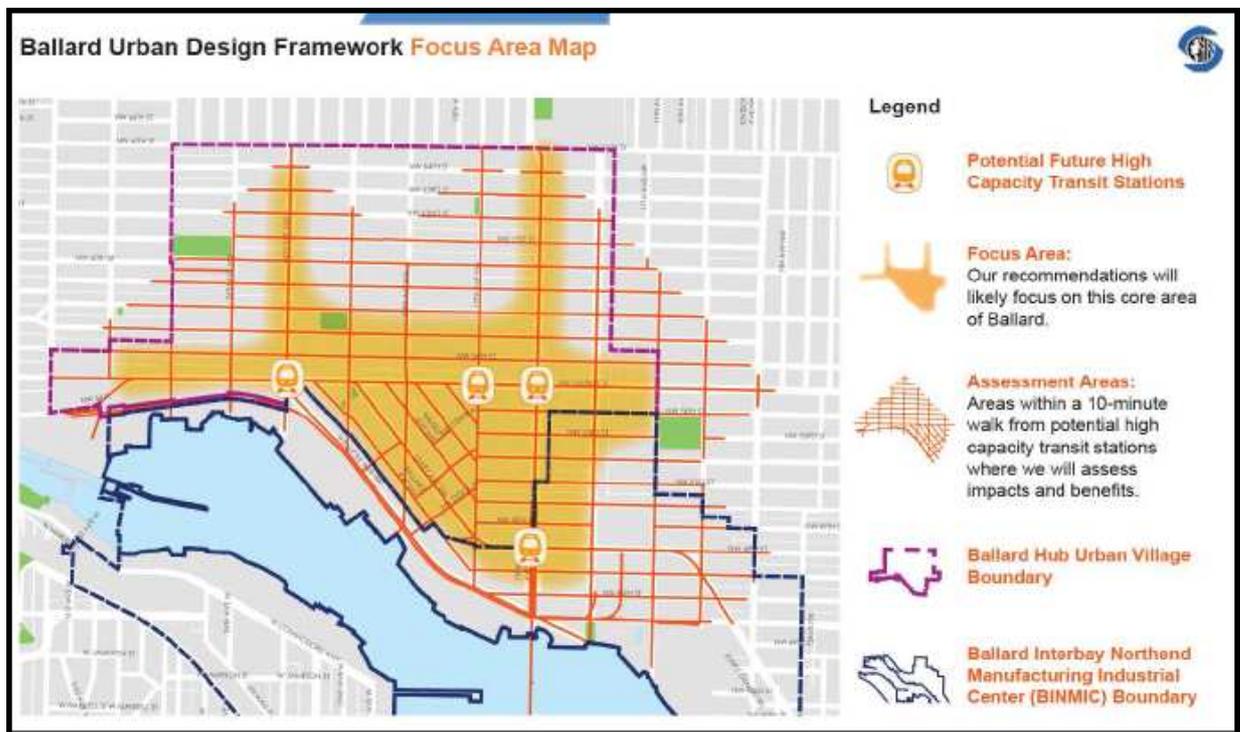
This proposed initiative to the new industrial commercial land use zoning changes are still ongoing of discussions, planning, and reviews by the City of Seattle Elected Officials.

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 ten 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 had been put on hold but it is back in service. 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 41<sup>st</sup> Street and N 44<sup>th</sup> 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:**



**Parcels #276830-3245, #276830-3247, & #276830-3315:** Construction is in progress for Ballard Block II on the site located at 1451 NW 46th Street. It consists of three above-grade buildings over a single-level below grade shared parking garage. The developer also short platted the parent parcel into

three separate lots. Parcel #276830-3245 is a 25,000 square foot general service building with 1,500 square feet of mezzanine office space. Parcel #276830-3315 is a 25,000 square foot marine sale building that occupies two levels and the third level is a daycare plus 1,000 square feet of restaurant space. Parcel #276830-3247 is a five-story building with 25,000 square feet of general retail, 3,000 square feet is a drinking establishment, 5,000 square feet is a retail/ restaurant area at grade level, 12,500 square feet is a child care center on the third level, and 25,000 square feet of office space occupies levels 4 and 5. Construction started in September of 2018.



**Parcels #276830-0980 and #276830-0985:** A permit application was submitted in July of 2017 to the City of Seattle to demolish the 1947 year built industrial structure located at 1406 NW 51<sup>st</sup> Street and construct a new four-story office building with a total building area of 24,880 square feet. The permit was issued on September 29, 2018 and excavation began in November of 2018.

**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 46<sup>th</sup> Street. Permit and plans have been approved and were issued on August 6, 2018. Land is now being prepared for construction.



**Parcels #276830-0785, #0790, #0795, #0800, #0830, #0835, #0840, & #0845:** A land use permit application was 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 52<sup>nd</sup> 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 is being constructed on those mid-block sites containing 45,000 square feet of land area that extend from NW 52<sup>nd</sup> to 53<sup>rd</sup> streets, between 14<sup>th</sup> and 15<sup>th</sup> 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. As of March 13, 2018, the construction was 35% complete.

928 NW Leary Way

### Projects Completed from 2016 to 2018:

Parcel	Address	Project	Project Type	Start	Finish
276830-2930	951 NW Ballard Way	New Season Market	Market	4/2017	5/2018
276830-2931	907 NW Ballard Way	GBD Line Retail	Line Retail	4/2017	5/2018
276830-1715	1118 NW 50 <sup>th</sup> St	Industrial Flex Bldg	Industrial Flex	10/2016	3/2018

## Greenwood/Phinney Ridge: Area 19-40

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### Neighborhood 19-40 boundaries:

- North: N 95<sup>th</sup> Street
- East: Green Lake Way N
- West: Palatine Ave N
- South: N 50<sup>th</sup> 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 85<sup>th</sup> 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 85<sup>th</sup> 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, small efficient dwelling units (SEDU) and congregate housing structures. Development and revitalization in this vicinity remains as strong today as it was last year.

### New and Proposed Developments:



**Parcel #946820-0032:**

The project is under construction and it is located at 6726 Greenwood Avenue N. It will consist of a four-story structure with 52



residential units, 2 live-work units, plus 3,600 square feet of commercial space. The former 1927 year built restaurant/tavern was demolished and started excavation in August 2018.



**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 93<sup>rd</sup> St were demolished in April of 2017. Construction a four-story self-storage mini-warehouse building and 16 surface



parking stalls called the Green Lake Seattle Self Storage Facility containing 1,291 storage units is well underway. As of June 12, 2018, the new facility was 20% complete.



**Parcel #099300-1655:** The 88<sup>th</sup> & Nesbit Micro Apartment project is under construction on the 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. Construction began in March of 2018.



**Parcel #099300-0645:** This site is located at 8820 Aurora Avenue N and is now a new five-story mixed-use building with 5,300 square feet of warehouse space, 6,300 square feet of office space, 28 residential units, and surface parking for three vehicles. The site had been



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 was valid until February 3, 2019. On October 30, 2018, the homeless encampment was removed and construction began on this project.



**Parcels #362603-9058 and #362603-9057:** A new structure is located at 9039 and 9041 Greenwood Avenue N for a six story building with 79 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 in April of 2018. It is now near completion.



**Parcel #379700-0010:** A permit was issued on August 21, 2018 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 80<sup>th</sup> Street. Construction is set to start the spring of 2019.

**Parcels #291920-0865 and #291920-0870:** A permit application was submitted to the City of Seattle to demolish the office building and SFR house on the two sites to construct a new four-story mixed use apartment building. Also rezoning from NC2P-40 to NC2-65 are in the review process. The sites are located at 8105–8111 Greenwood Avenue N.



**Parcel #952410-0305:** The former triplex located at 1141 N 91<sup>st</sup> St has been demolished and construction is in full swing on a new four story apartment building with 15 small efficiency dwelling units and 8 apartment units. Construction was 75% complete as of June 12, 2018.

1141 N 91st Street



**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. Demolition permits have been issued.



**Parcel #952410-0115:** The former boarded-up SFR house structure was demolished and new construction began in June of 2018. A new six-story SEDU apartment building with 13,070 square feet total building area, 23 units and no parking is under construction. The project is located at 1109 N 92<sup>nd</sup> Street.

**New Projects Completed from 2016 to 2018:**

<b>Parcel</b>	<b>Address</b>	<b>Project</b>	<b>Project Type</b>	<b>Start</b>	<b>Finish</b>
<b>324070-0000</b>	6800 Greenwood Ave N	HENDON, THE	M/U Condominium	8/2015	8/2018
<b>339290-0005</b>	8228 Green Lake Dr N	Crew Apartment	M/U Apartment	5/2017	8/2018
<b>312604-9064</b>	1330 N 90 <sup>th</sup> Street	Robert Eagles Middle School	Public Middle School	8/2015	8/2017
<b>351700-0005</b>	1700 N 90 <sup>th</sup> Street	Cascadia Elementary School	Public Middle School	8/2015	8/2017

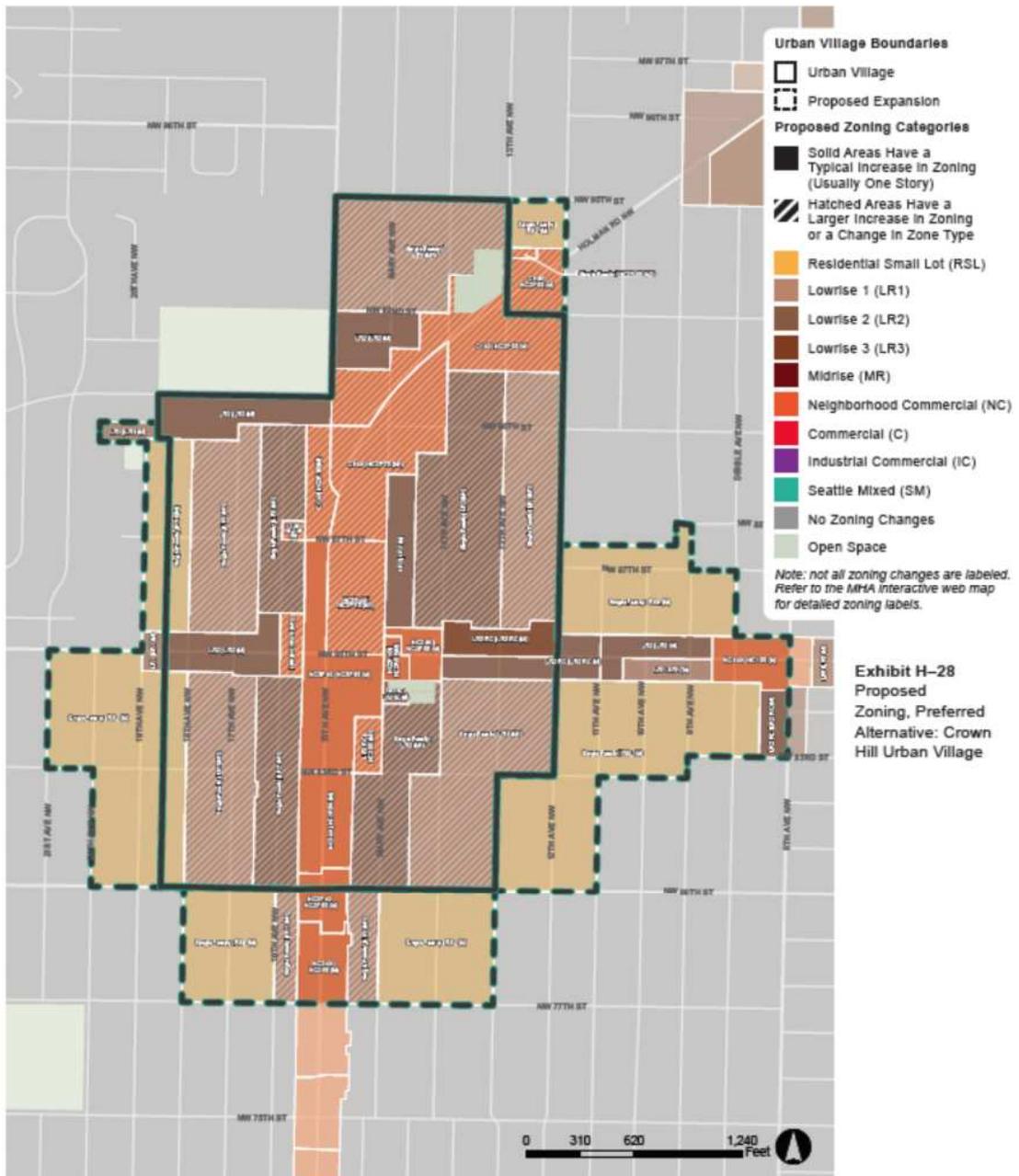
**Crown Hill/North Ballard: Area 19-50**

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**Neighborhood 19-50 boundaries:**

- North: NW 95<sup>th</sup> Street
- East: Palatine Ave N





Source: City of Seattle, 2017.

The map and diagram below indicate the new developments growth to the Crown Hill neighborhood.

# 1 SHAPING GROWTH

## New Development & Opportunities to Shape Growth

Most of the new development in Crown Hill is adjacent to arterials (and bus routes!) and parks and schools. One significant challenge facing Seattle, including Crown Hill, is how to redevelop and add housing and space for businesses while at the same time retain existing residents and businesses.

New growth can be shaped to help meet community desires, such as growing a walkable, pedestrian-priority "center", and improving the conditions along Holman Road and NW 85th Street to be more pedestrian-friendly.



### New and Proposed Developments:



**Parcel #276760-0975:** Located at 6301 15<sup>th</sup> 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. The project was 55% complete as of March 2, 2018.

**Parcel #276770-4215:** The former SFR structure located at 1443 NW 63<sup>rd</sup> Street was demolished to construct a new four-story apartment project which consists of 30 small efficiency units and street parking only. The foundation was poured on June 18, 2018.



**Parcels #362295-0340 through #362295-0530:** The former structures located at 7500-7530 15<sup>th</sup> Avenue NW were demolished in August of 2016 and constructing began on a new project called Isola 15<sup>th</sup> with 20 live/work townhouses. The strictly residential townhouses were transferred to the Residential Division in 2018 and the 20 live/work townhouses remain in the Commercial Division. They were 45% complete on August 27, 2018

**Parcel #330070-0974:** The former retail structure was demolished to construct a new four-story mixed use apartment structure with 40 apartment units, and 1,860 square feet of street level retail space. Excavation was started on the new mixed use . It is located at 8541 15<sup>th</sup> Avenue NW.



**Parcel #758870-0200:** A permit was issued on August 8, 2018 to demolish the former restaurant/retail building located at 8311 15<sup>th</sup> Avenue NW to construct a mixed use 25,186 square foot congregate housing



building that consists of 76 units and 1,005 square feet street level retail space with no onsite parking. Excavation has begun on this project.



**Parcel #937630-0831:** A permit was issued on September 10, 2018 to construct seven new townhouse units on this vacant site with 6,381 square feet of land area. The location is 8364 12<sup>th</sup> Avenue NW. Construction has started and the foundation was poured in November of 2018.



**Parcel #444380-1580:** The recent landmark 1932 year built Loyal Heights School located at 7735 25<sup>th</sup> 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 in the fall of 2016 and completion is projected to be completed the fall of 2019. As of April 4, 2018, construction was 50% along. The construction budget was \$37,300,000.



**Parcel #277660-0111:** Is a project for two four-story buildings with six apartment units and 18 small efficiency dwelling units located at 8509 14<sup>th</sup> Avenue NW. It is called Crown Hill Apartments. The former 1924 year built single-family house structure was demolished in May of 2018.



**Parcels #305270-0070 and #305270-0060:** The two structures on these parcels were demolished on October 25, 2018. Excavation and foundation started to build live/work townhouses and residential townhouses. The projects are located at 6726- 6732 15<sup>th</sup> Avenue NW.



**Parcels #123200-1180, #123200-1185, & 123200-1195:** New live/work and townhouse structures began construction on September 5, 2018. The new project is located at 7743-7749 15<sup>th</sup> Avenue NW.

**Parcel #751850-0450:** The former retail structure located at 6747 15<sup>th</sup> Avenue NW was demolished in December of 2018. Construction started on new live/work and townhouse structures in January of 2019.

### New Projects Completed from 2016 to 2018:

Parcel	Address	Project	Project Type	Start	Finish
186240-0411	9176 Holman Road	Parla Apartment	M/U Apartment	11/2015	6/2017
186240-0423	NW				
276760-2205	1506 NW 61 <sup>st</sup> Street	Ballard Sixty-One	33 Units Apartment	6/2016	3/2018
276760-0635	1427 NW 65 <sup>th</sup> Street	Apartment	22 Units Apartment	8/2017	3/2018

**Green Lake: Area 19-60**

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**Neighborhood 19-60 boundaries:**

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





**Parcels #952810-4725& #952810-4735:** The former building located at 6870 Woodlawn Avenue NE was demolished in 2016 to prepare for construction of the new Woodlawn East, a mixed-use apartment complex for senior living with five-stories and 23 senior living units, ground level retail space, and one-level of underground parking. Excavation started in December of 2018.



**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 as of August 27, 2018, the project is at 60% complete.

7440 E Green Lake Drive N



**Parcel #952810-1455:** The new Meter Apartment Building at the site lot located at 417 NE 73<sup>rd</sup> Street is under construction. The structure is 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. Started excavation in June of 2018.



**Parcel #952810-1245:** Permits and plans were issued to demolish the former 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. Excavation for the foundation on this project began on April 8, 2018.



**Parcel #952810-1561:** A permit was issued to demolish the existing office building located at 7221 5<sup>th</sup> Avenue NE to construct new townhouses. New construction plans were approved in 2018.

7221 5<sup>th</sup> Ave NE



Billings Private Middle School  
7217 Woodlawn Ave NE



Billings Private Middle School  
existing structure

**Parcel #952910-0040:** Permits were issued on November 20, 2018 with a value of \$4,000,000 to the Billings Private Middle School located at 7217 Woodlawn Avenue NE for construction of additional space and substantial interior alterations.

**New Projects Completed from 2016 to 2018:**

Parcel	Address	Project	Project Type	Start	Finish
952810-3625	414 Ravenna Blvd	Helene Apartment	M/U Apartment	7/2015	7/2017
952810-1790	419 NE 71 <sup>st</sup> Street	The Eddy Apartment	M/U Apartment	1/2016	9/2017
952810-1425	420 NE 73 <sup>rd</sup> Place	Green Lake Rowhouses	8 TH Units Apt	8/2016	4/2018

**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 19-40 was physically inspected for the 2019 assessment year. The inspection area comprised 362 parcels, or approximately 22 % of the 1,658 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 01/01/2016 through 03/05/2019 were given primary consideration for valuing land. There were 148 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 148 verified commercial land sales that occurred during the last three years that were utilized for the 2019 revalue. There were forty-four (44) sales in 2016, fifty-three (53) sales in 2017, forty-five (45) sales in 2018 and six (6) sales closed in 2019. These sales represent a mix of commercial, industrial, multi-family and residential zones. There were eighty (80) commercial zoned land sales,

fifty-nine (59) multi-family zoned land sales, seven (7) industrial zoned land sales, and two (2) 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 19 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 19 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 19 were also reviewed and considered. They include Commercial Area 10, Commercial Area 17 and Commercial Area 20. The residential teardown sales considered for Area 19 include Residential Areas 06, 19, 39, 42, 43 and 82. A list of those sales is available in the King County Area Reports for their respective areas. There were several land sales that were segregated and many transferred to the Residential Department after single-family improvements and residential townhouse units were built. During and after the model development, field inspections were conducted to review values as necessary.

The recommended land value for the 2019 assessment year resulted in a total change from the 2018 assessments of +19.78%. The total assessed land value for the 2018 assessment year for Area 19, including specialty land, was \$4,699,360,500. The total assessed land value for the 2019 assessment year for Area 19, including Specialty land, is \$5,628,832,900.

**CHANGE IN ASSESSED LAND VALUE BY AREA\***

<b>Neighborhood</b>	<b>2018 Land Value</b>	<b>2019 Land Value</b>	<b>% Change</b>
<b>19-10</b>	<b>\$1,258,439,100</b>	<b>\$1,540,180,900</b>	<b>22.39 %</b>
<b>19-20</b>	<b>\$825,879,200</b>	<b>\$915,279,500</b>	<b>10.82 %</b>
<b>19-40</b>	<b>1,043,203,400</b>	<b>\$1,237,346,300</b>	<b>18.61 %</b>
<b>19-50</b>	<b>\$1,094,179,100</b>	<b>\$1,347,217,200</b>	<b>23.13 %</b>
<b>19-60</b>	<b>\$477,659,700</b>	<b>\$588,809,000</b>	<b>23.27 %</b>
<b>TOTAL</b>	<b>\$4,699,360,500</b>	<b>\$5,628,832,900</b>	<b>19.78 %</b>

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

**Neighborhoods and Sales:**

**Ballard: Area 19-10**

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Area 19-10 recommended land value for the 2019 assessment year resulted in a total change from the 2018 assessments of +22.29%. The total assessed land value for the 2018 assessment year for Area 19-10, including specialty land, was \$1,258,439,100. The total assessed land value for the 2019 assessment year for Area 19-10, including Specialty land, is \$1,540,180,900.

