

Commercial Revalue

2019 Assessment roll

AREA

85

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

John Wilson, Assessor



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 263-2300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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

John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Commercial Properties Valued?

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

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

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional

financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

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

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other real and personal property		Varies with local conditions

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

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

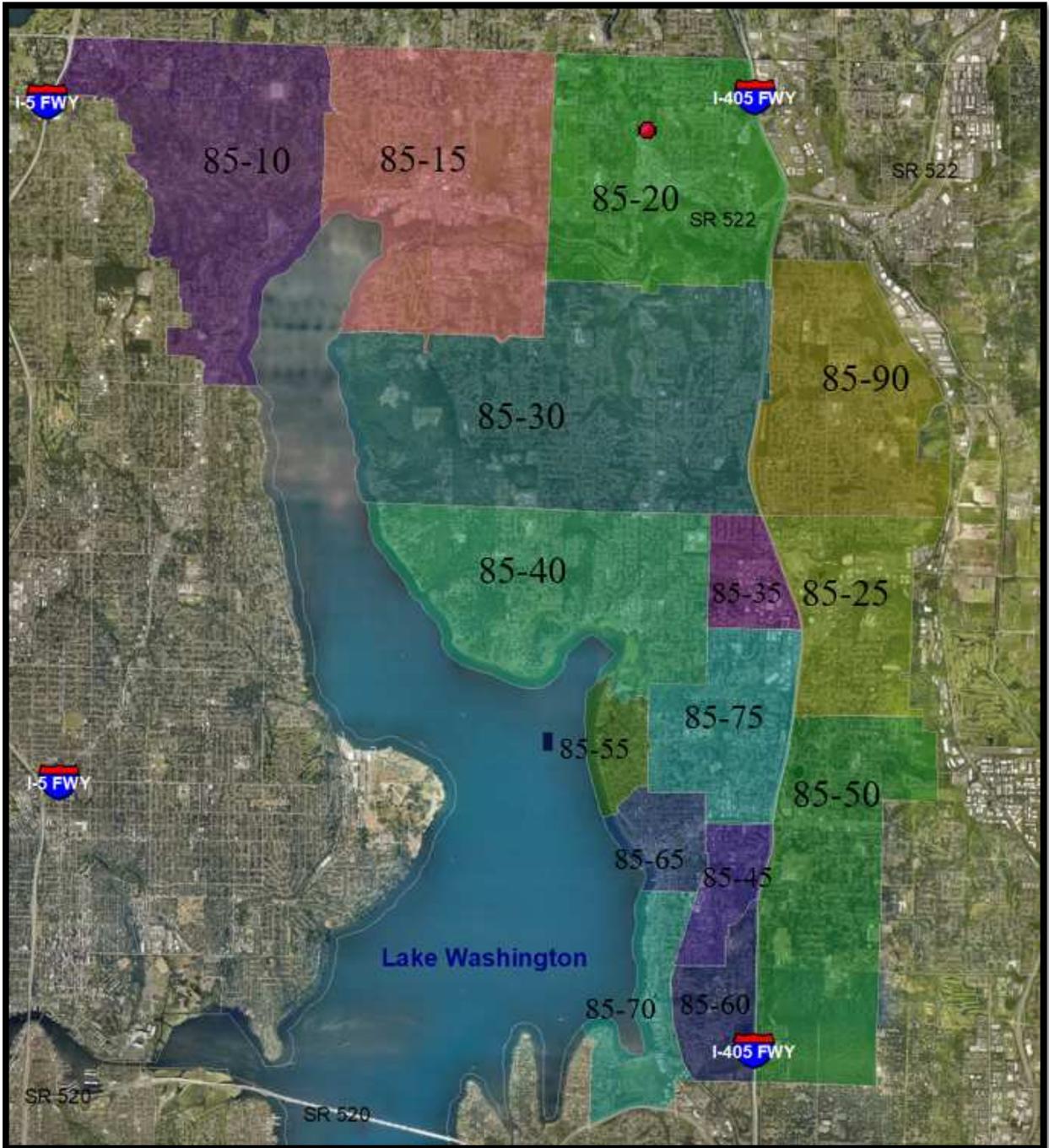
Requirements of State Law

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

Appraisal Area Reports

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

Area 85 Map



Executive Summary Report

Appraisal Date 1/1/19

Geographic Appraisal Area:

- Area 85: Lake Forest Park/Kenmore/Bothell/Kirkland - NE Lake Washington Corridor

Sales – Improved Summary

- Number of Sales: 59
- Range of Sales Dates: 1/13/2016– 12/18/2018

Sales – Ratio Study Summary

Sales-- Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2018 Value	\$3,025,500	\$3,281,600	92.20%	10.01%
2019 Value	\$3,230,500	\$3,281,600	98.40%	7.71%
Abs. Change	\$205,000		6.20%	-2.30%
% Change	6.78%		6.72%	-22.98%

*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 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 leased back to the seller; 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			
	Land	Improvements	Total
2018 Value	\$1,476,247,400	\$1,208,047,000	\$2,684,294,400
2019 Value	\$1,553,677,800	\$1,316,684,600	\$2,870,362,400
% Change	5.25%	8.99%	6.93%

Number of Parcels in the ratio population: **1,203**, excluding specialties.

Conclusion and Recommendation:

Total assessed values for the 2019 revalue have increased 6.93%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2019 Assessment Year. All of the cities in this geographic area are actively redeveloping their downtown areas.

Identification of the Area

Name or Designation

- **Area 85 (Lake Forest Park/Kenmore/Bothell/Kirkland)**

Area 85 Neighborhood

- 85-10 – Lake Forest Park and Ballinger Way
- 85-15 – Kenmore
- 85-20 – Bothell
- 85-25 – East Totem Lake
- 85-30 – Finn Hill/North Juanita
- 85-35 – West Totem Lake
- 85-40 – Juanita
- 85-45 – N Houghton/Everest
- 85-50 – S Rose Hill
- 85-55 – Market Street
- 85-60 – S Houghton
- 85-65 – Kirkland CBD
- 85-70 – Yarrow Bay/Carillon Pt
- 85-75 – Norkirk/Highlands
- 85-90 - Kingsgate

Boundaries

- West – Lake Washington and the western-most Lake Forest Park and Ballinger Way area
- North – Snohomish County
- East – Kirkland city limits
- South – Bellevue

Maps

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

Area Overview

The City of Kirkland is situated on the northeastern shore of Lake Washington with beautiful sunset views of the Olympic Mountains. Kirkland is working with developers in the redevelopment of the Totem Lake Mall, Kirkland Urban and Rose Hill Mall. The Totem Lake Mall consists of a 26-acre site with a projected mall area of up to one million square feet of mixed use buildings. The lower mall has finished buildings A and B (Whole Foods, Trader Joe's, and Nordstrom Rack). Building C has been topped off with a roof and they are now assembling out the interior systems. The upper mall site is under construction and will be improved with 650 apartments and 40,000 square feet of retail, multiplex cinema, and restaurants.

Kirkland Urban on Central Way is being developed to include 1.2 million square feet of commercial and residential buildings. Major tenants will include Tableau Software with about 90,000 square feet in Building E's 5th -7th floors, and QFC will be taking the majority of the space in Building F's retail space. The below level parking garages are nearly done and the retail, office, apartment and small retail standalone buildings should all be complete by mid-year. The Rose Hill mixed use project is in the planning stages with 1.3 million square feet where the Petco and Outback have been on NE 85th St and 120th Ave NE.

Downtown Bothell has about three large development projects underway which include Boulevard Place Shag senior housing with 285 units which will be finished this year, the Pop with 122 units

and retail that will also be finished this year, and the 98th Ave NE office building that is in the foundation stages. These projects are located mainly in the expanded downtown area. Weidner Apartments will probably start in 2019 because they have assembled all of their parcels at Bothell Way NE and 98th Ave NE.

In Kenmore, the Seaplane Kitchen and Bar with 5,000 sf along NE 181st St is completed and Flyway, a mixed use building with 27 units and 5,000 sf retail, is in the initial construction stages. The Weidner Apartment Group hopes to start construction in 2020 on Lakepointe, a development consisting of a total of 50 plus acres and 8 parcels of land. Lakefront properties will be a mixed use with a hotel, retail, and housing. The riverfront properties will be mid-rise apartments and properties on NE 175th St will be a mid-rise office.

The Elks Lodge in Lake Forest Park has been redeveloped into the Southern Gateway Village with 114 mostly finished residential units. The 72 unit Ballinger Apartments, located at 1795 NE 205th St, were completed in early 2018 and are in the lease-up process.

Analysis Process

Effective Date of Appraisal: January 1, 2019

Date of Appraisal Report: April 5, 2019

The following appraiser did the valuation for this geographic area:

- Richard Welch – Commercial Appraiser I

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and 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 is 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 site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

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 12/31/2018 (at minimum) 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).

Area Description

Geographic Area 85 consists of cities and neighborhoods located northeast of Lake Washington, which boundaries are generally defined as the King/Snohomish County line to the north, State Route 520 to the south, the Kirkland to the east, and Lake Washington/western-most portion of Lake Forest Park, and Ballinger Way Area.

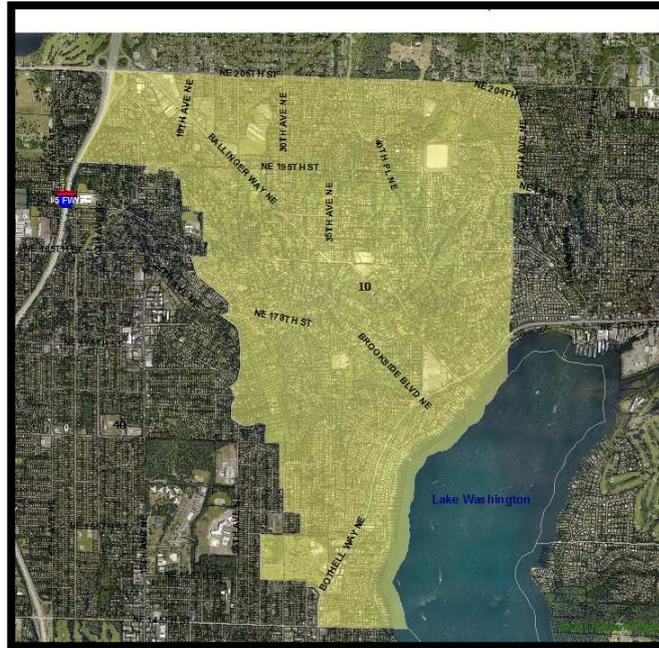
Within the Geographic Area 85, there are fifteen distinct neighborhoods that have been established for valuation purposes. The City of Lake Forest Park and Ballinger Way area of Shoreline are found in the northwestern portion of Area 85. Located to the east of Lake Forest Park is the City of Kenmore. The City of Bothell is situated in the northern sector of Area 85, while the City of Kirkland encompasses Area 85's southern section. Located between the City of Bothell to the north and the City of Kirkland to the south are three neighborhoods known as North Juanita, Finn Hill, and Kingsgate.

Lake Forest Park: Area 85-10

Neighborhood 85-10 Boundaries:

- North– Snohomish County
- South–NE 145th Street

- East– City of Kenmore
- West– City of Shoreline



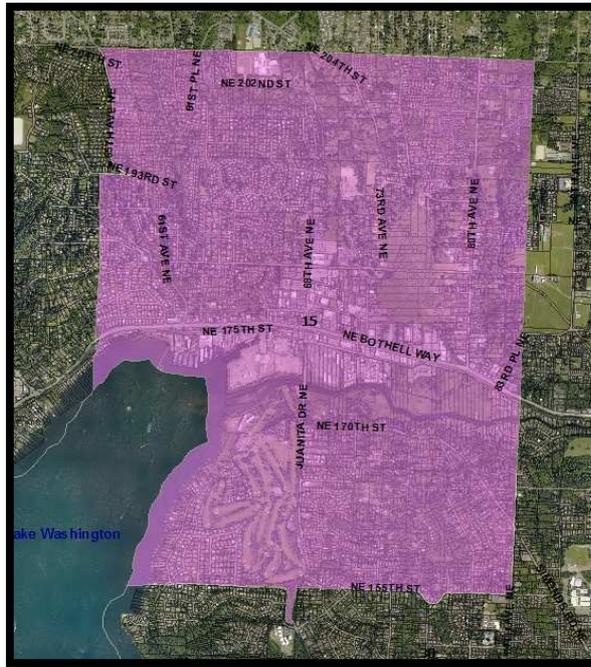
Neighborhood Description: The City of Lake Forest Park is a heavily forested area that is a primarily residential community located 12 miles north of downtown Seattle. The majority of businesses are situated near the Lake Forest Towne Centre complex at Bothell Way NE and Ballinger Way NE. This shopping center has been established for years and includes: City Hall, Third Place Books, Albertson, Starbucks, and Bank of America. However, there is a new commercial area called Southern Gateway Village which is located at NE 145th St and Bothell Way NE, the former site of the Elks Lodge. Southern Gateway encompasses 7.1 acres, was started in early 2014, and the complete build out is projected to be in 2019. It will have 86 townhomes and 28 single family residences. It is an urban in-fill project with 1.2 acres of parks, open space, and roads maintained by the association. The entitlements have been completed and most of the units have been constructed.



Ballinger Apartments- 72 unit apartment under construction #741770-0552
Kenmore: Area 85-15

Neighborhood 85-15 Boundaries:

- North – Snohomish County
- South – Lake Washington and NE 155th Street
- East – 84th Avenue NE
- West – City of Lake Forest Park



Neighborhood Description: The residents of Kenmore drive or commute to employment cities including: Seattle, Bellevue, and Everett. The large projects that are currently underway in Kenmore are: Seaplane restaurant and office and, Flyway @ Kenmore Village a mixed use building in early stage of construction. Lakepointe now has a developer, Weidner Apartment Group, which will start development in 2020. There are 51.9 acres consisting of 8 parcels. Permits have been extended several times for a 206,000 sf office, 440,000 sf of retail and commercial with a movie theater and hotel, 1,200 residential units, a 27 boat slip marina, and 4,464 parking spaces.



Seaplane Kitchen and Bar in Kenmore Village #382020-0010

Bothell: Area 85-20

Neighborhood 85-20 Boundaries:

- North – Snohomish County
- South – NE 165th Street
- East – Interstate 405
- West – City of Kenmore



Neighborhood Description: Residents may commute from Bothell to Seattle, Bellevue, or Everett, which are a reasonable distance away. About half of Bothell is located in King County and the other half in Snohomish County. The area offers unique regional shopping, such as the Beardslee corridor and downtown Main Street and Bothell Way. Further, the University of Washington at Bothell and Cascadia Community College share a 124-acre campus located just northwest of the intersection of I-405 and SR-522.

Currently, the City of Bothell is executing its **Downtown Revitalization Plan**. Over the last several years, the City of Bothell has acquired 25 acres throughout downtown as part of a plan to inject private development funding for redevelopment into the heart of the city. These include: the extension and expansion of Main Street completed and the creation of an additional park at Bothell Landing with a new bridge over the slough (on-going). Additional development includes: Boulevard Place senior housing with 285 units, the Pop with 122 units and retail and 98th Ave NE 4-story office building. Bothell and King County also purchased Wayne Golf Course and will develop it into a park and open space along the Sammamish Slough with a total of 89 acres.



Boulevard Place Senior Apartments- #237420-0030

East Totem Lake: Area 85-25

Neighborhood 85-25 Boundaries:

- North – NE 132nd Street
- South – NE 104th Street
- East – 136th Avenue NE
- West – Interstate 405



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, industrial, multi-family, and low-rise medical office buildings. The northern sector of this neighborhood is dominated by Evergreen Hospital and supported by medical office buildings surrounding it. Totem Lake Mall and Lake Washington Institute of Technology are the major properties located in the central area.

The Totem Lake Mall sold to CenterCal and they will redevelop the 26-acre site northwest of the intersection of 124th Street NE and Interstate 405. They plan on keeping the freestanding Auto Zone structure and the building that houses Ross. Multi-story mixed use buildings will include department stores, fast food, coffee shops, offices, retail, restaurants, residential, and a cinema for a total of one million square feet. This will be one of the largest developments in Kirkland for the foreseeable future. The lower mall buildings A and B and satellite buildings have been completed while building C is under construction. The upper mall is in the foundation and framing stage.



Lower Totem Lake Mall Building C- Totem Lake Mall #894441-0000

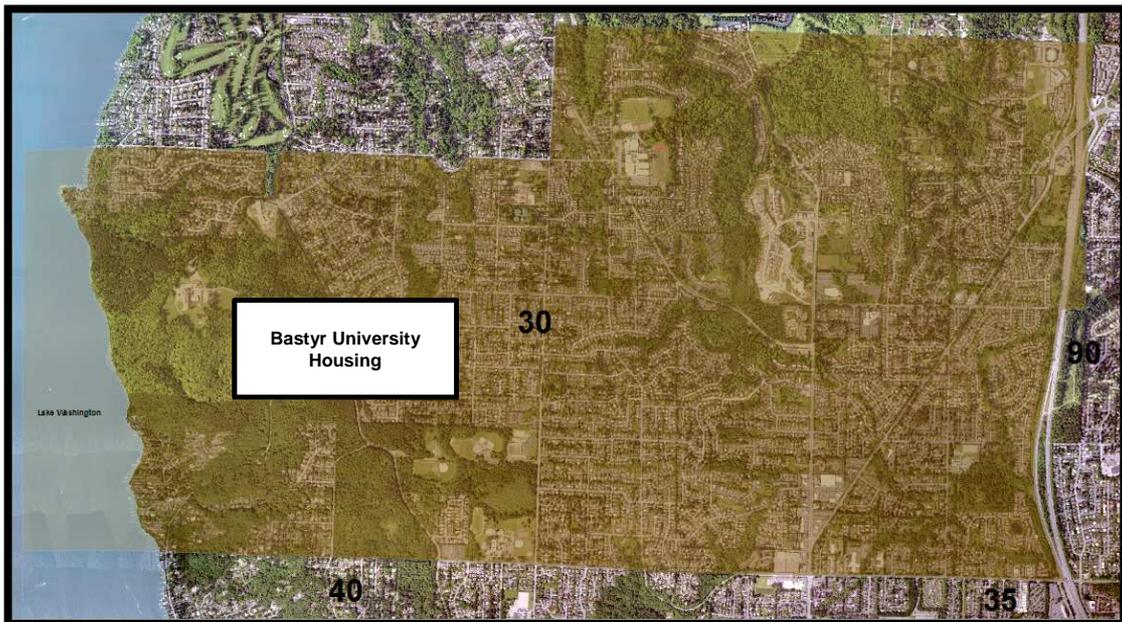


Upper Totem Lake Mall under construction #894439-0010

Finn Hill/North Juanita: Area 85-30

Neighborhood 85-30 Boundaries:

- North – NE 155th Street
- South – NE 132nd Street
- East – Interstate 405
- West – Lake Washington



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, multi-family and low-rise office buildings. This neighborhood includes St. Edwards State Park and Bastyr University. The Seminary building at Saint Edwards State Park has a concept proposal for the 90,000 sf building into a lodge or retreat facility. The building needs \$50 million in restoration and Daniels Real Estate of Seattle is working to preserve and rehabilitate the seminary building into a lodge type hotel. The lease includes the seminary, pool, gymnasium, and parking lot with 5.5 acres of park. This project is in the early stages of development.



