

Auburn

Area: 028

Residential Revalue for 2019 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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



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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson

King County Assessor



How Property Is Valued

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

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for residential property, we break up King County into 88 residential market areas and annually develop market models from the sale of properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated homes within the same appraisal area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will approach the residence front door to make contact with the property owner or leave a card requesting the taxpayer contact them.

RCW 84.40.025 - Access to property

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

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

How Are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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



King County

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

John Wilson
Assessor

Auburn - Area 028

2019 Assessment Roll Year

Recommendation is made to post values for Area 028 to the 2020 tax roll:

Ted Gundram

Appraiser II:

8/14/2019

Date

Randy Raven

SW District Senior Appraiser: Randy Raven

08-20-19

Date

Jeff Darrow

Residential Division Director: Jeff Darrow

8/23/2019

Date

This report is hereby accepted and the values described in the attached documentation for Area 028 should be posted to the 2020 tax roll.

John Wilson

John Wilson, King County Assessor

9/1/2019

Date



Executive Summary

Auburn - Area 028

Physical Inspection

Appraisal Date: 1/1/2019
Previous Physical Inspection: 2013
Number of Improved Sales: 1034
Range of Sale Dates: 1/1/2016 – 12/31/2018 Sales were time adjusted to 1/1/2019

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2018 Value	\$85,700	\$211,500	\$297,200			8.62%
2019 Value	\$93,900	\$215,200	\$309,100	\$335,300	92.4%	6.63%
\$ Change	+\$8,200	+\$3,700	+\$11,900			
% Change	+9.6%	+1.7%	+4.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2019 COD of 6.63% is an improvement from the previous COD of 8.62%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2016 to 12/31/2018 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2019

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2018 Value	\$87,900	\$209,800	\$297,700
2019 Value	\$96,200	\$208,900	\$305,100
\$ Change	+\$8,300	-\$900	+\$7,400
% Change	+9.4%	-0.4%	+2.5%

Number of one to three unit residences in the population: 5,933

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 028 – Auburn, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 028 indicated a change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Area 028 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

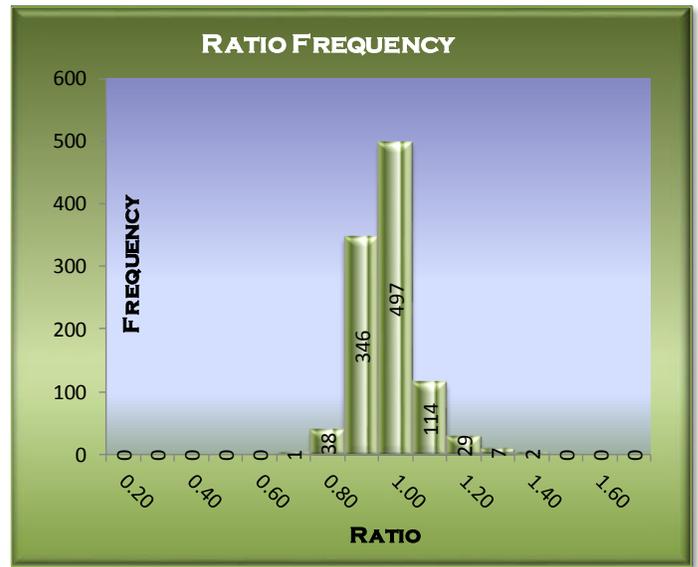
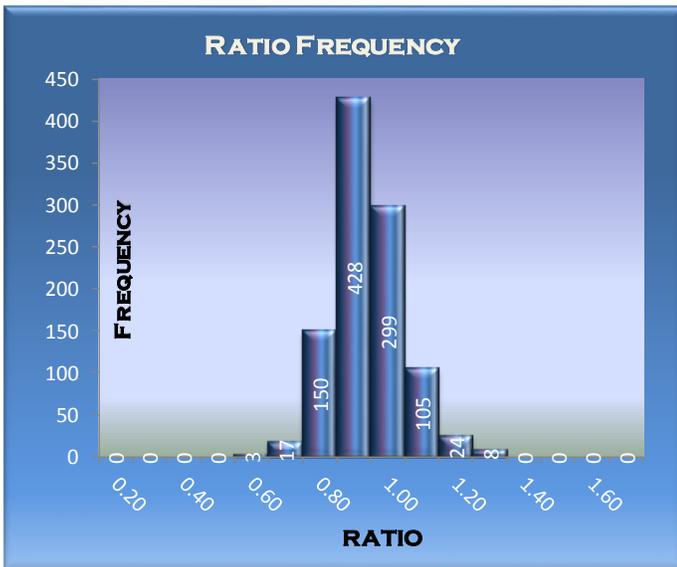
Pre-revalue ratio analysis compares time adjusted sales from 2015 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	1034
<i>Mean Assessed Value</i>	297,200
<i>Mean Adj. Sales Price</i>	335,300
<i>Standard Deviation AV</i>	63,696
<i>Standard Deviation SP</i>	69,261
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.891
<i>Median Ratio</i>	0.885
<i>Weighted Mean Ratio</i>	0.886
UNIFORMITY	
<i>Lowest ratio</i>	0.514
<i>Highest ratio:</i>	1.287
<i>Coefficient of Dispersion</i>	8.62%
<i>Standard Deviation</i>	0.101
<i>Coefficient of Variation</i>	11.33%
<i>Price Related Differential (PRD)</i>	1.005