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. Thirty (30) 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 were twenty (20) commercially zoned land sales and ten (10) 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.		Property Name	Zone	Par. Ct.
								Area				
019	010	112503	9009	28,334	2909492	\$11,750,000	01/04/18	\$414.70		BALLARD TRANSFER & STORES	NC3P-65	1
019	010	117500	0740	4,850	2919452	\$1,130,000	03/13/18	\$232.99		R/R SFR House Tear Down	LR1	1
019	010	117500	0801	4,733	2791346	\$771,000	04/19/16	\$162.90		4 UNIT APT	LR3	1
019	010	117600	1225	6,435	2867310	\$1,050,000	05/26/17	\$163.17		R/R SFR Duplex Tear Down	LR1	1
019	010	276760	3670	5,000	2819466	\$841,200	08/04/16	\$168.24		R/R SFR House Tear Down	LR1	1
019	010	276760	4480	5,000	2891642	\$925,000	08/22/17	\$185.00		R/R SFR House Tear Down After Sale	LR1	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	4525	5,000	2804728	\$820,000	06/14/16	\$164.00		BARBER SHOP ATTACHED TO SFR	NC3-40	1
019	010	276760	4580	3,900	2963056	\$1,060,000	11/14/18	\$271.79		Sfr	LR2	1
019	010	276770	0025	4,400	2919102	\$1,420,000	03/06/18	\$322.73		Triplex	LR3	1
019	010	276770	0090	10,000	2891707	\$3,300,000	09/26/17	\$330.00		Duplex	MR-RC	2
019	010	276770	0295	7,800	2976419	\$3,650,000	03/05/19	\$467.95		Former U-FRAME-IT & PILGRIMS NU	NC3P-65	2
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	0355	13,400	2972720	\$5,900,000	02/05/19	\$440.30		LAW OFFICES (CONVERTED SFR H	NC3P-65	4
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	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	0845	18,901	2934881	\$8,300,000	06/08/18	\$439.13		FED EX KINKOS RETAIL & RESTAUF	NC3P-85	1
019	010	276770	1030	10,000	2939144	\$4,225,000	06/29/18	\$422.50		THE KRESS BUILDING	NC3P-65	1
019	010	276770	1535	5,000	2781187	\$874,000	02/17/16	\$174.80		ARCHITECTS OFFICE	C1-65	1
019	010	276770	1561	6,000	2956890	\$1,917,500	10/04/18	\$319.58		5 PLEX	LR3	1
019	010	276770	1750	9,607	2851805	\$2,190,000	03/01/17	\$227.96		MACK'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 CI	C1-65	1
019	010	276770	4730	5,000	2884040	\$1,750,000	08/16/17	\$350.00		4 PLEX	LR3	1
019	010	276820	0225	5,000	2874980	\$855,000	06/21/17	\$171.00		R/R SFR House Tear Down	LR1	1
019	010	276830	0175	5,000	2972041	\$1,725,000	01/23/19	\$345.00		PIONEER MASONRY AND RESTORA	NC3-65	1

E#2791346 recorded parcel #117500-0801 located at 3029 NW 56<sup>th</sup> 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 four-plex 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#2804728 recorded parcel #276760-4525 located at 1501 NW 59<sup>th</sup> Street, Seattle, WA which sold for \$820,000 on June 14, 2016 with a 1900 year built low-cost wood frame barber shop 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 unit 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 unit SEDU apartment building.

E#2879960 recorded parcel #276760-4525 (above) located at 1501 NW 59<sup>th</sup> 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 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#2832626 recorded with parcels #276770-0295 and #276770-0300 located at 5601 20<sup>th</sup> 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 was 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). The property was re-listed for sale in November 2017 with an asking price of \$4,500,000 then reduced to \$4,250,000 in March 2018 with option to purchase the existing building plans as additional cost. The listing was a pending sale as of December 14, 2018.

E#2827586 recorded parcel #276770-0430 located at 1700 NW 56<sup>th</sup> 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 56<sup>th</sup> 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.

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 constructed a new, seven-story mixed-use apartment containing 177 units with street level retail space known as The Valdok on the six parcels after sale date. See each of the following itemized excise tax affidavits below:

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56<sup>th</sup> 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 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,600,000. The site has an area of 4,750 square feet and 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 56<sup>th</sup> 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 56<sup>th</sup> 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 56<sup>th</sup> 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 52<sup>nd</sup> 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 15<sup>th</sup> 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 56<sup>th</sup> 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#2867310 recorded parcel #117600-1225 located at 3237-3239 NW Market Street, Seattle, WA that sold for \$1,050,000 on May 26, 2017. The site has a land area of 6,435 square feet and is zoned Low-Rise 1 (LR1). After the sale, the 1947 year built duplex onsite was demolished in June of 2018 and new townhouse structures with four residential units were constructed.

E#2819466 recorded parcel #276760-3670 located at 2011 NW 60<sup>th</sup> Street, Seattle, WA that sold for \$841,200 on August 4, 2016. The site contains a land area of 5,000 square feet with zoning classification of Low-Rise 1 (LR1). The property was sold with a 1922 year built triplex that was demolished in October of 2017 and new townhouse structures with three residential units were constructed in January of 2018.

E#2891642 recorded parcel #276760-4480 located at 1547 NW 59<sup>th</sup> Street, Seattle, WA that sold on August 22, 2017 for \$925,000. The property site contains a land area of 5,000 square feet and is zoned Low-Rise 1 (LR1). It was sold with a 1900 year built duplex that was demolished in November of 2017. After demolition, the buyer constructed townhouses with three residential units in the year 2018.

E#2874980 recorded parcel #276820-0225 located at 5511 4<sup>th</sup> Avenue NW, Seattle, WA that sold for \$855,000 on June 21, 2017. The site contains a land area of 5,000 square feet with zoning classification of Low-Rise 1 (LR1). The property was sold with a vacant single-family residential structure that was demolished in May of 2018. A new townhouse with three residential units was constructed in June of 2018.

E#2884040 recorded parcel #276770-4730 located at 1439 NW 60<sup>th</sup> Street, Seattle, WA that sold on August 16, 2017 for \$1,749,400. The site contains a land area of 5,000 square feet with zoning classification of Low-Rise 3 (LR3). The property site consists of a 1991 year built two-story wood frame four-plex with a total building area of 4,046 square feet.

After the sale, the buyer applied for permits to demolish the four-plex and construct a new four-story apartment building with 22 units.

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 has a 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 building.

E#2919452 recorded parcel #117500-0740 located at 3018 NW 56<sup>th</sup> Street, Seattle, WA sold for \$1,130,000 on March 13, 2018. The property site contains a land area of 4,850 square feet with a zoning classification of Low-Rise 1 (LR1). It sold with a 1950 year built single-family structure that was demolished after sale date and three new 2018 year built townhouse units were constructed subsequently.

E#2963056 recorded parcel #276760-4580 located at 1552 NW 58<sup>th</sup> Street, Seattle, WA sold for \$1,060,000 on November 14, 2018. The property site contains a land area of 3,900 square feet and is zoned Low-Rise 2 (LR2). It was sold with a 1900 year built single-family structure. It was listed with a broker with an asking price of \$1,050,000, received multiple offers, and ultimately was an all-cash transaction. The buyer is a townhouse developer who plans to construct new townhouses.

E#2934881 recorded parcel #276770-0845 located at 1740 NW Market Street, Seattle, WA sold for \$8,300,000 on June 8, 2018. The property site contains a land area of 9,401 square feet and is zoned Neighborhood Commercial 3 with 85 feet height limits (NC3-85). It sold with a 1954 year built one-story masonry retail store containing a total building area of 9,405 square feet. The buyer plans to demolish the retail structure and construct a new mixed use multifamily building. It was listed with a broker with an asking price of \$8,400,000 on August 24, 2016.

E#2939144 recorded parcel #276770-1030 located at 2220 NW Market Street, Seattle, WA sold for \$4,225,000 on June 29, 2018. The site has a land area of 10,000 square feet and zoning classification of Neighborhood Commercial 3 Pedestrian with 65 feet height limits (NC3P-65). It was sold with a 1927 year built one-story masonry retail building known as the Kress Building. Total building area was 20,067 square feet and net rentable area consisted of 15,478 square feet. The buyer plans to demolish the structure to construct a new mixed use multifamily building. The property was sold by a broker with a list date of March 7, 2018 and an asking price of \$4,250,000.

E#2956890 recorded parcel #276770-1561 sold for \$1,917,500 on October 4, 2018. The property is located at 1544 NW 52<sup>nd</sup> Street, Seattle, WA. The site contains a land area of 6,000 square feet and is zoned Low-Rise 3 (LR3). The property sold with a 1906 year built two-story wood frame five-plex apartment building. It was listed with a broker on May 29, 2018 with an asking price of \$1,850,000. The buyer is a townhouse developer who plans to demolish the structure and construct new townhouses. It was an all cash sale.

E#2919102 recorded parcel #276770-0025 located at 2431 NW 57<sup>th</sup> Street, Seattle, WA, it sold for \$1,420,000 on March 6, 2018. The site contains a land area of 4,400 square feet

and is zoned Low-Rise 3 (LR3). A 1967 year built one-story wood frame triplex structure was onsite though it will be demolished and replaced with new multifamily structures. The property was listed for sale with an asking price of \$1,250,000 and a list date of January 3, 2018. The broker indicated there were multiple offers by land developers for the property which drove the price above asking.

E#2972041 recorded parcel #216830-0175 located at 1100 NW 54<sup>th</sup> Street, Seattle, WA that sold for \$1,725,000 on January 23, 2019. The property site contains a land area of 5,000 square feet with zoning classification of Neighborhood Commercial 3 with 65 feet height limits (NC3-65). The site sold with a 1946 year built one-story wood frame industrial warehouse office structure consisting a total building area of 4,776 square feet. It was listed for sale on October 23, 2018 with an asking price of \$2,000,000 with Vantage Commercial Partners. The industrial building was vacant at the time of listing and sale. As of December 17, 2018, a sale was pending. Prior to closing and recording dates, the buyer applied for permits on January 3, 2019 to demolish the existing structure and construct a new six-story mixed use building.

E#2972720 recorded four parcels #276770-0355, #276770-0356, #276770-0365, and #276770-0366. They are located at 5610 – 565020<sup>th</sup> Avenue NW, Seattle, WA, and the price was \$5,900,000 which closed on February 5, 2019. The total land area is 13,400 square feet with zoning classifications of Neighborhood Commercial 3 with 65 feet height limits (NC3-65). The sites are currently occupied with two small single-family houses and a single-family house structure used as law office, all were built in the early 1900's. The purchaser is 57<sup>th</sup> Ballard LLC and it is associated with Saratoga Capital of Los Gatos, CA, a multifamily developer and investor. The list date was October 10, 2018 with an asking price of \$5,900,000 and it was marketed as land. The broker indicated the listing price was determined by recent land sales with similar zoning classification in the Ballard neighborhood and that there were multiple offers though it sold for asking price.

E#2976419 recorded parcels #276770-0295 and #276770-0300 located at 5601 20<sup>th</sup> Avenue NW, Seattle, WA which sold for \$3,650,000 and closed on March 3, 2019. The property sale is for a land area of 7,800 square feet and zoned Neighborhood Commercial 3 with 65 feet height limits (NC3-65). The site had a 1910 wood frame retail building that will be demolished and replaced with a new mixed use apartment building.

### **Industrial Ballard and Fremont: Area 19-20**

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Area 19-20 recommended land value for the 2019 assessment year resulted in a total change from the 2018 assessments of +10.82%. The total assessed land value for the 2018 assessment year for Area 19-20, including specialty land, was \$825,879,200. The total assessed land value for the 2019 assessment year for Area 19-20, including Specialty land, is \$915,279,500.

This area has twenty-one (21) land sales containing six (6) commercial zoned land, seven (7) industrial zoned land, and eight (8) multifamily zoned land.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.
								Area	Property Name		
019	020	122503	9036	4,995	2922465	\$1,100,000	03/28/18	\$220.22	R/R Duplex	LR1	1
019	020	122503	9037	5,177	2922457	\$1,000,000	03/27/18	\$193.16	R/R Duplex	LR1	1
019	020	193130	0835	5,900	2886809	\$1,100,000	08/24/17	\$186.44	R/R Duplex/Triplex Tear Down	LR2	1
019	020	251600	0080	6,311	2951080	\$875,000	09/04/18	\$138.65	Storage Warehouse	IG2 U/65	1
019	020	276770	2035	4,402	2874116	\$885,000	06/30/17	\$201.04	retail	IC-65	1
019	020	276830	0505	5,000	2938463	\$1,350,000	06/26/18	\$270.00	Outrageously Fit	C1-65	1
019	020	276830	0570	5,000	2938169	\$1,002,066	06/22/18	\$200.41	PARKING for parcels #276830-0525, #	IB U/45	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	1187	4,992	2962344	\$1,150,000	11/14/18	\$230.37	NW 52ND STREET TOWNHOUSE	LR1	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	2525	18,800	2921074	\$2,200,000	03/21/18	\$117.02	NIX STG LOT - SEE 2535	IG2 U/65	3
019	020	569350	0240	7,500	2807882	\$1,615,000	07/06/16	\$215.33	R/R SFR Duplex Tear Down After Sale	LR2	2
019	020	569350	0320	12,500	2943475	\$3,648,400	07/17/18	\$291.87	HILLSIDE TERRACE	LR2	1
019	020	569350	0495	5,000	2867453	\$1,125,000	05/22/17	\$225.00	R/R Duplex Tear Down After Sale	LR1	1
019	020	744200	0090	4,800	2886471	\$945,000	08/28/17	\$196.88	R/R SFR Tear Down After Sale	LR1	1
019	020	952110	1020	5,000	2870502	\$1,100,000	06/12/17	\$220.00	Triplex	C1-40	1
019	020	952110	1035	7,700	2918319	\$1,500,000	03/08/18	\$194.81	SEATTLE MOTION PICTURE SERVIC	C1-40	2
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	2948222	\$2,300,000	08/16/18	\$460.00	vacant-commercial	C1-40	1
019	020	952110	1310	5,000	2863827	\$1,200,000	05/05/17	\$240.00	vacant-commercial	C1-40	1

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#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 46<sup>th</sup> Street, Seattle, WA that sold for \$1,200,000 on May 5, 2017 and resold on August 16, 2018 for \$2,300,000 recorded under E#2948222. 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#2948222 recorded parcel #952110-1310 a vacant land site located at 906 N 46<sup>th</sup> Street, Seattle, WA that sold for \$2,300,000 on August 16, 2018. It was previously sold for

\$1,200,000 in May of 2017 recorded under E#2863827. The property has a land area of 5,000 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40).

E#2880147 recorded parcel #276830-0980 a vacant land site located at 5101 14<sup>th</sup> 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 51<sup>st</sup> 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.

E#2807882 recorded with parcels #569350-0240 and #569350-0250 located at 4231 and 4229 Evanston Avenue N, Seattle, WA. These two parcels sold for \$1,615,000 on July 6, 2016 comprised with total land area of 7,500 square feet that are zoned Low-Rise 2 (LR2). The sites contained two single-family residential houses that were demolished in July of 2017 and three new townhouse structures were constructed.

E#2867453 recorded parcel #569350-0495 located at 4308 Evanston Avenue N, Seattle, WA that sold for \$1,125,000 on May 22, 2017. The site contains a land area of 5,000 square feet and zoned Low-Rise 1 (LR1). It was sold with a 1922 year built duplex that was subsequently demolished in October of 2017. New townhouse structures were begun in February of 2018 and were finally completed in June of 2018.

E#2886809 recorded parcel #193130-0835 located at 4122 Linden Avenue N, Seattle, WA that sold for \$1,100,000 on August 24, 2017. The site sold with land area of 5,900 square feet and is zoned Low-Rise 2 (LR2). The property consisted of a 1915 year built triplex that was demolished in July of 2018 and two new townhouse structures with seven residential units were constructed.

E#2886471 recorded parcel #744200-0090 located at 308 NW 41<sup>st</sup> Street, Seattle, WA that sold for \$945,000 on August 28, 2017. The site contains a land area of 4,800 square feet and zoned Low-Rise 1 (LR1). The property was sold with a 1900 single-family residential house that was demolished in May of 2018 and a townhouse structure with three residential units was constructed.

E#2870502 recorded parcel #952110-1020 located at 816 N 47<sup>th</sup> Street, Seattle, WA that sold on June 12, 2017 for \$1,100,000. The site contains land area of 5,000 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The 1917 year built triplex on site is slated for demolition to construct seven new residential townhouse units.

E#2922465 recorded parcel #122503-9036 located at 812 NW 53<sup>rd</sup> Street, Seattle, WA that sold for \$1,100,000 on March 28, 2018. The property site contains land area of 4,995 square feet and zoned Low-Rise 1 (LR1). It sold with a 1944 duplex structure which was

subsequently demolished in August of 2018 and construction started on four new townhouse buildings that will contain nine residential units.

E#2922457 recorded parcel #122503-9037 located at 816 NW 53<sup>rd</sup> Street, Seattle, WA that sold for \$1,000,000 on March 27, 2018. The site contains a land area of 5,137 square feet and is zoned Low-Rise 1 (LR1). The property sold with a 1944 duplex that was demolished in August of 2018 and progress has begun on the construction of two townhouse buildings consisting of six residential units.

E#2951080 recorded parcel #251600-0080 located at 4321 Leary Way NW, Seattle, WA that sold for \$875,000 on September 4, 2018. The site is zoned Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) and contains a land area of 6,311 square feet. The property site contains two low cost 1948 and 1952 year built industrial structures with building areas of 891 square feet and 1,560 square feet. The buyer applied for permits to demolish all structures after sale date.

E#2938463 recorded parcel #276830-0505 located at 1446 NW 53<sup>rd</sup> Street, Seattle, WA that sold for \$1,350,000 on June 28, 2018. The site contains land area of 5,000 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The property site is sold with an existing 1957 year built one story masonry storage warehouse building containing a total building area of 3,291 square feet. The property was listed with asking price of \$1,295,000 and listed on May 15, 2018. The broker indicated that there were multiple offers for the property. The buyer paid all cash and applied for permits to demolish the existing storage warehouse structure to construct a new 60 SEDU apartment building prior to closing date.

E#2938169 recorded parcel #276830-0570 is a parking lot located at 1103 NW 54<sup>th</sup> Street, Seattle, WA. The vacant land sold for \$1,002,066 on June 22, 2018. It has a land area of 5,000 square feet and is zoned Industrial Buffer Unlimited with 45 feet height limits (IB U/45).

E#2962344 recorded parcel #276830-1187 located at 917 NW 53<sup>rd</sup> Street, Seattle, WA that sold for \$1,150,000 on November 14, 2018. The site contains a land area of 4,992 square feet and is zoned Low-Rise (LR1). It consists of a 1981 year built two-story wood frame duplex with a total building area of 2,502 square feet. The buyer applied for permits in December of 2018 to short plat the site into three lots and demolish the existing duplex to replace it with new townhouses.

E#2921074 recorded with three parcels #276830-2525, #276830-2530, and #276830-2535 that are located at 1400 NW Leary Way, Seattle, WA that sold for \$2,200,000 on March 21, 2018. The site contains a total land area of 18,800 square feet and is zoned Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65). The property sold with a 1928 year built one-story masonry storage warehouse structure that was demolished in October of 2018. The property was listed for sale on April 25, 2017 with an asking price of \$2,395,950. The broker indicated that contamination was present on these lots.

E#2943475 recorded parcel #569350-0320 located at 602 N 42<sup>nd</sup> Street, Seattle, WA that sold for \$3,648,400 on July 17, 2018. The site contains a land area of 12,500 square feet

and is zoned Low-Rise 2 (LR2). There is a 1909 year built two-story wood frame, 16 unit apartment building that is slated for demolition to construct new eight townhouses. The property was listed for sale on May 31, 2018 with an asking price of \$3,450,000. The broker indicated there were multiple offers for the property.

E#2918319 recorded with two parcels #952110-1035 and #952110-1030 located at 4717 and 4711 Aurora Avenue N, Seattle, WA that sold for \$1,500,000 on March 8, 2018. The total land area is 7,700 square feet and zoned Commercial 1 with 40 feet height limits (C1-40). The two sites contain two single-family structures that had been used for commercial purposes and will be demolished to construct a new apartment building.

### Greenwood/Phinney Ridge: Area 19-40

The recommended land value in Area 19-40 for the 2019 assessment year resulted in a total change from the 2018 assessments of +18.61%. The total assessed land value for the 2018 assessment year, including specialty land, was \$1,043,203,400. The total assessed land value for the 2019 assessment year, including Specialty land, is \$1,237,346,300.