Seminary Building- #232604-9001

West Totem Lake: Area 85-35

Neighborhood 85-35 Boundaries:

- North – NE 132nd Street
- South – NE 116th Street
- East – Interstate 405
- West – 108th Avenue NE



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail, industrial, multi-family, and low/mid-rise medical/office buildings. West Totem Lake is best known for its retail service core which includes line-retail, restaurants, and the Fred Meyer Shopping Complex. The area is also home to the Kirkland 405 Corporate center, a multi-building suburban office park home to numerous companies. This neighborhood will probably have the most to gain from the tenants being priced out of the redevelopment of the Totem Lake Mall due to proximity.

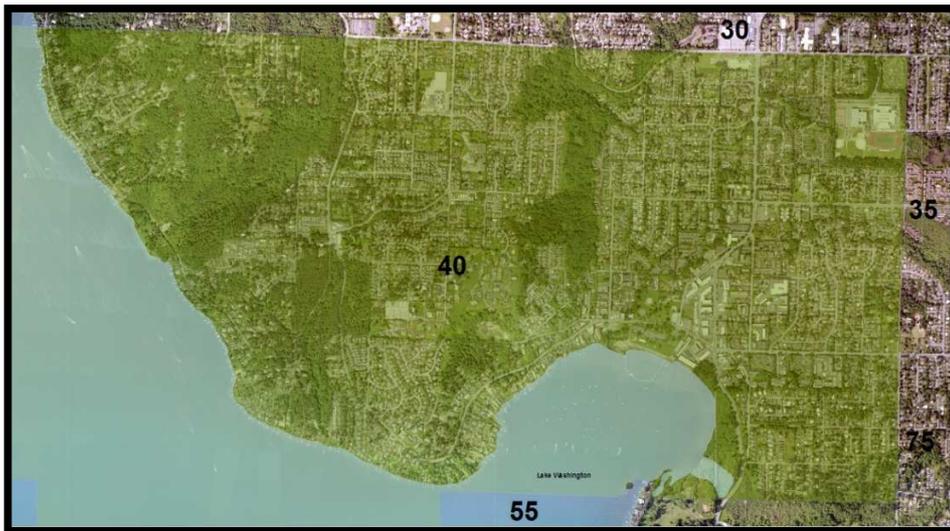


Kirkland 405 Corporate Center- #389060-0020

Juanita: Area 85-40

Neighborhood 85-40 Boundaries:

- North – NE 132nd Street
- South – NE 108th Street
- East – 108th Avenue NE
- West – Lake Washington



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail buildings, apartments, condominiums, and professional low rise office buildings. Juanita Village is a modern take on the traditional mixed-use residential/commercial urban neighborhood center that also serves as the heart of the community. The Juanita Bay is centrally located in this neighborhood.

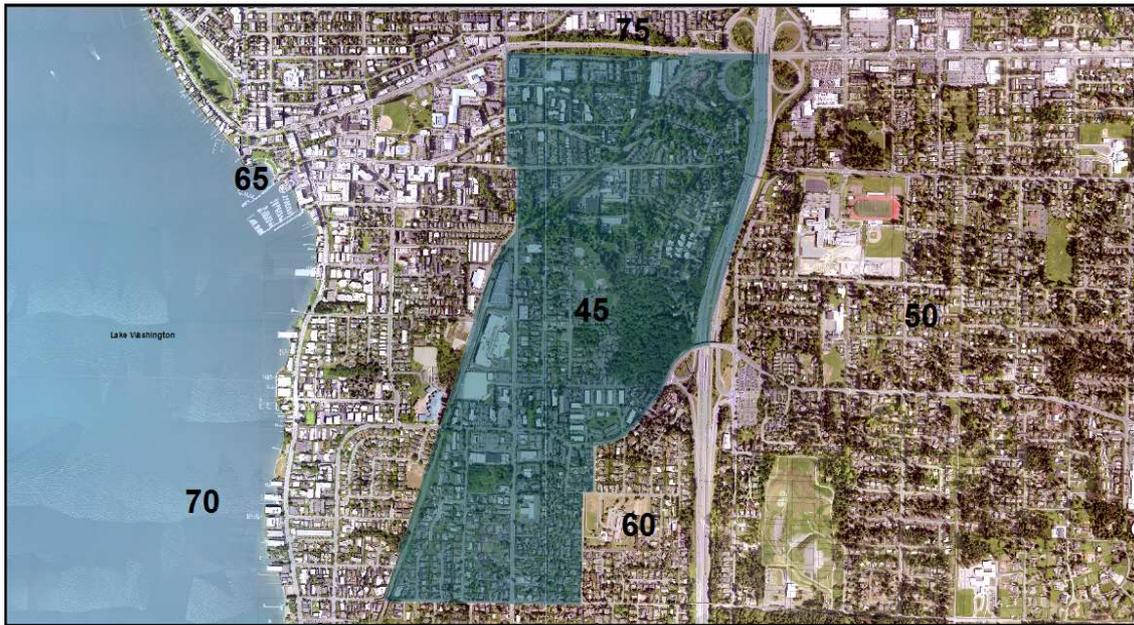


Under construction 12 unit apartment with Lake Washington View- #376050-0535

North Houghton/Everest: Area 85-45

Neighborhood 85-45 Boundaries:

- North – NE 85th Street
- South – NE 60th Street
- East – Interstate 405
- West – Burlington Northern Railroad (Cross Kirkland Corridor)



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail buildings, low to mid-rise office buildings, and industrial properties. This area is home to Google's 355,000 square foot Kirkland campus.

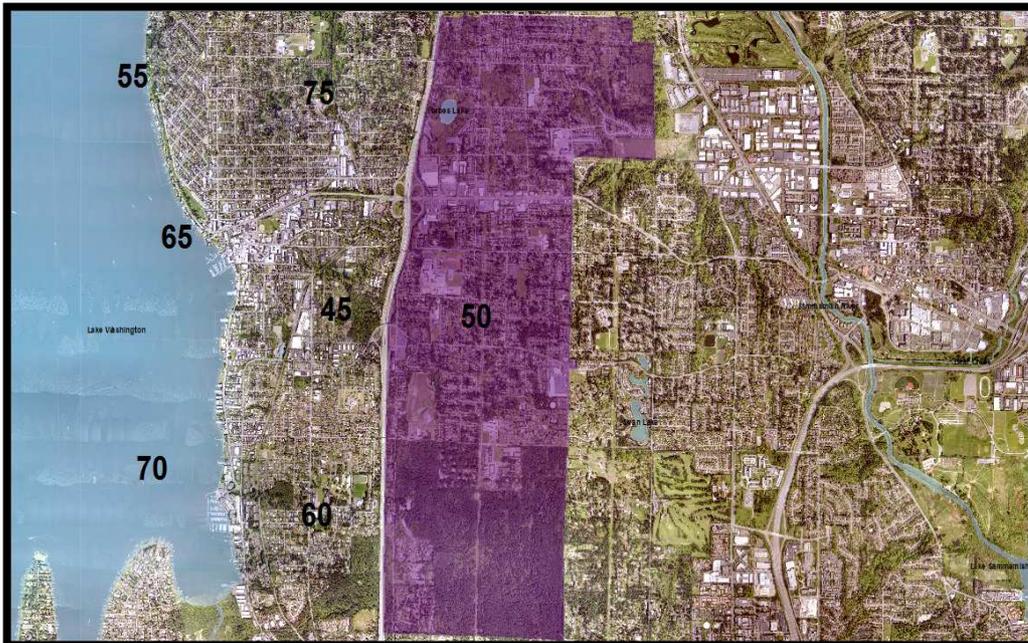


Google – Kirkland- #788260-0180

South Rose Hill: Area 85-50

Neighborhood 85-50 Boundaries:

- North – NE 104th Street
- South – NE 40th Street
- East – 132nd Place NE
- West – Interstate 405



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, low-rise office buildings, and some multi-family units. The retail oriented businesses include neighborhood shopping centers, line retail, restaurants, and car dealerships, mostly occurring along NE 85th Street. There is a proposed mixed use development for this area with 1.3 million square feet on NE 85th St and 120th Ave NE called Rose Hill Mall.



Rose Hill Mixed Use Proposed- #123850-0115

Market Street: Area 85-55

Neighborhood 85-55 Boundaries:

- North – Juanita Bay Park
- South – 3rd Street W
- East – 1st Street
- West – Lake Washington



Neighborhood Description: The predominant land uses within this neighborhood include small neighborhood retail establishments, low-rise office buildings, and townhomes.



Dibble Engineering Office on Market St- #388580-1885

South Houghton: Area 85-60

Neighborhood 85-60 Boundaries:

- North – NE 68th Street
- South – NE 39th Place
- East – Interstate 405
- West – Lake Washington Blvd



Neighborhood Description: The predominant land uses within this neighborhood include mid-rise office buildings and small light industrial warehouse buildings. In addition, Northwest University is located in the northern part of this area.

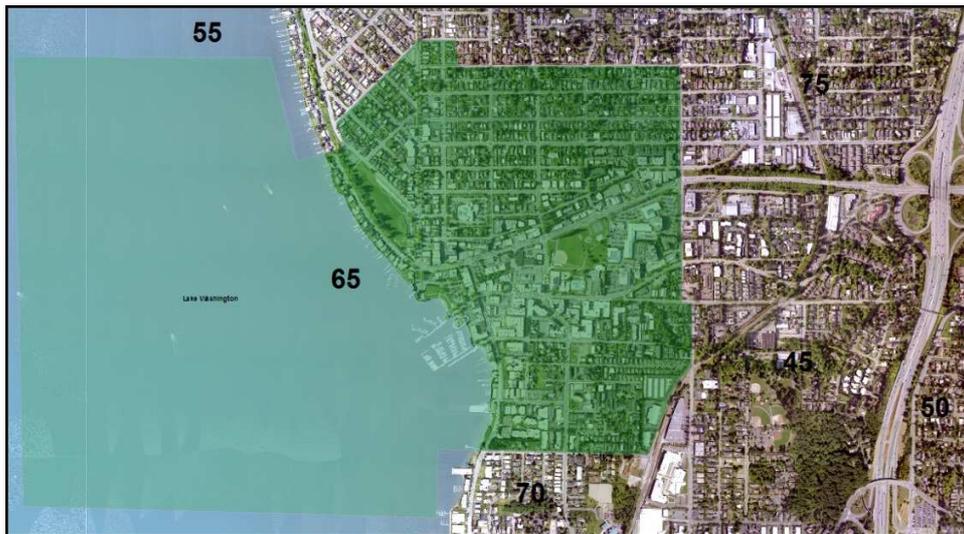


Northwest College- #172505-9203

Kirkland CBD: Area 85-65

Neighborhood 85-65 Boundaries:

- North – 10th Avenue
- South – 7th Avenue S
- East – 6th Street S
- West – Lake Washington



Neighborhood Description: The City of Kirkland is located on the eastern shore of Lake Washington, north of Bellevue and west of Redmond. Within a half square mile, it boasts one of the most dynamic downtowns in the state. New office and condominium projects continue to be built at a moderate pace, with older retail buildings being renovated into art galleries, restaurants, apartments, offices, and boutiques along Lake Street, Park Lane, and Central Way. They reflect the vitality and strength of the immediate area and the region. A healthy mix of small business,

corporate headquarters, light industrial and manufacturing, and a growing base of high-tech and home based businesses characterize Kirkland's local economy. A competitive business climate, with no local Business and Occupation (B&O) Tax, and high quality of life make Kirkland a desirable location for both local and world class enterprises.

Kirkland Urban is the most significant redevelopment project being proposed for the downtown Kirkland area. Kirkland Urban sits on 11.7 acres adjacent to Peter Kirk Park. Talon and Ryan announced their plans to construct up to 1.2 million square feet with 605,000 sf of office space, 200,000 sf of retail, and up to 300 residences. Talon also wishes to create about two acres of public space, with plazas, outdoor art and walkways. Talon received approval in December of 2015 from the city's design review board for the first phase which will consist of enlarging the QFC grocery store, constructing two 190,000 sf office buildings, and a 205 unit residential building. Tableau (software) leased 90,000 sf and Wave (broadband provider) leased about the same amount @ Park Place. Tableau will be moving into Building E on the 5th – 7th floors soon.



Kirkland Urban Building F- finishing construction- #390016-0000

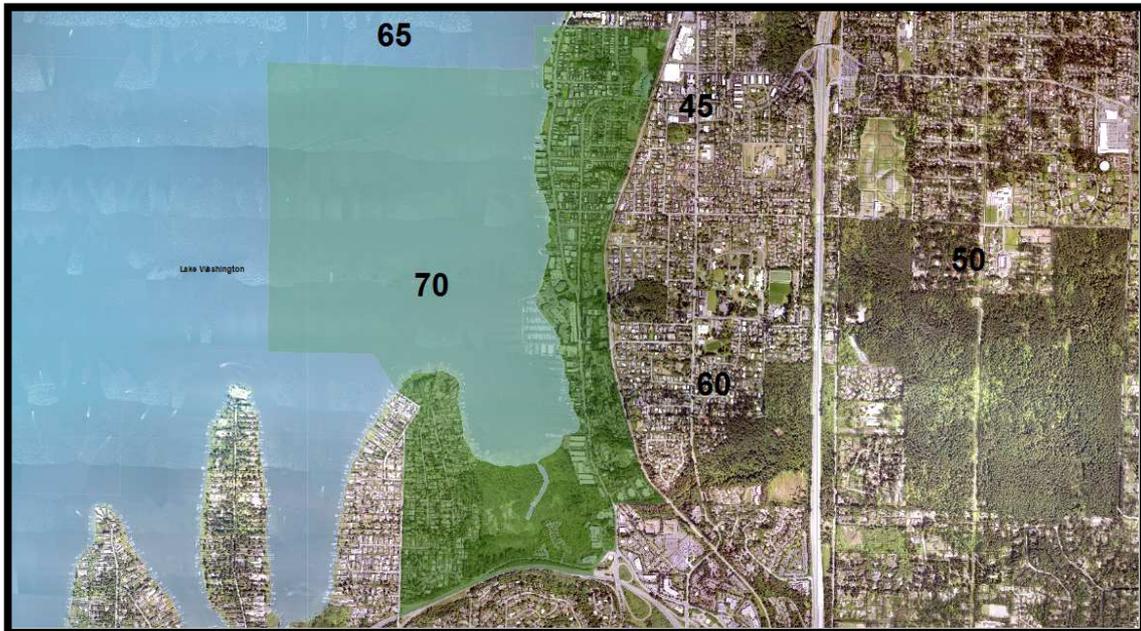


Kirkland Urban Building E- finishing construction #390016-0000

Yarrow Bay/Carillon Pt: Area 85-70

Neighborhood 85-70 Boundaries:

- North – 7th Avenue S
- South – State Route 520 and Bellevue
- East – Burlington Northern Railroad (Cross Kirkland Corridor)
- West – Lake Washington



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of neighborhood retail buildings, mid-rise professional office buildings, apartments, and condominiums. Major “Class A” office developments within this area include Carillon Point, Lake Washington Park, The Plaza at Yarrow Bay, and Waterfront Place office.

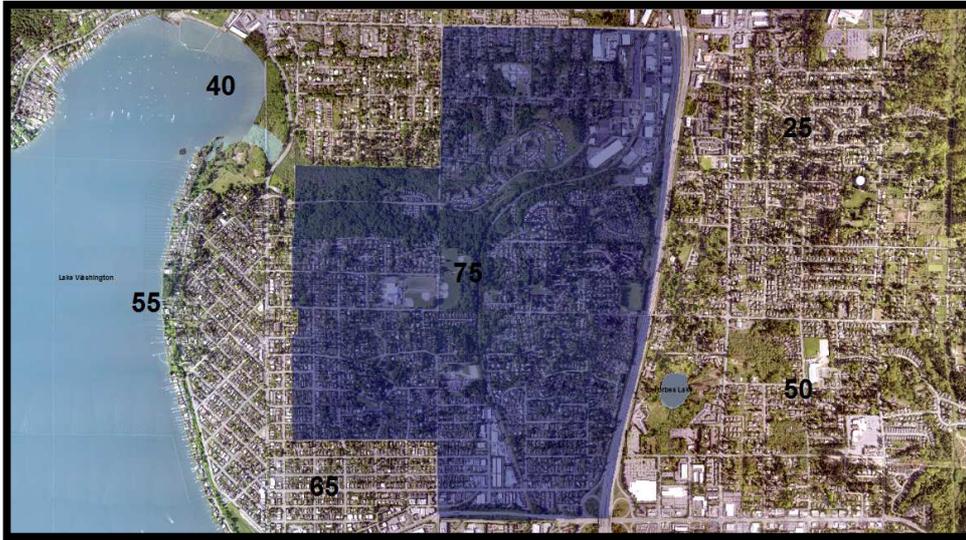


Carillon Point- #172505-9058

Norkirk/Highlands: Area 85-75

Neighborhood 85-75 Boundaries:

- North – NE 116th Street
- South – NE 85th Street
- East – Interstate 405
- West – 108th Avenue NE (North)/ 1st Street (Center)/6th Street (South)



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of small neighborhood low-rise office buildings and light industrial manufacturing buildings. Very little new construction has occurred in this neighborhood recently and sales of industrial properties have been limited.

Area 85-75 contains two distinct industrial areas, both of which align along the paved hiking trail of the former BNSF railway. The first and most prominent is at the northeast of the area which features larger business park style industrial developments. The second smaller section is a triangle at the south end of the neighborhood. This vicinity features smaller scale, often times owner user light industrial and warehouse buildings. This area is adjacent to an older residential neighborhood and some of the parcels actually lie in the LIT (Light Industrial) zoned triangle. Some older homes have been purchased over the decade for re-development to a more conforming use.