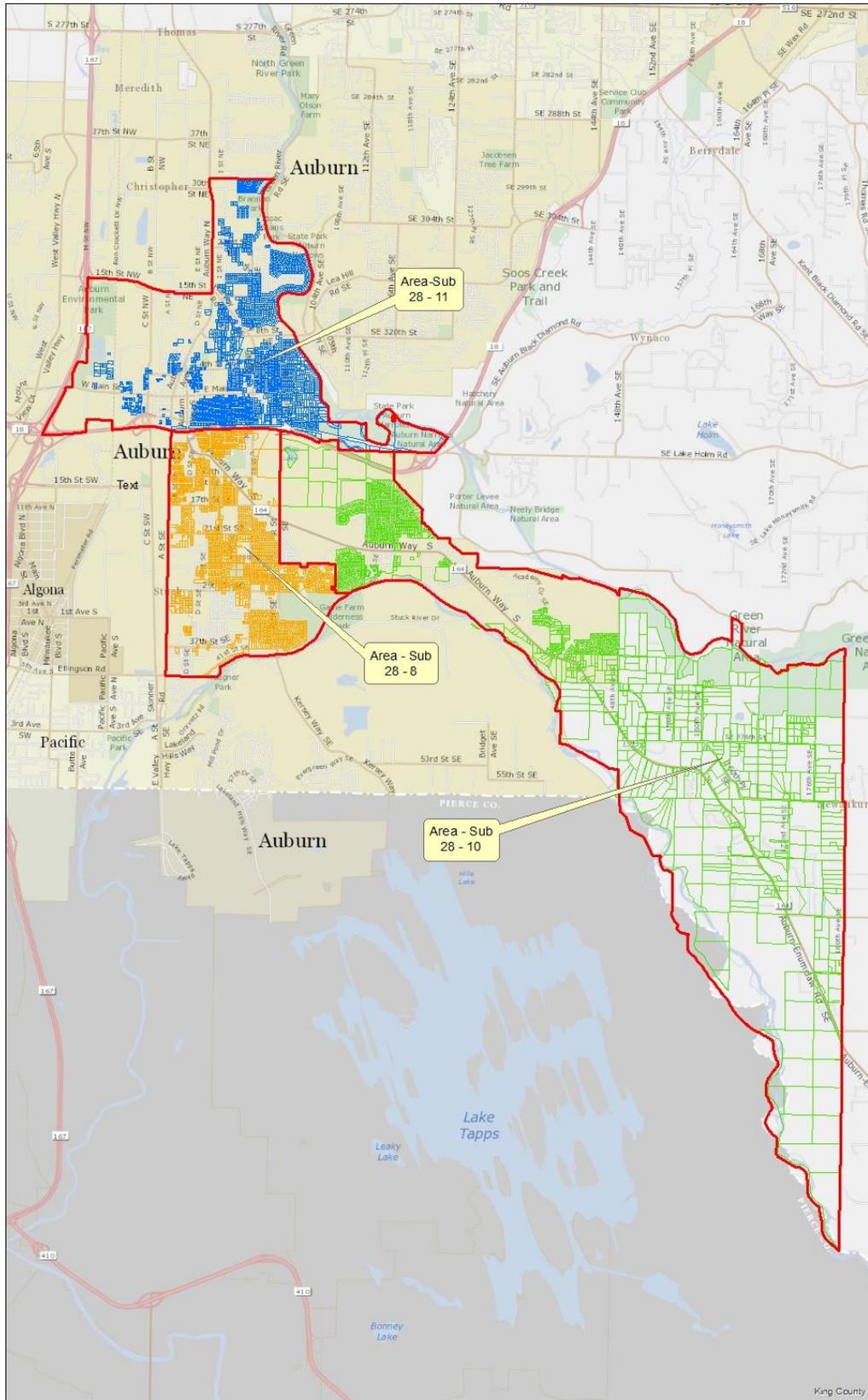
POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted 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	
<i>Sample size (n)</i>	1034
<i>Mean Assessed Value</i>	309,100
<i>Mean Sales Price</i>	335,300
<i>Standard Deviation AV</i>	56,728
<i>Standard Deviation SP</i>	69,261
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.929
<i>Median Ratio</i>	0.924
<i>Weighted Mean Ratio</i>	0.922
UNIFORMITY	
<i>Lowest ratio</i>	0.664
<i>Highest ratio:</i>	1.371
<i>Coefficient of Dispersion</i>	6.63%
<i>Standard Deviation</i>	0.082
<i>Coefficient of Variation</i>	8.81%
<i>Price Related Differential (PRD)</i>	1.008