The Greenwood/Phinney Ridge Area had twenty-four (24) land sales with eighteen (18) of commercially zoned land and six (6) multifamily zoned land. There were eight (8) land properties sold in 2016, seven (7) occurred in 2017, seven (7) sold in 2018, and two (2) closed in 2019.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area				
019	040	099300	0815	7,688	2888609	\$1,250,000	09/06/17	\$162.59		R/R triplex	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	270810	0230	3,920	2853111	\$965,000	03/08/17	\$246.17		R/R SFR House	NC2-40	1
019	040	287710	3940	3,413	2974525	\$1,100,000	01/02/19	\$322.30		PHINNEY RIDGE PROFESSIONAL CI	NC2-40	1
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	2945383	\$790,000	07/27/18	\$189.58		RETAIL (SQUIRREL'S BUY & SELL) &	NC2P-40	1
019	040	291920	1265	4,167	2884995	\$650,000	07/31/17	\$155.99		RETAIL (SQUIRREL'S BUY & SELL) &	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	336390	0205	8,351	2941914	\$2,400,000	07/13/18	\$287.39		A 1 PIANOS	NC2-40	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	379700	0010	5,899	2970704	\$990,000	01/09/19	\$167.83		PAST SEATTLE CITY LIGHT SUB-ST/	NC3P-40	2
019	040	643150	0361	45,353	2930944	\$11,550,000	05/18/18	\$254.67		open space-dance sudio (former DOL)	NC2-40	1
019	040	732190	0035	3,750	2912811	\$1,050,000	01/25/18	\$280.00		R/R SFR House Tear Down	LR3 RC	1
019	040	732190	0040	3,750	2912896	\$1,010,000	01/25/18	\$269.33		R/R SFR House Tear Down	LR3 RC	1
019	040	732190	0085	3,750	2912818	\$1,000,000	01/24/18	\$266.67		R/R Sfr Tear Down	LR3 RC	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	952310	0575	3,825	2906011	\$975,000	12/08/17	\$254.90		R/R SFR House Tear Down	LR3	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	2899213	\$750,000	10/31/17	\$199.47		sfr	C1-65	1
019	040	952410	0115	3,760	2911136	\$1,350,000	01/12/18	\$359.04		sfr	C1-65	1

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#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#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 93<sup>rd</sup> 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 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 85<sup>th</sup> 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. Property resold on July 27, 2018 for \$790,000 recorded under E#2945383 with existing structures still on site. It was resold as land sale to another developer that will use their own plans and resubmit another permit for different projects.

E#2945383 recorded parcel #291920-1265 located at 119 NW 85<sup>th</sup> Street, Seattle, WA that sold for \$790,000 on July 31, 2018. Previously sold on July 31, 2017 for \$650,000 recorded under E#2884995 as land sale. 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. Buyer indicated the sale price does not include the plans which is separate costs.

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. 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 87<sup>th</sup> 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)). The 1916 year built duplex onsite will be demolished and replaced by a new mixed use 51 unit apartment building with commercial space.

E#2899213 recorded parcel #952410-0115 located at 1109 N 92<sup>nd</sup> 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 92<sup>nd</sup> 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.

E#2906011 recorded parcel #952310-0575 located at 5217 Phinney Avenue N, Seattle, WA that sold for \$975,000 on December 8, 2017. The site contains land area of 3,825 square feet and is zoned Low-Rise 3 (LR3). The property was sold with a 1917 year built single-family house structure on site that will be demolished for new townhouses. The permit was issued on June 28, 2018 for demolition and new construction.

E#2853111 recorded parcel #270810-0230 located at 308 N 74<sup>th</sup> Street, Seattle, WA that sold for \$965,000 on March 8, 2017. The site contains land area of 3,920 square feet and zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The property sold with a 1911 year built single-family house dwelling that was demolished in June of 2018 and constructed three new townhouses consisting of four residential units and two live/work units.

E#2888609 recorded parcel #099300-0815 located at 8817 Midvale Avenue N, Seattle, WA that sold for \$1,250,000 on September 9, 2017. The site contains land area of 7,688 square feet and is zoned Low-Rise 3 (LR3). The property was sold with an existing 1967 year built triplex that will be demolished for new development. Permits were issued on February 1, 2018 to demolish the old triplex and construct two new townhouse buildings containing a total of eight residential units.

E#2912811 recorded parcel #732190-0035 located at 6509 Phinney Avenue N, Seattle, WA that sold for \$1,050,000 on January 1, 2018. The site has a land area of 3,750 square feet and zoned Low-Rise 3 (LR3). The property sold with an existing 1917 duplex that was demolished in August of 2018 and is in process of constructing new townhouse structures. Permits were issued on August 6, 2018 for demolition of all existing buildings to construct new townhouses.

E#2912896 recorded parcel #732190-0040 located at 6505 Phinney Avenue N, Seattle, WA that sold for \$1,010,000 on January 25, 2018. The site contains a land area of 3,750

square feet and zoned Low-Rise 3 (LR3). It sold with a 1918 triplex that was demolished in August of 2018 and new townhouses are under construction. Permits were issued on April 11, 2018 for demolition of the old buildings and begin new construction.

E#2912818 recorded parcel #732190-0085 located at 6517 Phinney Avenue N, Seattle, WA that sold for \$1,000,000 on January 24, 2018. The property sold with the site containing a land area of 3,750 square feet and zoned Low-Rise 3 (LR3). The onsite 1914 single-family house was demolished in August of 2018 and the new townhouses are now under construction.

E#2917729 recorded parcel #312604-9367 located at 9217 Linden Avenue N, Seattle, WA that sold for \$1,377,500 on February 23, 2018. The site contains a land an area of 7,008 square feet and is zoned Low-Rise 2 (LR2). The onsite structures, a 1965 year built one-story wood frame four-plex will be demolished to construct new townhouses. The buyer applied for permits to demolish the existing four-plex and construct the new structures prior to closing. The property was listed with a broker with an asking price of \$1,250,000. The list date was January 29, 2018 and the broker indicated there were multiple offers with the highest bidder eventually prevailing.

E#2941914 recorded parcel #336390-0205, The A-1 Pianos, located at 7020 Greenwood Avenue N, Seattle, WA that sold for \$2,400,000 on July 13, 2018. The site contains a land area of 8,351 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The site sold with a 1910 year built one-story wood frame retail building and a 1925 year built one-story wood frame low-cost single-family house. Both structures will be demolished to construct new townhouses.

E#2930944 recorded parcel #643150-0361, the former Department of License Building, located at 320 N 85<sup>th</sup> Street, Seattle, WA that sold \$11,550,000 on May 18, 2018. The property site contains a land area of 45,353 square feet and consists of split zoning classification with a land area of 44,353 square feet is zoned NC2-40 plus an area of 1,314 square feet is zoned NC2-65. The site is improved with a 1955 year built one-story wood frame office/retail building of 15,339 square feet in size. The property was listed with a broker. The buyer plans to construct a mixed use apartment building and applied for re-zoning the NC2-40 land portion to NC2-65.

E#2970704 recorded parcels #379700-0010 and #379700-0011 located at 949 and 953 N 80<sup>th</sup> Street, Seattle, WA sold for \$990,000. It consists of two vacant sites with a combined land area of 5,899 square feet and zoned Neighborhood Commercial 3 with 40 feet height limits (NC3-40).

E#2974525 recorded parcel #287710-3940 located at 6817 Greenwood Avenue NW, Seattle, WA which closed on January 2, 2019 for \$1,100,000. The land area is 3,412 square feet with zoning classification of Neighborhood Commercial 2 with 40 feet height limits (NC2-40). Onsite was a 1905 year built low-cost single-family house that was slated for demolition after sale date to construct a new 19-units apartment building. It was listed with a broker with an asking price of \$1,200,000. The land developer buyer applied for permits after the purchase.

#### **North Ballard and Crown Hill: Area 19-50**

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The recommended Area 19-50 land value for the 2019 assessment year resulted in a total change from the 2018 assessments of +23.13%. The total assessed land value for the 2018 assessment year, including specialty land, was \$1,094,179,100. The total assessed land value for the 2019 assessment year, including Specialty land, is \$1,347,217,200.

There were sixty-eight (68) land sales in this area during this period: twenty (20) sales in 2016, twenty-seven (27) sales in 2017, and twenty-one (21) sales in 2018. Of these land sales, thirty-three (33) are commercially zoned land, thirty-three (33) 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, rezoning for higher construction densities, and more affordable land values in comparison to other neighborhoods in Area 19, especially along 15<sup>th</sup> Avenue NW where most of the land sales occurred in the past three years. Along with multifamily zoned land, other commercial land is absorbed by townhouse and multi-family developers.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Zone	Par. Ct.
								Area	Property Name		
019	050	045200	0290	3,737	2860592	\$577,500	04/18/17	\$154.54	R/R SFR House Tear Down	LR1	1
019	050	045200	1015	5,000	2887614	\$965,000	08/28/17	\$193.00	R/R SFR Tear Down After Sale	LR1	1
019	050	046100	2810	4,250	2949206	\$925,000	08/22/18	\$217.65	R/R Duplex	NC2P-40	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	094600	0310	4,700	2875979	\$800,000	07/06/17	\$170.21	R/R SFR Tear Down Sale	LR3	1
019	050	123200	1130	2,499	2914266	\$600,000	02/07/18	\$240.10	ARCHI'S PLUMBING	NC2-40	1
019	050	123200	1145	6,662	2892983	\$1,000,000	09/26/17	\$150.11	CLINIC & APT	NC2-40	2
019	050	123200	1145	6,662	2967872	\$1,750,000	12/12/18	\$262.68	OFFICE & APARTMENT	NC2-40	2
019	050	123200	1180	9,996	2935727	\$3,300,000	05/23/18	\$330.13	Vacant	NC2-40	3
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	0410	4,800	2868230	\$820,000	05/30/17	\$170.83	R/R SFR House Tear Down	LR1	1
019	050	276760	0520	4,900	2874647	\$925,000	06/27/17	\$188.78	R/R Triplex Tear Down	LR1	1
019	050	276760	0630	5,000	2775280	\$1,020,000	01/08/16	\$204.00	6 UNIT APT	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	1101	6,000	2793818	\$1,240,000	04/20/16	\$206.67	4 PLEX	LR1	1
019	050	276760	1115	4,767	2880231	\$805,000	07/26/17	\$168.87	R/R SFR House Tear Down	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	276760	1400	4,999	2902364	\$1,050,000	11/17/17	\$210.04	R/R SFR House	LR1	1
019	050	276760	1430	5,000	2803743	\$800,000	06/10/16	\$160.00	R/R SFR House Tear Down After Sale	LR1	1
019	050	276760	1685	5,000	2889941	\$1,000,000	09/12/17	\$200.00	R/R SFR House Tear Down	LR1	1
019	050	276760	1700	4,500	2873928	\$800,000	06/27/17	\$177.78	R/R SFR House Tear Down	LR1	1
019	050	276760	1701	5,500	2873938	\$800,000	06/27/17	\$145.45	R/R SFR House Tear Down After Sale	LR1	1
019	050	276760	1730	5,000	2886591	\$975,000	08/28/17	\$195.00	R/R SFR House Tear Down	LR1	1
019	050	276760	1880	5,000	2857964	\$870,000	04/04/17	\$174.00	R/R Duplex Tear Down After Sale	LR1	1
019	050	276760	1915	5,000	2838116	\$850,000	11/28/16	\$170.00	R/R SFR House Tear Down After Sale	LR1	1
019	050	276760	2225	4,750	2930297	\$1,100,000	05/11/18	\$231.58	R/R SFR Triplex Tear Down	LR1	1
019	050	276760	2290	4,650	2819237	\$800,000	08/25/16	\$172.04	R/R SFR House Tear Down	LR1	1
019	050	276760	2425	5,000	2818900	\$800,000	08/25/16	\$160.00	R/R SFR House Tear Down After Sale	LR1	1
019	050	276760	2560	5,000	2866748	\$860,000	05/18/17	\$172.00	R/R SFR Tear Down	LR1	1
019	050	276760	2760	4,650	2927517	\$1,000,000	04/21/18	\$215.05	FOUR PLEX/Conv. SFR	LR1	1
019	050	276760	2840	4,650	2861960	\$800,000	04/25/17	\$172.04	R/R SFR Tear Down	LR1	1
019	050	276760	3335	4,750	2845418	\$810,000	01/19/17	\$170.53	R/R SFR Duplex Tear Down	LR1	1
019	050	276770	4215	5,000	2793611	\$825,000	04/19/16	\$165.00	Sfr	LR3	1
019	050	276960	1445	5,000	2883388	\$900,000	08/11/17	\$180.00	R/R SFR Duplex Tear Down	LR1	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	277660	0110	3,600	2965979	\$885,625	12/10/18	\$246.01	WILD MOUNTAIN CAFE	NC2-40	1
019	050	277660	0111	4,979	2829603	\$575,000	10/12/16	\$115.49	sfr	NC2-40	1
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	287710	2290	5,000	2906661	\$1,000,000	12/12/17	\$200.00	R/R SFR DUPLEX TEAR DOWN	LR1	1
019	050	291970	0035	5,670	2879341	\$950,000	07/12/17	\$167.55	R/R SFR House Tear Down	LR3	1
019	050	291970	2545	8,219	2929998	\$1,850,000	04/21/18	\$225.09	Georgia's Greek Deli/Restaurant	NC2-40	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	305270	0070	7,500	2950987	\$2,000,000	08/27/18	\$266.67	The Shop Automotive	NC2-40	2
019	050	330070	0785	7,920	2933871	\$1,600,000	05/31/18	\$202.02	Aroma Valley Spa	C1-40	1
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01	BENTO SUSHI	NC3P-40	2
019	050	330070	0974	6,854	2936669	\$2,900,000	06/05/18	\$423.11	RETAIL/RESTAURANT	NC3P-40	1
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	369390	1870	8,350	2920490	\$1,657,500	03/19/18	\$198.50	BUSINESS SUPPORT SERVICE	NC1-30	2
019	050	444730	0015	8,000	2854603	\$1,555,000	03/10/17	\$194.38	CAFFE FLORE	NC1-30	1
019	050	444730	0031	6,000	2915973	\$1,150,000	02/13/18	\$191.67	R/R SFR House Tear Down	LR2	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	0430	4,360	2925406	\$779,000	04/13/18	\$178.67	SFR HOUSE STRUCTURE USED AS	NC2-40	1
019	050	751850	0440	4,366	2949577	\$1,125,000	08/15/18	\$257.67	4 UNIT APT	NC2-40	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	751850	0530	4,380	2939652	\$1,150,000	06/27/18	\$262.56	SFR HOUSE CONVERTED TO COMM	NC2P-40	1
019	050	751850	3715	6,964	2927834	\$1,600,000	04/26/18	\$229.75	SMOKEN PETE'S BBQ	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
019	050	937630	0831	6,381	2955066	\$1,750,000	09/12/18	\$274.25	New Parcel Segged From Parent Parc	LR2 RC	1

E#2839546 is the Crown Hill Wesleyan Church property located at 9202-9204 11<sup>th</sup> 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 onsite 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 11<sup>th</sup> 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 contained the original buildings: a 1928 year built church and a 1926 year built single family residence, which were slated for eventual demolition. They had previously sold and recorded under E#2839546 as seen directly above.

E#2862896 recorded parcel #276760-0975 located at 6301 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$3,400,000 on May 4, 2017, it had previously sold on April 22, 2015 for \$1,625,000 recorded under E#2727934 as a tear down land sale. The April 22, 2015 sale included the onsite bank structure which was demolished on December 12, 2016 and construction started on a new 2017 year built mixed use SEDU building. The subject's May 4, 2017 sale was for a land area of 10,000 square feet with zoning classification of Neighborhood Commercial 3 with 40 feet height limits (NC3-40). The 2017 sales price included the costs of permits, plans, land surveys, demolition, excavation, shoring, plus a portion of construction materials which amounted to approximately \$1,400,000. The adjusted sales was estimated at \$2,000,000 reflecting \$200 per square foot of land area.

E#2793818 recorded parcel #276760-1101 located at 1703 NW 64<sup>th</sup> 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 that is recorded under E#2764403 and verified as a tear down land sale. At the time of this sale, the 1947 year built four-plex 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 7<sup>th</sup> 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 was to expire soon after. 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#2827577 recorded parcel #305270-0050 located at 6738 15<sup>th</sup> 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#2790485 a land sale involving two parcels #330070-0930 and #330070-0935 located at 8501 and 8511 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 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 15<sup>th</sup> 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 15<sup>th</sup> 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 construction on a new mixed-use townhouse complex began in April of 2017.

E#2777357 recorded parcel #690820-0200 located at 6401 32<sup>nd</sup> 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#2837383 involves three sites, parcels #758870-0055, #238910-0075 and #238910-0070, located at 8015, 8017, and 8023 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$2,425,000 on November 9, 2016. They have a combined land area of 17,553 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The onsite

improvements were a 1924 year office building, a 1950 triplex, and a 1944 duplex were demolished and to construct eight new live/work and ten new residential townhouse.

E#2811097 recorded parcel #758870-0200 located at 8311 15<sup>th</sup> 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 was demolished in October 2018 and construction began on a new mixed-use micro studio apartment building. 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 accepted the highest bid.

E#2812077 recorded parcels #937630-0830 and 937630-0831 located at 1111 NW 85<sup>th</sup> 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 townhouses.

E#2848220 recorded parcels #123200-1180 and #123200-1190 located at 7743 and 7749 15<sup>th</sup> 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 several 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. The property re-sold on May 13, 2018 for \$3,300,000 recorded under E#2935727 with all the existing low-cost structures still on site.

E#2935727 recorded parcels #123200-1180, #123200-1185, and #123200-1190 located at 7743, 7747, and 7749 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$3,300,000 on May 13, 2018. Previously sold on February 7, 2017 for \$1,500,000 recorded under E#2848220 as tear down land sale. The three parcels sites combined a total land area of 9,996 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The sites still contains three low-cost structures that were vacated and boarded-up. They were demolished in July of 2018 and construction started on three townhouses. The sale was listed with a broker for an asking price of \$3,300,000 on August 16, 2017.

E#2793611 recorded parcel #276770-4215 located at 1443 NW 63<sup>rd</sup> 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 were 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 85<sup>th</sup> Street, Seattle, WA that sold for \$1,555,000 on March 10, 2017. The had a retail structure and 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 15<sup>th</sup> 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 sold with two single family houses 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 65<sup>th</sup> 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 to demolish the old 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 85<sup>th</sup> Street, Seattle, WA that sold for 1,500,000 on May 25, 2017. The land area has 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 for \$870,000 from May 29, 2017 for a 6,396 square foot parking lot facing NW 64<sup>th</sup> Street from parent parcel #276760-1245, the Ballard Baptist Church, site located at 6301 20<sup>th</sup> Avenue NW, Seattle, WA. The two newly segregated sites are assigned parcel numbers #276760-1246 and #276760-1247. The zoning classification is Low-Rise 1 (LR1). The buyer plans to construct new townhouses.

E#2891284 recorded parcel #751850-0480 located 7001 15<sup>th</sup> 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 repair shop will be demolished to construct a four-story mixed use apartment building. In addition, the buyer also acquired the adjacent property to the north located at 7011 15<sup>th</sup> Avenue NW, parcel #751850-0500 with 4,377 square feet, for \$1,320,000 on February 22, 2018 which recorded under E#2917116. 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 85<sup>th</sup> 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 unit apartment building. The buyer is land developer who plans to demolish the existing building and construct new townhouses. Permit applications for demolition and plans were submitted after the sale.

E#2910963 recorded parcel #751850-0450 located at 6747 15<sup>th</sup> 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 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$2,100,000 on January 10, 2018. The combined 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 sits on -1200 and -1195 serves as parking. Plans are to redevelop.

E#2913683 recorded parcel #276760-0710 located at 6400 15<sup>th</sup> 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 15<sup>th</sup> Avenue NW, Seattle, WA 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). The buyer is a developer who plans to construct new live/work and residential townhouses.

E#2860592 recorded parcel #045200-0290 located at 843 NW 62<sup>nd</sup> Street, Seattle, WA sold for \$577,500 on April 18, 2017. The land area is 3,737 square feet with zoning classification of Low-Rise (LR1). The property was sold with a 1938 year built single-family house structure that was subsequently demolished in August of 2018 and new townhouses were constructed.

E#2887614 recorded parcel #045200-1015 located at 824 NW 63<sup>rd</sup> Street, Seattle, WA sold for \$577,500 on April 18, 2017. The land area is 5,000 square feet with zoning classification of Low-Rise (LR1). The property was sold with a 1906 year built single-family house that was subsequently demolished in March 2018 to build townhouses.

E#2949206 recorded parcel #046100-2810 located at 7346 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$925,000 on August 22, 2018. The property site contains a land area of 4,250 square feet and is zone Neighborhood Commercial 2 with 40 feet height limits (NC2-40). It sold with a 1931 duplex and the buyer plans to construct a mixed use structure.

E#2875979 recorded parcel #094600-0310 located at 612 NW 85<sup>th</sup> Street, Seattle, WA that sold for \$800,000 on July 6, 2017. The site contains a land area of 4,700 square feet and zoned Low-Rise 3 (LR3). It was improved with a 1922 year built single-family house. A permit was issued on February 1, 2018 to demolish the older building and construct two townhouses containing four residential units.

E#2892983 recorded parcels #123200-1145 and #123200-1140 located at 7711 and 7709 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$1,000,000 on September 26, 2017. The two parcels contain a total land area of 6,662 square feet, and they are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The parcels sold with a 1960 year built two-story wood frame mixed use multifamily and a 1925 year built single-family house. Both sites recently re-sold for \$1,750,000 on December 12, 2018 and recorded under E#2967872. The buyer submitted permits to demolish both structures and construct a new SEDU apartment building on the sites.