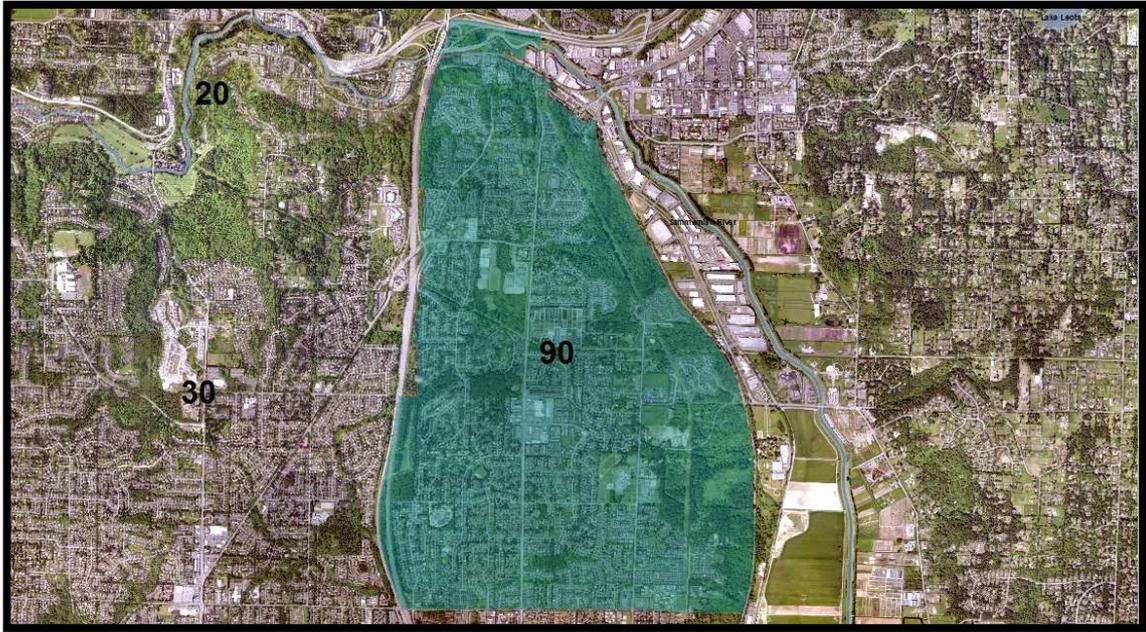


City of Kirkland Public Works- #388580-5255

Kingsgate: Area 85-90

Neighborhood 85-90 Boundaries:

- North – NE 169th Street
- South – NE 132nd Street
- East – Eastside Rail Corridor
- West – Interstate 405



Neighborhood Description: The commercial land uses within this neighborhood are a mixture of retail, office, and multi-family uses. The improvements built in neighborhood 85-90 are generally older with most buildings constructed between 1965 and 1985. The Kingsgate shopping center is the major commercial retail area in this neighborhood.



Kingsgate Shopping Plaza- #387646-0020

Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 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. The Area 85-25 E Totem Lake with 155 parcels and Area 85-30 Finn Hill/N Juanita with 79 parcels were physically inspected for the 2018 assessment year. This inspection area comprises Kirkland for a total of 234 parcels or 15.00% of the 1,581 total parcels located in Area 85 (not including specialties). A list of the physically inspected parcels is included in the addendum of this report.

Scope of Data

Land Value Data: Vacant sales from 1/01/2016 to 12/31/2018 were given primary consideration for valuing land. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sale. Since January of 2016, there were 78 land sales that were considered in Area 85. The sales verified as “good” were coded “Y” in the Assessor’s records. There were 59 good land 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 considered were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

Land Value

Land Sales, Analysis, Conclusions

Within Geographic Area 85, there are 59 verified commercial land sales that occurred during the last three years that were utilized for the 2019 revalue. This is four more verified sales transactions than the 2018 revalue. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In some neighborhoods, new commercial development sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

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.

The total recommended assessed land value for the 2019 assessment year is \$5,116,796,400. Overall land values in Area 85 increased 3.44%. The strongest increases occurred in Market Street (Area 85-55: 14.19%), West Totem Lake (Area 85-35: 10.63%), and Norkirk/Highlands (Area 85-75: 7.01%). The preceding totals include all taxable and nontaxable parcels in Area 85.

Change in Assessed Land Value by Area				
Area	Land Value 2018	Land Value 2019	Change	% Change
85-10	\$291,675,900	\$291,818,400	\$142,500	0.05%
85-15	\$325,505,500	\$326,469,400	\$963,900	0.30%
85-20	\$435,442,100	\$458,090,900	\$22,648,800	5.20%
85-25	\$524,399,900	\$559,056,100	\$34,656,200	6.61%
85-30	\$331,468,100	\$310,423,600	-\$21,044,500	-6.35%
85-35	\$193,640,900	\$214,231,000	\$20,590,100	10.63%
85-40	\$358,491,000	\$360,045,800	\$1,554,800	0.43%
85-45	\$321,357,400	\$321,466,300	\$108,900	0.03%
85-50	\$356,722,000	\$359,555,400	\$2,833,400	0.79%
85-55	\$71,771,100	\$81,953,400	\$10,182,300	14.19%
85-60	\$89,119,100	\$89,123,500	\$4,400	0.00%
85-65	\$729,660,000	\$775,786,400	\$46,126,400	6.32%
85-70	\$611,320,200	\$650,292,400	\$38,972,200	6.38%
85-75	\$159,251,700	\$170,420,600	\$11,168,900	7.01%
85-90	\$146,799,700	\$148,063,200	\$1,263,500	0.86%
Totals	\$4,946,624,600	\$5,116,796,400	\$170,171,800	3.44%

Every effort was made to equalize the assessed land values of similarly zoned land between adjacent areas. Assessed land values are based on land sales of properties with the same zoning or with similar development potential. *Neighborhood 30 is indicating a negative percent change; however, that is due to a segregation of Saint Edwards Park to residential of 308 acres.

Neighborhoods and Sales

The following is a breakdown of each neighborhood and a summary of the land sales considered. The Assessor considered these and historic sales as the primary method of establishing new assessed land values for each neighborhood.

Area 85-10- Lake Forest Park

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	10	674470	0820	33,530	2887659	\$475,000	07/17/17	\$14.17	RS 7200	vacant Lot

E# 2887659 – Location of this sale is at Beach Dr. NE, sold @ \$475,000 on 7/17/17. Zoning is RS 7200 allowing one unit per 7,200 sf lot area. This site was vacant at the time of sale and has moderate sloping site. It does not have lake frontage but does have a view of Lake Washington.

Area 85-15 Kenmore Area

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	15	011410	0650	15,964	2781626	\$600,000	02/22/16	\$37.58	DC	Change in Use
85	15	011410	0657	25,272	2885456	\$850,000	08/23/17	\$33.63	DC	Vacant Lot
85	15	011410	0670	67,296	2930162	\$5,500,000	05/07/18	\$81.73	DC	Vacant Lot
85	15	011410	0961	24,000	2866967	\$710,000	05/26/17	\$29.58	R18	Change in Use
85	15	022604	9066	16,440	2958361	\$450,000	09/28/18	\$27.37	R12	Vacant Lot
85	15	112604	9153	19,172	2792745	\$1,500,000	04/28/16	\$78.24	RB	Change in Use

E# 2781626 – This sale is located at 7211 NE 181st St and sold @ \$600,000 or \$37.58/sf on 2/22/16. Zoning is DC Downtown Commercial with 60’ to 80’ height limit. This site is one block north of NE Bothell Way and 73rd Ave NE. It is across the street from Kenmore’s fire station.

E# 2885456 – The sale is in the middle of the block on 73rd Ave NE on the west side of the street. Zoning is DC Downtown Commercial. This site is irregularly shaped and is level. It is across the street from the fire station. This property sold for \$850,000 on 8/23/17.

E# 2930162 – The property is located at 7110 and 7204 NE Bothell Way with a level site. The two parcels had buildings that will be torn down and redeveloped into a mixed use property. The zoning is DC and the site is rectangular with good frontage on a moderate traffic arterial with good visibility. It sold for \$5,500,000 on 5/7/18.

E# 2866967 – This sale property is located on 18138 73rd Ave NE and sold @ \$710,000 on 5/26/17. Zoning is R18 Residential w/18 dwellings per acre. This site has a wetland at the rear of the lot and the owner is planning on developing it into 10 townhouses consisting of 2 bedrooms and 2.5 baths with 2 car garages and 1,200 sf of livable area per unit.

E# 2958361 - The property is located at 67xx NE 185th St and sold for \$450,000 or \$27.37/sf on 9/28/18. It is next to an electrical substation which is located on the corner.

The zoning is R12 and will probably be developed into a multi-family residence and there is an apartment to the west of this site.

E# 2792745 – This sale property is located on 6705 NE 175th St and sold @ \$1,500,000 on 4/28/16. Zoning is RB Regional Business with 35’ height limit for retail, wholesale, and services. This site borders the Lakepointe development and is considered a land sale.

Area 85-20 – Bothell

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	20	052605	9081	16,180	2780134	\$500,000	02/10/16	\$30.90	GDC	Vacant Lot
85	20	052605	9142	19,761	2796859	\$825,000	05/07/16	\$41.75	GDC	Change in Use
85	20	052605	9186	15,035	2923142	\$650,000	04/06/18	\$43.23	GDC	Change in Use
85	20	052605	9190	15,035	2895631	\$573,200	10/13/17	\$38.12	GDC	Change in Use
85	20	052605	9218	128,625	2960111	\$14,000,000	10/31/18	\$108.84	GDC	Change in Use
85	20	062605	9146	19,166	2927282	\$538,000	04/23/18	\$28.07	DT	Vacant Lot
85	20	062605	9288	47,755	2941000	\$1,500,000	07/03/18	\$31.41	GDC	Vacant Lot
85	20	072605	9005	93,469	2847648	\$8,550,000	02/02/17	\$91.47	DT	Change in Use
85	20	072605	9111	38,980	2857569	\$2,625,000	04/03/17	\$67.34	DN	Change in Use
85	20	072605	9176	59,677	2858309	\$1,595,000	03/29/17	\$26.73	R2800OpCB	Change in Use
85	20	072605	9202	21,073	2882014	\$475,000	08/03/17	\$22.54	522	Vacant Lot
85	20	082605	9350	28,605	2886456	\$290,000	08/29/17	\$10.14	522	Vacant Lot
85	20	096700	0036	12,588	2884171	\$995,000	08/17/17	\$79.04	DC	Vacant Lot
85	20	096700	0225	7,200	2933645	\$1,390,000	05/25/18	\$193.06	DC	Change in Use
85	20	096700	0370	21,606	2809496	\$1,813,202	07/11/16	\$83.92	DN	Vacant Lot
85	20	096700	0385	7,200	2809491	\$750,000	07/14/16	\$104.17	DN	Change in Use
85	20	096700	0405	7,200	2851836	\$750,000	03/01/17	\$104.17	DN	Change in Use
85	20	096700	0410	7,200	2873314	\$750,000	06/23/17	\$104.17	DN	Change in Use
85	20	096700	0415	8,400	2871115	\$750,000	06/13/17	\$89.29	DN	Change in Use
85	20	096700	0420	6,000	2898241	\$730,000	10/11/17	\$121.67	DN	Change in Use
85	20	096700	0430	7,080	2877641	\$1,100,000	07/13/17	\$155.37	DN	Change in Use
85	20	096700	0431	3,000	2800318	\$600,000	06/02/16	\$200.00	DN	Change in Use
85	20	097000	0015	46,800	2851711	\$6,600,000	02/28/17	\$141.03	DT	Change in Use
85	20	255750	0100	23,995	2890703	\$250,000	09/20/17	\$10.42	R5400a OP	Vacant Lot
85	20	097000	0035	3,600	2945836	\$537,500	08/01/18	\$149.31	DN	Change in Use
85	20	192480	0075	15,647	2945591	\$1,500,000	07/31/18	\$95.87	DN	Vacant Lot

E# 2780134- Parcel is located at 110xx Beardslee Blvd, which is a vacant site that sold for \$500,000 or \$30.90/sf on 2/10/16. Zoning is GDC General Downtown Corridor. It is a corner site with good visibility and heavy traffic.

E# 2796859 – Parcel is located at 18705 Beardslee Blvd and sold @ \$825,000 on 5/7/16. This is a single parcel sale of vacant land of a slightly irregular site and is next to an office building. Zoning is GDC General Downtown Corridor.

E# 2923142 – The property is located at 18827 Beardslee Blvd with a teardown single family residence. It sold on 4/6/18 for \$650,000 and is located on a moderate traffic street. The zoning is GDC that allows commercial or mixed use and there is convenient freeway access.

E# 2895631 – The property located at 18825 Beardslee Blvd sold @ \$573,200 on 10/13/17. This site is located east of downtown Bothell where there is major redevelopment in progress. It is an interior site with limited visibility and heavy traffic. Zoning is GDC General Downtown Corridor. This property consists of one parcel with good potential for redevelopment.

E#2960111 – This property was several parcels with single family residences on them that were demolished. The merged parcel sold for \$14,000,000 on 10/31/18 to a developer who is grading this site and is zoned GDC that allows commercial and/or mixed use development. This property is located at 18823 Beardslee Blvd.

E# 2927282 – It is located at 18800 Bothell Way NE with an irregular shaped site. This lot does not have street frontage and there is a minor slope. The DT (downtown

transitional) zoning allows commercial or mixed use. The property sold for \$538,000 on 4/23/18.

E# 2941000 – Parcel sold for \$1,500,000 on 7/3/18 and is zoned GDC for commercial or mixed use development. It is located on a moderate slope and is behind line retail that is on Bothell Way NE. This parcel is located on 9605 NE 191st St and the site is vacant.

E# 2847648 – Located at the NE corner of NE 182nd St and 96th Ave NE and sold @ \$8,550,000 on 2/2/17. Zoning is DT Downtown Transition. It was improved by the old library which has been since torn down.

E# 2857569 – Parcel is located at 18317 98th Ave NE and sold @ \$2,625,000 on 4/3/17. This is a vacant parcel. Zoning is DN Downtown Neighborhood.

E# 2858309 – The property located at 8826 NE Bothell Way and sold @ \$1,595,000 on 3/29/17. This is a single parcel sale with frontage on NE Bothell Way and it is an upsloping site to the rear with a territorial view to the south. Zoning is R 2800, OP, CB which allows 1 residential unit per 2,800 sf or Office Professional and Community Business uses.

E# 2882014 – Parcel is located at 17322 Bothell Way NE and sold @ \$475,000 on 8/3/17. This is a single parcel sale of vacant land of a slightly irregular site and is next to retail and condominiums. Zoning is 522- SR 522 Corridor.

E# 2886456– Located at Woodinville Drive a block east the road turns into State Route 522 and sold @ \$290,000 on 8/29/17. This property is vacant land with a steep upslope. Zoning is 522- SR 522 Corridor.

E# 2884171 – This property is located at 101xx Main St and sold @ \$995,000 on 8/17/17. The property was destroyed by a fire. It was the Bothell Mall and the fire originated in the Mercantile Apartments across the street. DC zoning is downtown commercial. It is a vacant corner site.

E# 2933645 – This parcel is located at 18221 102nd Ave NE which is a rectangular corner site. The zoning is DC which allows commercial and mixed use development. The site is small so typically the developer will purchase some adjoining lots in order to build a substantial project. The site sold for \$1,390,000 on 5/25/18 or \$193.06/sf.

E# 2809496 – Parcel is located at 18420 102nd Ave NE and sold @ \$1,813,202 on 7/11/16. This is vacant parcel on the southeast corner of NE 185th St and NE 102nd Ave NE. Zoning is DN Downtown Neighborhood. Purchaser is the same party as E# 2809491.

E# 2809491 – Parcel is located at 10309 NE 185th St and sold @ \$750,000 on 7/14/16. This parcel was improved with an old single family residence that has since been razed for

a new apartment project. Four parcels have been merged to create a larger parcel for the construction of 135 apartment units. Zoning is DN Downtown Neighborhood. Purchaser is the same party as E# 2809496.

E# 2851836 – The property located at 10230 NE 183rd St and sold @ \$750,000 on 3/1/17. This is a single-parcel sale with frontage on NE 183rd St and it is a level. Zoning is DN Downtown Neighborhood. Purchaser is the same party as E# 2873314, 2871115, & 2898241.

E# 2873314- Parcel is located at 10222 NE 183rd St, which is a single family residence converted into an office that sold for \$750,000 on 6/23/17. Zoning is DN Downtown Neighborhood. It is an interior site with good visibility and moderate traffic. Purchaser is the same party as E# 2851836, 2871115, & 2898241.

E# 2871115 - This sale property is located at 10216 Fir St and sold @ \$750,000 on 6/13/17. This property has a single family residence converted into a hair salon. This neighborhood is being redeveloped into apartments, restaurants, and offices due to proximity to downtown Bothell. Zoning is DN Downtown Neighborhood. Purchaser is the same party as E# 2873314, 2851836, & 2898241.

E# 2898241 – Parcel is located at 10208 NE 183rd St and sold @ \$730,000 on 10/11/17. This is a single-parcel sale of an office building. Purchaser is the same party as E# 2873314, 2871115, & 2851836. Zoning is DN Downtown Neighborhood.

E# 2877641 – The property located at 18414 103rd Ave NE sold @ \$1,100,000 on 7/13/17. This site is located in downtown Bothell where there is major redevelopment in progress. It is an interior site with good visibility and heavy traffic. This property consists of one parcel with good potential for redevelopment. Zoning is DN Downtown Neighborhood.

E# 2800318 – Parcel is located at 18422 103rd Ave NE and sold @ \$600,000 on 6/2/16. This is an office building and it is a corner site. Zoning is DN Downtown Neighborhood.

E# 2851711 – The property located at NE 186th St and sold @ \$6,600,000 on 2/28/17. This is a multi-parcel sale with frontage on NE 186th St and it is a level site. Zoning is DT Downtown Transition.

E# 2890703- Parcel is located at 19920 Bothell Way NE, which is a vacant site that sold for \$250,000 on 9/20/17. Zoning is R 5400a, OP -Residential with 5,400 sf of site per unit and/or Office Professional. It is an interior site with good visibility and heavy traffic.

E# 2945836 – This parcel sold on 8/1/18 for \$537,500 and it is a rectangular, corner site. The zoning is DN which allows commercial development. The lot is located at 10036 NE 185th St and there is a teardown building currently on site.

E# 2945591 – The property is located at 18104 97th Ave NE and it is currently a paved parking lot. This site is located between a gas station and the Bothell library. It is a rectangular, corner parcel. The zoning is DN which allows commercial development. This site sold for \$1,500,000 on 7/31/18 or \$95.87/sf.

Area 85-25 – East Totem Lake

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	25	282605	9010	37,701	2901485	\$4,400,000	11/03/17	\$116.71	TL-2	Change in Use
85	25	282605	9024	27,878	2839832	\$700,000	12/14/16	\$25.11	RM 1.8	Change in Use
85	25	282605	9220	45,526	2889263	\$8,219,750	09/13/17	\$180.55	TL-1A	Change in Use
85	25	282605	9221	37,246	2889274	\$6,725,250	09/13/17	\$180.56	TL-1A	Change in Use
85	25	692840	0026	32,992	2961638	\$5,825,000	11/09/18	\$176.56	TL-1A	Change in Use
85	25	692840	0035	25,001	2900231	\$3,100,000	11/07/17	\$124.00	TL-2	Change in Use
85	25	692840	0030	431,301	2905890	\$42,700,000	12/13/17	\$99.00	TL-2	Change in Use
85	25	894441	0000	76,050	2923802	\$10,000,000	04/06/18	\$131.49	TL2	Change in Use

E# 2901485– Located at 12525 Totem Lake Blvd NE and sold @ \$4,400,000 on 11/3/17. This property is improved with a retail building with good visibility from Interstate 405

and across the street from the lower Totem Lake Mall. Zoning TL-2 Totem Lake commercial zoning and it contains two parcels.