Area 028 Map



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

Area Information

Name or Designation

Area 028 - Auburn

Boundaries

Area 28 is bounded approximately by 31st ST to the north, the White River to the south, generally a north south line along 180th Av SE between the Green and White Rivers to the east, and Auburn Way N, Valley FRWY, and A ST N to the west.

Maps

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

Area Description

Area 028 is located between Seattle and Tacoma in the shadow of Mt. Rainier. Area 28 has three sub areas, two rivers the Green and White, and two nations making this a very diverse area.

There are 6525 parcels in the 3 sub areas with 2 identifiable major market segments. Sub areas 8 and 11, Auburn City, in the Auburn-Kent Valley and sub area 10, East Auburn.

Sub area 11 generally encompasses the City of Auburn north of HWY 18. Sub area 8 generally encompasses the City of Auburn south of HWY 18. Sub Areas 8 and 11, Auburn City, has a varied mixture of single family, duplex, triplex, multi-family, commercial, and industrial uses. The single-family development is a mixture of houses built from the early 1900's to present. There have been a few newer subdivisions with a small amount of infill in the older neighborhoods.

Sub area 10, located southeasterly of sub area 8, includes a portion of the City of Auburn, unincorporated King County and the Muckleshoot Indian Reservation. Sub area 10 is home to the Muckleshoot Tribal Casino and Bingo enterprises, the White River Amphitheatre, and most of the larger acreage parcels in area 28. Although there are many plats, most of this segment is rural in nature. Views of Mount Rainier are common in this area along with lesser views of the cascades and the White and Green River valleys. River frontage is not considered a premium in this area as most is extreme high bank rendering the waterfront itself inaccessible. Many of the unplatted parcels are impacted by limited access, and sensitive areas such as topography, streams, and wetlands.

Overall, the typical quality of homes is a grade 7 approximately 1500 - 2000 square feet and built in the 1960's and 1970's. The City of Auburn also has a large number of duplexes and triplexes. Waterfront properties consist of those properties along the Green and White Rivers. Auburn's commercial district located in sub areas 8 and 11 has a large number of automotive dealerships and a variety of retail stores and light industrial. Other notable influences are the Auburn Municipal Airport which serves small and private aircraft, Emerald Downs Race Track, and The Boeing Company.

Land Valuation

Vacant sales from 1/1/2016 to 12/31/2018 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2019. There were 5 land sales available within Area 28. In addition, 15 land sales from Area 40, Enumclaw, were considered in the development of the land model. The sales comparison and allocation approach were used to establish land values with separate platted and tax lot schedule. Adjustments for view, sensitive areas, topography, traffic, and riverfront were considered.

A typical platted building parcel in this area is 5,000 to 9,000 square feet and would have a value range of \$82,000 to \$91,000. Tax lots and platted lots that varied greatly in size were valued by lot size. These parcels are generally 9,000 to 12,000 square feet and would have a value range of \$91,000 to \$97,000.