E#2967872 recorded parcels #123200-1145 and #123200-1140 located at 7711 and 7709 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$1,750,000 on December 12, 2018. Both parcels site previously sold for \$1,000,000 on September 26, 2017 recorded under E#2892983. The sites contain a total land area of 6,662 square feet, and both are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The properties sold with a 1960 year built two-story wood frame mixed use multifamily building and a 1925 year built single-family house. The buyer submitted permits for demolition to construct a new four-story mixed use SEDU apartment building containing 18 units and street level retail space.

E#2868230 recorded parcel #276760-0410 located at 1711 NW 65<sup>th</sup> Street, Seattle, WA sold for \$820,000 on May 30, 2017. The site contains a land area of 4,800 square feet and is zoned Low-Rise 1 (LR1). The property sold with a 1916 built single-family house that was subsequently demolished in June of 2017 and replaced with new 2018 townhouses.

E#2874647 recorded parcel #276760-0520 located at 1531 NW 65<sup>th</sup> Street, Seattle, WA that sold for \$925,000 on June 27, 2017. The site contains a land area of 4,900 square feet and is zoned Low-Rise 1 (LR1). It sold with a 1959 year built triplex that was subsequently demolished in August of 2018, subdivided into three parcels, and replaced with three new residential townhouse units.

E#2775280 recorded parcel #276760-0630 located at 1431 NW 65<sup>th</sup> Street, Seattle, WA sold for \$1,019,000 on January 8, 2016. The site contains a land area of 5,000 square feet and is zoned Low-Rise 3 (LR3). It sold with a 1955 year built six-unit one story wood frame apartment building. It was listed with a broker at an asking price of \$1,000,000. On December 12, 2017, a permit application submitted to construct a new 22-unit apartment.

E#2880231 recorded parcel #276760-1115 located at 1706 NW 63<sup>rd</sup> Street, Seattle, WA sold for \$805,000 on July 26, 2017. The property site contains a land area of 4,767 square feet with zoning classification of Low-Rise 1 (LR1). It sold with a 1912 single-family house that was demolished and new townhouses with three residential units were under construction in July of 2018.

E#2902364 recorded parcel #276760-1400 located at 2230 NW 63<sup>rd</sup> Street, Seattle, WA sold for \$1,050,000 on November 17, 2017. The site sold with a land area of 4,999 square feet and zoned Low-Rise 1 (LR1). The 1912 single-family house onsite was subsequently demolished and it was platted with a new parcel, #276760-1401. Permits were issued on May 15, 2018 to construct new townhouses.

E#2803743 recorded parcel #276760-1430 located at 6316 26<sup>th</sup> Avenue NW, Seattle, WA sold on 6/10/2016 for \$800,000. The property site contains land area of 5,000 square feet and is zoned Low-Rise 1 (LR1). It was improved with a 1954 duplex that was subsequently demolished in June of 2017 and permits were issued on April 9, 2017 to construct two new townhouses with a total of five residential units.

E#2889941 recorded parcel #276760-1685 located at 2223 NW 63<sup>rd</sup> Street, Seattle, WA that sold on September 12, 2017 for \$1,000,000. The site has a land area of 5,000 square feet, and the zoning classification is Low-Rise 1 (LR1). It was subdivided into two parcels,

thereby adding parcel #276760-1686 in February of 2017. The 1912 year built single-family house was subsequently demolished and replaced with new townhouses for a total of three residential units in July of 2017.

E#2879341 recorded parcel #291970-0035 located at 643 NW 85<sup>th</sup> Street, Seattle, WA that sold for \$950,000 on July 12, 2017. The site contains land area of 5,670 square feet and is zoned Low-Rise 3 (LR3). The property sold with a 1916 year built single-family house that was demolished in July of 2018 and two new townhouses with six residential units are under construction.

E#2831547 recorded parcel #277660-0145 located at 8559 Mary Avenue NW, Seattle, WA sold on October 27, 2016 for \$2,100,000. The site contains a land area of 16,142 square feet and is zoned Neighborhood Commercial 3 Pedestrian with 40 feet height limits (NC3P-40). It sold with a 1947 year built single-family house that was demolished in July of 2017 and is being replaced with mixed use multifamily structures with 21 townhouse units.

E#2829603 recorded parcel #277660-0111 located at 8509 14<sup>th</sup> Avenue NW, Seattle, WA sold for \$575,000 on October 12, 2016. The site contains a land area of 4,979 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). It sold with a 1924 single-family house that was subsequently demolished in 2018. Permits were issued on February 23, 2018 for demolition to construct a new four-story multifamily building with six apartment units and 18 small efficient dwelling units (SEDU).

E#2873928 recorded parcel #276760-1700 located at 6211 22<sup>nd</sup> Avenue NW, Seattle, WA that sold for \$800,000 on June 27, 2017 containing a land area of 4,500 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1916 year built single-family house structure was still standing but was subsequently demolished in July of 2017. The site was then platted into seven parcels and new townhouses were constructed with seven residential units.

E#2873938 recorded parcel #276760-1701 located at 2201 NW 63<sup>rd</sup> Street, Seattle, WA that sold for \$800,000 on June 27, 2017 containing a land area of 5,500 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1910 year built single-family house was still standing and subsequently demolished in July of 2017. The site was platted into seven parcels and new townhouses were constructed.

E#2886591 recorded parcel #276760-1730 located at 2222 NW 62<sup>nd</sup> Street, Seattle, WA that sold for \$975,000 on August 28, 2017 containing a land area of 5,000 square feet and zoning classification of Low-Rise 1 (LR1). The property was sold with a 1912 year built single-family house that was subsequently demolished in July of 2018 and the site was platted with a new parcel #276760-1731. It now has a three unit townhouse.

E#2857964 recorded parcel #276760-1880 located at 2050 NW 62<sup>nd</sup> Street, Seattle, WA that sold for \$870,000 on April 4, 2017 containing a land area of 5,000 square feet and zoning classification of Low-Rise 1 (LR1). The property was sold with a 1900 year built duplex onsite that was demolished in July of 2018 and replaced with three new townhouses with nine residential units. In February of 2018, the site was platted into three parcels.

E#2838116 recorded parcel #276760-1915 located at 1743 NW 83<sup>rd</sup> Street, Seattle, WA that sold for \$850,000 on November 28, 2016 containing a land area of 5,000 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1900 year built single-family house was standing though it was subsequently demolished in April of 2017. The site was platted into three parcels and a new townhouse structure with three residential units was constructed.

E#2819237 recorded parcel #276760-2290 located at 1737 NW 62nd Street, Seattle, WA that sold for \$800,000 on August 25, 2016 containing a land area of 4,650 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1916 year built single-family house was still standing and was subsequently demolished in February of 2018. The site was then platted into three parcels to build a new townhouse structure with three residential units.

E#2818900 recorded parcel #276760-2425 located at 2035 NW 62nd Street, Seattle, WA that sold for \$800,000 on August 25, 2016 containing a land area of 5,000 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1900 year built single-family house structure was still standing and subsequently demolished in June of 2017. The site was platted into three parcels to construct a new townhouse with three units.

E#2866748 recorded parcel #276760-2560 located at 2035 NW 62nd Street, Seattle, WA that sold for \$860,000 on May 18, 2016 containing a land area of 5,000 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1910 year built single-family house structure was still standing and subsequently demolished in November of 2017. The site was platted into three parcels, and construction was completed of a new townhouse with three residential units in 2018.

E#2861960 recorded parcel #276760-2840 located at 2430 NW 60nd Street, Seattle, WA that sold for \$800,000 on April 25, 2017 containing a land area of 4,650 square feet and zoning classification of Low-Rise 1 (LR1). At the time of this sale, the 1905 year built single-family house structure was still standing and subsequently demolished in November of 2017. It was then platted into three parcels and construction of a new townhouse structure with three residential units was completed in 2018.

E#2845418 recorded parcel #276760-3335 located at 1532 NW 60nd Street, Seattle, WA that sold for \$810,000 on January 19, 2017 containing a land area of 4,750 square feet and zoning classification of Low-Rise 1 (LR1). The 1911 year built duplex on site was demolished in August on 2017, the lot was platted into two parcels, and construction is in progress for a new townhouse with three residential units.

E#2883388 recorded parcel #276960-1445 located at 6207 7<sup>th</sup> Avenue NW, Seattle, WA sold for \$900,000 on August 11, 2017. The property site is zoned Low-Rise 1 (LR1). It contains a land area of 5,000 square feet that was short platted into two parcels on December 28, 2017. It also sold with a 1914 year built triplex that was demolished in May of 2018 and construction began on a new townhouse with three residential units plus a new single-family house.

E#2906661 recorded parcel #287710-2290 located at 515 NW 70<sup>th</sup> Street, Seattle, WA that sold for \$1,000,000 on December 12, 2017. The site contains a land area of 5,000 square feet and is zoned Low-Rise 1 (LR1). It also had a 1950 year built wood frame duplex. A permit was approved and issued on August 20, 2018 to demolish the duplex and construct a new three-story townhouse structure with seven residential units. The duplex is currently vacated and boarded-up in preparation for demolition and new construction.

E#2930297 recorded parcel #276760-2225 located at 1526 NW 61<sup>st</sup> Street, Seattle, WA sold for \$1,100,000 on May 11, 2018. The site contains a land area of 4,750 square feet with zoning classification of Low-Rise 1 (LR1). It sold with a 1965 year built wood frame triplex. A permit was issued on December 12, 2018 to short plat it into two parcels and demolish the old structure to construct a new townhouse.

E#2927517 recorded parcel #276760-2760 located at 2447 NW 61<sup>st</sup> Street, Seattle, WA sold for \$1,000,000 on April 21, 2018. The property site sold with a land area of 4,650 square feet that was subdivided into two lots on August 30, 2018, after the sale closed. The site had a 1911 year built two-story wood frame four-plex with a total building area of 4,716 square feet. Permits and plans were submitted to the City of Seattle Planning Department to demolish the four-plex and construct a new townhouse.

E#2929998 recorded parcel #291970-2545, the Georgia's Greek Deli Restaurant located at 325 NW 85<sup>th</sup> Street, Seattle, WA sold for \$1,850,000 on April 21, 2018. The property site contains a land area of 8,219 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The parcel had a 1946 year built one-story wood frame restaurant. It was listed with a broker on February 17, 2017 with an asking price of \$1,850,000. The broker indicated there were multiple offers and was an all cash sale. The buyer is land developer who applied for permits in April of 2018 (at closing date) to demolish the existing structure and construct a new mixed use multifamily building.

E#2950987 two recorded parcels #305270-0070 and #305270-0060 located at 6726 and 6732 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$2,000,000 on August 27, 2018. The two parcels sites contain a total land area of 7,500 square feet, and both are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The properties were sold with a 1983 year built 2,113 square feet garage service repair shop and a 1914 year built 2,220 square feet duplex. Eventually they were demolished on October 25, 2018. Construction started on a new live/work townhouse and residential townhouses. The buyer indicated the sale was listed with a broker and the offer to purchase both parcels were made in the year 2017. The buyer applied to demolish and subdivide into townhouse plats prior to the 2018 closing date.

E#2933871 recorded parcels #330070-0785 located at 8709 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$1,600,000 on May 31, 2018. The site contains a land area of 7,920 square feet with zoning classification of Commercial 1 with 40 feet height limits (C1-40), and it consists of a 1959 year built mixed use retail and two residential units with a total building

area of 4,060 square feet. The seller is a broker and the property management company that purchased it on September 1, 2015 for \$900,000 recorded under E#2753745 which was verified as an association to the previous seller. The seller broker marketed and listed the property for the 2018 sale. The buyer is land developer who applied for permits prior to the closing date to demolish the onsite structure and construct two new townhouses with live/work and residential units.

E#2936669 recorded parcel #330070-0974 located at 8541 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$2,900,000 on June 5, 2018. The site contains a land area of 6,854 square feet and is zoned Neighborhood Commercial 3 Pedestrian with 40 feet height limits (NC3P-40). The property was an improved site with a 1946 year built one-story masonry retail building and it was demolished on August 28, 2018. Excavation started in October 2018 to construct a new four story mixed use SEDU apartment building with 40 units. The property listing was on and off the market since July of 2016. The initial list price was \$1,550,000 and became a pending sale on September 20, 2016. The potential buyer backed out of the sale because he was unable to get permitting approval from the City of Seattle. The property listing went off the market in January of 2017. It was re-listed for sale with an undisclosed price on February 9, 2018 and became a pending sale in April of 2018.

E#2920490 two recorded parcels #369390-1870 and #369390-1860 located at 6500 32<sup>nd</sup> Avenue NW and 3052 NW 65<sup>th</sup> Street, Seattle, WA sold for \$1,655,500 on March 19, 2018. The two parcels sites contain a total land area of 8,350 square feet, and both are zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). They were sold with a 1936 year built low-cost retail/office building and a 1906 year built single-family house structure. Both buildings were demolished on August 7, 2018 and construction started on four new live/work townhouse units and two residential townhouse units.

E#2915973 recorded parcel #444730-0031 located at 8370 Loyal Way NW, Seattle, WA sold for \$1,150,000 on February 13, 2018. The site contains a land area of 6,000 square feet and is zoned Low-Rise 2 (LR2). The property sold with a 1954 single-family house and a permit was issued on December 12, 2018 for its demolition to construct new townhouses with six residential units.

E#2925406 recorded parcel #751850-0430 located at 6739 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$779,000 on April 13, 2018. The site contains a land area of 4,360 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The site consists of a 1905 year built single-family house that was being used for commercial purposes. It was listed for sale with an asking price of \$779,000 in April of 2018. The seller indicated that there were two offers by land developers. The prevailing party paid all cash and plans to demolish the existing structure and construct new project.

E#2949577 recorded parcel #751850-0440 located at 6740 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,125,000 on August 15, 2018. The site contains a land area of 4,366 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The site was improved with 1906 year built four-plex. The buyer applied for permits on November 28, 2018 to demolish the four-plex and construct a new five-story mixed use building. It was listed with a broker with an asking price of \$1,150,000 on July 6, 2018. There were multiple offers and it was an all cash sale.

E#2939652 recorded parcel #751850-0530 located at 7027 15<sup>th</sup> Avenue NW, Seattle, WA sold for \$1,150,000 on June 27, 2018. The site contains a land area of 4,380 square feet and is zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). The property sold with a 1905 year built single-family house that was used for commercial retail/office purposes. The buyer is a land developer who plans to demolish the structure and construct a new project.

E#2927834 recorded parcel #751850-3715 located at 1918 NW 65<sup>th</sup> Street, Seattle, WA sold for \$1,600,000 on April 26, 2018. The site contains a land area of 6,964 square feet and is zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). It is improved with a 1922 year built one-story masonry restaurant building known as Smoken Pete's BBQ. The tenant of over 20 years indicated that there were multiple offers to purchase the property over the past three years and all were made by land developers. The buyer plans to demolish the existing restaurant and construct new live/work townhouses.

E#29550066 recorded parcel #937630-0831, a vacant land located at 8364 12<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,750,000 on September 12, 2018. The property site contains a land area 6,381 square feet and is zoned Low-Rise 2 Residential Commercial (LR2 RC).

E#2965979 recorded parcel #277660-0110 located at 1408 NW 85<sup>th</sup> Street, Seattle, WA that sold for \$885,625 on December 10, 2018. The site contains a land area of 3,600 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The property site consists of a 1925 year built low-cost single family house structure with total building area of 2,600 square feet that is being used as a commercial restaurant in the interim. It was listed for sale with an asking price of \$900,000 on April 19, 2018. The asking price was then increased to \$975,000 on April 30, 2018. The broker indicated the property value is in the land and marketed this property as a land listing.

## **Greenlake: Area 19-60**

The Area 19-60 recommended land value for the 2019 assessment year resulted in a total change from the 2018 assessments of +23.27%. The total assessed land value for the 2018 assessment year, including specialty land, was \$477,659,700. The total assessed land value for the 2019 assessment year, including Specialty land, is \$588,809,000.

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 five land sales in this area: one (1) in 2016, three (3) in 2017, and one (1) closed in 2019. Three (4) 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.		Property Name	Zone	Par. Ct.
								Area				
019	060	952810	0485	9,123	2869535	\$3,100,000	06/05/17	\$339.80		SPUD FISH & CHIPS	NC3P-40	1
019	060	952810	0700	3,281	2972283	\$1,200,000	01/25/19	\$365.74		Mixed Use Open Office/One Residenc	NC2-40	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 73<sup>rd</sup> 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 new apartment structure with 35 apartment units, 10 small efficient apartment units, street level retail space of 1,777 square feet, and basement parking is under construction.

E#2852377 recorded parcel #952810-1545 located at 437 NE 73<sup>rd</sup> Street, Seattle, WA that sold for \$1,000,000 on March 2, 2017. The lot has 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 set to demolish the existing 1925 year built four-plex and short plat the lot for a new townhouses.

E#2853825 recorded parcel #952810-1561 located at 7221 5<sup>th</sup> 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. It sold with an office building and the purchaser applied for permits to demolish it and construct new live/work townhouses.

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 bid 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 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.

E#2972283 recorded parcel #952810-0700 located at 7307 Woodlawn Avenue NE, Seattle, WA that sold for \$1,200,000 on January 25, 2019. The property site contains land area of 3,281 square feet and is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). It is currently improved with a 1958 year built mixed use commercial retail/office and one residential unit of two bedroom and one bath unit above. The buyer, Blueprint Capital, is a real estate investor that purchased both existing improved and vacant properties to redevelop the site with new multifamily structures for re-sale as new multifamily structure properties. The purchaser also bought the Spud Fish and Chip Restaurant located at 6860 E Green Lake Drive N, Seattle, WA on June 5, 2017 for \$3,100,000 to redevelop the site.

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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.

<b>Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2019 Land Revaluation</b>					
<b>Zoning</b>	<b>19-10</b>	<b>19-20</b>	<b>19-40</b>	<b>19-50</b>	<b>19-60</b>
<b>Multi-family</b>					
LDT					
LR1, LR1 RC	\$180	\$180	\$150 - \$180	\$160 - \$180	\$180 - \$190
L-2, LR2 RC	\$190 - \$195	\$190	\$160 - \$190	\$170 - \$190	\$195 - \$210
LR3, LR3 RC, LR3 PUD	\$200 - \$210	\$200	\$180 - \$200	\$180 - \$200	\$210 - \$220
LR4					
MR, MR-RC	\$240				
MR 85					
<b>Commercial</b>					
C1-30	\$150			\$160	
C1-40		\$205 - \$210 GeoNbr \$120 Aurora	\$145 - \$150 GeoNbr \$90-\$100 Aurora	\$150 - \$190	\$235
C1-65	\$225	\$225	\$90 Aurora		
C2-40					
C2-65	\$225		\$85 Aurora		
NC1-30	\$200		\$105	\$170 - \$200	\$210-\$220

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2019 Land Revaluation					
Zoning	19-10	19-20	19-40	19-50	19-60
NC1-40		\$200-\$210	\$130	\$170 - \$200	\$210-\$220
NC1-65				\$200	
NC2-30, NC2P-30				\$170	
NC2-40, NC2P-40, NC2P2-40	\$205	\$205	\$200 - \$210 85 <sup>th</sup> S \$180 - \$200 85 <sup>th</sup> N	\$190 - \$195	\$235
NC2-65, NC2P-65, NC2P2-65	\$320		\$195 - \$200		\$250
NC2-65 (1.3)			\$195	\$190	
NC2-65 (3.0), NC2P-65 (3.0)				\$190	
NC3-40, NC3P-40	\$205		\$195 GeoNbr \$105-\$110 Aurora	\$195 - \$205	\$235
NC3-65, NC3P-65	\$340				
NC3-65 (3.0), NC3P-65 (3.0)				\$195	
NC3-85, NC3P-85	\$350				
NC3-125					
<b>Major Institution Overlay District</b>					
MIO-65-MR	\$240				
MIO-105-MR	\$240				
MIO-105-LR2					
<b>Major Institution Overlay District</b>					
MIO-105-LR3					
MIO-37-LR2					
MIO-50-LR2					
MIO-65					
MIO-105-NC3-65	\$300				
MIO-65-NC3-65	\$300				
MIO-65-NC3-85	\$310				
IB U/45	\$120	\$120			
IC-65	\$130 - \$135	\$135			
<b>Industrial</b>					
IG1 U/45					
IG2 U/45		\$115			
IG1 U/65	\$120	\$120			
IG2 U/65	\$120	\$120			
<b>Single Family</b>					
SF 5000	\$65 - \$90	\$75 - \$100	\$40 - \$160	\$50 - \$130	\$50 - \$165
SF 7200				\$50 - \$95	
SF 9600					
Total Parcels Incl Spec & Gov	602	672	562	767	271

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:

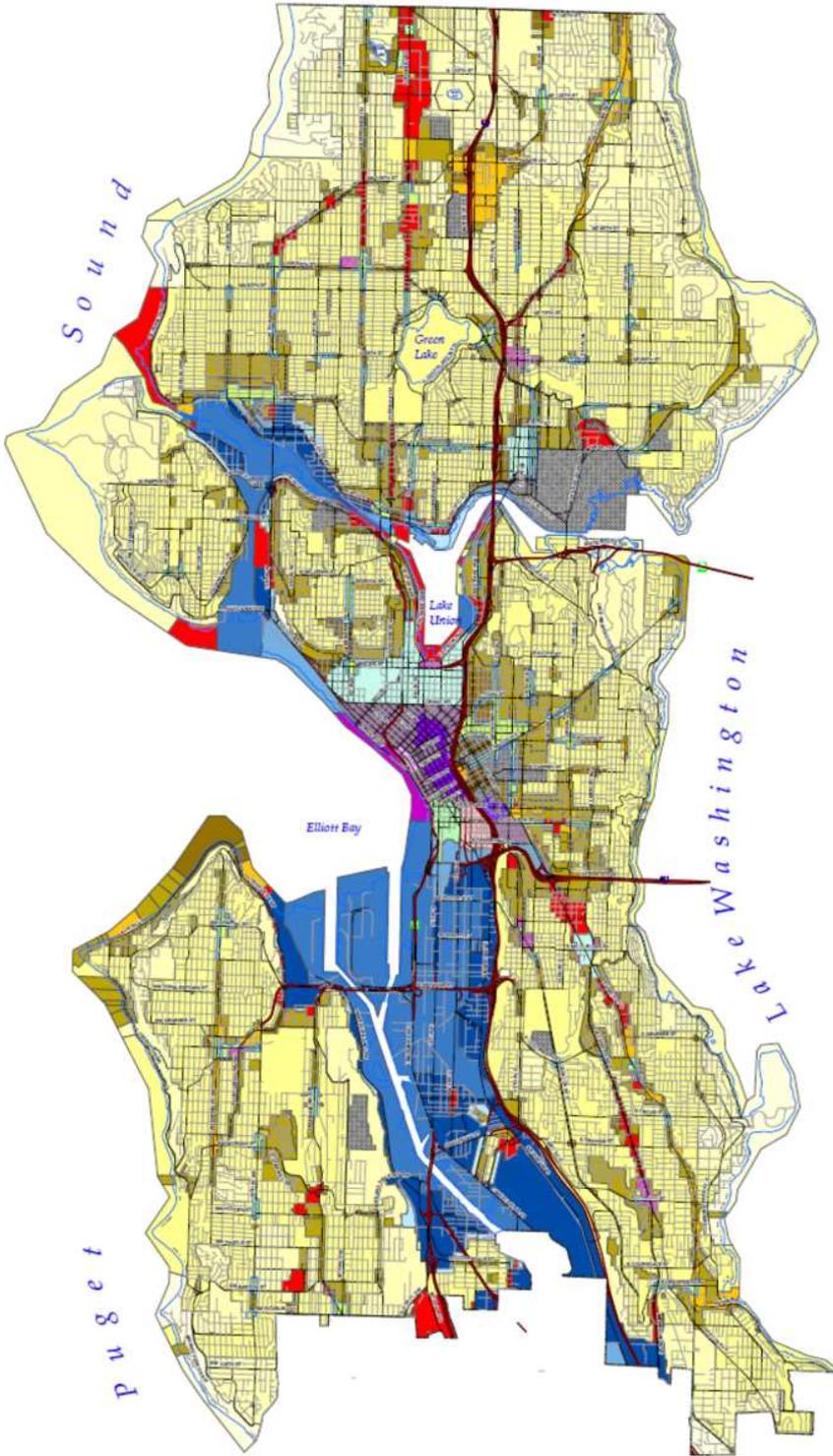
### 23.30.010 - Classifications for the purpose of this Subtitle III

- 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, 206-654-8850.