E# 2839832 – Located at 12532 NE 117th PL and sold @ \$700,000 on 12/14/16. This property is improved with a single family residence that has been converted into an office building. Zoning is RM 1.8 Residential Multi-family.

E# 2889263- Located at 11821 NE 128th St and sold @ \$8,219,750 on 9/13/17. This property is improved with a medical office building that will be razed and replaced with a 339 unit apartment building which will include the adjoining property. The buyers decided to move forward with this project because of the redevelopment of the Totem Lake Mall. The site area is 45,526 sf @ \$180.55/sf of TL 1A zoned land. Purchaser is the same party as E# 2889274.

E# 2889274- Located at 11811 NE 128th St and sold @ \$6,725,250 on 9/13/17. This property is improved with a medical office building that will be razed and replaced with a 339 unit apartment building which will include the adjoining property. The buyers decided to move forward with this project because of the redevelopment of the Totem Lake Mall. This site area is 37,246 sf @ \$180.56/sf of TL 1A zoned land. Purchaser is the same party as E# 2889263.

E# 2961638 – This property sold on 11/9/18 for \$5,825,000 and is located north of the Totem Lake Mall. The zoning is TL-1A which is being developed into a 6-story 134 unit apartment building. It is south of the Evergreen Hospital and east of Interstate 405. This site is irregular shaped and next to another apartment under construction with 339 units.

E# 2900231 – Parcel is located at 12560 120th Ave NE and sold @ \$3,100,000 on 11/7/17. This was a Wells Fargo bank branch site for the upper mall area and the developer purchased it in order to complete their redevelopment of the overall Upper Totem Lake Mall. Zoning is TL2 Totem Lake Two; a commercial property zoning.

E# 2905890 – Parcel is located at 12500 120th Ave NE and sold @ \$42,700,000 on 12/13/17 to Fairfield. This was the primary upper Totem Lake Mall site and a developer purchased it in order to complete the redevelopment of the Upper Totem Lake Mall with 655 apartments. After Fairfield completes their portion they will sell the non-residential portion back to VTL to complete the non-residential portion. Zoning is TL2 Totem Lake Two; a commercial property zoning. This multi-parcel sale included parcels 692840-0030 and 0035, excluding only the Chase Bank site on the corner and both site are now vacant.

E# 2923802 – This parcel is an “L” shaped lot were building C of the lower Totem Lake Mall is being constructed. It sold for \$10,000,000 on 4/6/18 to the developer who is currently constructing the building. The building consists of first floor retail, second to fourth floors parking, and fifth to seventh floors apartments. The zoning is TL-2 Totem Lake Two -commercial zoning. This property is located at 120xx Totem Lake Blvd NE.

Area 85-30 – Finn Hill/North Juanita

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	30	202605	9036	19,443	2879269	\$1,100,000	07/23/17	\$56.58	BC1	Change in Use
85	30	202605	9036	19,443	2959051	\$1,370,000	10/12/18	\$70.46	BC-1	Change in Use

E# 2879269 – This property is located at 13604 100th Ave NE and sold @ \$1,100,000 on 7/23/17. This is an improved site that has level topography. Zoning is BC-1 Community Business. The site is rectangular in shape and located on a moderate traffic street with good visibility. It appears that the land will be redeveloped.

E# 2959051 – Parcel sold for \$1,370,000 on 10/12/18 to Instyle Homes a development company. There is currently a duplex and retail building that is slated for demolition. This site is located between Safeway and a Shell gas station on a moderate traffic arterial.

Area 85-35 – West Totem Lake

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	35	282605	9085	533,647	2867379	\$23,500,000	05/26/17	\$44.04	TL 10B	Vacant lot

E# 2867379 – This property is located on NE 116th St west of I-405 and sold @ \$23,500,000 on 5/26/17. This is a two parcel site with a church improvement that will be replaced with an apartment building. Zoning is TL 10B Totem Lake Commercial. The southern portion of the site has sloping topography and likely will remain undeveloped.

Area 85-40 - Juanita

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	40	141330	0035	11,125	2902103	\$350,000	11/07/17	\$31.46	RMA 1.8	Vacant lot

E# 2902103 – This property is located at 91st Ave NE and one lot north of NE 116th Pl and sold for @ \$350,000 on 11/7/17. This is a vacant site with sloping terrain. Zoning is RMA 1.8 Multi-Family Residential.

Area 85-45 – North Houghton/Everest

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	45	012000	0200	71,366	2932805	\$5,376,600	05/29/18	\$75.34	LIT	Change in Use

E#2932805 – This parcel is in proximity to Google and has two small buildings on it that appear will be razed and replaced with a new project with higher density and a larger footprint. The property is located at 229 8th St S and zoning is LIT Industrial general purpose.

Area 85-50 – South Rose Hill

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	50	124190	0013	13,850	2780682	\$800,000	02/12/16	\$57.76	RH8	Change in Use
85	50	388810	0220	18,157	2865085	\$872,000	05/04/17	\$48.03	RSX 7.2	Change in Use
85	50	123850	0100	30,984	2968100	\$815,000	12/18/18	\$26.30	RH 1B	Change in Use

E# 2780682 – This property is located at 12832 NE 85th St and sold @ \$800,000 on 2/12/16. This is an office building that appears slated for redevelopment. Zoning is RH 8- Rose Hill Commercial.

E# 2865085 – This parcel is located at 9752 130th Ave NE and sold @ \$872,000 on 5/4/17. This is a single family residence with a garage/warehouse and it is planned for

redevelopment. Zoning is RSX 7.2 single family residential zone requiring 7,200 sf per dwelling. The potential number of units for the site is rounded to two, which indicates a price per potential site at \$436,000/site and it was a land sale.

E# 2968100 – This property is located at 8734 120th Ave NE which is across the street from Costco. It appears that the single family residence will be demolished and replaced with a commercial building. This property sold for \$815,000 on 12/18/18 and the zoning is RH 1B -Rose Hill Commercial zoning.

Area 85-55 – Market Street

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	55	388580	1015	5,308	2816024	\$815,000	08/16/16	\$153.54	MSC 1	Change in Use
85	55	388580	2660	25,688	2806376	\$2,740,000	06/23/16	\$106.66	MSC 1	Change in Use
85	55	388580	8120	16,830	2944845	\$5,300,000	07/31/18	\$314.91	MSC 3	Change in Use
85	55	388580	0880	17,175	2948591	\$2,575,000	08/08/18	\$149.93	MSC 1	Change in Use

E# 2816024 – This property is located at 801 Market St and sold @ \$815,000 on 8/16/16. This is an improved site that appears to be slated for redevelopment. Zoning is MSC 1 Market Street Commercial. This site is triangular in shape with good visibility and moderate traffic arterial. The current improvements have limited assessed value.

E# 2806376 – Property is located at 1313 Market Street and sold @ \$2,740,000 on 6/23/17. This property was improved with an older one story office building that will be torn down and replaced with townhouses. This is a large corner lot that goes street to street. The zoning is MSC 1 that allows for commercial and multi-residential usage.

E# 2944845 – This sale property is located at 610 Market Street and sold for \$5,300,000 on 7/31/18. There is an office building currently on this site and it appears it will remain until the leases expire and plans are approved for a mixed use development. It is in proximity to the center business district and is very desirable and that is why the land value per square foot is so high.

E# 2948591 – This property is located at 207 8th Avenue West and sold for \$2,575,000 on 8/8/18. The current use is an old single family residence built in 1937 and will be torn down and developed into a mixed use property. This is a corner site that is in proximity to the central business district. However, only has a corner of the site located on Market Street.

Area 85-60 – South Houghton

Area 85-60 is at the southern portion of Kirkland and includes Northwest College. There are several office and industrial properties in this area. There have been no land sales in this neighborhood since 2013.

Area 85-65 – Kirkland CBD

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	65	388580	7975	10,200	2775854	\$1,550,000	01/12/16	\$151.96	RS 5.0	Seg/Merge after sale

E# 2775854 – This parcel is located at 139 & 143 7th Ave at the southwest corner of 2nd Street resulted in two sites due to a lot split and slated for development into two single family residences. Minimum site area is 5,000 sf per single family residence. This site sold for \$1,550,000 on 1/12/16 or \$151.96/sf.

Area 85-70 – Yarrow Bay/Carillon Pt

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	70	347180	0085	21,391	2847019	\$3,000,000	01/31/17	\$140.25	PR 3.6	Vacant lot
85	70	935490	0220	52,600	2883200	\$10,100,000	08/09/17	\$192.02	BN	Vacant lot

E# 2847019 – This property is located on NE 60th St and sold @ \$3,000,000 on 1/31/17. The subject’s site is on the southwest corner of Lakeview Drive and NE 60th St. Zoning is PR 3.6 Multi-Family Residential with one unit per 3,600 sf of site area.

E# 2883200 – Sale property is located Lake St S and 10th Ave S and sold @ \$10,100,000 on 8/9/17. This sale contains three parcels. The future use is to be improved with a mixed use project consisting of apartments and retail.

Area 85-75 – Norkirk/Highlands

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
85	75	332605	9152	181656	2864743	\$9,300,000	5/16/2017	\$51.20	TL-10C	Change in Use
85	75	388690	1615	16,820	2777056	\$1,299,500	01/15/16	\$77.26	RM 3.6	Change in Use
85	75	388690	1905	20,893	2839523	\$2,160,000	12/08/16	\$103.38	RM 3.6	Vacant Lot

E# 2864743 – Located at 11801 NE 116th St, which is an interior site and the buyer plans on developing 82 single family residences on the site. This property has convenient access to Interstate 405 and Totem Lake is north of this parcel. The buyer will be demolishing the existing Light Industrial Manufacturing building that is currently on site. The property is zoned TL 10C. It sold for \$9,300,000 or \$51.50/sf on 5/16/2017.

E# 2777056 – Located at 11305 NE 88th Street on an interior parcel. It is located in a residential market area. It sold for \$1,299,500 or \$77.26/sf on 1/15/16.

E# 2839523 – Sale property is located at NE 87th St just west of I-405 and sold @ \$2,160,000 on 12/8/16. This sale contains two interior sites and a corner site for a total of three parcels. Six townhouses have been proposed for this site.

Area 85-90 – Kingsgate

Area 85-90 is primarily a residential market area in the northeastern section of Kirkland. It features neighborhood retail and multi-family developments. There have been no land sales in this market area since 2013. The development of the Totem Lake Mall should have a positive effect on this neighborhood due to affordable rental rates.

The following table summarizes the land valuation model as it was applied to the properties in Area 85. 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. Included after the following table are descriptions of zoning designations pertaining to this market area.

Typical Land Value Ranges

By Neighborhood and Land Use

2018 Revaluation

Area 85 Neighborhoods	Multi-Family Land Uses		Commercial Land Uses		Industrial Land Uses	
	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range
85-10 Lake Forest Pk	RS7200, RS9600, RS15000 RM900, RM2400, RM3600	\$12 - \$31 \$29 - \$54	CC TC SG-C	\$21 - \$30 \$31 - \$41 \$29 - \$48		
85-10 Ballinger	R6, R12 R18, R24, R48	\$14 - \$26 \$14 - \$45	CB, CZ, MB, NB	\$13 - \$44		
85-15 Kenmore	R-1, R6, R12 R24, R4, R6	\$10 - \$29 \$9 - \$39	DC, DR, CB NB RB, UC	\$16 - \$37 \$27 - \$27 \$10 - \$50		
85-20 Bothell	R-2800, R-2800/OP, R-4000, R-5400a OP, R-7200 R-8400, R-9600, R-9600 SSHO	\$14 - \$35 \$10 - \$30 \$6 - \$28	522, GDC DC, DN DT, GC	\$10 - \$43 \$21 - \$88 \$14 - \$46		
85-25 East Totem Lake	RSX 7.2 RM 1.8, RM 2.4, RM 3.6, R4 RMS.0	\$15 - \$17 \$17 - \$37 \$24 - \$24	PLA14, PR 1.8 TL 1A, 1B, 2, 4A, 5, 6A, 8 NRH 1A, 1B, 2, 3, 4, 5	\$7 - \$31 \$14 - \$40 \$16 - \$31	TL 7 TL 9A	\$14 - \$30 \$22 - \$24
85-30 Finn Hill/ North Juanita	RMA 1.8, 2.4, 3.6, 5.0; PRA 1.8 RSA 4, 6, 8; R-AC.OP,NB R 7200, R 9600 R5400a, R2800, R12, R18	\$14 - \$29 \$9 - \$18 \$7 - \$13 \$10 - \$27	BNA, BC 1 PRA 1.8 NB R-AC,OP,NB	\$30 - \$36 \$16 - \$28 \$16 - \$30 \$8 - \$13		
85-35 W Totem Lake	PR 1.8, 3.6, RM 1.8, 3.6, 5.0	\$16 - \$29	TL 4B, 4C, 6B TL 10A, B, TL 11	\$19 - \$39 \$22 - \$35		
85-40 Juanita	RM 1.8, 2.4, 3.6, RMA 1.8, 3.6, 5.0 RS 8.5 RSA 6, 8 RSX 7.2 PR 2.4, 3.6	\$13 - \$50 \$20 - \$27 \$13 - \$41 \$14 - \$30 \$21 - \$30	BNA JBD 1, 4, 5 JBD 2 JBD 3, 6 PR 2.4, 3.6	\$26 - \$28 \$15 - \$68 \$37 - \$50 \$30 - \$44 \$21 - \$30		
85-45 N Houghton/ Everest	PLA 5A, 5D, 5E RM 3.6, 5.0	\$70 - \$76 \$19 - \$80	PLA 5B, 5C PO, PR 3.6, 5.0	\$85 - \$105 \$70 - \$80	LIT	\$20 - \$70
85-50 S Rose Hill	PLA 16 PLA 17, 17A RM 1.8, 2.4, 3.6 RS 12.5, 7.2, 8.5, RSX 35, 7.2	\$7 - \$15 \$20 - \$46 \$16 - \$50 \$6 - \$27	BCX, BN, NC2 PR 3.6 RH 1A, 1B, 2A, 2B 2C RH 3, 5A, 5B, 5C, 7, 8	\$28 - \$31 \$20 - \$50 \$16 - \$55 \$30 - \$55	LIT	\$26 - \$30
85-55 Market St	RS 5.0, 7.2	\$50 - \$95	MSC 1, 2, 3, 4	\$88 - \$107		
85-60 S Houghton	PLA 1 RM 3.6 RS 8.5, 12.5	\$13 - \$15 \$55 - \$70 \$14 - \$45				
85-65 Kirkland CBD	PLA 6A PLA6D, 6E, 6G, 6I, 6J, 6k, 7A, 7B, 7C RM3.6,RS 5.0, 7.2 **WD I	\$90 - \$165 \$70 - \$145 \$55 - \$95 \$50 - \$100	CBD 1, 1B, 2, 3, 4 CBD 5, 6, 7 CBD 8 PLA 6B, MSC 4, MSC1,3 PR 2.4	\$90 - \$200 \$112 - \$130 \$115 - \$160 \$85 - \$170 \$100 - \$110	PLA 6G	\$36 - \$38
85-70 Yarrow Bay/ Carillon Point	PLA 15A,15B, 2,3B RM 3.6, RS 12.5,RS8.5 **WD I, WD III	\$35 - \$125 \$55 - \$150 \$55 - \$135	BN, PR 3.6, PR 8.5 PLA 3B	\$65 - \$140 \$65 - \$80	PLA 6G	\$42 - \$42
85-75 Norkirk/ Highlands	PLA 5, 9 RM 3.6 RS 7.2, 8.5	\$5 - \$9 \$52 - \$94 \$10 - \$23	TL 10C, 10D, 10E	\$21 - \$27	LIT	\$24 - \$36
85-90 Kingsgate	R-AC,OP,NB RMA 1.8, RMA 2.4, RMA 3.6, RSA 4, RSA 6	\$20 - \$31 \$14 - \$26 \$6 - \$24	BC 2; R-AC,OP,NB	\$20 - \$31		

*Please note that this table is a summary of "typical" land values and is therefore not all inclusive.

**The unit of value measure for WD I and WD III sites is typically \$/FF and not \$/sf, but for this table it is shown.

ZONING DESIGNATIONS		
PER JURISDICTION OF AREA 85		
Residential Land Uses		
Jurisdictions	Zoning Designation	Description
City of Bothell	R-2800	1DU per 2800SF NRA Bld
	R-2800/OP	1DU per 2800SF NRA Bld / Office
	R-4000	1DU per 4000SF NRA Bld
	R-5400a OP	1DU per 5400SF NRA Bld / Office
	R-7200	1DU per 7200SF NRA Bld
	R-8400	1DU per 8400SF NRA Bld
	R-9600	1DU per 9600SF NRA Bld
	R-9600SSHO R-AC,OP,NB	1DU Per 9600SF NRA Bld/Senior Housing Res, Office, Neighborhood Business
City of Lake Forest Park	RM800	Res Multi Family, min 900SF lot
	RM2400	Res Multi Family, min 2,400SF lot
	RM8600	Res Multi Family, min 3,600SF lot
	RS 7200	Res Single Family, min 7,200SF lot
	RS 9600	Res Single Family, min 9,600SF lot
	RS 15000	Res Single Family, min 15,000SF lot
City of Kenmore	SG-SF	Res Multi Family, min 2,178SF lot
	R1	Res Single Family, min 1 acre site
	R4	Res Single Family, min 10,890SF lot
	R6	Res Single Family, min 7,260SF lot
	R12	Res Single Family, min 3,630SF lot
	R18	1DU per 2,420SF Bld
	R24	1DU per 1,815SF Bld
	R48	1DU per 908SF Bld
DR	MF 48-72/acre	
City of Kirkland	RM/ RVA 1.8	Res Multi Family, min 1800SF Lot
	RM/ RVA 2.4	Res Multi Family, min 2400SF Lot
	RM/ RVA 3.6	Res Multi Family, min 3600SF Lot
	RM/ RVA 5.0	Res Multi Family, min 5000SF Lot
	PR/ PRA 1.8	Professional Office / Res , min 1800SF Lot
	PR/ PRA 2.4	Professional Office / Res , min 2400SF Lot
	PR/ PRA 3.6	Professional Office / Res , min 3600SF Lot
	RSA 4	Res Single Family, min 4000SF Lot
	RS 5.0	Res Low Density, min 5000SF Lot
	RS 7.2	Res Low Density, min 7200SF Lot
	RSA 6	Res Single Family, min 6000SF Lot
	RS/RSX 7.2	Res Single Family, min 7200SF Lot
	RSA 8	Res Single Family, min 8000SF Lot
	RS 8.5	Res Low Density, min 8500SF Lot
	RSA 8.5	Res Single Family, min 8500SF Lot
	RS 12.5	Res Single Family, min 12500SF Lot
	PLA 2	Planned Area 2 - Med Density Res
	PLA 3B	Planned Area 3B - Med Density Res
	PLA 6A	Planned Area 6A - High Density Res
	PLA 6C	Planned Area 6C - Low Density Res
	PLA 6D	Planned Area 6D - High Density Res
	PLA 6E	Planned Area 6E - High Density Res
	PLA 6F	Planned Area 6F - Med Density Res
	PLA 6I	Planned Area 6I - High Density Res
	PLA 7A	Planned Area 7A - High Density Res
	PLA 7B	Planned Area 7B - High Density Res
	PLA 7C	Planned Area 7C - Med Density Res
	PLA 5A	Planned Area 5A - High Density Res
	PLA 5D	Planned Area 5D - High Density Res
	PLA 5E	Planned Area 5E - High Density Res
	PLA 9	Planned Area 9 - Med Density Res
	PLA 15B	Planned Area 15B - Med Density Res
PLA 16	Planned Area 16 - Low Density Res	
PLA 17 / 17A	Planned Area 17(A) - Low Density Res	
VDI	Waterfront District I - Med Density Res	
VDIII	Waterfront District III - Med Density Res	
City of Shoreline	R6	Res Single Family, min 7,260SF lot
	R12	1DU per 3,630SF lot
	R18	1DU per 2,420SF lot
	R24	1DU per 2,420SF lot
	R48	1DU per 908SF lot