Land Model

Model Development, Description and Conclusions

For platted lots a per site valuation schedule was developed using the land allocation approach of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in area 28, we estimated a starting land to total value allocation of 28%. The allocation percentage was determined after reviewing and analyzing the vacant sales, builder and developer sales, multi-parcel sales, and new improved sales in the area. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate the indicated land values for sold improved parcels. These indicated values were adjusted to account for a wide range of plat and neighborhood influences. The resulting platted land values ranged from \$70,000 to \$130,000.

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of unique non-platted buildable land sales, the platted land valuation analysis was used as supporting evidence for the available vacant sales. The resulting tax lot land range from \$70,000 to \$136,000 for parcels under 1 acre and \$136,000 to \$436,000 for parcels of 1 acre to 20 acres. Riverfront in sub areas 8 and 11 was valued utilizing the tax lot schedule plus an adjustment for waterfront footage. (Sub area 10 did not receive a riverfront adjustment because most of the parcels are high bank with limited access to the river.) It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of buildable land sales, the platted land valuation analysis was used to assist in establishing a baseline for a buildable lot. The resulting tax lot land values ranged from \$47,000 to \$94,000 for parcels under 1 acre and \$95,000 to \$447,000 for parcels of 1 acre to 40 acres. It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

Land Value Model Calibration

PlatName	Major	Site Value
ACADEMY PARK ADD	002400	\$90,000
ACADEMY PARK NO. 02	002401	\$90,000
ARBOR VISTA DIV NO. 01 REPLAT	025510	\$90,000
ASHLEY AVENUE	029318	\$110,000
AUBURN VIEW HEIGHTS REPLAT OF	030400	\$100,000
CAMERON VILLAGE NO. 01	131350	\$101,000
CANTERBURY MANOR ADD	133060	\$90,000
CARMEN'S 1ST ADD	138860	\$115,000
CASCADE MEADOWS	142410	\$100,000
CEDAR HOLLOW	144610	\$110,000
CEDAR LANES	145000	\$85,000
CEDAR LANES NO. 02	145010	\$85,000
CHINOOK ADD	156510	\$100,000
CROFTON TOWNHOMES	184320	\$70,000
D STREET SE	187710	\$130,000
FOREST RIDGE ADD	259750	\$110,000
FOREST RIDGE TOWNHOUSES	259760	\$70,000
FOREST VILLA ADD	259900	\$90,000
FOREST VILLA NO. 03	259920	\$100,000
GREAT WESTERN ADD DIV NO. 01	287270	\$90,000
GREEN RIVER GARDENS DIV NO. 01	289100	\$97,000
GREEN RIVER GARDENS DIV NO. 02	289110	\$97,000
GREEN RIVER VILLAGE DIV NO. 01	289170	\$100,000
GREEN RIVER VILLAGE DIV NO. 02	289171	\$100,000
GREEN RIVER VILLAGE DIV NO. 03	289172	\$100,000
GREEN RIVER VILLAGE DIV NO. 06	289175	\$100,000
HEISSERMANS MARTHA ADD TO AUBURN	322480	\$104,000
HEISSERMANS MARTHA 2ND TO AUBURN	322490	\$104,000
JANSSENS' ADD	366800	\$101,000
LAWSON PLACE	423380	\$115,000
LONES FIRST ADD	439920	\$105,000
LONES 2ND ADD	439921	\$105,000
LONES 3RD ADD	439922	\$105,000
LYMAN'S FARM ADD	447200	\$115,000
MARYCON DIV NO. 01	519490	\$105,000
MASSEYS FIRST ADD	519860	\$95,000
MC HUGH'S 1ST ADD	533630	\$120,000
MC HUGH'S 2ND ADD	533631	\$120,000
MCLAUGHLIN COURT	536280	\$105,000
MEADE	539820	\$105,000
MEADOWMOOR	542240	\$110,000
NERI'S ADD	602930	\$100,000