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 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.



Illustration: Val Thomas

### 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

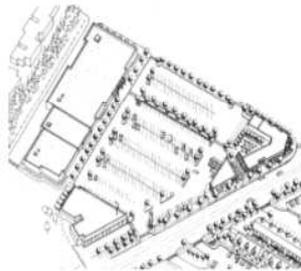
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

### 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

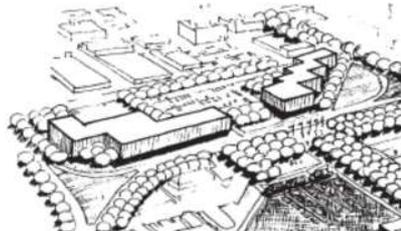
Same as C1 zone.

### 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

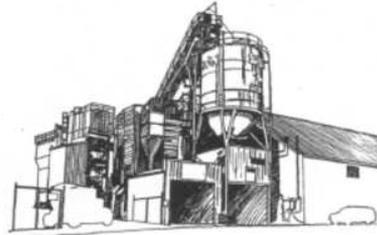
General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

##### 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).

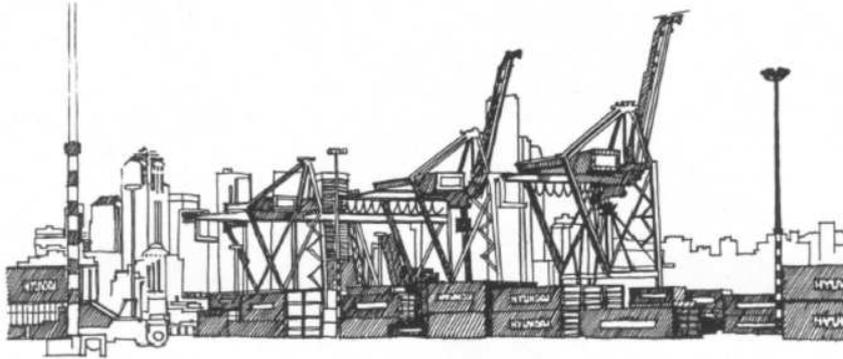


FAR

2.6

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

2.6

Setbacks

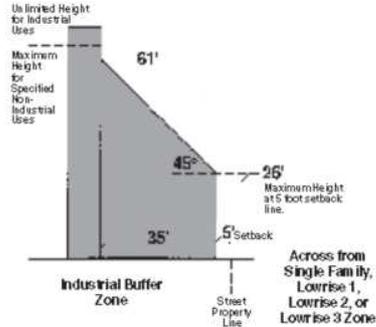
A setback may be required in order to make street improvements. Screening and landscaping may be required.



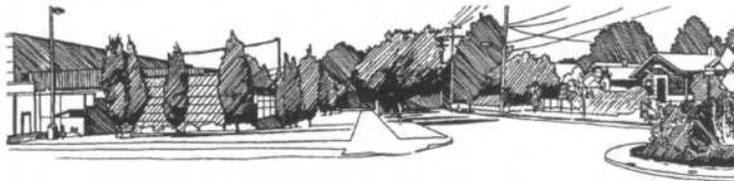
## IB Industrial Buffer (IB)

**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:

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.



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



**Maximum size of use:** Retail sales and service and entertainment uses: 75,000 square feet.  
**Office uses:** 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot. Some exceptions apply to maximum size of use limits (23.50.027B).

**FAR:** 2.5

**Setbacks:** Same as IG1 and IG2, plus

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

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

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

**Major Odor Sources:** Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.  
**Light and Glare:** Exterior lighting must be shielded away from residential zones. Façade materials which may result in glare may be required to be modified.

## IC Industrial Commercial (IC)

**Typical Land Uses:**

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

**Height:**

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

**Maximum size of use:**

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

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

**FAR:**

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

**Setbacks:**

Same as IG1 and IG2, plus

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

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

**Screening and Landscaping:**

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

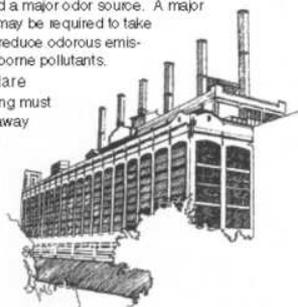
**Major Odor Sources:**

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.

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



**Housing Types:**  
Development standards apply according to the following housing types: cottages, rowhouses, townhouses or apartments.

See SMC 23.04.032 for complete housing type definitions.

**Cottage Housing**



Individual cottage house structures are arranged around a common open space. 950 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 can not 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.

<b>Floor Area Ratio (FAR)**</b>	1.1	1.0 or 1.2	0.9 or 1.1	1.0
<b>Density Limit**</b>	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (aparties and types only)
<b>Building Height</b>	18 + 7' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch
<b>Building Setbacks</b>	Front: 7' Average, 9' minimum Rear: 0' with Alley, 7' no Alley Side: 9' minimum	Front: 9' minimum Rear: 0' with Alley, 7' average, 9' minimum Side: 0, 9' on lots next to single family zones	Front: 7' Average, 9' minimum Rear: 7' Average, 9' minimum Side: 9' if building is 40' or less in length, or 7' Average 9' min.	Front: 9' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 9' if building is 40' or less in length, or 7' Average 9' min.
<b>Building Width Limit</b>	60'	60'	60'	40'
<b>Max. Facade Length</b>	Applies to all: 65% of lot depth for portions within 10' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 10' of a lot line that abuts a lot in a single family zone.			
<b>SDR</b>	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.

<b>Floor Area Ratio (FAR)**</b>	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
<b>Density Limit**</b>	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
<b>Building Height</b>	18 + 7' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch	30 + 9' for a roof with minimum 6:12 pitch or 30 + 4' for partially belowgrade floor
<b>Building Setbacks</b>	Same as LR1	Same as LR1	Same as LR1	Same as LR1
<b>Building Width Limit</b>	Not applicable	No Limit	90'	90'
<b>Max. Facade Length</b>	Applies to all: 65% of lot length for portions of facades within 10' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 10' of a lot line that abuts a lot in a single family zone.			
<b>SDR</b>	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***
<b>Floor Area Ratio (FAR)**</b>	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 (1.6 on a street with frequent transit)
<b>Building Height</b>	18 + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses 30 + 9' for a roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for a 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 + 9' for a roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for a roof with min. 6:12 pitch	40'	40'	30'
<b>Density Limit**</b>	1 unit / 1,600 SF lot area	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	1 unit / 800 SF lot area or No Limit
<b>Building Setbacks</b>	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1
<b>Building Width Limit</b>	No Limit	No Limit	120'	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas
<b>Max. Facade Length</b>	Applies to all: 65% of lot depth for portions within 10' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 10' of a lot line that abuts a lot in a single family zone.					
<b>SDR</b>	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 to 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 23.05.519 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 0.895 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 11.59%, 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 regressivity in the data where assessment level decreases with increases in sales price. The

preliminary ratio study for Area 19 shows a PRD of 1.02 that is within the IAAO guidelines.

A Ratio Study was completed just prior to the application of the 2019 recommended values. This study benchmarks the current assessment level using 2018 posted values. The Coefficient of Dispersion of 11.59% 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 2018 assessment level needed to be adjusted for uniformity.

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

## **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 2/26/2019. 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 10 commercial condominium unit sales, 42 live/work townhouse units' sales, and 18 residential townhouse unit sales that occurred from 1/1/2016 to 2/26/2019. There

are two parcels of live/work townhouse units that resold in 2017 and 2019 indicating the market trend increasing for these type of properties. Parcel #330070-0762 located at 1520 NW 87<sup>th</sup> 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 #330070-0765 located at 1514 NW 87<sup>th</sup> Street sold for \$663,000 (\$398/sf) on January 4, 2017 and recently resold on January 29, 2019 for \$740,000 (\$444/sf) indicating a market trend increase of 12%.

The 18 residential townhouse unit sales are requested to be transfer to Residential Division. The 18 residential townhouse unit sales range from \$311.00/sf to \$561/sf.

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.

<b>Property Type</b>	<b>Price Range Per SF</b>
Commercial Condominium Units	\$272 - \$476
Live-Work Townhouse Units	\$287 - \$565
Residential Townhouse Units	\$311 - \$561
Mixed Use Apartment	\$296 - \$517

### **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 or moderate 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 2018, Area 19 saw capitalization rates hold steady and dip some 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**

2019 Year End Metrics				
	Office	Retail	Industrial	Apartment
Vacancy	↔ (stable)	↔ (stable)	↔ (stable)	↔ (stable)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↑ (increase)
Capitalization Rate	↔ (stable)	↔ (stable)	↔ (stable)	↘ (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	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2018					CBRE professional's opinion of where cap rates are likely to trend in the 2 <sup>nd</sup> ½ of 2018 based on recent trades as well as interactions with investors. Value-Add represents an underperforming property that

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
						has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75%	-	-	CBD - Class AA
			4.75% - 5.25%	-	-	CBD - Class A
			6.00% - 7.25%	-	-	CBD - Class A - Value Added
			5.50% - 6.50%	-	-	CBD - Class B
			6.75% - 7.75%	-	-	CBD - Class B - Value Added
			6.75% - 8.50%	-	-	CBD - Class C
			7.75% - 9.25%	-	-	CBD - Class C - Value Added
			5.25% - 5.75%	-	-	Suburban - Class AA
			6.00% - 6.50%	-	-	Suburban - Class A
			6.50% - 7.50%	-	-	Suburban - Class A - Value Added
			7.00% - 7.50%	-	-	Suburban - Class B
			7.50% - 8.50%	-	-	Suburban - Class B - Value Added
			7.50% - 8.25%	-	-	Suburban - Class C
			8.00% - 9.00%	-	-	Suburban - Class C - Value Added
			-	3.75% - 4.25%	-	Class A
			-	4.50% - 5.00%	-	Class A - Value Added
			-	4.25% - 4.75%	-	Class B
			-	5.00% - 6.00%	-	Class B - Value Added
			-	5.75% - 6.50%	-	Class C
			-	6.50% - 7.50%	-	Class C - Value Added
			-	-	4.50% - 6.00%	Class A (Neigh./Comm)
			-	-	5.50% - 7.25%	Class B (Neigh./Comm)
			-	-	7.50% - 9.25%	Class B (Neigh./Comm.) - Value-Add
			-	-	7.50% - 8.75%	Class C (Neigh./Comm)
			-	-	8.00% - 11.00%	Class C (Neigh./Comm.) - Value-Add
			-	-	5.50% - 6.00%	Class A (Power Centers)
			-	-	6.25% - 8.00%	Class B (Power Centers)
			-	-	7.25% - 9.00%	Class B (Power Centers) - Value-Add
			-	-	7.50% - 9.50%	Class C (Power Centers)
			-	-	7.75% - 10.25%	Class C (Power Centers) - Value-Add
			-	-	4.50% - 5.50%	High Street Retail (Urban Core)
IRR: Viewpoint for 2018	Year-end 2018	Seattle	5.00%	-	-	<u>Institutional Grade Properties</u>
			6.00%	-	-	CBD Office - Class A
			5.75%	-	-	CBD Office - Class B
			6.50%	-	-	Suburban Office - Class A
			-	6.75%	-	Suburban Office - Class B
			-	4.50%	-	Flex Industrial
			-	-	-	Industrial
			-	-	5.00%	Regional Mall
			-	-	6.00%	Community Retail
			-	-	6.25%	Neighborhood Retail
5CoStar	Year-End 2018	Seattle	6.11%	-	-	Building Size < 50,000 SF
		Puget	6.43%	-	-	Building Size 50,000 SF - 249,000 SF
		Sound	5.31%	-	-	Building Size 250,000 SF - 499,000 SF
			5.63%	-	-	Building Size >500,000 SF
			-	6.51%	-	Building Size < 25,000 SF
			-	6.11%	-	Building Size 25,000 SF - 99,000 SF
			-	4.89%	-	Building Size 100,000 SF - 249,000 SF
			-	4.33%	-	Building Size >250,000 SF
			-	-	5.97%	Building Size < 25,000 SF
			-	-	6.43%	Building Size 25,000 SF - 99,000 SF
			-	-	6.30%	Building Size 100,000 SF - 249,000 SF
			-	-	N/A	Building Size > 250,000 SF

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2018					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location; 2 <sup>nd</sup> Tier properties are defined as aging, former 1 <sup>st</sup> tier in good to average locations; 3 <sup>rd</sup> Tier are defined as older properties w/ functional inadequacies and/or marginal locations.

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
		Seattle	6.00%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			6.30%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			-	5.40%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	6.30%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	6.30%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	-	6.30%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	6.20%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	6.10%	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
		West Region	5.00% - 7.80%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			5.30% - 8.30%	-	-	Office CBD – 2 <sup>nd</sup> Tier Properties
			5.80% - 8.80%	-	-	Office CBD – 3 <sup>rd</sup> Tier Properties
			5.00% - 8.30%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			5.50% - 8.80%	-	-	Suburban Office – 2 <sup>nd</sup> Tier Properties
			5.30% - 9.30%	-	-	Suburban Office – 3 <sup>rd</sup> Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	5.00% - 8.50%	-	Warehouse – 2 <sup>nd</sup> Tier Properties
			-	5.30% - 8.50%	-	Warehouse – 3 <sup>rd</sup> Tier Properties
			-	4.50% - 7.50%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	5.50% - 8.00%	-	R&D – 2 <sup>nd</sup> Tier Properties
			-	5.30% - 8.50%	-	R&D – 3 <sup>rd</sup> Tier Properties
			-	4.50% - 7.50%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	6.00% - 8.00%	-	Flex – 2 <sup>nd</sup> Tier Properties
			-	5.30% - 8.50%	-	Flex – 3 <sup>rd</sup> Tier Properties
			-	-	5.80% - 9.00%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	6.50% - 8.00%	Regional Mall – 2 <sup>nd</sup> Tier Properties
			-	-	7.50% - 8.30%	Regional Mall – 3 <sup>rd</sup> Tier Properties
			-	-	5.80% - 9.30%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	6.30% - 7.50%	Power Center – 2 <sup>nd</sup> Tier Properties
			-	-	6.50% - 8.30%	Power Center – 3 <sup>rd</sup> Tier Properties
			-	-	5.50% - 7.50%	Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties
			-	-	6.30% - 8.00%	Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties
			-	-	7.00% - 9.00%	Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties
IRR: Viewpoint for 2018	Year-end 2018	West Region	5.81%	-	-	<u>Institutional Grade Properties</u>
			6.45%	-	-	CBD Office – Class A
			6.23%	-	-	CBD Office – Class B
			6.84%	-	-	Suburban Office – Class A
			-	6.52%	-	Suburban Office – Class B
			-	5.82%	-	Flex Industrial
			-	-	6.09%	Industrial
			-	-	6.28%	Regional Mall
			-	-	6.10%	Community Retail
			-	-	-	Neighborhood Retail
PWC / Korpaz Real Estate Investment Survey	4Q 2018	Seattle	4.00% - 8.00%	-	-	CBD Office
		Pacific NW Region	4.00% - 8.00%	-	-	Office
			-	3.75% - 5.50%	-	Warehouse
ACLI	4Q 2018	Seattle – Bellevue - Everett MSA	5.82%	4.52%	6.61%	All Classes
		Pacific Region	6.01%	5.10%	5.67%	All Classes

SEATTLE / REGIONAL CAP RATES					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2018	Seattle	4.25% - 4.75%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.75% - 5.00%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.50% - 6.00%	-	Infill – Class C
			5.50% - 6.25%	-	Infill – Class C – Value Added
			4.75% - 5.00%	-	Suburban – Class A

**SEATTLE / REGIONAL CAP RATES**

Source	Date	Location	Multifamily	Hospitality	Remarks
			4.75% - 5.25%	-	Suburban – Class A – Value Added
			5.00% - 5.25%	-	Suburban – Class B
			5.00% - 5.50%	-	Suburban – Class B – Value Added
			5.50% - 6.00%	-	Suburban – Class C
			5.50% - 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 2018	Seattle	5.70%	-	Apartments – All Classes
		West Region	-	7.50%	Hotels – All Classes
			4.00% - 6.50%	-	Apartments – 1 <sup>st</sup> Tier Properties
			4.50% - 7.00%	-	Apartments – 2 <sup>nd</sup> Tier Properties
			4.50% - 7.50%	-	Apartments – 3 <sup>rd</sup> Tier Properties
			-	6.00% - 8.50%	Hotels – 1 <sup>st</sup> Tier Properties
			-	7.00% - 8.50%	Hotels – 2 <sup>nd</sup> Tier Properties
			-	7.50% - 10.00%	Hotels – 3 <sup>rd</sup> Tier Properties
IRR: Viewpoint for 2019	Year-end 2018	Seattle	4.25%		Urban Class A
			4.50%		Urban Class B
			4.75%		Suburban Class A
			5.25%		Suburban Class B
IRR: Viewpoint for 2019	Year-end 2018	West Region	4.52%	-	Urban Class A
			5.12%	-	Urban Class B
			4.71%	-	Suburban Class A
			5.34%	-	Suburban Class B
IRR: Viewpoint for 2019	Year-end 2018	National		8.1%	Full Service
				8.8%	Limited Service
PWC / Korpaz Real Estate Investor Survey	4Q 2018	Pacific Region	3.50% - 6.00%	-	Apartments
ACLI	4Q 2018	Seattle-Bellevue Everett	4.35%		All Classes
		Pacific	4.48%	6.16%	All Classes

**NATIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2018					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% - 6.50%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			5.40% - 7.50%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			-	4.50% - 7.30%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	5.50% - 9.00%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	6.50% - 8.00%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	-	5.00% - 8.00%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	5.50% - 8.50%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.00% - 6.50%	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
IRR: Viewpoint 2019 Commercial Real Estate Trends report	Yr. End 2018	National	6.68%	-	-	<u>Institutional Grade Properties</u>
			7.51%	-	-	CBD Office – Class A
			7.01%	-	-	CBD Office – Class B
			7.81%	-	-	Suburban Office – Class A
			-	-	-	Suburban Office – Class B
			-	6.68%	-	Industrial
			-	7.50%	-	Flex Industrial
			-	-	6.80%	Regional Mall
			-	-	6.88%	Community Retail
			-	-	7.04%	Neighborhood Retail

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Multifamily	Hospitality	Remarks	
ACLI	4Q 2018	National	5.07% 6.43% 6.03% 6.00% 4.75%	5.93% 6.97% 6.60% 6.23% 5.84%	6.11% 6.53% 6.13% 6.20% 5.94%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2018	National	3.00% - 7.50% 5.00% - 10.00% 5.00% - 9.50% 4.50% - 10.00% - - - -	- - - - 1.00% - 6.50% - -	- - - - - 4.00% - 9.00% 5.25% - 9.00% 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 2018	National	3.00% - 7.50% 5.00% - 10.00% 4.50% - 10.00% - - - - -	- - - 1.00% - 6.50% - - -	- - - - - 4.00% - 9.50% 5.25% - 9.00% 4.00% - 9.00% 5.00% - 8.50%	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 Net Lease
The Boulder Group: Net Lease Market Report	4Q 2018	National  West	7.02% 5.10%  5.50%	7.07%	6.25%	Overall (Average) Bank  Medical Office

NATIONAL CAP RATES					
Source	Date	Location	Restaurant	Retail	
The Boulder Group: Net Lease Market Report	4Q 2018	West		7.02%	Junior Big Box (20K-40K SF)
				7.15%	Mid Box (40K-80K SF)
				6.70%	Large Format (over 80K SF)
				6.29%	Median
				6.21%	Drug Store
			5.48%	5.30%	Auto Parts Stores
			4.32%		Casual Dining Quick Service Restaurants

### 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.

<b>Area 19 Typical Income Model Parameters</b>				
<b>Property Type</b>	<b>Area 019 Annual Rental Rates/SF Range</b>	<b>Vacancy Rate Range</b>	<b>Expense Rate Range</b>	<b>OAR Range</b>
Office, Medical Office, Dental Office	\$20 - \$38	8% - 10%	30% - 37%	5.75% to 7.25%
Retail, Line Retail, Restaurant, Open Office	\$20 - \$37	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	\$13 - \$27	5% - 7%	7% - 10%	5.75% to 7.25%
Warehouse: Discount, Food, Showroom Store	\$7 - \$18.50	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 - \$17.50	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	\$15 - \$35	3% - 4.25%	30% - 37%	4.25% to 5.50%
Rooming House	\$14 - \$34	5% - 7%	45%	5.00% to 6.00%
Congregate Housing	\$18 - \$40	4% - 5%	45%	4.50% to 5.75%

## **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 2018 and 2019 Ratio Analysis charts included in this report. Comparison of the 2018 and 2019 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level improved from 89.5% to 97.4%. The Coefficient of Dispersion (COD) changed from 11.59% to 8.20%; the Coefficient of Variation (COV) changed from 18.62% to 13.76%. The Price-related Differential (PRD) changed from 1.02 to 1.03. 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 2018 assessment year, was \$3,815,425,500 and the total recommended assessed value for the 2019 assessment year is \$4,315,046,400. Application of these recommended values for the 2019 assessment year results in an average total change from the 2018 assessments of +13.09%.