ZONING DESIGNATIONS

PER JURISDICTION OF AREA 85

Commercial Land Uses

Jurisdictions	Zoning Designation	Description
City of Bothell	522 GC GDC DC DN DT R-AC, OP, CB, LI R-AC,OP,NB	Highway 522 General Commercial General Downtown Corridor Downtown Commercial Downtown Neighborhood Downtown Transition Res, Office, Comm'l Business, Light Ind Res, Office, Neighborhood Business
City of Lake Forest Park	CC SG-C SG-T TC	Corridor Commercial Southern Gateway Commercial Southern Gateway Transition Town Center
City of Kenmore	CB DC NB UC P RB	Community Business Downtown Commercial Neighborhood Business Urban Corridor Public and Private Facilities Regional Business
City of Kirkland	CBD 1 CBD 1B CBD 2 - 8 JBD 1 - 8 MSC 1 MSC 2 MSC 3 MSC 4 NRH 1A, 1B, 4 NRH 2, 3, 5, 6 PLA 3B PLA 5B PLA 5C PLA 6B RH 1A, 1B, 2A, 2B, 2C, 3, 5A, 5B, 5C, 7 RH 4, 8 TL 1A TL 1B TL 2 TL 3A, 3B, 3C, 3D TL 4A, 4B, 4C, 5, 6A, 6B, 8 TL 10A, 10B, 10C, 10D, 10E, 11 BC/BCX BC 1 BC 2 BN/BNA PO PR / PRA 1.8 PR 2.4 PR 3.6 PR 5.0 PR 8.5	Central Business District 1 Central Business District 1B Central Business District 2 - 8 Juanita Beach District 1 - 8 Market Street Corridor 1 - Office Market Street Corridor 2 - Commercial Market Street Corridor 3 - Commercial Market Street Corridor 4 - Office North Rose Hill 1A, 1B, 4 - Commercial North Rose Hill 2, 3, 5, 6 - Office Planned Area 3B Planned Area 5B Planned Area 5C Planned Area 6B Rose Hill 1A, 1B, 2A, 2B, 2C, 3, 5A, 5B, 5C, 7 - Commercial Rose Hill 4, 8 - Office TotemLake 1A - Office TotemLake 1B - Office TotemLake 2 - Commercial TotemLake 3A, 3B, 3C, 3D - Institutions TotemLake 4A, 4B, 4C, 5, 6A, 6B, 8 - Commercial TotemLake 10A, 10B, 10C, 10D, 10E, 11 - Office Business - Commercial Business - Commercial 1 Business - Commercial 2 Neighborhood Business Professional Office Professional Office / Res , min 1800SF Lot Professional Office / Res , min 2400SF Lot Professional Office / Res , min 3600SF Lot Professional Office / Res , min 5000SF Lot Professional Office / Res , min 8500SF Lot
City of Shoreline	CB MB NB TC CZ	Community Business Mixed Business Neighborhood Business Town Center Mixed Use Contract Zone

ZONING DESIGNATIONS PER JURISDICTION OF AREA 85		
Industrial Land Uses		
Jurisdictions	Zoning Designation	Description
City of Bothell	R-AC, OP, CB, LI	Res, Office, Comm'l Business, Light Ind
City of Kirkland	LIT	Light Industrial
	PLA 6G	Industrial
	TL 7	TotemLake 7 - Industrial
	TL 9A	TotemLake 9A - Industrial

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 is the sum of the assessed values divided by the sum of the sales. 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.

A Preliminary Ratio Study was done just prior to the application of the 2019 recommended values. This study benchmarks the current assessment level using 2019 posted assessment values. The preliminary ratio analysis showed a weighted mean ratio, or appraisal level, of 92.2, a Coefficient of Dispersion (COD) of 10.01%, and a price-related differential (PRD) of 0.99. Compare these preliminary results to the International Association of Assessing Officers (IAAO) ratio study standards below.

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

The preliminary appraisal level and COD fall within the IAAO standard the acceptable range. COD is a measure of assessment uniformity, where the lower the number is, the greater the uniformity. PRD measures the differential between the arithmetic mean of ratios, and the weighted mean of ratios, where the sales prices themselves represent the weight. As the PRD approaches 1.0, there is a greater indication that specific property ratios of sale price to assessment level are falling within the acceptable range, rather than just the arithmetic mean of the entire population being in the acceptable range. Thus, property specific assessment level is being measured. These preliminary results indicated that the assessment level needed to be raised, the overall uniformity was in line, and property specific assessments needed slight adjustment.

Improved Parcel Total Values

Current Economic Conditions

The regional economy, including the Eastside Market Area, has been steadily expanding. Employment growth has outpaced the national economy, with the strongest gains in construction and manufacturing. Commercial real estate sales transaction volume has increased and underlying economic fundamentals have improved. Fueled by the spike in demand for apartment housing, and the consequential tightening of vacancy rates and upward pressure on rental rates, development of new multi-family apartment projects is continuing at a fast pace. Much of the new construction in Area 85 over the last few years has been mixed use multi-family apartments with office and/or retail projects.

Capitalization rates remain low because investor sentiment is optimistic for other market segments such as industrial and office. As regional employment growth continues to be healthy, the office market has continued to strengthen with a number of sale transactions over the year. In addition, strong activity at the regional ports, coupled with an improvement in consumer demand, has made the industrial market one of the strongest commercial real estate markets in the area. With present low interest rates, many smaller companies are finding that it is financially advantageous to become an owner/user and purchase property for their business. As a result, there has been an increase in sales activity in the smaller industrial properties.

2018 Year End Metrics			
	Office	Retail	Industrial
Vacancy	↔	↔	↔
	stable	stable	stable
Rental Rate	↑	↑	↑
	increase	increase	increase
Capitalization Rate	↘	↘	↘
	slight decrease	slight decrease	slight decrease
Improved Property Values	↑	↑	↑
	(increase)	(increase)	(increase)
Land Values	↑	↑	↑
	(increase)	(increase)	(increase)

Market Sectors

Below follow discussion of individual market sector conditions. These are synopses of economic income parameters that are useful to the Assessor in valuation of improved properties in Area 85.

Office Market Conditions: The regional office market continues to improve to a point of relative stabilization, as evidenced by positive, but slowing overall absorption. The slowing absorption, along with stabilizing overall vacancy rates, has helped to spike average asking rates as well. In

general, rental rates in the Eastside market area increased slightly while the vacancy rate is stable. It's reported that vacancy rates and rental rates have caused leasing concessions to decline in frequency and value.

Surveyed market reports indicate vacancy is around 5% and absorption is at a moderate level. The average asking rent gives a point of reference from where to start.

Office Market Statistics				
	Market	Total		Rent
	Size (SF)	Vacancy %	Asking Rate*	Absorption (SF)
1-405	2,865,871	5.9%	\$41.31	42,849
Kirkland	1,682,093	5.2%	\$50.15	(15,929)
North End	4,463,297	10.8%	\$27.30	31,983

4th Qtr 2018 CBRE Office MarketView

Retail Market Conditions: The Seattle/Puget-Sound Region again experienced positive net absorption overall, except in Kirkland, and the overall vacancy rate dropped to 5% for year-end 2018. The Eastside submarket general retail market showed positive absorption this year. The table below summarizes vacancy rates and quoted rent rates for general retail properties in market areas within Area 85.

Retail Market Statistics				
	Market	Total	Net	Average
	Size (SF)	Vacancy %	Absorption	Rent Rates*
Bothell/Kenmore	2,197,876	2.0%	(20,047)	\$19.60
Kirkland	1,974,851	1.3%	68,554	\$35.84
North End	3,652,241	4.5%	(118,421)	\$23.54

CoStar Group 4Qtr 2018

Industrial Market Conditions:

Vacancy rates are very low with Kirkland at 4.3% and North Seattle at 3.8%. Further, the overall net absorption is positive. The table below summarizes vacancy rates and quoted rent rates for general retail industrial properties in market areas within Area 85.

Industrial Market Statistics Q4 2018			
	Market		Q4 2016
	Size (SF)	Vacancy %	Absortion
Kirkland	2,445,805	4.3%	9,462
North Seattle	18,495,180	3.8%	18,949

4th Qtr 2018 CBRE Industrial MarketView

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected, 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.

The improved sales used range in sale dates from 1/13/2016 to 12/18/2018. There were 68 improved sales in Area 85 that were considered as fair market transactions and used in the overall analysis. Of these, 59 were included in the ratio study. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; non-representative specialty properties (e.g., churches, etc.); sales that had major renovation after sale, or have been segregated or merged since being purchased.

The four property types listed below were typically valued by the sales comparison approach when there were sufficient comparable sales available. The list presents the property type and the typical value per square foot range. The range is a function of property size, age, condition and specific neighborhood. When necessary, sales of similar property types from other market areas were considered.

Typical Value Parameters		
Property Type	Adjustments Range/SF	
Single Family Conversions	\$300	\$550
Service Building/Garages<10,000SF	\$200	\$600
Offices<10,000 SF	\$200	\$650
Daycare Centers	\$200	\$300

Sales comparison calibration

Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Specific variables and price ranges for neighborhoods were discussed in general detail above. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

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. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, daycares, and new or on-going 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 and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

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

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 85 for most improved property types since income and expense data was available to ascertain market rates.

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

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal 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 85, the Assessor used triple net expenses for retail/mixed-use and industrial type uses. For typical office/medical buildings, the assessor used full service gross expenses.

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

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

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 nd ½ of 2018 based on recent trades as well as interactions with investors. Value-Add represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75%	-	-	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

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	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%	-	-	Institutional Grade Properties*
			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 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	6.00%	-	-	Office CBD – 1 st Tier Properties
			6.30%	-	-	Suburban Office – 1 st Tier Properties
			-	5.40%	-	Warehouse – 1 st Tier Properties
			-	6.30%	-	R&D – 1 st Tier Properties
			-	6.30%	-	Flex – 1 st Tier Properties
			-	-	6.30%	Regional Mall – 1 st Tier Properties
			-	-	6.20%	Power Center – 1 st Tier Properties
			-	-	6.10%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West Region	5.00% - 7.80%	-	-	Office CBD – 1 st Tier Properties
			5.30% - 8.30%	-	-	Office CBD – 2 nd Tier Properties
			5.80% - 8.80%	-	-	Office CBD – 3 rd Tier Properties
			5.00% - 8.30%	-	-	Suburban Office – 1 st Tier Properties
			5.50% - 8.80%	-	-	Suburban Office – 2 nd Tier Properties
			5.30% - 9.30%	-	-	Suburban Office – 3 rd Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 st Tier Properties
			-	5.00% - 8.50%	-	Warehouse – 2 nd Tier Properties
			-	5.30% - 8.50%	-	Warehouse – 3 rd Tier Properties
			-	4.50% - 7.50%	-	R&D – 1 st Tier Properties

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
			-	5.50% - 8.00%	-	R&D – 2 nd Tier Properties
			-	5.30% - 8.50%	-	R&D – 3 rd Tier Properties
			-	4.50% - 7.50%	-	Flex – 1 st Tier Properties
			-	6.00% - 8.00%	-	Flex – 2 nd Tier Properties
			-	5.30% - 8.50%	-	Flex – 3 rd Tier Properties
			-	-	5.80% - 9.00%	Regional Mall – 1 st Tier Properties
			-	-	6.50% - 8.00%	Regional Mall – 2 nd Tier Properties
			-	-	7.50% - 8.30%	Regional Mall – 3 rd Tier Properties
			-	-	5.80% - 9.30%	Power Center – 1 st Tier Properties
			-	-	6.30% - 7.50%	Power Center – 2 nd Tier Properties
			-	-	6.50% - 8.30%	Power Center – 3 rd Tier Properties
			-	-	5.50% - 7.50%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	6.30% - 8.00%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	7.00% - 9.00%	Neigh/Comm. Ctr. – 3 rd Tier Properties
IRR: Viewpoint for 2018	Year-end 2018	West Region	5.81%	-	-	<u>Institutional Grade Properties</u> ⁷
			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
			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
			-	7.50%	Hotels – All Classes
		West Region	4.00% - 6.50%	-	Apartments – 1 st Tier Properties
			4.50% - 7.00%	-	Apartments – 2 nd Tier Properties
			4.50% - 7.50%	-	Apartments – 3 rd Tier Properties
			-	6.00% - 8.50%	Hotels – 1 st Tier Properties
-	7.00% - 8.50%	Hotels – 2 nd Tier Properties			
-	7.50% - 10.00%	Hotels – 3 rd 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 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% -6.50% 5.40% - 7.50%	- - 4.50% - 7.30% 5.50% - 9.00% 6.50% - 8.00%	- - - - 5.00% - 8.00%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint 2019 Commercial Real Estate Trends report	Yr. End 2018	National	6.68% 7.51% 7.01% 7.81%	- - - 6.68% 7.50%	- - - - 6.80%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail
ACLI	4Q 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%	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%	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	7.02% 5.10%	7.07%	6.25%	Overall (Average) Bank
		West	5.50%			Medical Office

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

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 85 to develop the income model. The range of capitalization rates in the income model for Area 85 reflects the variety of properties in this area.

Income Approach Calibration

Income tables were developed for each of the fifteen neighborhoods that comprise Area 85. The tables pertain to the following property types: Office/Medical Office, Retail, and Industrial/Warehouse in addition to an exclusion table indicating property uses not covered by an income table. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. All tables are included in the addendum of this report.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements.

Typical income model parameters for the various markets that make up Area 85 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical mass appraisal parameters. In writing an appeal, we utilize specific income components to each individual property.

Area 85-10 – Lake Forest Park

Typical Income Parameters 85-10				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$15.00 to \$30.00	5%	10.00%	6.00% to 8.00%
Retail/Mixed Use	\$15.00 to \$30.00	5%	7.50%	6.00% to 8.00%
Industrial/Whse.	\$8.00 to \$17.00	5%	7.50%	6.00% to 8.00%

Office property rents in Lake Forest Park are similar to the previous assessment year, while vacancy and capitalization rates are stabilizing. Retail properties experienced a stable market. Industrial properties are not prolific in this area and economic income parameters have remained level. There has been some new development in this neighborhood which is an attraction for tenants and customers.

Area 85-15 – Kenmore

Typical Income Parameters 85-15				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$12.00 to \$30.00	5%	10.00%	6.00% to 8.00%
Retail/Mixed Use	\$13.00 to \$30.00	5%	7.50%	6.00% to 8.00%
Industrial/Whse.	\$5.00 to \$15.00	5%	7.50%	6.00% to 8.00%

Office property rents show a bump in Kenmore to the previous assessment year, while vacancy and capitalization rates are stable. Retail properties experienced an increase in rents, stable vacancy and expenses with firm capitalization rates. Industrial properties are not prolific in this area but rents have moderated up and cap rates have stabilized. The redevelopment of Kenmore Village,

Linq, and Lakepoint will continue to attract people to this area. In my professional opinion, vacancy in Kenmore is at or below 5%.

Area 85-20 – Bothell

Typical Income Parameters 85-20				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$22.00 to \$33.00	5%	28% to 40%	6.00% to 8.00%
Retail/Mixed Use	\$14.00 to \$22.00	5%	7.50%	6.00% to 8.00%
Industrial/Whse.	\$5.00 to \$12.00	5%	7.00%	6.00% to 8.00%

Office property rents in Bothell are flat from the previous assessment year, while vacancy and capitalization rates flattened. Retail properties experienced slight increased rates, but vacancy and capitalization rates have stabilized. Industrial properties are not prolific in this area but rents increased and vacancy has lowered. In my professional opinion, vacancy in Bothell, King County is at or below 5%. The continuing development in downtown Bothell is pulling people into this area.

Area 85-25 – East Totem Lake (East of I-405)

Typical Income Parameters 85-25				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$27.00 to \$37.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$20.00 to \$30.00	5%	7.50%	6.00% to 8.00%
Industrial/Whse.	\$5.00 to \$13.00	5%	7.50%	6.00% to 8.00%

Rental rates for office properties in East Totem Lake have increased from the previous assessment year, while vacancy decreased and capitalization rates are flat. Retail properties experienced increased rents and stable vacancy rates. Industrial properties showed increase lease rates, decreasing vacancy, and a flat trajectory in capitalization rates. In my professional opinion, vacancy in East Totem Lake is at or below 5%. The Totem Lake Mall redevelopment project is making this neighborhood one of the hottest in this region and it is visible from Interstate 405. Tenants, including Whole Foods, Trader Joe’s, and Nordstrom Rack plus hundreds of apartment units are a strong attraction to tenants and customers.

Area 85-30 - Finn Hill/North Juanita

Typical Income Parameters 85-30				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$22.00 to \$30.00	5%	24% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$17.00 to \$28.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$10.00	5%	7.50%	6.00% to 8.00%

Office property income parameters have remained mostly stable in this neighborhood of Kirkland, with some decrease in vacancy. Retail properties also remained relatively stable. Industrial properties are not prolific in this area and economic income parameters have remained stable.

Area 85-35 - West Totem Lake (West of I-405)

Typical Income Parameters 85-35				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$25.00 to \$36.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$20.00 to \$28.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$12.00	5%	7.75%	6.00% to 8.00%

Rental rates for office properties in West Totem Lake are slightly above the previous assessment year, while overall vacancy rates have been decreasing slightly. Retail properties are increasing their rents, vacancy is constant, and capitalization rates are stabilizing. Industrial properties have experienced an uptick in rents and vacancy rates have dropped. This area will benefit from the Totem Lake Mall which is located across the freeway.

Area 85-40 - Juanita

Typical Income Parameters 85-40				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$35.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$22.00 to \$35.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$13.00	5%	7.75%	6.00% to 8.00%

Office property rents increased slightly over the previous assessment year while vacancy decreased and capitalization rates lowered. Retail rents experienced a slight uptick while vacancy has remained level. Industrial properties are not prolific in this area and economic income parameters have remained stable, except for a slight lowering of the vacancy rates.