Land Value Model Calibration... Continued

PlatName	Major	Site Value
RIVER VIEW ESTATES TO AUBURN	733190	\$100,000
RIVERPARK ESTATES	733800	\$75,000
RIVERSIDE SOUTH DIV NO. 01	734500	\$90,000
RIVERSIDE SOUTH DIV NO. 02	734520	\$90,000
RIVERSIDE SOUTH DIV NO. 03	734530	\$105,000
RIVERSIDE SOUTH DIV NO. 04	734531	\$100,000
RIVERVISTA ESTATE DIV NO. 01	734940	\$97,000
RIVERWALK DIV NO. 01	734960	\$115,000
RIVERWALK DIV NO. 2A	734961	\$115,000
RIVERWALK DIV NO. 2B	734962	\$115,000
RIVERWALK DIV NO. 03	734963	\$115,000
RIVERWALK DIV NO. 04	734964	\$115,000
RIVERWALK DIV NO. 05	734965	\$115,000
RIVERWALK DIV NO. 06	734966	\$115,000
SHERMAN ACRES ADD	774950	\$100,000
SILER'S FIRST ADD	779400	\$108,000
SILER'S SECOND ADD	779401	\$108,000
SKYCREST TERRACE ADD	780620	\$100,000
SKYCREST TERRACE DIV NO. 02	780621	\$100,000
SWAN FLATS	815578	\$100,000
TAYLOR ADD TO AUBURN	856720	\$86,000
VALLEY VIEW ESTATES II	885816	\$120,000
VELVET SQUARE	889320	\$105,000
YORKE DIV NO.01	983540	\$108,000

Land Value Model Calibration... Continued

Lot Size	Value	Lot Size	Value	Lot Size	Value
1000	\$70,000	43000	\$136,000	11.25	\$316,000
2000	\$70,000	1	\$136,000	11.5	\$320,000
3000	\$73,000	1.25	\$141,000	11.75	\$324,000
4000	\$76,000	1.5	\$146,000	12	\$328,000
5000	\$79,000	1.75	\$151,000	12.25	\$332,000
6000	\$82,000	2	\$156,000	12.5	\$336,000
7000	\$85,000	2.25	\$161,000	12.75	\$340,000
8000	\$88,000	2.5	\$166,000	13	\$344,000
9000	\$91,000	2.75	\$171,000	13.25	\$348,000
10000	\$93,000	3	\$176,000	13.5	\$352,000
11000	\$95,000	3.25	\$181,000	13.75	\$356,000
12000	\$97,000	3.5	\$186,000	14	\$360,000
13000	\$99,000	3.75	\$191,000	14.25	\$364,000
14000	\$101,000	4	\$196,000	14.5	\$368,000
15000	\$103,000	4.25	\$201,000	14.75	\$372,000
16000	\$105,000	4.5	\$206,000	15	\$376,000
17000	\$107,000	4.75	\$211,000	15.25	\$379,000
18000	\$109,000	5	\$216,000	15.5	\$382,000
19000	\$111,000	5.25	\$220,000	15.75	\$385,000
20000	\$113,000	5.5	\$224,000	16	\$388,000
21000	\$114,000	5.75	\$228,000	16.25	\$391,000
22000	\$115,000	6	\$232,000	16.5	\$394,000
23000	\$116,000	6.25	\$236,000	16.75	\$397,000
24000	\$117,000	6.5	\$240,000	17	\$400,000
25000	\$118,000	6.75	\$244,000	17.25	\$403,000
26000	\$119,000	7	\$248,000	17.5	\$406,000
27000	\$120,000	7.25	\$252,000	17.75	\$409,000
28000	\$121,000	7.5	\$256,000	18	\$412,000
29000	\$122,000	7.75	\$260,000	18.25	\$415,000
30000	\$123,000	8	\$264,000	18.5	\$418,000
31000	\$124,000	8.25	\$268,000	18.75	\$421,000
32000	\$125,000	8.5	\$272,000	19	\$424,000
33000	\$126,000	8.75	\$276,000	19.25	\$427,000
34000	\$127,000	9	\$280,000	19.5	\$430,000
35000	\$128,000	9.25	\$284,000	19.75	\$433,000
36000	\$129,000	9.5	\$288,000	20	\$436,000
37000	\$130,000	9.75	\$292,000		
38000	\$131,000	10	\$296,000	Over 20 Acres add \$10,000 per full acre	
39000	\$132,000	10.25	\$300,000		
40000	\$133,000	10.5	\$304,000		
41000	\$134,000	10.75	\$308,000		
42000	\$135,000	11	\$312,000		

Land Value Model Calibration... Continued

View	Adjustment
Excellent Territorial	+\$10,000
Good Territorial	+\$5,000
Excellent Cascade	+\$10,000
Good Cascade	+\$5,000
Excellent Green/White River Valley	+\$20,000
Good Green/White River Valley	+\$15,000
Average Green/White river Valley	+\$10,000
Excellent Rainier	+\$30,000
Good Rainier	+\$20,000
Average Rainier	+\$10,000
Territorial, Cascade & Green/White River Valley views are not additive	
Territorial, Cascade & Mt. Rainier views are not additive	
Mt. Rainier & Green/White River Valley views are additive	