### **AREA 19 RATIO STUDY**

<i><b>RATIO STUDIES (Before and After)</b></i>	<i><b>1/1/2018</b></i>	<i><b>1/1/2019</b></i>
<b>Arithmetic Mean Ratio</b>	<b>0.916</b>	<b>0.1002</b>
<b>Median Ratio</b>	<b>0.964</b>	<b>0.995</b>

<b>Weighted Mean Ratio</b>	<b>0.895</b>	<b>0.974</b>
<b>Coefficient of Dispersion (COD)</b>	<b>11.59%</b>	<b>8.20%</b>
<b>Standard Deviation (SD)</b>	<b>0.1705</b>	<b>0.1378</b>
<b>Coefficient of Variation (COV)</b>	<b>18.62%</b>	<b>13.76%</b>
<b>Price Related Differential (PRD)</b>	<b>1.02</b>	<b>1.03</b>

### **CHANGE IN TOTAL ASSESSED VALUE**

<b>Change In Total Assessed Value</b>			
<b>2018 Total Value</b>	<b>2019 Total Value</b>	<b>\$ Change</b>	<b>% Change</b>
\$3,815,425,500	\$4,315,046,400	\$499,620,900	+13.09%

## **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, 3<sup>rd</sup> 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.

*Yuen Chin*

3/5/2018

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Commercial Appraiser I

Date

# Area 19

## Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

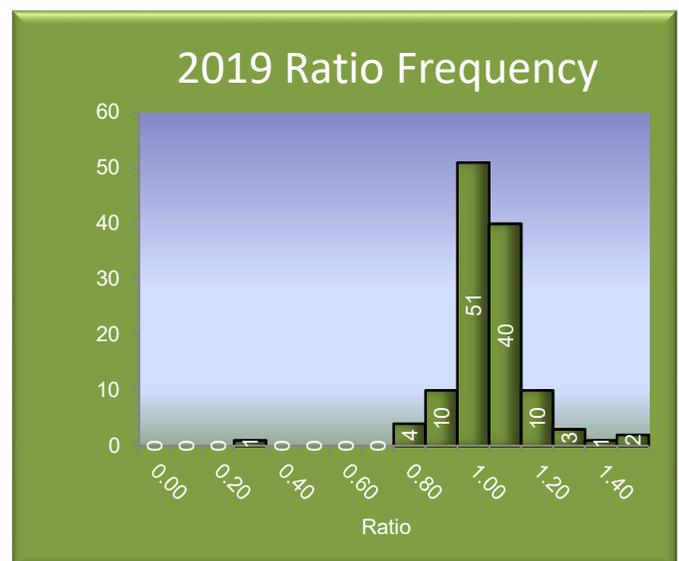
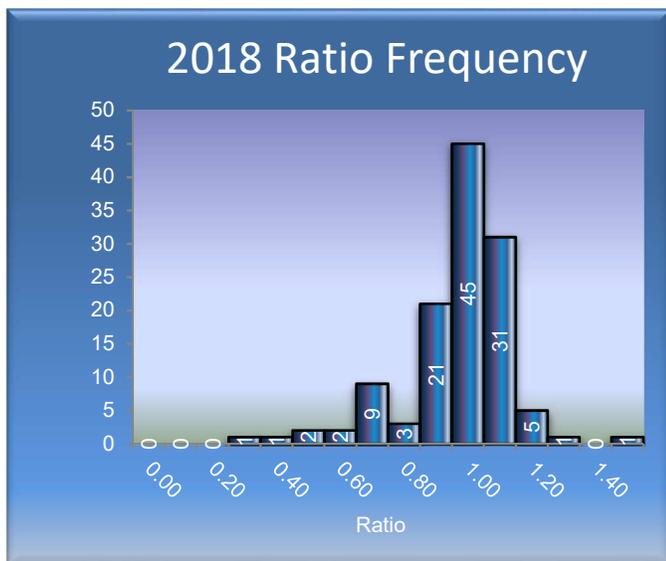
Pre-revalue ratio analysis compares sales from 2016 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	122
<b>Mean Assessed Value</b>	1,611,000
<b>Mean Adj. Sales Price</b>	1,799,200
<b>Standard Deviation AV</b>	2,579,576
<b>Standard Deviation SP</b>	2,680,116
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.916
<b>Median Ratio</b>	0.964
<b>Weighted Mean Ratio</b>	0.895
UNIFORMITY	
<b>Lowest ratio</b>	0.2337
<b>Highest ratio:</b>	1.4477
<b>Coefficient of Dispersion</b>	11.59%
<b>Standard Deviation</b>	0.1705
<b>Coefficient of Variation</b>	18.62%
<b>Price Related Differential (PRD)</b>	1.02

### POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2016 through 2018 and reflects the assessment level after the property has been revalued to 1/1/2019.

POST REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	122
<b>Mean Assessed Value</b>	1,752,500
<b>Mean Sales Price</b>	1,799,200
<b>Standard Deviation AV</b>	2,621,339
<b>Standard Deviation SP</b>	2,680,116
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	1.002
<b>Median Ratio</b>	0.995
<b>Weighted Mean Ratio</b>	0.974
UNIFORMITY	
<b>Lowest ratio</b>	0.2846
<b>Highest ratio:</b>	1.6156
<b>Coefficient of Dispersion</b>	8.20%
<b>Standard Deviation</b>	0.1378
<b>Coefficient of Variation</b>	13.76%
<b>Price Related Differential (PRD)</b>	1.03



## Improvement Sales for Area 019 with Sales Used

03/11/2019

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	112503	9007	2,630	2939963	\$1,185,000	06/28/18	\$450.57	BALLARD MAILBOX AND SHIPPING	NC3P-65	1	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	0990	12,594	2969651	\$5,073,800	01/02/19	\$402.87	Ballard Court Apartment	NC3P-65	1	Y	
019	010	276770	2306	3,420	2944988	\$2,400,000	07/30/18	\$701.75	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	2581	10,240	2935687	\$3,100,000	06/12/18	\$302.73	NEW YORK FASHION ACADEMY	NC3-65	1	Y	
019	010	276770	2730	2,521	2924669	\$1,850,000	04/16/18	\$733.84	RESTAURANT	NC2P-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	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-	1	Y	
019	010	276810	0225	4,112	2866120	\$1,650,000	05/22/17	\$401.26	OFFICE BUILDING	NC2-40	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	276770	1975	18,415	2847035	\$3,165,000	01/30/17	\$171.87	SCOTT GALVANIZING	IC-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	2655	4,720	2822885	\$3,300,000	09/14/16	\$699.15	STIMSON CO	IG2 U/65	1	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	0460	4,144	2938165	\$3,002,067	06/22/18	\$724.44	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	Y	
019	020	276830	0525	43,352	2938166	\$4,578,101	06/22/18	\$105.60	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	Y	
019	020	276830	0540	8,924	2938167	\$1,957,436	06/22/18	\$219.35	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	Y	
019	020	276830	0545	8,619	2938168	\$2,004,132	06/22/18	\$232.52	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	Y	
019	020	276830	0615	15,286	2938170	\$2,006,198	06/22/18	\$131.24	VAUPELL INDUSTRIAL PLASTICS	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	1095	9,692	2954693	\$3,550,000	09/28/18	\$366.28	WARTSILA DIESEL	IB U/45	2	Y	
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	1710	3,000	2912927	\$1,100,000	01/08/18	\$366.67	INDUSTRIAL BUILDING	IB U/45	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	276840	0020	4,119	2807863	\$850,000	07/06/16	\$206.36	POWER TAB	IG2 U/65	1	Y	
019	020	441310	0045	23,574	2974892	\$7,125,000	02/07/19	\$302.24	BRIGHT STREET WORKSHOP	IB U/45	3	Y	
019	020	441310	0125	8,674	2972087	\$2,199,000	01/31/19	\$253.52	SUPERIOR TIRE	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

03/11/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
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	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	200070	0195	4,677	2921054	\$2,199,000	03/19/18	\$470.17	Mixed Use Retail & 3 Apartment Units	NC2P-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	312604	9131	4,996	2836854	\$975,000	11/22/16	\$195.16	JAPAN AUTO ET AL	C2-65	1	Y	
019	040	336290	0205	2,232	2932952	\$660,000	05/30/18	\$295.70	MOON PHOTO & WISH & 2 APT UN	NC2-40	1	Y	
019	040	379700	1850	2,102	2949122	\$700,000	08/23/18	\$333.02	CALIFORNIA PIZZA & PASTA	NC3P-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	551160	0015	4,626	2955612	\$1,500,000	10/03/18	\$324.25	RETAIL	NC3P-40	1	Y	
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	643050	0305	4,032	2940343	\$2,275,000	07/06/18	\$564.24	Retail Store	NC2P-40	1	Y	
019	040	643150	0394	7,239	2962523	\$3,300,000	11/16/18	\$455.86	RETAIL STORE (STOREFRONT)	NC2P-65	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	040	946820	0017	3,151	2963935	\$1,595,000	11/27/18	\$506.19	MIXED USE OFFICE	NC2-40	1	Y	
019	040	952310	1492	1,255	2976313	\$709,000	02/26/19	\$564.94	Live/Work Townhouse Units	LR3 RC	1	Y	
019	040	952310	2060	13,130	2957266	\$5,300,000	10/15/18	\$403.66	GREEN LAKE PRESBYTERIAN CHU	SF 5000	4	Y	
019	050	046100	3095	1,505	2943172	\$692,000	07/17/18	\$459.80	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	046100	3096	1,505	2940426	\$689,950	06/14/18	\$458.44	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	046100	3466	702	2860148	\$575,000	04/18/17	\$819.09	ARTS AND CRAFTS STUDIO (SMAL	LR2 RC	1	Y	
019	050	046100	3907	1,505	2940507	\$690,000	06/15/18	\$458.47	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	094600	0265	2,450	2958896	\$1,065,000	10/25/18	\$434.69	CORNER DELI (CHUCK'S HOP SHC	NC1-40	1	Y	
019	050	101400	0215	3,473	2872084	\$800,000	06/11/17	\$230.35	CHILDRENS HOME	SF 5000	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	1148	1,535	2871809	\$675,000	06/12/17	\$439.74	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	123200	1154	1,535	2966716	\$590,000	12/04/18	\$384.36	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	186240	0425	1,354	2948953	\$574,300	08/17/18	\$424.15	LIVE/WORK TOWNHOUSE	C1-40	1	Y	
019	050	186240	0427	1,501	2929205	\$670,000	04/01/18	\$446.37	Live/Work Townhouse Unit	C1-40	1	Y	
019	050	186240	0430	1,352	2951786	\$599,000	08/30/18	\$443.05	LIVE/WORK TOWNHOUSE UNIT	C1-40	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	

## Improvement Sales for Area 019 with Sales Used

03/11/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
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	1244	1,603	2953914	\$850,000	09/20/18	\$530.26	New Residential Townhouse Unit	LR1	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	
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	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	0120	1,499	2948174	\$679,950	08/14/18	\$453.60	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0121	1,499	2954941	\$672,000	09/24/18	\$448.30	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
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	
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	2973586	\$740,000	01/29/19	\$444.18	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	0842	1,988	2917009	\$800,000	02/22/18	\$402.41	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	
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	26	Imp changed after sale; not in ratio

## Improvement Sales for Area 019 with Sales Used

03/11/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	672870	0154	1,660	2798166	\$680,000	05/18/16	\$409.64	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	690820	0200	6,195	2960243	\$3,200,000	10/29/18	\$516.55	MIXED USE APARTMENT	NC1-30	1	Y	
019	050	751850	7190	35,736	2964760	\$6,100,000	11/16/18	\$170.70	TRINITY METHODIST CHURCH	SF 5000	3	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	
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	775538	0020	1,368	2934285	\$372,000	06/05/18	\$271.93	SHILSHOLE VIEW CONDOMINIUM	C1-40	1	Y	
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	928780	1180	5,300	2919994	\$850,000	03/19/18	\$160.38	ST THOMAS CHAPEL	SF 5000	1	Y	
019	050	928780	1181	3,120	2920599	\$850,000	03/19/18	\$272.44	SFR House to Church Parcel #92878	SF 5000	1	Y	
019	060	390250	0010	1,914	2817000	\$775,000	08/17/16	\$404.91	KIRKWOOD PLACE	NC1-30	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

03/11/2019

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	0740	4,850	2919452	\$1,130,000	03/13/18	\$232.99	R/R SFR House Tear Down	LR1	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	117600	1225	6,435	2867310	\$1,050,000	05/26/17	\$163.17	R/R SFR Duplex Tear Down	LR1	1	Y	
019	010	276760	3670	5,000	2819466	\$841,200	08/04/16	\$168.24	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	010	276760	4480	5,000	2891642	\$925,000	08/22/17	\$185.00	R/R SFR House Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	010	276760	4525	5,000	2879960	\$1,025,000	07/25/17	\$205.00	BARBER SHOP ATTACHED TO SFR H	NC3-40	1	Y	
019	010	276760	4525	5,000	2804728	\$820,000	06/14/16	\$164.00	BARBER SHOP ATTACHED TO SFR H	NC3-40	1	Y	
019	010	276760	4580	3,900	2963056	\$1,060,000	11/14/18	\$271.79	Sfr	LR2	1	Y	
019	010	276770	0025	4,400	2919102	\$1,420,000	03/06/18	\$322.73	Triplex	LR3	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	0295	7,800	2976419	\$3,650,000	03/05/19	\$467.95	Former U-FRAME-IT & PILGRIMS NUT	NC3P-65	2	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	0355	13,400	2972720	\$5,900,000	02/05/19	\$440.30	LAW OFFICES (CONVERTED SFR HC	NC3P-65	4	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	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	0845	18,901	2934881	\$8,300,000	06/08/18	\$439.13	FED EX KINKOS RETAIL & RESTAUR.	NC3P-85	1	Y	
019	010	276770	1030	10,000	2939144	\$4,225,000	06/29/18	\$422.50	THE KRESS BUILDING	NC3P-65	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	1561	6,000	2956890	\$1,917,500	10/04/18	\$319.58	5 PLEX	LR3	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	010	276770	4730	5,000	2884040	\$1,750,000	08/16/17	\$350.00	4 PLEX	LR3	1	Y	
019	010	276820	0225	5,000	2874980	\$855,000	06/21/17	\$171.00	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	010	276830	0175	5,000	2972041	\$1,725,000	01/23/19	\$345.00	PIONEER MASONRY AND RESTORA	NC3-65	1	Y	
019	020	122503	9036	4,995	2922465	\$1,100,000	03/28/18	\$220.22	R/R Duplex	LR1	1	Y	
019	020	122503	9037	5,177	2922457	\$1,000,000	03/27/18	\$193.16	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	020	193130	0835	5,900	2886809	\$1,100,000	08/24/17	\$186.44	R/R Duplex/Triplex Tear Down	LR2	1	Y	
019	020	251600	0080	6,311	2951080	\$875,000	09/04/18	\$138.65	Storage Warehouse	IG2 U/65	1	Y	
019	020	276770	2035	4,402	2874116	\$885,000	06/30/17	\$201.04	retail	IC-65	1	Y	
019	020	276830	0505	5,000	2938463	\$1,350,000	06/26/18	\$270.00	Outrageously Fit	C1-65	1	Y	
019	020	276830	0570	5,000	2938169	\$1,002,066	06/22/18	\$200.41	PARKING for parcels #276830-0525, #-	IB U/45	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	

Vacant Sales for Area 019 with Sales Used

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Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	276830	1187	4,992	2962344	\$1,150,000	11/14/18	\$230.37	NW 52ND STREET TOWNHOUSE	LR1	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	2525	18,800	2921074	\$2,200,000	03/21/18	\$117.02	NIX STG LOT - SEE 2535	IG2 U/65	3	Y	
019	020	569350	0240	7,500	2807882	\$1,615,000	07/06/16	\$215.33	R/R SFR Duplex Tear Down After Sale	LR2	2	29	Seg/merge after sale; not in ratio
019	020	569350	0320	12,500	2943475	\$3,648,400	07/17/18	\$291.87	HILLSIDE TERRACE	LR2	1	Y	
019	020	569350	0495	5,000	2867453	\$1,125,000	05/22/17	\$225.00	R/R Duplex Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	020	744200	0090	4,800	2886471	\$945,000	08/28/17	\$196.88	R/R SFR Tear Down After Sale	LR1	1	Y	
019	020	952110	1020	5,000	2870502	\$1,100,000	06/12/17	\$220.00	Triplex	C1-40	1	Y	
019	020	952110	1035	7,700	2918319	\$1,500,000	03/08/18	\$194.81	SEATTLE MOTION PICTURE SERVIC	C1-40	2	Y	
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	020	952110	1310	5,000	2948222	\$2,300,000	08/16/18	\$460.00	vacant-commercial	C1-40	1	Y	
019	040	099300	0815	7,688	2888609	\$1,250,000	09/06/17	\$162.59	R/R triplex	LR3	1	Y	
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	270810	0230	3,920	2853111	\$965,000	03/08/17	\$246.17	R/R SFR House	NC2-40	1	Y	
019	040	287710	3940	3,413	2974525	\$1,100,000	01/02/19	\$322.30	PHINNEY RIDGE PROFESSIONAL CE	NC2-40	1	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	2945383	\$790,000	07/27/18	\$189.58	RETAIL (SQUIRREL'S BUY & SELL) &	NC2P-40	1	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	336390	0205	8,351	2941914	\$2,400,000	07/13/18	\$287.39	A 1 PIANOS	NC2-40	1	Y	
019	040	362603	9057	22,261	2802670	\$2,700,000	06/14/16	\$121.29	VOLUNTEERS OF AMERICA WESTER	C1-40	2	Y	
019	040	379700	0010	5,899	2970704	\$990,000	01/09/19	\$167.83	PAST SEATTLE CITY LIGHT SUB-STA	NC3P-40	2	Y	
019	040	643150	0361	45,353	2930944	\$11,550,000	05/18/18	\$254.67	open space-dance studio (former DOL)	NC2-40	1	Y	
019	040	732190	0035	3,750	2912811	\$1,050,000	01/25/18	\$280.00	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0040	3,750	2912896	\$1,010,000	01/25/18	\$269.33	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0085	3,750	2912818	\$1,000,000	01/24/18	\$266.67	R/R Sfr Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	923190	0055	6,724	2839725	\$1,500,000	12/14/16	\$223.08	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	952310	0575	3,825	2906011	\$975,000	12/08/17	\$254.90	R/R SFR House Tear Down	LR3	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	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	045200	0290	3,737	2860592	\$577,500	04/18/17	\$154.54	R/R SFR House Tear Down	LR1	1	Y	
019	050	045200	1015	5,000	2887614	\$965,000	08/28/17	\$193.00	R/R SFR Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	050	046100	2810	4,250	2949206	\$925,000	08/22/18	\$217.65	R/R Duplex	NC2P-40	1	Y	