Area 85-45 – Houghton/Everest

Typical Income Parameters 85-45				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$35.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$20.00 to \$29.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$13.00	5%	7.75%	6.00% to 8.00%

Office property rents leveled in the Houghton area, with a mostly unchanged vacancy. Retail property rents are flat with steady vacancy rates. Industrial property income parameters are relatively stable. The proximity to the Kirkland CBD is a strong attraction for this area.

Area 85-50 – South Rose Hill

Typical Income Parameters 85-50				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$27.00 to \$35.00	5	27% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$21.00 to \$29.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$7.00 to \$13.00	5%	7.75%	6.00% to 8.00%

Office property rents in South Rose Hill are slightly up from the previous assessment year and vacancy rates are stable. The economic picture for retail properties has improved. Industrial properties are not prolific in this area and rents are on an upward trajectory.

Area 85-55 – Market Street

Typical Income Parameters 85-55				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$35.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$19.00 to \$29.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$13.00	5%	7.75%	6.00% to 8.00%

In this neighborhood rents have increased and vacancy rates have decreased across the board. In my professional opinion, Market Street neighborhood is at or below 5% for vacancy in this area. This is a very strong commercial market on the eastside due to proximity to Kirkland's CBD and Lake Washington's waterfront.

Area 85-60 – South Houghton

Typical Income Parameters 85-60				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$35.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$17.00 to \$29.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$7.00 to \$13.00	5%	7.75%	6.00% to 8.00%

Office properties are prevalent in this South Houghton area. Rents are slightly up and vacancy rates have stabilized. Retail uses are showing an uptick in rents and a flat line in vacancy rates. The industrial market has experienced a small rent increase and flat trajectory in vacancy rates. This neighborhood will benefit from the proximity to Yarrow Bay and Lake Washington.

Area 85-65 - Kirkland CBD

Typical Income Parameters 85-65				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$40.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$24.00 to \$36.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$7.00 to \$13.00	5%	7.75%	6.00% to 8.00%

Downtown Kirkland continues to be one of the hottest markets in the region. Rents for this area are at a premium and the vacancies are almost none existent. Even though Kirkland Urban is under construction rents continue to climb and vacancies are minimal. If you can afford it, this neighborhood is where the action is. Kirkland Urban will be the brightest jewel in this city and freeway access is convenient. The Kirkland marina, shops, galleries, and restaurants are a huge attraction throughout the year. In my professional opinion, this neighborhood is at or below 5% vacancy.

85-70 – Yarrow Bay/Carillon Point

Typical Income Parameters 85-70				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$38.00	5%	24% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$23.00 to \$35.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$7.00 to \$13.00	5%	7.75%	6.00% to 8.00%

This neighborhood is in proximity to the most expensive residential area in the entire state, Hunts Point and Medina. With the connection to Lake Washington and the fact some properties also have their own marinas, rents are high and vacancies are flat. This area is also in proximity to downtown Kirkland and Bellevue. In my professional opinion, this neighborhood is at or below 5% vacancy.

85-75 – Norkirk/Highlands

Typical Income Parameters 85-75				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$25.00 to \$35.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$20.00 to \$29.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$7.00 to \$13.00	5%	7.75%	6.00% to 8.00%

This neighborhood abuts to Market Street and Kirkland's CBD to the southwest, Google is to the south, and the original Costco is to the east. Because this area doesn't have lake frontage, it is less expensive, but centrally located. Rents are lower than neighborhoods with waterfront but they are still rising and vacancy is flat.

85-90 – Kingsgate

Typical Income Parameters 85-90				
Land Use	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Office/Medical Office	\$24.00 to \$32.00	5%	25% to 35%	6.00% to 8.00%
Retail/Mixed Use	\$20.00 to \$27.00	5%	7.75%	6.00% to 8.00%
Industrial/Whse.	\$6.00 to \$12.00	5%	7.75%	6.00% to 8.00%

This is a moderate priced neighborhood with low vacancy rates and limited number of commercial properties. It is located on the east side of Interstate 405. This is primarily a residential community with neighborhood commercial to support the local residents. The income parameters have been stable. There is limited new construction in this neighborhood.

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 to be 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 in determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Ruth Peterson, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation

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

In this valuation model, the income approach is used to value the majority of the income producing properties that aren't obsolesced (land value is greater than value by income method) because 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.

Comparison of the 2018 Ratio Study Analysis with the 2019 Ratio Study Analysis indicates that the weighted mean ratio, or assessment level, improved from 92.2% to 98.4%. The Coefficient of Dispersion (COD) went down from 10.01% to 7.71%, the Coefficient of Variation (COV) went down from 13.95% to 10.16%, and the Price-related Differential (PRD) went from 0.99 to 1.00. All of these changes represent improvements of the statistical measurements 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 improvement in uniformity.

For this revalue period, land values have resulted in a fairly substantial increase with some additional minor increases in select areas and zonings. The most recognizable increases occurred in Bothell, Kirkland CBD (major redevelopment of Kirkland Urban with proposed 1.2 million square feet of mixed use properties), and Market Street. Income parameters have resulted in an incremental increase over the recent term as a result of low capitalization rates, as well as diminished vacancy rates, and healthy rental rates for most property types.

The total assessed values for Area 85 for the 2018 assessment year was \$2,684,294,400 and the total recommended value for the 2019 assessment year is \$2,870,362,400. This does not include specialty properties but it does include commercial condos (not multi-family units). In addition, the 2019 total does not include the value of new construction parcels which will be determined later, and it does not reflect the downward contamination adjustments that will be applied later to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2019 assessment year (taxes payable in 2020) results in a total value increase of +6.93% from the previous year.

Change in Total Assessed Value			
2018 Total Value	2019 Total Value	\$ Change	% Change
\$2,684,294,400	\$2,870,362,400	\$186,068,000	6.93%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put

may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*

- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
- *No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.*
- *Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.*



Richard Welch
Commercial Appraiser I

Date: 4/5/2019

Area 85

Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

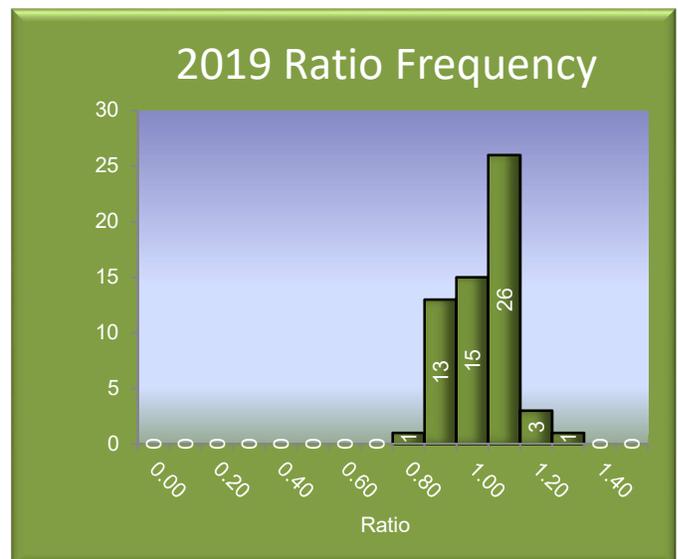
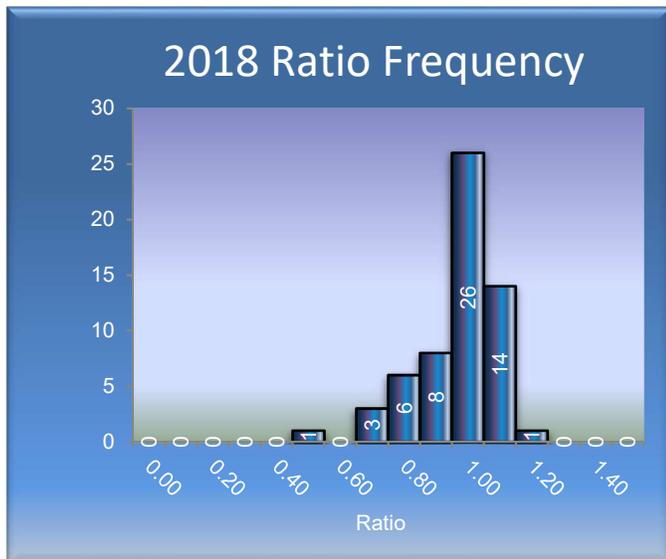
Pre-revalue ratio analysis compares sales from 2016 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	59
Mean Assessed Value	3,025,500
Mean Adj. Sales Price	3,281,600
Standard Deviation AV	3,737,531
Standard Deviation SP	4,002,722
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.917
Median Ratio	0.932
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.4508
Highest ratio:	1.1117
Coefficient of Dispersion	10.01%
Standard Deviation	0.1279
Coefficient of Variation	13.95%
Price Related Differential (PRD)	0.99

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	
Sample size (n)	59
Mean Assessed Value	3,230,500
Mean Sales Price	3,281,600
Standard Deviation AV	3,971,720
Standard Deviation SP	4,002,722
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.983
Median Ratio	1.000
Weighted Mean Ratio	0.984
UNIFORMITY	
Lowest ratio	0.7050
Highest ratio:	1.2903
Coefficient of Dispersion	7.71%
Standard Deviation	0.0998
Coefficient of Variation	10.16%
Price Related Differential (PRD)	1.00



Improvement Sales for Area 085 with Sales Used

04/03/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	032604	9016	2,400	2916133	\$950,000	02/12/18	\$395.83	LAKE FOREST PARK MARKET	NB	1	Y	
085	010	674470	0061	6,240	2950545	\$1,500,000	08/30/18	\$240.38	THE LAKEVIEW BUILDING	SG-C	1	Y	
085	010	741770	0481	1,795	2860626	\$2,820,000	04/19/17	\$1,571.03	CHEVRON EXTRA MILE	CB	1	Y	
085	010	741770	0590	13,236	2830354	\$3,665,000	10/24/16	\$276.90	OFFICE BUILDING	CB	2	Y	
085	015	011410	0662	2,764	2900915	\$860,000	11/08/17	\$311.14	SVC BLDG w/ GARAGE	DC	1	Y	
085	015	011410	0961	2,064	2787406	\$675,000	03/17/16	\$327.03	High 5 Software	R18	1	34	Use-change after sale; not in ratio
085	015	112604	9118	6,090	2811769	\$1,250,000	07/22/16	\$205.25	OFFICE-STRATHY BROS	RB	1	34	Use-change after sale; not in ratio
085	015	618170	0496	5,981	2779668	\$925,000	02/09/16	\$154.66	DENTAL OFFICE & BEAUTY SHOP	DC	1	Y	
085	015	618170	0497	5,498	2832287	\$1,365,000	10/31/16	\$248.27	Speedy Reedy	DC	1	Y	
085	015	794630	0066	3,595	2872346	\$1,430,000	06/14/17	\$397.77	Prime Pacific BANK	DC	1	Y	
085	015	794630	0110	1,482	2936776	\$595,000	06/18/18	\$401.48	FIX AUTO NORTHSORE -Office	DC	1	Y	
085	015	794630	0135	1,872	2873907	\$1,167,000	06/25/17	\$623.40	Jimmy John's Sandwiches	DC	1	34	Use-change after sale; not in ratio
085	015	883250	0020	1,194	2805398	\$225,000	06/15/16	\$188.44	UPLAKE TEN CONDOMINIUM	CB	1	Y	
085	020	052605	9052	36,579	2870832	\$18,500,000	06/15/17	\$505.75	VILLAGE AT BEARDSLEE CROSSIN	GDC	1	Y	
085	020	062605	9037	4,902	2928724	\$935,000	05/02/18	\$190.74	DELANDA DOG INN	R 5400a,	2	Y	
085	020	062605	9088	9,116	2925209	\$3,000,000	04/13/18	\$329.09	ROMERO PROFESSIONAL BUILDIN	GDC	1	Y	
085	020	062605	9120	14,000	2846447	\$3,500,000	01/05/17	\$250.00	BOTHELL COURT (RETAIL)	GDC	1	Y	
085	020	072605	9114	3,083	2858432	\$2,650,000	04/11/17	\$859.55	BOTHELL LANDING 76	GC	2	Y	
085	020	072605	9157	7,206	2839830	\$2,400,000	12/01/16	\$333.06	SHOPS & RESIDENCE	R 2800	2	34	Use-change after sale; not in ratio
085	020	072605	9204	5,400	2950975	\$1,650,000	08/31/18	\$305.56	BOTHELL CENTER line retail	522	1	Y	
085	020	082605	9214	1,872	2824209	\$650,000	09/22/16	\$347.22	SFR CONV OFFICE	DN	1	34	Use-change after sale; not in ratio
085	020	096700	0245	8,330	2938501	\$2,180,000	06/20/18	\$261.70	MAIN STREET MALL (ASSOC. PKN	DC	2	Y	
085	025	240870	0030	2,536	2826087	\$786,202	09/22/16	\$310.02	EVERGREEN 121 WAY MEDICAL	TL 1B	1	Y	
085	025	282605	9095	15,424	2851707	\$7,450,000	02/28/17	\$483.01	MEDICAL OFFICE	TL 1A	1	Y	
085	025	282605	9179	24,109	2840253	\$11,000,000	12/06/16	\$456.26	TOTEM SQUARE II	TL 5	1	34	Use-change after sale; not in ratio
085	025	282605	9186	7,629	2894912	\$9,050,000	10/13/17	\$1,186.26	Totem Lake Retail Center	TL 4A	1	34	Use-change after sale; not in ratio
085	025	332605	9009	38,664	2875575	\$13,600,000	07/07/17	\$351.75	SLATER AVENUE	NRH 2	1	Y	
085	025	332605	9087	12,964	2940055	\$5,012,500	06/29/18	\$386.65	CDC BUILDING (405 BLDG)	NRH 2	1	Y	
085	025	692840	0025	16,928	2905820	\$7,200,000	12/08/17	\$425.33	TOTEM LAKE NORTH	TL 1A	1	Y	
085	025	894438	0030	58,834	2900232	\$2,300,000	11/08/17	\$39.09	Wells Fargo	TL 2	2	34	Use-change after sale; not in ratio
085	030	192605	9025	6,180	2933968	\$1,500,000	06/01/18	\$242.72	MISC OFFICE & RETAIL	BC 1	1	Y	
085	030	192605	9156	3,111	2801557	\$800,000	05/31/16	\$257.15	U.S. BANK	BC 1	1	Y	
085	030	364910	0540	2,104	2936659	\$690,000	06/13/18	\$327.95	MONTESSORI SCHOOL	R6	1	Y	
085	035	282605	9091	18,558	2791656	\$3,300,000	04/19/16	\$177.82	HILLTOP PLAZA INDUSTRIAL	TL 10B	1	Y	
085	035	292605	9125	37,000	2918844	\$14,799,500	03/06/18	\$399.99	KIRKLAND 405 CORP CTR BLDG A	TL 10A	1	Y	
085	040	179150	0315	2,050	2802842	\$1,180,000	06/16/16	\$575.61	Kameha's Cup Coffee Shop	JBD 4	1	Y	

Improvement Sales for Area 085 with Sales Used

04/03/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	040	302605	9274	3,792	2929295	\$1,750,000	05/03/18	\$461.50	JUANITA PUB	JBD 6	1	Y	
085	040	322605	9040	8,639	2804514	\$1,585,000	05/23/16	\$183.47	SHUMWAY MANSION ADULT FAMIL	RS 8.5	1	Y	
085	040	376245	0020	12,111	2796878	\$325,000	05/10/16	\$26.84	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376245	0040	1,490	2823880	\$354,500	09/20/16	\$237.92	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376245	0040	1,490	2929774	\$425,000	05/09/18	\$285.23	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376245	0060	400	2864367	\$150,000	05/08/17	\$375.00	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376245	0080	1,187	2917618	\$390,000	03/01/18	\$328.56	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376250	0020	1,186	2938107	\$643,000	06/22/18	\$542.16	JUANITA PROFESSIONAL PLAZA C	JBD 6	1	Y	
085	045	012000	0220	8,072	2894812	\$2,600,000	10/09/17	\$322.10	USArchive & Imaging Services	LIT	2	Y	
085	045	082505	9038	5,900	2925965	\$2,800,000	04/20/18	\$474.58	OFFICE	PR 3.6	1	Y	
085	045	250550	0115	3,595	2818287	\$1,875,000	08/23/16	\$521.56	Eastside Therapeutic Resource	PR 5.0	1	Y	
085	050	123310	0281	14,246	2815210	\$6,400,000	08/09/16	\$449.25	KIRKLAND COURT	RH 5A	1	Y	
085	050	123310	0282	7,344	2916854	\$3,525,000	02/07/18	\$479.98	BENNAOH BUILDING	PR 3.6	1	Y	
085	050	123850	0055	875	2838033	\$1,753,000	12/05/16	\$2,003.43	76 / CIRCLE K	RH 1A	1	Y	
085	050	123850	0165	47,840	2847784	\$12,425,000	02/07/17	\$259.72	Arris Building	LIT	1	Y	
085	050	124190	0012	3,588	2777698	\$970,000	01/26/16	\$270.35	PAY DAY LOANS	RH 8	1	Y	
085	050	384850	0705	20,229	2913081	\$5,722,300	01/29/18	\$282.88	RETAIL & 9 UNIT	NC2	1	Y	
085	050	863570	0015	2,096	2904991	\$900,000	11/30/17	\$429.39	WETHERHOLT & ASSOCIATES	RH 8	1	Y	
085	055	085600	1405	2,850	2796458	\$835,000	05/08/16	\$292.98	SOUND PET EASTSIDE (SFR CONV	RS 7.2	2	Y	
085	065	388580	0190	5,400	2847191	\$2,550,000	02/01/17	\$472.22	OFFICE BLDG (VANCO)	MSC 4	1	Y	
085	065	388831	0010	9,288	2777724	\$5,350,000	01/28/16	\$576.01	KIRKLAND CENTRAL CONDOMINIU	CBD 1B	2	Y	
085	065	390010	1045	1,816	2803692	\$1,000,000	06/16/16	\$550.66	OFFICE BUILDING	CBD 8	1	Y	
085	065	408000	0020	0	2776140	\$6,500,000	01/13/16	\$0.00	LAKE STREET MALL COMMERCIAL	CBD 2	1	Y	
085	065	514880	0020	843	2968417	\$720,000	12/18/18	\$854.09	MARINA HEIGHTS CONDOMINIUM	CBD 8	1	Y	
085	070	172505	9130	5,850	2882545	\$10,800,000	08/09/17	\$1,846.15	YARROW BAY MARINA	PLA 15A	1	Y	
085	070	202505	9167	3,857	2853220	\$2,575,000	03/06/17	\$667.62	WOODLEY BUILDING	YBD 2	1	Y	
085	075	332605	9122	13,440	2943311	\$3,500,000	07/23/18	\$260.42	Lakeside Collision	TL 10E	1	34	Use-change after sale; not in ratio
085	075	332605	9145	103,990	2797807	\$11,150,000	05/23/16	\$107.22	KIRKLAND BUSINESS CENTER	TL 10D	1	Y	
085	075	389310	1003	3,450	2824682	\$825,000	09/21/16	\$239.13	OFFICE INDUSTRIAL	TL 10E	1	Y	
085	090	162605	9123	2,592	2813875	\$920,000	08/03/16	\$354.94	Eastside Communications	R-AC, OF	1	Y	
085	090	222605	9067	12,634	2835210	\$1,100,000	11/16/16	\$87.07	CHURCHES AND DAYCARE	RSA 4	1	Y	
085	090	387646	0060	4,023	2836097	\$1,630,000	11/22/16	\$405.17	KINGSGATE LINE RETAIL	BC 2	1	Y	