River Waterfront Subs 8 & 11 only	
Land Schedule Plus	+\$250 per WftFt

Traffic	Adjustment (Schedule Less)
Extreme	-\$15,000
High	-\$10,000
Moderate	-\$5,000

Environmental
Schedule less 5% to 80%*
*depending on severity and an estimate of market impact

Non-Buildable Parcels
15% to 20% of Schedule or Previous

Land Value Model Calibration... Continued

Land Valuation Example:

1 acre value	\$136,000
Wetland Adjustment less 10%	-\$13,600
Excellent Mt. Rainier View	+\$30,000
Total Adjusted Value (truncated)	\$152,000

River Front	
14,000 square feet	\$101,000
100 Wft feet	+\$25,000
Total Adjusted Value	\$126,000

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with [sales lists](#), [eSales](#) and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

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

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

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2019.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Sub Area 10, riverfront in Sub Areas 8 & 11, the plats of Crofton Townhomes, Green River Gardens Div. 1 and 2 not riverfront, and accessory structures (i.e. detached garages, barns and etc.) were influential in the market.

Improved Parcel Total Value Model Calibration

Variable	Definition
AccyRcnldC	Accessory Cost New Less Depreciation
AgeC_RC�	Improvement Age Replacement Cost New
BaseLandC	2019 Adjusted Base Land Value
BldgRcnC	Building Replacement Cost New
GoodYN	Building Good Condition
Plat184320YN	Crofton Townhomes
Plat289100Thru110YN	Green River Gardens Div. 1 & 2 (not Riverfront)
Sub10YN	Sub Area 10
VGoodYN	Building Condition Very Good
WftLocYN	Riverfront (Sub Areas 8 & 11 only)

Multiplicative Model

$(1-0.075) * \underline{2.67599015092988 + 0.00798004252775216 * \text{AccyRcnldC} - 0.0980234733419569 * \text{AgeC_RCN} + 0.333826623258091 * \text{BaseLandC} + 0.364476189782662 * \text{BldgRcnC} + 0.0288198115964186 * \text{GoodYN} - 0.0758945697277704 * \text{Plat184320YN} - 0.0276026968005065 * \text{Plat289100Thru110YN} - 0.0189100185554802 * \text{Sub10YN} + 0.067346268550999 * \text{VGoodYN} + 0.0201168391042117 * \text{WftLocYN}}$

EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Poor Condition

Of the improved parcels in the population, 4221 parcels increased in value. They were comprised of 261 single family residences on commercially zoned land and 3960 single family residences or other parcels.

Of the vacant land parcels greater than \$1,000, 96 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Adjustments To EMV	
Poor Condition	New Land +Tot RCNLD
Fair Condition	EMV x 0.85
Grade 9	Imp EMV x 1.30 + New Land (Factor not applied to Poor and Fair condition)
Grade 10	Imp EMV x 1.35 + New Land (Factor not applied to Poor and Fair condition)
EMV<Base Land	NewLand + Tot RCNLD or Previous Improvement Value
Roll Improvement <= \$20,000	Case by Case
Obsolescence	Improvement EMV less % Obsol + New Land
Net Condition	Case by Case
% Complete	Improvement EMV x % Complete + New Land
Unf Area	Included in EMV
Detached Garage	Included in EMV
In Ground Pools	Included in EMV
Accessory Only	New Land + Accessory RCNLD (Do not add additional high acc'y adjustment)
Carport & CPEQ	Considered in EMV (+ \$2000 per stall)
Multiple Imp	Building 1 EMV + Building 2 RCNLD
Multiple Imp (MH)	Building 1 EMV + MH RCNLD (do not add the market adjustment)
Multiple Imp Accessory RCNLD	All Accessory RCNLD included in EMV

High Accessory Value	
Additional Acc'y RCNLD Added to EMV or Adj EMV (Does not Apply to Parcels where the House is in Poor Condition or Parcels With No House and Accessories Only)	
Total Accessory RCNLD	Adjustment
\$25,000 - \$29,000	0.30
\$30,000 - \$39,000	0.35
\$40,000 - \$49,000	0.50
\$50,000 - \$79,000	0.60
\$80,000 - \$299,000	0.70
\$300,000 or More	0.95

High Accessory Value Example:

Total Accessory RCNLD = \$50,000 ($\$50,000 \times .60 = \$30,000$)