Vacant Sales for Area 019 with Sales Used

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Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
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	094600	0310	4,700	2875979	\$800,000	07/06/17	\$170.21	R/R SFR Tear Down Sale	LR3	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	1145	6,662	2967872	\$1,750,000	12/12/18	\$262.68	OFFICE & APARTMENT	NC2-40	2	Y	
019	050	123200	1145	6,662	2892983	\$1,000,000	09/26/17	\$150.11	CLINIC & APT	NC2-40	2	Y	
019	050	123200	1180	9,996	2935727	\$3,300,000	05/23/18	\$330.13	Vacant	NC2-40	3	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	0410	4,800	2868230	\$820,000	05/30/17	\$170.83	R/R SFR House Tear Down	LR1	1	Y	
019	050	276760	0520	4,900	2874647	\$925,000	06/27/17	\$188.78	R/R Triplex Tear Down	LR1	1	Y	
019	050	276760	0630	5,000	2775280	\$1,020,000	01/08/16	\$204.00	6 UNIT APT	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	1101	1,014	2867104	\$730,000	05/17/17	\$719.92	New Residential Rowhouse	LR1	1	Y	
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	1115	4,767	2880231	\$805,000	07/26/17	\$168.87	R/R SFR House Tear Down	LR1	1	Y	
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	276760	1400	4,999	2902364	\$1,050,000	11/17/17	\$210.04	R/R SFR House	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1430	5,000	2803743	\$800,000	06/10/16	\$160.00	R/R SFR House Tear Down After Sale	LR1	1	Y	
019	050	276760	1685	5,000	2889941	\$1,000,000	09/12/17	\$200.00	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1700	4,500	2873928	\$800,000	06/27/17	\$177.78	R/R SFR House Tear Down	LR1	1	Y	
019	050	276760	1701	5,500	2873938	\$800,000	06/27/17	\$145.45	R/R SFR House Tear Down After Sale	LR1	1	Y	
019	050	276760	1730	5,000	2886591	\$975,000	08/28/17	\$195.00	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1880	5,000	2857964	\$870,000	04/04/17	\$174.00	R/R Duplex Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1915	5,000	2838116	\$850,000	11/28/16	\$170.00	R/R SFR House Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2225	4,750	2930297	\$1,100,000	05/11/18	\$231.58	R/R SFR Triplex Tear Down	LR1	1	Y	
019	050	276760	2290	4,650	2819237	\$800,000	08/25/16	\$172.04	R/R SFR House Tear Down	LR1	1	Y	
019	050	276760	2425	5,000	2818900	\$800,000	08/25/16	\$160.00	R/R SFR House Tear Down After Sale	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2560	5,000	2866748	\$860,000	05/18/17	\$172.00	R/R SFR Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2760	4,650	2927517	\$1,000,000	04/21/18	\$215.05	FOUR PLEX/Conv. SFR	LR1	1	Y	
019	050	276760	2840	4,650	2861960	\$800,000	04/25/17	\$172.04	R/R SFR Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	3335	4,750	2845418	\$810,000	01/19/17	\$170.53	R/R SFR Duplex Tear Down	LR1	1	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	276960	1445	5,000	2883388	\$900,000	08/11/17	\$180.00	R/R SFR Duplex Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
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	277660	0110	3,600	2965979	\$885,625	12/10/18	\$246.01	WILD MOUNTAIN CAFE	NC2-40	1	Y	
019	050	277660	0111	4,979	2829603	\$575,000	10/12/16	\$115.49	sfr	NC2-40	1	34	Use-change after sale; not in ratio
019	050	277660	0145	16,142	2831547	\$2,100,000	10/27/16	\$130.10	sfr	NC3P-40	1	Y	

## Vacant Sales for Area 019 with Sales Used

03/11/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	287710	1675	10,000	2789407	\$1,150,000	04/08/16	\$115.00	TAVERN AND APARTMENT	NC2P-30	1	Y	
019	050	287710	2290	5,000	2906661	\$1,000,000	12/12/17	\$200.00	R/R SFR DUPLEX TEAR DOWN	LR1	1	Y	
019	050	291970	0035	5,670	2879341	\$950,000	07/12/17	\$167.55	R/R SFR House Tear Down	LR3	1	Y	
019	050	291970	2545	8,219	2929998	\$1,850,000	04/21/18	\$225.09	Georgia's Greek Deli/Restaurant	NC2-40	1	Y	
019	050	305270	0050	3,750	2827577	\$600,000	10/05/16	\$160.00	SFR House	NC2-40	1	Y	
019	050	305270	0070	7,500	2950987	\$2,000,000	08/27/18	\$266.67	The Shop Automotive	NC2-40	2	Y	
019	050	330070	0785	7,920	2933871	\$1,600,000	05/31/18	\$202.02	Aroma Valley Spa	C1-40	1	Y	
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01	BENTO SUSHI	NC3P-40	2	Y	
019	050	330070	0974	6,854	2936669	\$2,900,000	06/05/18	\$423.11	RETAIL/RESTAURANT	NC3P-40	1	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	369390	1870	8,350	2920490	\$1,657,500	03/19/18	\$198.50	BUSINESS SUPPORT SERVICE	NC1-30	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	444730	0031	6,000	2915973	\$1,150,000	02/13/18	\$191.67	R/R SFR House Tear Down	LR2	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	0430	4,360	2925406	\$779,000	04/13/18	\$178.67	SFR HOUSE STRUCTURE USED AS C	NC2-40	1	Y	
019	050	751850	0440	4,366	2949577	\$1,125,000	08/15/18	\$257.67	4 UNIT APT	NC2-40	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	751850	0530	4,380	2939652	\$1,150,000	06/27/18	\$262.56	SFR HOUSE CONVERTED TO COMM	NC2P-40	1	Y	
019	050	751850	3715	6,964	2927834	\$1,600,000	04/26/18	\$229.75	SMOKEN PETE'S BBQ	NC1-30	1	Y	
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
019	050	937630	0831	6,381	2955066	\$1,750,000	09/12/18	\$274.25	New Parcel Segged From Parent Parce	LR2 RC	1	Y	
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	0700	3,281	2972283	\$1,200,000	01/25/19	\$365.74	Mixed Use Open Office/One Residence	NC2-40	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

03/15/2019

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	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	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/BALLA	MIO-65-NC3-65	3	24	Easement or right-of-way
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	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	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	1730	5,162	2918180	\$10	07/12/17	\$0.00	OFFICE WAREHOUSE	IG2 U/65	1	31	Exempt from excise tax
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	569400	1050	9,127	2932175	\$492,239	05/14/18	\$53.93	ST PAUL ENGLISH LUTHERAN CHU	NC2P-40	1	51	Related party, friend, or neighbor
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	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	643150	0310	6,664	2847809	\$735,000	02/03/17	\$110.29	BANK OF AMERICA	NC2P-40	1	62	Auction sale
019	050	046100	2800	2,650	2928265	\$390,000	04/20/18	\$147.17	NW YACHTING MAGAZINE	NC2-40	1	52	Statement to dor
019	050	291970	2571	8,474	2796621	\$825,000	05/06/16	\$97.36	MIXED USE APARTMENT	NC2-40	1	N	
019	050	362603	9370	1,392	2977301	\$270,000	03/12/19	\$193.97	CROWN HILL CEMETERY	SF 5000	1	18	Quit claim deed
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

Vacant Sales for Area 019 with Sales not Used

03/01/2019

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	952110	1035	3,850	2793254	\$545,000	04/27/16	\$141.56	SEATTLE MOTION PICTURE SERVICE	C1-40	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	643150	0015	82,871	2930691	\$10,525,000	05/14/18	\$127.00	SAFEWAY (GREENWOOD STORE # 1	NC2P-40	1	23	Forced sale
019	040	643150	0233	50,092	2918875	\$2,400,000	03/09/18	\$47.91	GREENWOOD BOYS & GIRLS CLUB	SF 5000	1	17	Non-profit organization
019	040	643150	0361	98,918	2973859	\$210,000	02/15/19	\$2.12	open space-dance studio (former DOL)	NC2-40	4	24	Easement or right-of-way
019	040	952410	0305	6,110	2784177	\$620,000	03/03/16	\$101.47	triplex	LR3	1	15	No market exposure
019	050	123200	1145	6,662	2892958	\$1,000,000	09/26/17	\$150.11	CLINIC & APT	NC2-40	2	20	Correction deed
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	349130	0109	17,045	2960253	\$3,000,000	10/26/18	\$176.00	RETAIL STORE (Doggy Daycare)	NC2P-40	2	51	Related party, friend, or neighbor
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	0027	28,200	2932470	\$3,020,000	05/29/18	\$107.09	Parking Lot to Parcel #758920-0051 (Sa	NC3P-40	1	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	40	009100	0085	WOODLAND PARK METHODIST CH	310 N 78TH ST
19	40	062504	9048	BAGLEY ELEMENTARY SCHOOL	7901 STONE AVE N
19	40	062504	9049	SPORTS RACK VEHICLE OUTFITTE	7918 AURORA AVE N
19	40	062504	9063	PHINNEY NEIGHBORHOOD CENTE	6532 PHINNEY AVE N
19	40	062504	9092	RETAIL BUILDINGS	7906 AURORA AVE N
19	40	062504	9094	PHO THAN BROTHERS VIETNAME	7800 AURORA AVE N
19	40	062504	9098	Chocolati Handmade Chocolates/Seat	7708 AURORA AVE N
19	40	062504	9259	Dental Office (Sound Care Family & C	8018 AURORA AVE N
19	40	062504	9343	RETAIL/RESTAURANT	7712 AURORA AVE N
19	40	062504	9346	RETAIL STORE	7720 AURORA AVE N
19	40	072504	9001	WOODLAND PARK ZOO	700 N 50TH ST
19	40	072504	9002	LOWER WOODLAND PARK	5003 E GREEN LAKE WAY N
19	40	078900	0500	STORAGE WAREHOUSE	9201 FREMONT AVE N
19	40	091700	0045	FOSTER LAW OFFICE	8204 GREEN LAKE DR N
19	40	091700	0046	VACANT LAND (Associate parcel to p	8210 GREEN LAKE DR N
19	40	091700	0053	LIVE/WORK TOWNHOUSE UNIT	1151 N 82ND ST
19	40	091700	0054	LIVE/WORK TOWNHOUSE UNIT	1153 N 82ND ST
19	40	091700	0055	LIVE/WORK TOWNHOUSE UNIT	8111 STONE AVE N
19	40	091700	0056	LIVE/WORK LOFT TOWNHOUSE UN	8119 STONE AVE N
19	40	091700	0057	LIVE/WORK LOFT TOWNHOUSE UN	8117 STONE AVE N
19	40	091700	0058	LIVE/WORK LOFT TOWNHOUSE UN	8115 STONE AVE N
19	40	091700	0059	LIVE/WORK LOFT TOWNHOUSE UN	8113 STONE AVE N
19	40	091700	0060	LIVE/WORK LOFT TOWNHOUSE UN	1155 N 82ND ST
19	40	091700	0065	GREEN LAKE MEDICAL & DENTAL C	8118 GREEN LAKE DR N
19	40	091700	0135	AUCTION USED CARS	8114 AURORA AVE N
19	40	091700	0140	SFR HOUSE STRUCTURE	8110 AURORA AVE N
19	40	091700	0210	BETHANY EDUCATION CENTER	1147 N 81ST ST
19	40	091700	0275	eCign' Vape	8012 AURORA AVE N
19	40	091700	0285	BENJAMIN MOORE SEATTLE PAINT	1106 N 80TH ST
19	40	091700	0335	BETHANY COMMUNITY CHURCH (B	No Situs Address
19	40	091700	0340	BETHANY COMMUNITY CHURCH (A	No Situs Address
19	40	091700	0345	BETHANY COMMUNITY CHURCH (A	No Situs Address
19	40	091700	0350	BETHANY COMMUNITY CHURCH (A	No Situs Address
19	40	091700	0355	Bethany Community Church	1156 N 80TH ST
19	40	099300	0445	Motel/Apartment (vacant & boarded up	8842 NESBIT AVE N
19	40	099300	0535	PARKING LOT	8955 NESBIT AVE N
19	40	099300	0565	JADE RESTAURANT	8904 AURORA AVE N
19	40	099300	0585	COFFEE HOUSE AND DELI	8914 AURORA AVE N
19	40	099300	0595	AURORA GROCERY STORE & PROS	8956 AURORA AVE N
19	40	099300	0605	AURORA RENTS	8800 AURORA AVE N
19	40	099300	0630	RETAIL STORE	8808 AURORA AVE N
19	40	099300	0635	MIXED-USE BUILDING (OFFICE & M	8816 AURORA AVE N
19	40	099300	0645	Proposed New Mixed Use Warehouse	8820 AURORA AVE N
19	40	099300	1655	NESBIT APARTMENT (SEDU APT)	8558 NESBIT AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	099300	1695	BLUMENTHAL UNIFORMS AND EQU	8610 AURORA AVE N
19	40	099300	1715	Interim Use as Transitional Encampme	8620 NESBIT AVE N
19	40	099300	1735	SEATTLE FABRICS	8702 AURORA AVE N
19	40	153230	0095	GreenLake Self Storage	9309 AURORA AVE N
19	40	153230	0205	AURORA AUTO WRECKING	9225 AURORA AVE N
19	40	164650	0265	RETAIL STORE (MULTI-TENANTS)	7511 GREENWOOD AVE N
19	40	164650	0270	EXECUTIVE HOUSE INC	7517 GREENWOOD AVE N
19	40	164650	0295	Garage, Service Repair	7613 GREENWOOD AVE N
19	40	164650	0300	RETAIL/OPEN OFFICE BUILDING	7601 GREENWOOD AVE N
19	40	164650	0545	GREENWOOD DRY CLEANERS	7619 GREENWOOD AVE N
19	40	164650	0820	RETAIL AND RESTAURANT	7717 GREENWOOD AVE N
19	40	164650	0985	ST JOHN EGAN HALL (GYMNASIUM)	123 N 79TH ST
19	40	164650	1040	CHIROPRACTOR & OFFICE	7815 GREENWOOD AVE N
19	40	164650	1150	ST JOHN CHURCH & SCHOOL	7900 1ST AVE NW
19	40	174820	0000	COOPER SQUARE CONDOMINIUM	8745 GREENWOOD AVE N
19	40	174820	0010	COOPER SQUARE CONDOMINIUM	8745 GREENWOOD AVE N
19	40	174820	0020	COOPER SQUARE CONDOMINIUM	8745 GREENWOOD AVE N
19	40	181480	1405	BONGOS CAFE	6501 AURORA AVE N
19	40	181480	1555	CANCER LIFELINE	6522 FREMONT AVE N
19	40	192330	0275	KOSKI BUILDING	7821 FREMONT AVE N
19	40	200070	0006	Retail Store (Yanni's Greek Cuisine, C	7413 GREENWOOD AVE N
19	40	200070	0195	Mixed Use Retail & 3 Apartment Units	7405 GREENWOOD AVE N
19	40	200070	0196	74TH STREET ALE HOUSE	7401 GREENWOOD AVE N
19	40	200070	0197	OFFICE/RETAIL BUILDING	7409 GREENWOOD AVE N
19	40	200070	0210	RETAIL STORES (STORE FRONT)	7311 GREENWOOD AVE N
19	40	200070	0391	HOMESTREET BANK	7307 GREENWOOD AVE N
19	40	200070	0405	KEN'S MARKET (Associated parcel #2	7231 GREENWOOD AVE N
19	40	230140	0006	KEN'S MARKET (IMP DATA ON ACC	No Situs Address
19	40	230140	0010	THE RIDGE	7217 GREENWOOD AVE N
19	40	230140	0020	GREENWOOD LITTLE CITY HALL	7209 GREENWOOD AVE N
19	40	230140	0040	TRUE VALUE HARDWARE	7201 GREENWOOD AVE N
19	40	230140	0790	DENTAL OFFICE/CLINIC	7109 GREENWOOD AVE N
19	40	230140	0795	OFFICE BUILDING	7107 GREENWOOD AVE N
19	40	240680	0000	EVANSTON SQUARE CONDOMINIUM	600 N 85TH ST
19	40	240680	0010	EVANSTON SQUARE CONDOMINIUM	600 N 85TH ST
19	40	240680	0020	EVANSTON SQUARE CONDOMINIUM	600 N 85TH ST
19	40	253895	0000	5801 PHINNEY AVE NO CONDOMIN	5801 PHINNEY AVE N
19	40	253895	0010	5801 PHINNEY AVE NO CONDOMIN	5801 PHINNEY AVE N
19	40	253980	0000	FINI CONDOMINIUM	6801 GREENWOOD AVE N
19	40	253980	0010	FINI CONDOMINIUM	6801 GREENWOOD AVE N
19	40	253980	0020	FINI CONDOMINIUM	6801 GREENWOOD AVE N
19	40	253980	0030	FINI CONDOMINIUM	6801 GREENWOOD AVE N
19	40	270810	0005	GREENWOOD AUTO REPAIR	7418 GREENWOOD AVE N
19	40	270810	0020	ROOMING HOUSE (12 UNITS)	315 N 75TH ST