Vacant Sales for Area 085 with Sales Used

04/23/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	674470	0820	33,530	2887659	\$475,000	07/17/17	\$14.17	SWIMMING POOL	RS 7200	1	Y	
085	015	011410	0650	15,964	2781626	\$600,000	02/22/16	\$37.58	TAVERN PARKING	DC	2	Y	
085	015	011410	0657	25,272	2885456	\$850,000	08/23/17	\$33.63	Vacant Lot	DC	1	Y	
085	015	011410	0670	67,296	2930162	\$5,500,000	05/07/18	\$81.73	BANK OF AMERICA	DC	2	Y	
085	015	011410	0961	24,000	2866967	\$710,000	05/26/17	\$29.58	High 5 Software	R18	1	Y	
085	015	022604	9066	16,440	2958361	\$450,000	09/28/18	\$27.37	Vacant lot next to substation	R12	1	Y	
085	015	112604	9153	19,172	2792745	\$1,500,000	04/28/16	\$78.24	OFF/SHOP	RB	1	Y	
085	020	052605	9081	16,180	2780134	\$500,000	02/10/16	\$30.90	Future Med./Office Building	GDC	1	Y	
085	020	052605	9142	19,761	2796859	\$825,000	05/07/16	\$41.75	SFR on commerical zoned land	GDC	1	Y	
085	020	052605	9186	15,035	2923142	\$650,000	04/06/18	\$43.23	SFR on commerical zoned land	GDC	1	Y	
085	020	052605	9190	15,035	2895631	\$573,200	10/13/17	\$38.12	SFR on commerical zoned land	GDC	1	Y	
085	020	052605	9218	128,625	2960111	\$14,000,000	10/31/18	\$108.84	SFR on commercial zoned land (Mulberg	GDC	1	34	Use-change after sale; not in ratio
085	020	062605	9146	19,166	2927282	\$538,000	04/23/18	\$28.07	VACANT LAND	DT	1	Y	
085	020	062605	9288	47,755	2941000	\$1,500,000	07/03/18	\$31.41	VACANT	GDC	1	Y	
085	020	072605	9005	93,469	2847648	\$8,550,000	02/02/17	\$91.47	Bothell City Hall Annex	DT	1	Y	
085	020	072605	9111	38,980	2857569	\$2,625,000	04/03/17	\$67.34	Vacant	DN	4	Y	
085	020	072605	9176	59,677	2858309	\$1,595,000	03/29/17	\$26.73	STORES	R 2800, OP, CB	1	Y	
085	020	072605	9202	21,073	2882014	\$475,000	08/03/17	\$22.54	parking lot	522	1	Y	
085	020	082605	9350	28,605	2886456	\$290,000	08/29/17	\$10.14	Vacant Lot (Seg from 08260592430)	522	1	Y	
085	020	096700	0036	12,588	2884171	\$995,000	08/17/17	\$79.04	BOTHELL MALL	DC	2	Y	
085	020	096700	0225	7,200	2933645	\$1,390,000	05/25/18	\$193.06	PROFESSIONAL BUILDING	DC	1	Y	
085	020	096700	0370	21,606	2809496	\$1,813,202	07/11/16	\$83.92	VACANT LAND	DN	1	Y	
085	020	096700	0385	7,200	2809491	\$750,000	07/14/16	\$104.17	NORTHSHORE YOUTH FAMILY SERV	DN	1	Y	
085	020	096700	0405	7,200	2851836	\$750,000	03/01/17	\$104.17	OFFICE (SFR Conv)	DN	1	Y	
085	020	096700	0410	7,200	2873314	\$750,000	06/23/17	\$104.17	OFFICE (SFR CONV.)	DN	1	Y	
085	020	096700	0415	8,400	2871115	\$750,000	06/13/17	\$89.29	MAXX SALON & SPA (SFR CONV)	DN	1	Y	
085	020	096700	0420	6,000	2898241	\$730,000	10/11/17	\$121.67	OFFICE	DN	1	Y	
085	020	096700	0430	7,080	2877641	\$1,100,000	07/13/17	\$155.37	Center for Human Services	DN	1	Y	
085	020	096700	0431	3,000	2800318	\$600,000	06/02/16	\$200.00	GABBERT ARCHITECTS	DN	1	Y	
085	020	097000	0015	46,800	2851711	\$6,600,000	02/28/17	\$141.03	PARKING (LAKESHORE BOTHELL CLIF	DT	6	Y	
085	020	097000	0035	3,600	2945836	\$537,500	08/01/18	\$149.31	BOTHELL DENTAL CARE	DN	1	34	Use-change after sale; not in ratio
085	020	192480	0075	15,647	2945591	\$1,500,000	07/31/18	\$95.87	PARKING LOT	DN	2	Y	
085	020	255750	0100	23,995	2890703	\$250,000	09/20/17	\$10.42	vacant land	R 5400a, OP	1	Y	
085	025	282605	9010	37,701	2901485	\$4,400,000	11/03/17	\$116.71	TOTEM STATION	TL 2	2	Y	
085	025	282605	9024	27,878	2839832	\$700,000	12/14/16	\$25.11	SINGLE FAMILY RESIDENCE	RM 1.8	1	Y	
085	025	282605	9220	45,526	2889263	\$8,219,750	09/13/17	\$180.55	WASHINGTON SPORTS & HEALTH CT	TL 1A	1	Y	
085	025	282605	9221	37,246	2889274	\$6,725,250	09/13/17	\$180.56	TOTEM LAKE MEDICAL ARTS	TL 1A	1	Y	
085	025	692840	0026	32,992	2961638	\$5,825,000	11/09/18	\$176.56	TOTEM GREEN ASSOC	TL 1A	1	34	Use-change after sale; not in ratio
085	025	692840	0035	25,001	2900231	\$3,100,000	11/07/17	\$124.00	WELLS FARGO BANK	TL 2	1	Y	
085	025	692840	0035	431,301	2905890	\$42,700,000	12/13/17	\$99.00	WELLS FARGO BANK	TL 2	2	Y	

Vacant Sales for Area 085 with Sales Used

04/23/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	025	894441	0000	76,050	2923802	\$10,000,000	04/06/18	\$131.49	VILLAGE AT TOTEM LAKE- LOWER ST	TL 2	2	Y	
085	030	202605	9036	19,443	2959051	\$1,370,000	10/12/18	\$70.46	VAC RETAIL & DUPLEX	BC 1	1	34	Use-change after sale; not in ratio
085	030	202605	9036	19,443	2879269	\$1,100,000	07/23/17	\$56.58	VAC RETAIL & DUPLEX	BC 1	1	Y	
085	035	282605	9085	533,647	2867379	\$23,500,000	05/26/17	\$44.04	VACANT LAND	TL 10B	2	Y	
085	040	141330	0035	11,125	2902103	\$350,000	11/07/17	\$31.46	VACANT	RMA 1.8	1	Y	
085	045	012000	0200	71,366	2932805	\$5,376,600	05/29/18	\$75.34	FGL.com	LIT	2	Y	
085	050	123850	0100	30,984	2968100	\$815,000	12/18/18	\$26.30	SFR - VALUE IN LAND across from Cos	RH 1B	1	Y	
085	050	124190	0013	13,850	2780682	\$800,000	02/12/16	\$57.76	STATE MORTGAGE AND ESCROW INC	RH 8	1	Y	
085	050	388810	0220	18,157	2865085	\$872,000	05/04/17	\$48.03	SFR HOUSE & GAR SVCS/WHSE	RSX 7.2	1	Y	
085	055	388580	0880	17,175	2948591	\$2,575,000	08/08/18	\$149.93	KILBURN MEDICAL OFFICE (SFR CON	MSC 1	1	34	Use-change after sale; not in ratio
085	055	388580	1015	5,308	2816024	\$815,000	08/16/16	\$153.54	801 MARKET STREET OFFICE	MSC 1	1	Y	
085	055	388580	2660	25,688	2806376	\$2,740,000	06/23/16	\$106.66	1313 MARKET OFFICES	MSC 1	1	Y	
085	055	388580	8120	16,830	2944845	\$5,300,000	07/31/18	\$314.91	SPEER OFFICE BLDG	MSC 3	1	Y	
085	065	388580	7975	10,200	2775854	\$1,550,000	01/12/16	\$151.96	FOURPLEX	RS 5.0	1	Y	
085	070	347180	0085	21,391	2847019	\$3,000,000	01/31/17	\$140.25	vacant site	PR 3.6	2	Y	
085	070	935490	0220	52,600	2883200	\$10,100,000	08/09/17	\$192.02	POTALA VILLAGE - PROPOSED	BN	3	Y	
085	075	332605	9152	181,656	2864743	\$9,300,000	05/16/17	\$51.20	LIGHT INDUSTRIAL (MULTI-TENANT)	TL 10C	1	Y	
085	075	388690	1615	16,820	2777056	\$1,299,500	01/15/16	\$77.26	LA SEVILLE-5 PLEX	RM 3.6	1	Y	
085	075	388690	1905	20,893	2839523	\$2,160,000	12/08/16	\$103.38	VACANT LAND	RM 3.6	3	Y	

Improvement Sales for Area 085 with Sales not Used

04/03/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	263690	0169	2,497	2832514	\$2,550,000	10/27/16	\$1,021.23	ARCO AMPM	CB	1	51	Related party, friend, or neighbor
085	010	741770	0605	2,810	2893042	\$68,171	06/08/17	\$24.26	RETAIL STORE	CB	1	52	Statement to dor
085	015	011410	1211	2,784	2917672	\$273,000	02/22/18	\$98.06	NORTHSHORE GARAGE	UC	1	52	Statement to dor
085	015	112604	9011	8,199	2887077	\$2,850,000	08/31/17	\$347.60	RETAIL and SERVICE GARAGE	RB	1	10	Tear down
085	015	794630	0066	3,595	2893014	\$850,000	09/28/17	\$236.44	Prime Pacific BANK	DC	1	51	Related party, friend, or neighbor
085	020	082605	9128	6,027	2784675	\$1,510,000	03/07/16	\$250.54	MARKETPLACE - BANK OF BARGAIN	DC	3	23	Forced sale
085	020	082605	9135	1,389	2807761	\$10,000	06/20/16	\$7.20	OFFICE (SFR CONV)	R 2800, OP	1	20	Correction deed
085	020	237420	0030	19,991	2852288	\$4,185,000	03/08/17	\$209.34	SAFEWAY MARKET	DC	3	11	Corporate affiliates
085	025	240870	0040	2,155	2908007	\$1,100,000	12/20/17	\$510.44	EVERGREEN 121 WAY MEDICAL	TL 1B	1	15	No market exposure
085	025	242270	0020	3,271	2965042	\$880,445	12/06/18	\$269.17	EVERGREEN PARK NORTHWEST	TL 1B	1	59	Bulk portfolio sale
085	025	242270	0050	1,490	2965041	\$925,000	12/06/18	\$620.81	EVERGREEN PARK NORTHWEST	TL 1B	1	59	Bulk portfolio sale
085	025	282605	9043	23,534	2921655	\$8,000,000	03/29/18	\$339.93	OFFICE MAX	TL 4A	1	68	Non-gov't to gov't
085	025	282605	9181	17,032	2921247	\$10,000,000	03/22/18	\$587.13	VERIZON	TL 6A	1	N	
085	030	172605	9021	16,277	2831727	\$4,100,000	10/31/16	\$251.89	KING COUNTY HEALTH CTR	NB	1	67	Gov't to non-gov't
085	030	192605	9156	3,111	2801556	\$615,600	05/31/16	\$197.88	U.S. BANK	BC 1	1	23	Forced sale
085	030	242604	9007	229,816	2829302	\$2,500	10/14/16	\$0.01	Bastyr University	Public/Semi-Public	1	24	Easement or right-of-way
085	030	667550	0210	3,748	2961619	\$737,500	11/08/18	\$196.77	FIRE STATION	RSA 6	1	67	Gov't to non-gov't
085	035	282605	9041	6,230	2844322	\$96,000	11/28/16	\$15.41	Office Building	TL 4B	1	24	Easement or right-of-way
085	035	282605	9091	18,558	2965433	\$4,100,000	12/03/18	\$220.93	HILLTOP PLAZA INDUSTRIAL	TL 10B	1	64	Sales/leaseback
085	035	292605	9144	54,648	2886558	\$38,754	08/29/17	\$0.71	Value Village	TL 6B	2	24	Easement or right-of-way
085	035	292605	9171	1,568	2878943	\$150,000	03/20/17	\$95.66	ARCO AMPM	TL 6B	1	24	Easement or right-of-way
085	035	292605	9191	2,584	2870035	\$61,746	05/01/17	\$23.90	TOTEM LAKE FOOD STORE	TL 6B	1	24	Easement or right-of-way
085	035	292605	9191	2,584	2938326	\$2,550,000	06/16/18	\$986.84	TOTEM LAKE FOOD STORE	TL 6B	1	15	No market exposure
085	035	292605	9280	6,000	2873460	\$15,750	06/03/17	\$2.63	RETAIL PAD - TOTEM LAKE QFC	TL 6B	1	24	Easement or right-of-way
085	045	012000	0371	5,174	2796862	\$975,000	05/18/16	\$188.44	TACTILE SIGNAGE	LIT	1	15	No market exposure
085	050	123850	0574	16,582	2803338	\$39,942	06/16/16	\$2.41	ROSE HILL PRESBYTERIAN CHURCH	PLA 17A	2	24	Easement or right-of-way
085	050	162505	9044	31,440	2962589	\$5,000	10/21/18	\$0.16	Central Park Tennis Club	PLA 16	1	24	Easement or right-of-way
085	055	431080	0010	3,139	2869265	\$1,522,100	05/25/17	\$484.90	LIFE ON MARKET (Retail Condo w/ F	MSC 1	2	60	Short sale
085	065	017600	0005	7,381	2929700	\$9,200,000	05/11/18	\$1,246.44	KIRKLAND LAKE STREET RETAIL S	CBD 1B	1	46	Non-representative sale
085	075	388690	3405	8,856	2924906	\$1,900,000	04/16/18	\$214.54	OFFICE WAREHOUSE	LIT	1	63	Sale price updated by sales id group

Vacant Sales for Area 085 with Sales not Used

04/03/2019

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	015	011410	0657	25,272	2878084	\$10	07/05/17	\$0.00	Vacant Lot	DC	1	31	Exempt from excise tax
085	015	112604	9126	165,914	2811770	\$5,000	07/22/16	\$0.03	VACANT LAND	R1	1	15	No market exposure
085	015	382020	0010	14,704	2896432	\$190,092	10/19/17	\$12.93	Office and Seaplane Kitchen and Bar	DC	1	67	Gov't to non-gov't
085	020	072605	9176	59,677	2951815	\$116,700	05/24/18	\$1.96	Mini-Storage Public Storage	R 2800, OP, CB	1	68	Non-gov't to gov't
085	020	072605	9180	32,722	2872536	\$1,934,500	06/21/17	\$59.12	BOTHELL PEDIATRIC AND HAND TH	DC	6	22	Partial interest (1/3, 1/2, etc.)
085	020	072605	9191	39,821	2965012	\$1,274,042	12/06/18	\$31.99	DENTAL AND PHARMACY	DC	1	68	Non-gov't to gov't
085	020	072605	9262	2,172,557	2905683	\$3,000,000	12/07/17	\$1.38	WAYNE SAMMAMISH REGIONAL PA	R 9600	1	68	Non-gov't to gov't
085	020	072605	9364	1,591,148	2908280	\$3,853,581	12/27/17	\$2.42	WAYNE SAMMAMISH REGIONAL PA	R 9600	4	68	Non-gov't to gov't
085	020	072605	9364	1,591,148	2908281	\$266,537	12/21/17	\$0.17	WAYNE SAMMAMISH REGIONAL PA	R 9600	4	68	Non-gov't to gov't
085	020	255750	0100	57,345	2806778	\$215,000	06/21/16	\$3.75	vacant land	R 5400a, OP	3	61	Financial institution resale
085	025	272605	9007	95,337	2828263	\$1,150,000	10/13/16	\$12.06	VACANT INDUSTRIAL LAND	RMA 3.6	1	23	Forced sale
085	025	282605	9186	23,597	2822354	\$2,800,000	09/13/16	\$118.66	Totem Lake Retail Center	TL 4A	1	46	Non-representative sale
085	025	692840	0075	76,885	2861611	\$4,800,000	04/28/17	\$62.43	vacant land	PR 1.8	1	51	Related party, friend, or neighbor
085	025	866327	0060	1,154,701	2884514	\$20,000	08/14/17	\$0.02	KING CO. RETENTION POND (TOTEN	P	2	24	Easement or right-of-way
085	035	282605	9085	74,180	2902043	\$820,000	11/15/17	\$11.05	VACANT LAND	TL 10B	1	68	Non-gov't to gov't
085	035	282605	9085	74,180	2904707	\$820,000	11/15/17	\$11.05	VACANT LAND	TL 10B	1	68	Non-gov't to gov't
085	035	282605	9085	74,180	2910051	\$820,000	11/15/17	\$11.05	VACANT LAND	TL 10B	1	68	Non-gov't to gov't
085	045	012000	0190	114,759	2873879	\$3,200,000	06/29/17	\$27.88	VACANT INDUST. LAND	LIT	3	11	Corporate affiliates
085	045	082505	9315	15,511	2922810	\$2,238,750	04/02/18	\$144.33	SECURITY PACIFIC MORTGAGE (Off	PR 5.0	2	15	No market exposure
085	065	017600	0028	25,226	2929701	\$14,900,000	05/11/18	\$590.66	Interim Parking Lot	CBD 1B	1	46	Non-representative sale
085	065	124450	0330	61,409	2805402	\$100,000	06/23/16	\$1.63	RETAIL-ANTIQUE STORE	CBD 1B	4	24	Easement or right-of-way
085	090	222605	9102	103,341	2954072	\$1,200,000	09/25/18	\$11.61	VACANT LAND	RSA 4	1	51	Related party, friend, or neighbor