Estimated Market Value (EMV)	\$500,000
Accessory Adjustment	+\$30,000
Total Adjusted Value	\$530,000

King County Assessor Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the Area’s Sales Available List. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift’s September 2018 update for the 2019 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2019.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

Mobile Home Total Value Model Calibration

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

Mobile Home Type	Market Adjustment	Fair Condition
1975 and Older Single Wide	+ \$20,000	+ \$10,000
1975 and Older Double Wide	+ \$40,000	+ \$20,000
1976-1979 Single Wide	+ \$20,000	+ \$10,000
1976-1979 Double Wide	+ \$60,000	+ \$30,000
1980-1989 Single Wide	+ \$20,000	+ \$10,000
1980-1989 Double & Triple Wide	+ \$70,000	+ \$35,000
1990-1999 Single Wide	+ \$20,000	+ \$10,000
1990-1999 Double & Triple Wide	+ \$80,000	+ \$45,000
2000 and Newer Single Wide	+ \$30,000	+ \$20,000
2000 and Newer Double & Triple Wide	+ \$90,000	+ \$50,000
New Land + MHRCNLD + Acc'y RCNLD + MkAdj		
Poor Condition Do not Add the Market Adjustment		

There are 110 parcels in Area 28 improved with a mobile home and 16 sales available. Sales used were from 1/1/2016 to 12/31/2018.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2019

Date of Appraisal Report: August 14, 2019

Appraisal Team Members and Participation

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

- Ted Gundram – Appraiser II: Team lead, scheduling, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection, training and report writing.
- Robert Dubos – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Robert Persian – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Ken Croskey – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2018
5. Existing residences where the data for 2018 is significantly different than the data for 2019 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2018 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market

(Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))

Highest and Best Use Analysis

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

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

Standards and Measurement of Data Accuracy

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

Physical Inspection Process... Continued

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2016 to 12/31/2018 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2019.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 & 6.

Area ~~028028~~ Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time. Market conditions prevalent in the last three years indicated that the best methodology for tracking market movement through time is a modelling technique using splines. Put simply, this is a way of drawing best fit lines through the data points in situations where there may be several different trends going on at different times. Splines are the use of two or more straight lines to approximate trends and directions in the market. Splines are best suited to react to the sudden market changes prevalent in 2018. To create larger and more reliable data sets for time trending, it was necessary in most instances to combine geographic areas that were performing similarly in the marketplace. A market turning point at the intersection of the two splines, was estimated to be 06/01/2018. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, January 1, 2019.

The time adjustment formula for Area 28 is:

$$(.832549562114249-0.000257861918610806*((SaleDate\leq 43252)*SaleDate+(SaleDate>43252)*43252-43466))/(.832549562114249-0.000257861918610806*(-214))$$

Area 028028 Market Value Changes Over Time

For example, a sale of \$600,000 which occurred on October 1, 2017 would be adjusted by the time trend factor of 1.071, resulting in an adjusted value of \$642,600 ($\$600,000 * 1.071 = \$642,000$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2016	1.256	25.6%
2/1/2016	1.247	24.7%
3/1/2016	1.239	23.9%
4/1/2016	1.230	23.0%
5/1/2016	1.221	22.1%
6/1/2016	1.212	21.2%
7/1/2016	1.203	20.3%
8/1/2016	1.194	19.4%
9/1/2016	1.185	18.5%
10/1/2016	1.177	17.7%
11/1/2016	1.168	16.8%
12/1/2016	1.159	15.9%
1/1/2017	1.150	15.0%
2/1/2017	1.141	14.1%
3/1/2017	1.133	13.3%
4/1/2017	1.124	12.4%
5/1/2017	1.115	11.5%
6/1/2017	1.106	10.6%
7/1/2017	1.097	9.7%
8/1/2017	1.088	8.8%
9/1/2017	1.079	7.9%
10/1/2017	1.071	7.1%
11/1/2017	1.062	6.2%
12/1/2017	1.053	5.3%
1/1/2018	1.044	4.4%
2/1/2018	1.035	3.5%
3/1/2018	1.027	2.7%
4/1/2018	1.018	1.8%
5/1/2018	1.009	0.9%
6/1/2018	1.000	0.0%
7/1/2018	1.000	0.0%
8/1/2018	1.000	0.0%
9/1/2018	1.000	0.0%
10/1/2018	1.000	0.0%
11/1/2018	1.000	0.0%
12/1/2018	1.000	0.0%
1/1/2019	1.000	0.0%