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	270810	0240	RETAIL STORE	7400 GREENWOOD AVE N
19	40	270810	0246	RETAIL STORE	7406 GREENWOOD AVE N
19	40	270810	0690	MIXED USE APARTMENT	7318 GREENWOOD AVE N
19	40	270810	0695	HECHO	7314 GREENWOOD AVE N
19	40	287710	3845	GREENFAB HOMES CONTRACTOR	6701 GREENWOOD AVE N
19	40	287710	3851	MAIKU RESTAURANT (SFR CONVE	6705 GREENWOOD AVE N
19	40	287710	3861	EL CHUPACABRA	6711 GREENWOOD AVE N
19	40	287710	3886	SMALL OFFICES & RES	6723 GREENWOOD AVE N
19	40	287710	3940	PHINNEY RIDGE PROFESSIONAL C	6817 GREENWOOD AVE N
19	40	287710	3950	WOODLAND PARK PRESBYTERIAN	225 N 70TH ST
19	40	287710	4075	PARKING (MI 3845)	10 N 67TH ST
19	40	287710	4085	Former OROWHEAT BAKERY	7005 GREENWOOD AVE N
19	40	287710	4100	Former OROWHEAT BAKERY THRIF	7009 GREENWOOD AVE N
19	40	287710	4127	Former PARKING OROWHEAT THRII	7009 GREENWOOD AVE N
19	40	291920	0725	RETAIL STORE	8001 GREENWOOD AVE N
19	40	291920	0855	MEDICAL OFFICE	8113 GREENWOOD AVE N
19	40	291920	0865	OFFICE (SINGLE TENANT)	8111 GREENWOOD AVE N
19	40	291920	0870	RESIDENCE	8105 GREENWOOD AVE N
19	40	291920	1000	FIXTURE GALLERY	8221 GREENWOOD AVE N
19	40	291920	1010	MIXED USE APARTMENT (3-UNITS)	8209 GREENWOOD AVE N
19	40	291920	1015	PHINNEY RIDGE ANIMAL CLINIC	8205 GREENWOOD AVE N
19	40	291920	1145	RETAIL STORE	8317 GREENWOOD AVE N
19	40	291920	1155	VACANT	8311 GREENWOOD AVE N
19	40	291920	1160	SFR HOUSE	8307 GREENWOOD AVE N
19	40	291920	1166	HAZEL SALON & ORGANICS (Forme	8301 GREENWOOD AVE N
19	40	291920	1230	MIXED USE RETAIL/OFFICE BUILDI	101 N 85TH ST
19	40	291920	1260	RETAIL & OFFICE MIXED USE	115 N 85TH ST
19	40	291920	1265	RETAIL (SQUIRREL'S BUY & SELL) &	119 NW 85TH ST
19	40	291920	1270	RETAIL STORE	121 N 85TH ST
19	40	291920	1281	MIXED-USE RETAIL & APARTMENT	129 N 85TH ST
19	40	291920	1285	RETAIL STORE	203 N 85TH ST
19	40	291920	1290	PARKING LOT FOR ACCOUNT #291	137 NW 85TH ST
19	40	291920	1300	MIXED-USE RESTAURANT W/10 RO	213 N 85TH ST
19	40	291920	1305	RETAIL STORES	8419 GREENWOOD AVE N
19	40	291920	1320	2/22/2016 fire and gas explosion destr	8411 GREENWOOD AVE N
19	40	291920	1330	RETAIL STORE (MULTI-TENANT)	8403 GREENWOOD AVE N
19	40	292070	0030	Vacant WALGREENS	8701 GREENWOOD AVE N
19	40	312604	9011	WRIGHT OUTBOARD MARINE CO	1201 N 96TH ST
19	40	312604	9034	GreenLake Self Storage (Imp Data On	9309 AURORA AVE N
19	40	312604	9044	Duplex (Proposal to remodel and alte	9301 LINDEN AVE N
19	40	312604	9064	ROBERT EAGLE STAFF MIDDLE SC	1330 N 90TH ST
19	40	312604	9087	TECTA AMERICA	9500 AURORA AVE N
19	40	312604	9124	MINUTEMAN PRESS, THE PEST ST	9550 AURORA AVE N
19	40	312604	9130	MATT'S AUTO CARE	9406 AURORA AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	312604	9131	JAPAN AUTO ET AL	9400 AURORA AVE N
19	40	312604	9156	2 WAREHOUSE BUILDINGS	9401 AURORA AVE N
19	40	312604	9241	PUGET SOUND ENERGY NORTH SE	1140 N 94TH ST
19	40	312604	9328	NORTHEND DISTR FOR RAINIER BE	1137 N 96TH ST
19	40	312604	9330	USED CARS SALE LOT	9411 AURORA AVE N
19	40	312604	9397	Puget Sound Energy North Seattle Op	1140 N 94TH ST
19	40	324070	0000	HENDON, THE	6800 GREENWOOD AVE N
19	40	324070	0010	HENDON, THE	No Situs Address
19	40	324070	0020	HENDON, THE	No Situs Address
19	40	336240	0005	TRUMPH	7411 AURORA AVE N
19	40	336240	0011	TRUMPH	7407 AURORA AVE N
19	40	336240	0025	TRUMPH	7405 AURORA AVE N
19	40	336240	0031	TRUMPH	7401 AURORA AVE N
19	40	336240	0675	MIXED USE APARTMENT	780 N 73RD ST
19	40	336240	0730	AURORA LAWNMOWER	7323 AURORA AVE N
19	40	336240	0750	BETH'S ANNEX	7317 AURORA AVE N
19	40	336240	0760	BETHS CAFE	7307 AURORA AVE N
19	40	336240	0770	KANGAROO & KIWI	7301 AURORA AVE N
19	40	336240	0851	R & H GARAGE	7223 AURORA AVE N
19	40	336240	0935	LINDEN GABLES APARTMENT (MIXI	7212 LINDEN AVE N
19	40	336290	0205	MOON PHOTO & WISH & 2 APT UNI	7700 GREENWOOD AVE N
19	40	336290	0206	RETAIL STORE (Shell) & TRIPLEX	7706 GREENWOOD AVE N
19	40	336290	0895	PHINNEY RIDGE LUTHERAN CHURC	7502 GREENWOOD AVE N
19	40	336340	0200	FIRE STATION #21	7304 GREENWOOD AVE N
19	40	336340	0310	MIXED USE 7 UNITS APARTMENT B	7214 GREENWOOD AVE N
19	40	336340	0320	THOMAS & THOMAS EUROPEAN AU	7206 GREENWOOD AVE N
19	40	336340	0321	TERRA MAR	7200 GREENWOOD AVE N
19	40	336390	0205	A 1 PIANOS	7020 GREENWOOD AVE N
19	40	336390	0216	MIXED USE RETAIL & 5 UNIT APART	7000 GREENWOOD AVE N
19	40	336390	0240	ROCK OF AGES LUTHERAN CHURC	316 N 70TH ST
19	40	339290	0010	AURORA CLASSIC COACHES	8208 AURORA AVE N
19	40	339290	0120	RETAIL STORE (THE GUITAR STOR	8300 AURORA AVE N
19	40	351700	0005	CASCADIA ELEMENTARY SCHOOL	1700 N 90TH ST
19	40	357400	0000	INFINITY	7116 GREENWOOD AVE N
19	40	357400	0010	INFINITY	7116 GREENWOOD AVE N
19	40	357400	0020	INFINITY	7116 GREENWOOD AVE N
19	40	362603	9042	GREENWOOD LANE (FORMER MC I	8533 GREENWOOD AVE N
19	40	362603	9049	202 BUILDING	200 N 85TH ST
19	40	362603	9064	BRATTAIN BUILDING	8501 GREENWOOD AVE N
19	40	362603	9069	RETAIL (SFR HOUSE CONVERTED	8733 GREENWOOD AVE N
19	40	362603	9119	TAPROOT THEATRE	204 N 85TH ST
19	40	362603	9157	TAPROOT THEATRE COMPANY	204 N 85TH ST
19	40	365650	0000	JADE MOUNTAIN CONDOMINIUM	9057 GREENWOOD AVE N
19	40	365650	0010	JADE MOUNTAIN CONDOMINIUM	9057 GREENWOOD AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	365650	0020	JADE MOUNTAIN CONDOMINIUM	9057 GREENWOOD AVE N
19	40	379700	0005	ANDY'S AUTO REPAIR	7919 AURORA AVE N
19	40	379700	0010	PAST SEATTLE CITY LIGHT SUB-ST	949 N 80TH ST
19	40	379700	0011	new constuction coming	953 N 80TH ST
19	40	379700	0228	RETAIL STORE	7901 AURORA AVE N
19	40	379700	0245	BIZZARO	759 N 80TH ST
19	40	379700	0785	RETAIL/RESTAURANT	7811 AURORA AVE N
19	40	379700	1000	VACANT	7809 AURORA AVE N
19	40	379700	1005	AURORA QUALITY AUTO GLASS & P	7801 AURORA AVE N
19	40	379700	1050	SFR HOUSE STRUCTURE USE AS C	7721 AURORA AVE N
19	40	379700	1300	MOTO INTERNATIONAL	7701 AURORA AVE N
19	40	379700	1305	RETAIL STORE & SFR HOUSE	7707 AURORA AVE N
19	40	379700	1845	PRANA BARBER SHOP & SFR HOU	7615 AURORA AVE N
19	40	379700	1850	CALIFORNIA PIZZA & PASTA	7619 AURORA AVE N
19	40	379700	2105	EXAM ONE OFFICE BUILDING	7601 AURORA AVE N
19	40	379700	2115	U BER KEGS TO GO	7517 AURORA AVE N
19	40	379700	2120	MIXED USE RETAIL & 2 MULTI-FAMI	7515 AURORA AVE N
19	40	379700	2125	SEATTLE LAPTOP REPAIRS	7523 AURORA AVE N
19	40	379700	2305	Green Lake Games w/Attached Duplex	7509 AURORA AVE N
19	40	379700	2315	COMPUTER RECYCLING SERVICE	7505 AURORA AVE N
19	40	379700	2325	PRECISE SHOOTER	7503 AURORA AVE N
19	40	431070	2985	OFFICE WAREHOUSE	9414 STONE AVE N
19	40	431070	3070	triplex	9239 INTERLAKE AVE N
19	40	551160	0005	RETAIL STORE	7706 AURORA AVE N
19	40	551160	0015	RETAIL	7700 AURORA AVE N
19	40	551160	0230	RETAIL STORE converted to Church	7612 AURORA AVE N
19	40	551160	0240	SAINT GERMAIN FOUNDATION	7610 AURORA AVE N
19	40	551160	0445	IMPORT SERVICE	7520 AURORA AVE N
19	40	551160	0460	PUGET CONSUMERS' COOP	7504 AURORA AVE N
19	40	551160	0485	WIRELESS TOYZ, DRY CLEANING S	7400 AURORA AVE N
19	40	554080	0005	ACME AUTO ELECTRIC	9003 AURORA AVE N
19	40	554080	0170	ACME AUTO ELECTRIC	9015 AURORA AVE N
19	40	554080	0175	FUSHEN RESTAURANT	9019 AURORA AVE N
19	40	554130	0005	AURORA AUTO WRECKING A I'S ON	9217 AURORA AVE N
19	40	554130	0055	USED CAR LOT SALE	9117 AURORA AVE N
19	40	554130	0100	USED CAR LOT	9117 AURORA AVE N
19	40	567600	0062	76	8400 AURORA AVE N
19	40	567600	0215	RETAIL STORE/RESTAURANT (Boar	8310 AURORA AVE N
19	40	604640	0765	USED CARS SALE LOT (FRASER)	8615 AURORA AVE N
19	40	604640	0785	FRASER (USED CARS SALE LOT)	8601 AURORA AVE N
19	40	604640	0845	ARCO AMPM	940 N 85TH ST
19	40	643000	0005	TIRE HOUSE LLC	8001 AURORA AVE N
19	40	643000	0190	LIVE/WORK DUPLEX	8011 AURORA AVE N
19	40	643000	0191	OFFICE BUILDING	8019 AURORA AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	643000	0305	GREENWOOD CHRISTIAN CHURCH	8010 FREMONT AVE N
19	40	643000	0610	AUTO SHOWROOM & LOT	8101 AURORA AVE N
19	40	643050	0006	PARKING GREENWOOD CHRISTIAN	81 FREMONT AVE N
19	40	643050	0066	Greenwood Library (Associated parcel	No Situs Address
19	40	643050	0076	TACO DEL MAR	8004 GREENWOOD AVE N
19	40	643050	0081	GREENWOOD LIBRARY	8016 GREENWOOD AVE N
19	40	643050	0155	Nbr Park (Former Greenwood Quick S	8100 GREENWOOD AVE N
19	40	643050	0158	Neighborhood Park (Former BLEACHI	8118 GREENWOOD AVE N
19	40	643050	0225	RESTAURANT	8202 GREENWOOD AVE N
19	40	643050	0227	GREENWOODWOOD MIXED USE 9	8214 GREENWOOD AVE N
19	40	643050	0228	TONY'S GREENWOOD AUTO BODY	8208 GREENWOOD AVE N
19	40	643050	0300	THE COUTR BUZZARD BOOKS STO	8310 GREENWOOD AVE N
19	40	643050	0301	PARKING LOT	GREENWOOD AVE N
19	40	643050	0302	U.S. POST OFFICE	8306 GREENWOOD AVE N
19	40	643050	0304	RETAIL STORE	8312 GREENWOOD AVE N
19	40	643050	0305	Retail Store	8300 GREENWOOD AVE N
19	40	643050	0310	DARRYL BERNSTEIN STUDIO	549 N 85TH ST
19	40	643050	0312	Assoc Parking to Parcel #643050-032	525 N 85TH ST
19	40	643050	0322	GREENWOOD SENIOR CENTER	525 N 85TH ST
19	40	643050	0335	OFFICE BUILDING	8420 DAYTON AVE N
19	40	643050	0342	ENCORE MEDIA GROUP	425 N 85TH ST
19	40	643050	0345	Former GREENWOOD FAMILY MEDI	415 N 85TH ST
19	40	643050	0354	PARKING LOT	329 N 85TH ST
19	40	643050	0356	OFFICE BUILDING	311 N 85TH ST
19	40	643050	0357	Former THE MEDICINE MAN DRUG F	319 N 85TH ST
19	40	643050	0360	THE UPPER CRUST	8420 GREENWOOD AVE N
19	40	643050	0361	ASSOCIATED PARKING LOT TO IMP	312 N 84TH ST
19	40	643050	0362	RETAIL STORES	8402 GREENWOOD AVE N
19	40	643050	0363	RETAIL STORE	8408 GREENWOOD AVE N
19	40	643050	0364	GREENWOOD SPACE TRAVEL SUP	8410 GREENWOOD AVE N
19	40	643050	0365	RETAIL	8404 GREENWOOD AVE N
19	40	643100	0085	TASC & VOGEL'S CARPETS	8211 AURORA AVE N
19	40	643100	0405	New Starbuck Retail Store (Former Ci	8301 AURORA AVE N
19	40	643100	0585	Associated Parking Parcel for Starbuc	8313 AURORA AVE N
19	40	643100	0605	GARAGE, SERVICE REPAIR	8401 AURORA AVE N
19	40	643100	0955	85 ST GUEST HOUSE	731 N 85TH ST
19	40	643150	0015	SAFEWAY (GREENWOOD STORE #	8704 GREENWOOD AVE N
19	40	643150	0026	Micro Studio Congregate Rooming Ho	8731 PHINNEY AVE N
19	40	643150	0028	Micro Studio Congregate Rooming Ho	8727 PHINNEY AVE N
19	40	643150	0160	City Park	602 N 87TH ST
19	40	643150	0233	GREENWOOD BOYS & GIRLS CLUB	8635 FREMONT AVE N
19	40	643150	0234	Vacant Land	No Situs Address
19	40	643150	0261	THE WINDWARD COMMUNICATION	504 N 85TH ST
19	40	643150	0310	BANK OF AMERICA	404 N 85TH ST

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	643150	0360	CHASE (WASHINGTON MUTUAL BA	8500 GREENWOOD AVE N
19	40	643150	0361	open space-dance studio (former DOL)	320 N 85TH ST
19	40	643150	0381	RETAIL STORES	8558 GREENWOOD AVE N
19	40	643150	0382	LINE RETAIL	8550 GREENWOOD AVE N
19	40	643150	0394	RETAIL STORE (STOREFRONT)	8560 GREENWOOD AVE N
19	40	643150	0395	HARBOR CHIROPRACTIC CLINIC	8535 PHINNEY AVE N
19	40	643150	0400	NORTH STAR RESTAURANT	8580 GREENWOOD AVE N
19	40	643150	0402	RETAIL STORE	8570 GREENWOOD AVE N
19	40	669050	0005	DIVA EXPRESSO	7916 GREENWOOD AVE N
19	40	669050	0006	MASONIC LODGE BUILDING	7910 GREENWOOD AVE N
19	40	669050	0275	MATT'S GREENWOOD AUTO CARE	7900 GREENWOOD AVE N
19	40	669050	0285	WING DOME	7818 GREENWOOD AVE N
19	40	675870	0005	MIXED-USE DUPLEX	6528 PHINNEY AVE N
19	40	675870	0015	Triplex & Retail	6518 PHINNEY AVE N
19	40	675870	0020	MIXED USE MEDICAL OFFICE W/2 A	6514 PHINNEY AVE N
19	40	675870	0030	PITCHER'S BROS (MIXED USE RET/	6510 PHINNEY AVE N
19	40	675870	0040	MIXED-USE RETAIL/3 UNIT MULTI-F	6500 PHINNEY AVE N
19	40	730887	0000	RIDGEMONT	7720 GREENWOOD AVE N
19	40	730887	0010	RIDGEMONT	7720 GREENWOOD AVE N
19	40	732190	0050	RETAIL AND SFR	6501 PHINNEY AVE N
19	40	732190	0220	EMERALD CITY CHIROPRACTIC	301 N 67TH ST
19	40	745988	0000	ROYCROFT CONDOMINIUM	6015 PHINNEY AVE N
19	40	745988	0010	ROYCROFT CONDOMINIUM	6015 PHINNEY AVE N
19	40	745988	0020	ROYCROFT CONDOMINIUM	6015 PHINNEY AVE N
19	40	755930	0000	SAPPHIRE CONDOMINIUM	424 N 85TH ST
19	40	755930	0560	SAPPHIRE CONDOMINIUM	424 N 85TH ST
19	40	755930	0570	SAPPHIRE CONDOMINIUM	424 N 85TH ST
19	40	755930	0580	SAPPHIRE CONDOMINIUM	424 N 85TH ST
19	40	769857	0000	73RD ST VIEWPOINTE CONDOMINI	307 N 73RD ST
19	40	769857	0010	73RD ST VIEWPOINTE CONDOMINI	307 N 73RD ST
19	40	863420	0000	THREE CROWNS CONDOMINIUM	8015 GREENWOOD AVE N
19	40	863420	0010	THREE CROWNS CONDOMINIUM	8015 GREENWOOD AVE N
19	40	863420	0020	THREE CROWNS CONDOMINIUM	8015 GREENWOOD AVE N
19	40	863420	0030	THREE CROWNS CONDOMINIUM	8015 GREENWOOD AVE N
19	40	923190	0025	BARANOF RESTAURANT	8543 GREENWOOD AVE N
19	40	923190	0030	MIXED USE RETAIL W/3 APARTMEN	8537 GREENWOOD AVE N
19	40	923190	0035	Vacant Land	8616 PALATINE AVE N
19	40	923190	0040	Vacant Land	8612 PALATINE AVE N
19	40	923190	0045	Vacant Land	No Situs Address
19	40	923190	0050	Vacant Land	No Situs Address
19	40	923190	0055	Duplex	209 N 87TH ST
19	40	923290	0020	ANDERSON MAGUDER MECH CON	9241 GREENWOOD AVE N
19	40	926670	0005	Motor Technik Inc	8951 AURORA AVE N
19	40	926670	0020	VACANT LAND (Used Car Sale Lot)	8953 AURORA AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	926670	0025	SPEEDY GLASS	8901 AURORA AVE N
19	40	926670	0965	AURORA VETERINARY CLINIC	8821 AURORA AVE N
19	40	926670	1025	USED CARS SALE LOT (BABYLON A	8715 AURORA AVE N
19	40	926720	0005	DUNN LUMBER	9312 AURORA AVE N
19	40	926720	0020	Vacant Lot (Dunn Lumber)	No Situs Address
19	40	926720	0120	DUNN LUMBER	9300 AURORA AVE N
19	40	926720	0145	Demolished SFR	No Situs Address
19	40	926720	0235	DUNN LUMBER	9250 AURORA AVE N
19	40	926720	0260	Dunn Lumber Storage Lot	No Situs Address
19	40	932016	0000	WESTVIEW AT GREENWOOD CONC	8750 GREENWOOD AVE N
19	40	932016	0010	WESTVIEW AT GREENWOOD CONC	8750 GREENWOOD AVE N
19	40	932016	0020	WESTVIEW AT GREENWOOD CONC	8750 GREENWOOD AVE N
19	40	932016	0030	WESTVIEW AT GREENWOOD CONC	8750 GREENWOOD AVE N
19	40	932016	0040	WESTVIEW AT GREENWOOD CONC	8750 GREENWOOD AVE N
19	40	946520	0010	OPEN OFFICE	9252 GREENWOOD AVE N
19	40	946520	0025	GARAGE SERVICE REPAIR (AUTO C	9234 GREENWOOD AVE N
19	40	946520	0035	Former Advance Auto Parts	9218 GREENWOOD AVE N
19	40	946520	0165	Retail/Open Office Building	9020 GREENWOOD AVE N
19	40	946520	0180	Former GREENWOOD ALTERATION	9002 GREENWOOD AVE N
19	40	946520	0181	SFR House (Vacant)	308 N 90TH ST
19	40	946820	0005	MIXED USE RETAIL & OFFICE BUIL	6826 GREENWOOD AVE N
19	40	946820	0007	JOHNSON & JOHNSON ANTIQUES &	6820 GREENWOOD AVE N
19	40	946820	0017	MIXED USE OFFICE	6814 GREENWOOD AVE N
19	40	946820	0032	Former KORT HAUS & STUMBLING C	6726 GREENWOOD AVE N
19	40	946820	0045	RED MILL BURGER & STARBUCK	312 N 67TH ST
19	40	948270	0280	SHELL FOOD MART	7200 AURORA AVE N
19	40	948270	0295	SALON LOTUS	7216 AURORA AVE N
19	40	948270	0365	7-11 STORE	7314 AURORA AVE N
19	40	952310	0770	ST JOHN'S LUTHERAN CHURCH	5501 PHINNEY AVE N
19	40	952310	1240	OPEN OFFICE/RETAIL & SFR HOUS	6001 PHINNEY AVE N
19	40	952310	1280	LA BOHEME TAVERN & A.I.'S	6119 PHINNEY AVE N
19	40	952310	1290	SEATTLE CITY LIGHT SUBSTATION	6109 PHINNEY AVE N
19	40	952310	1310	MIXED USE APARTMENT W/COMME	6103 PHINNEY AVE N
19	40	952310	1492	Live/Work Townhouse Units	307 N 65TH ST
19	40	952310	1493	Live/Work Unit 2	309 N 65TH ST
19	40	952310	1494	Live/Work Townhouse Unit	311 N 65TH ST
19	40	952310	1505	RUDY'S BARBER SHOP & SFR HOU	6415 PHINNEY AVE N
19	40	952310	1570	THE PHINNEY RIDGE APARTMENTS	6410 PHINNEY AVE N
19	40	952310	2060	GREEN LAKE PRESBYTERIAN CHU	6318 LINDEN AVE N
19	40	952310	2640	SFR HOUSE STRUCTURE USE AS F	6208 PHINNEY AVE N
19	40	952310	2641	MIXED USE APARTMENT & OFFICE	6202 PHINNEY AVE N
19	40	952310	2645	ASSOCIATED PARCEL TO ACCOUN	6202 PHINNEY AVE N
19	40	952310	3620	TAVERN /RETAIL STORE	6110 PHINNEY AVE N
19	40	952310	3631	RETAIL STORE	6108 PHINNEY AVE N

Area	Neighborhood	Major	Minor	PropName	SitusAddress
19	40	952310	3730	STOREFRONT RETAIL	6010 PHINNEY AVE N
19	40	952310	3750	ZEEK'S PIZZA	6000 PHINNEY AVE N
19	40	952310	4725	RETAIL STORE & RESTAURANT	5914 PHINNEY AVE N
19	40	952310	4745	7-11 WITH GAS	5900 PHINNEY AVE N
19	40	952410	0005	Aurora Collision Center	9200 AURORA AVE N
19	40	952410	0090	AURORA COLLISION	9120 AURORA AVE N
19	40	952410	0115	New 23 SEDU Building	1109 N 92ND ST
19	40	952410	0380	TACO BELL PARKING	No Situs Address
19	40	952410	0385	TACO BELL	9000 AURORA AVE N
19	40	952410	0395	TACO BELL PARKING	9000 AURORA AVE N