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	006970	0000	11312 124TH AVE NE
85	25	028330	0000	12905 NE 126TH CT
85	25	029375	0000	11210 SLATER AVE NE
85	25	034871	0000	12509 130TH LN NE
85	25	147310	0000	12701 NE 116TH ST
85	25	154183	0000	12439 NE TOTEM LAKE WAY
85	25	154200	0000	12411 NE TOTEM LAKE WAY
85	25	174420	0000	13306 NE 111TH CT
85	25	174430	0000	13502 NE 111TH CT
85	25	240870	0000	13107 121ST WAY NE
85	25	242270	0000	13106 120TH AVE NE
85	25	242480	0000	12004 SLATER AVE NE
85	25	247500	0000	12635 NE 130TH WAY
85	25	269549	0000	12711 NE 132ND ST
85	25	272605	9006	
85	25	272605	9007	13250 NE 126TH PL
85	25	272605	9009	13536 NE 126TH PL
85	25	272605	9012	13205 NE 124TH ST
85	25	272605	9018	13250 NE 126TH PL
85	25	272605	9037	12226 134TH CT NE
85	25	272605	9039	12341 134TH CT NE
85	25	272605	9040	13245 NE 123RD ST
85	25	272605	9041	12310 NE 124TH ST
85	25	272605	9043	12545 135TH AVE NE
85	25	272605	9051	13260 NE 126TH PL
85	25	272605	9061	
85	25	272605	9068	12600 135TH AVE NE
85	25	272605	9072	13209 NE 126TH PL
85	25	272605	9074	13210 NE 124TH ST
85	25	272605	9080	13325 NE 124TH ST
85	25	272605	9084	13211 NE 123RD ST
85	25	272605	9090	13513 NE 126TH PL
85	25	272605	9091	12530 135TH AVE NE
85	25	272605	9092	12506 135TH AVE NE
85	25	272605	9101	13400 NE 124TH ST
85	25	272605	9107	13215 NE 123RD ST
85	25	272605	9114	12034 134TH CT NE
85	25	272605	9115	12335 134TH CT NE
85	25	272605	9116	12277 134TH CT NE
85	25	272605	9122	13424 NE 126TH PL
85	25	272605	9123	13270 NE 126TH PL
85	25	272605	9124	
85	25	272605	9128	12208 134TH CT NE

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	282605	9002	12601 NE 132ND ST
85	25	282605	9004	13000 132ND PL NE
85	25	282605	9005	12233 NE 131ST WAY
85	25	282605	9006	11833 NE 132ND ST
85	25	282605	9007	11733 NE 131ST PL
85	25	282605	9008	13128 TOTEM LAKE BLVD NE
85	25	282605	9010	12525 TOTEM LAKE BLVD NE
85	25	282605	9016	12249 NE 124TH ST
85	25	282605	9020	12230 NE 116TH ST
85	25	282605	9021	11747 124TH AVE NE
85	25	282605	9022	12000 131ST LN NE
85	25	282605	9024	12532 NE 117TH PL
85	25	282605	9026	11828 SLATER AVE NE
85	25	282605	9027	132ND PL NE
85	25	282605	9035	12249 NE 124TH ST
85	25	282605	9039	12700 NE 124TH ST
85	25	282605	9040	12415 SLATER AVE NE
85	25	282605	9042	12409 NE 124TH ST
85	25	282605	9043	12006 120TH PL NE
85	25	282605	9044	12601 NE 124TH ST
85	25	282605	9046	11932 124TH AVE NE
85	25	282605	9052	11800 124TH AVE NE
85	25	282605	9053	12828 NE 124TH ST
85	25	282605	9054	124TH AVE NE
85	25	282605	9057	11626 SLATER AVE NE
85	25	282605	9059	NE 124TH ST
85	25	282605	9060	11800 124TH AVE NE
85	25	282605	9062	13111 NE 124TH ST
85	25	282605	9063	12815 NE 124TH ST
85	25	282605	9064	12062 SLATER AVE NE
85	25	282605	9067	12703 NE 124TH ST
85	25	282605	9068	12321 120TH PL NE
85	25	282605	9076	12232 NE 116TH ST
85	25	282605	9077	TOTEM LAKE BLVD NE
85	25	282605	9078	12010 NE 120TH PL
85	25	282605	9079	11651 SLATER AVE NE
85	25	282605	9086	11961 124TH AVE NE
85	25	282605	9087	NE 116TH ST
85	25	282605	9090	NE 116TH ST
85	25	282605	9092	13111 NE 123RD PL
85	25	282605	9093	11930 SLATER AVE NE
85	25	282605	9095	12750 TOTEM LAKE BLVD NE
85	25	282605	9105	12502 SLATER AVE NE

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	282605	9107	13020 TOTEM LAKE BLVD NE
85	25	282605	9109	12425 NE 124TH ST
85	25	282605	9110	NE 126TH PL
85	25	282605	9111	12910 TOTEM LAKE BLVD NE
85	25	282605	9113	11680 SLATER AVE NE
85	25	282605	9116	
85	25	282605	9117	
85	25	282605	9121	12626 NE 124TH ST
85	25	282605	9124	12410 NE 124TH ST
85	25	282605	9126	12414 NE 127TH CT
85	25	282605	9128	13110 NE 126TH PL
85	25	282605	9132	12532 NE 124TH ST
85	25	282605	9134	12446 NE 124TH ST
85	25	282605	9136	12204 NE 124TH ST
85	25	282605	9137	12418 NE 124TH ST
85	25	282605	9138	12421 TOTEM LAKE BLVD NE
85	25	282605	9139	12221 NE 124TH ST
85	25	282605	9140	13131 120TH AVE NE
85	25	282605	9141	12821 126TH PL NE
85	25	282605	9144	12040 NE 128TH ST
85	25	282605	9145	11902 124TH AVE NE
85	25	282605	9146	12000 132ND AVE NE
85	25	282605	9147	12100 NE 128TH ST
85	25	282605	9149	12800 NE 124TH LN
85	25	282605	9151	12000 132ND AVE NE
85	25	282605	9154	12432 NE 124TH ST
85	25	282605	9155	11841 SLATER AVE NE
85	25	282605	9160	TOTEM LAKE BLVD NE
85	25	282605	9162	12000 132ND AVE NE
85	25	282605	9163	12427 NE 124TH ST
85	25	282605	9169	11613 124TH AVE NE
85	25	282605	9170	11800 NE 128TH ST
85	25	282605	9173	13131 NE 124TH ST
85	25	282605	9176	13123 NE 124TH ST
85	25	282605	9177	12415 NE 124TH ST
85	25	282605	9179	11727 124TH AVE NE
85	25	282605	9180	NE 124TH ST
85	25	282605	9181	12055 SLATER AVE NE
85	25	282605	9186	
85	25	282605	9187	
85	25	282605	9188	124TH AVE NE
85	25	282605	9190	12229 131ST PL NE
85	25	282605	9199	12602 NE 118TH ST

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	282605	9200	12606 NE 118TH ST
85	25	282605	9201	12614 NE 118TH ST
85	25	282605	9202	
85	25	282605	9203	13000 120TH AVE NE
85	25	282605	9206	13014 120TH AVE NE
85	25	282605	9207	12034 NE 130TH LN
85	25	282605	9209	13200 NE 126TH PL
85	25	282605	9210	NE 129TH ST
85	25	282605	9211	12603 NE 132ND ST
85	25	282605	9212	12609 NE 132ND ST
85	25	282605	9215	12407 SLATER AVE NE
85	25	282605	9216	NE 124TH ST
85	25	282605	9220	
85	25	282605	9222	11600 124TH AVE NE
85	25	282605	9223	11624 124TH AVE NE
85	25	282605	9234	
85	25	282605	9244	12106 NE 124TH ST
85	25	282605	9245	12607 NE 132ND ST
85	25	282605	9248	13107 NE 123RD ST
85	25	282605	9249	12531 NE 124TH ST
85	25	329140	0020	13118 121ST WAY NE
85	25	329140	0030	13030 121ST WAY NE
85	25	329140	0040	13100 121ST WAY NE
85	25	332605	9001	11605 132ND AVE NE
85	25	332605	9008	11404 SLATER AVE NE
85	25	332605	9009	11241 SLATER AVE NE
85	25	332605	9035	12409 NE 116TH ST
85	25	332605	9055	10633 132ND AVE NE
85	25	332605	9064	12207 NE 116TH ST
85	25	332605	9066	12217 NE 116TH ST
85	25	332605	9068	12235 NE 116TH ST
85	25	332605	9076	11417 124TH AVE NE
85	25	332605	9086	12222 NE 116TH ST
85	25	332605	9087	11211 SLATER AVE NE
85	25	332605	9092	12340 NE 115TH PL
85	25	332605	9100	12215 NE 116TH ST
85	25	332605	9109	11416 SLATER AVE NE
85	25	332605	9112	11101 123RD LN NE
85	25	332605	9125	124TH AVE NE
85	25	332605	9136	
85	25	332605	9204	12223 NE 116TH ST
85	25	332605	9210	11404 SLATER AVE NE
85	25	332605	9211	

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	379142	0000	11207 122ND LN NE
85	25	389310	0991	12111 SLATER AVE NE
85	25	389310	0992	11109 SLATER AVE NE
85	25	389310	1005	11007 SLATER AVE NE
85	25	389310	1060	10805 124TH AVE NE
85	25	639155	0000	12707 NE 120TH ST
85	25	692840	0010	NE 128TH ST
85	25	692840	0011	11830 NE 128TH ST
85	25	692840	0012	12815 120TH AVE NE
85	25	692840	0013	12819 120TH AVE NE
85	25	692840	0015	12911 120TH AVE NE
85	25	692840	0017	12901 120TH AVE NE
85	25	692840	0022	11919 NE 128TH ST
85	25	692840	0025	12707 120TH AVE NE
85	25	692840	0026	11903 NE 128TH ST
85	25	692840	0031	12028 NE TOTEM LAKE WAY
85	25	692840	0032	12031 NE TOTEM LAKE WAY
85	25	692840	0033	12424 TOTEM LAKE BLVD NE
85	25	692840	0034	12510 120TH AVE NE
85	25	692840	0040	12039 NE 128TH ST
85	25	692840	0050	NE TOTEM LAKE WAY
85	25	692840	0070	12215 NE 128TH ST
85	25	692840	0075	12217 NE 128TH ST
85	25	731360	0000	12504 NE 117TH PL
85	25	751140	0000	12429 NE 130TH CT
85	25	781390	0000	
85	25	781440	0000	12604 NE 119TH ST
85	25	806310	0000	12607 NE 119TH ST
85	25	858300	0000	12505 NE 116TH ST
85	25	866325	0010	12703 NE 118TH ST
85	25	866325	0020	12707 NE 118TH ST
85	25	866325	0030	12713 NE 118TH ST
85	25	866325	0040	12714 NE 118TH ST
85	25	866325	0050	12708 NE 118TH ST
85	25	866325	0060	12704 NE 118TH ST
85	25	866325	0070	12626 NE 118TH ST
85	25	866325	0080	12622 NE 118TH ST
85	25	866325	0090	12616 NE 118TH ST
85	25	866327	0010	12233 NE TOTEM LAKE WAY
85	25	866327	0011	12410 NE TOTEM LAKE WAY
85	25	866327	0060	12307 NE TOTEM LAKE WAY
85	25	866335	0010	12509 130TH LN NE
85	25	866335	0020	12509 130TH LN NE

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	25	866335	0040	12509 130TH LN NE
85	25	866335	0050	12912 NE 126TH PL
85	25	866335	0070	12509 130TH LN NE
85	25	866335	0080	12509 130TH LN NE
85	25	866335	0100	12521 128TH LN NE
85	25	866335	0120	12509 130TH LN NE
85	25	866335	0130	12440 128TH LN NE
85	25	866335	0140	12509 130TH LN NE
85	25	894438	0010	12516 TOTEM LAKE BLVD NE
85	25	894438	0030	12516 TOTEM LAKE BLVD NE
85	25	894439	0010	
85	25	894439	0020	
85	25	894439	0030	
85	25	894439	0040	
85	25	894441	0000	
85	25	894470	0000	13007 NE 132ND ST
85	25	919797	0000	10911 124TH AVE NE
85	25	919798	0000	10931 124TH AVE NE
85	25	955910	0000	12700 NE 116TH ST

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	028100	0000	15000 JUANITA DR NE
85	30	082605	9316	16522 112TH LN NE
85	30	103680	0000	15300 112TH AVE NE
85	30	111269	0000	13434 JUANITA-WOODINVILLE WAY NE
85	30	124230	0005	13642 100TH AVE NE
85	30	124230	0011	
85	30	124230	0040	13420 JUANITA-WOODINVILLE WAY NE
85	30	124230	0042	13420 JUANITA-WOODINVILLE WAY NE
85	30	124230	0043	13420 JUANITA-WOODINVILLE WAY NE
85	30	124230	0045	13272 100TH AVE NE
85	30	124230	0046	13510 100TH AVE NE
85	30	124230	0047	13520 100TH AVE NE
85	30	124230	0048	13500 100TH AVE NE
85	30	141980	0000	10160 137TH PL NE
85	30	142604	9070	6725 NE ARROWHEAD DR
85	30	144620	0000	9902 134TH CT NE
85	30	150790	0000	14015 84TH AVE NE
85	30	151630	0000	13811 JUANITA-WOODINVILLE WAY NE
85	30	164425	0010	9921 NE 135TH PL
85	30	172605	9002	15515 JUANITA-WOODINVILLE WAY NE
85	30	172605	9014	10222 NE 145TH ST
85	30	172605	9021	10808 NE 145TH ST
85	30	172605	9028	16300 112TH AVE NE
85	30	172605	9033	16300 112TH AVE NE
85	30	172605	9036	15910 112TH AVE NE
85	30	172605	9037	
85	30	172605	9044	15062 JUANITA-WOODINVILLE WAY NE
85	30	172605	9055	14520 100TH AVE NE
85	30	172605	9061	
85	30	172605	9080	14501 JUANITA-WOODINVILLE WAY NE
85	30	172605	9095	
85	30	172605	9123	14511 JUANITA-WOODINVILLE WAY NE
85	30	172605	9124	15530 JUANITA-WOODINVILLE WAY NE
85	30	182605	9008	15500 SIMONDS RD NE
85	30	182605	9018	14610 93RD BLVD NE
85	30	192605	9002	14610 93RD BLVD NE
85	30	192605	9025	13651 100TH AVE NE
85	30	192605	9030	9901 NE 134TH CT
85	30	192605	9031	13210 97TH AVE NE
85	30	192605	9032	9820 NE 132ND ST
85	30	192605	9052	13319 100TH AVE NE
85	30	192605	9075	13511 100TH AVE NE
85	30	192605	9107	

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	192605	9110	13325 100TH AVE NE
85	30	192605	9111	13611 100TH AVE NE
85	30	192605	9138	13633 100TH AVE NE
85	30	192605	9149	13317 100TH AVE NE
85	30	192605	9156	13233 100TH AVE NE
85	30	192605	9157	
85	30	192605	9160	13701 100TH AVE NE
85	30	192605	9163	9826 NE 132ND ST
85	30	192605	9174	13501 100TH AVE NE
85	30	192605	9181	13210 97TH AVE NE
85	30	192605	9197	9911 NE 134TH CT
85	30	192605	9198	9925 NE 134TH CT
85	30	192605	9199	13335 100TH AVE NE
85	30	192605	9204	14461 SIMONDS RD NE
85	30	192605	9209	14235 100TH AVE NE
85	30	192605	9219	
85	30	202605	9018	10200 NE 132ND ST
85	30	202605	9019	10322 NE 132ND ST
85	30	202605	9031	11230 NE 132ND ST
85	30	202605	9036	13604 100TH AVE NE
85	30	202605	9038	13642 100TH AVE NE
85	30	202605	9050	10421 NE 140TH ST
85	30	202605	9055	11210 NE 132ND ST
85	30	202605	9059	14230 JUANITA-WOODINVILLE WAY NE
85	30	202605	9066	13531 JUANITA-WOODINVILLE WAY NE
85	30	202605	9071	14220 JUANITA-WOODINVILLE WAY NE
85	30	202605	9083	11400 NE 132ND ST
85	30	202605	9091	10301 NE 145TH ST
85	30	202605	9094	10301 NE 145TH ST
85	30	202605	9105	13820 108TH AVE NE
85	30	202605	9138	13718 100TH AVE NE
85	30	202605	9142	10020 NE 133RD PL
85	30	202605	9146	
85	30	202605	9149	13636 100TH AVE NE
85	30	202605	9172	10126 NE 132ND ST
85	30	202605	9183	
85	30	202605	9184	13620 100TH AVE NE
85	30	232604	9001	14477 JUANITA DR NE
85	30	242604	9007	1 JUANITA DR NE
85	30	242604	9013	8106 NE 138TH ST
85	30	242604	9034	7910 NE 132ND ST
85	30	242604	9077	7718 NE 141ST ST
85	30	242604	9128	8040 NE 132ND ST

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	242604	9146	8220 NE 138TH ST
85	30	278720	0000	14036 JUANITA DR NE
85	30	319650	0000	10137 NE 137TH PL
85	30	357830	0000	14010 JUANITA DR NE
85	30	357858	0000	6835 NE 153RD PL
85	30	357860	0071	15725 SIMONDS RD NE
85	30	357860	0090	15520 84TH AVE NE
85	30	357920	0000	7304 NE 142ND PL
85	30	357980	0490	7311 NE 141ST ST
85	30	357980	0495	7315 NE 141ST ST
85	30	357980	0498	7325 NE 141ST ST
85	30	357980	0505	7335 NE 141ST ST
85	30	357980	0510	7345 NE 141ST ST
85	30	357980	0515	7353 NE 141ST ST
85	30	357980	0535	14050 JUANITA DR NE
85	30	357980	0551	14237 73RD AVE NE
85	30	357980	0553	14130 JUANITA DR NE
85	30	357980	0555	14106 JUANITA DR NE
85	30	357980	0557	NE 142ND PL
85	30	357980	0559	14220 JUANITA DR NE
85	30	364910	0045	6810 NE 153RD PL
85	30	364910	0122	15036 70TH AVE NE
85	30	364910	0510	15012 JUANITA DR NE
85	30	364910	0512	
85	30	364910	0513	6825 NE 153RD PL
85	30	364910	0520	
85	30	364910	0540	14944 JUANITA DR NE
85	30	375648	0000	9910 NE 137TH ST
85	30	508968	0000	9920 NE 142ND ST
85	30	563150	0005	8315 NE 155TH ST
85	30	563150	0015	15221 84TH AVE NE
85	30	563150	0036	15115 84TH AVE NE
85	30	563150	0051	8204 NE 150TH ST
85	30	569050	0025	16230 104TH AVE NE
85	30	569050	0065	16206 104TH AVE NE
85	30	569050	0067	16200 104TH AVE NE
85	30	667550	0210	8411 NE 141ST ST
85	30	721280	0000	15707 WAYNITA WAY NE
85	30	750449	0000	14251 73RD AVE NE
85	30	769681	0000	10818 NE 148TH LN
85	30	779653	0000	14503 SIMONDS RD NE
85	30	807820	0000	
85	30	856291	0000	9810 NE 137TH ST

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	894395	0000	14335 SIMONDS RD NE
85	30	932575	0000	10027 NE 138TH PL
85	30	940430	0000	9927 NE 144TH LN