Sales Sample Representation of Population

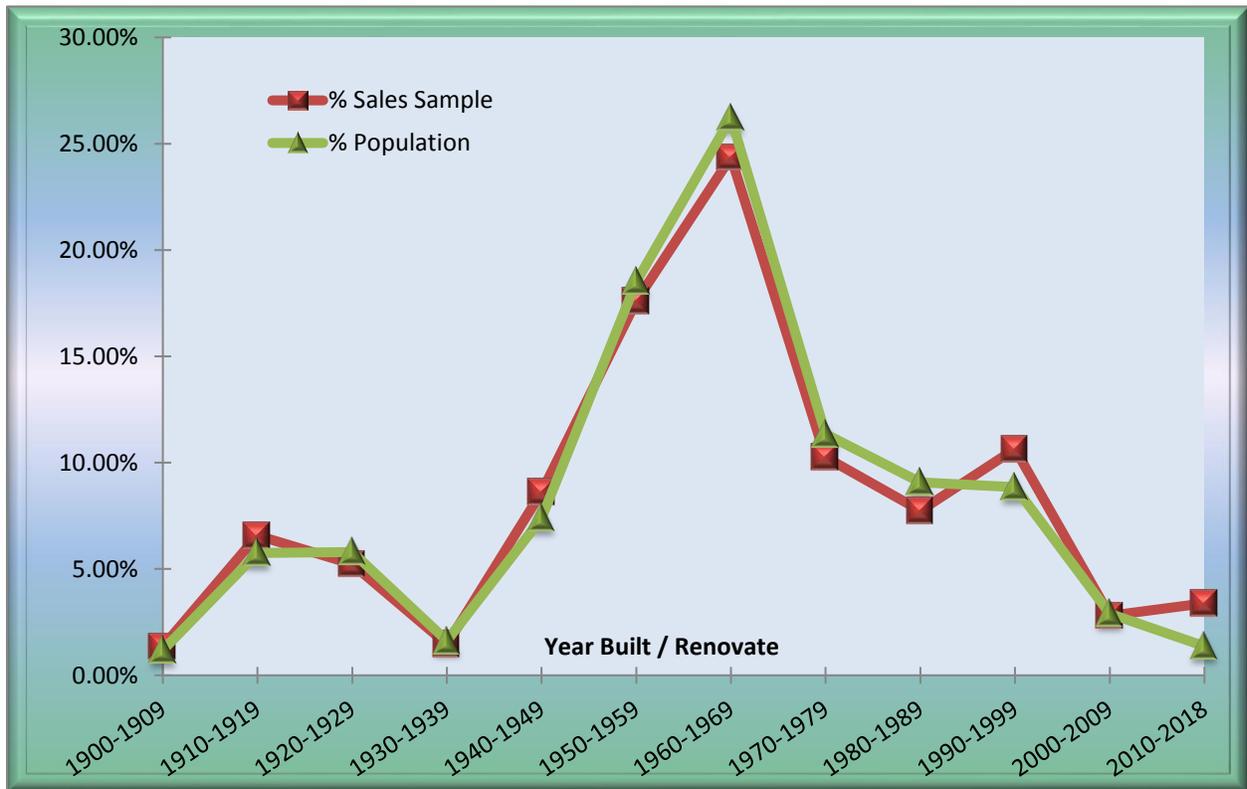
Year Built or Renovated

Sales

Year Built/Ren	Frequenc y	% Sales Sample
1900-1909	14	1.35%
1910-1919	68	6.58%
1920-1929	54	5.22%
1930-1939	15	1.45%
1940-1949	89	8.61%
1950-1959	182	17.60%
1960-1969	252	24.37%
1970-1979	106	10.25%
1980-1989	80	7.74%
1990-1999	110	10.64%
2000-2009	29	2.80%
2010-2018	35	3.38%
1,034		

Population

Year Built/Ren	Frequenc y	% Population
1900-1909	70	1.18%
1910-1919	341	5.75%
1920-1929	344	5.80%
1930-1939	96	1.62%
1940-1949	438	7.38%
1950-1959	1,099	18.52%
1960-1969	1,556	26.23%
1970-1979	673	11.34%
1980-1989	538	9.07%
1990-1999	525	8.85%
2000-2009	172	2.90%
2010-2018	81	1.37%
5,933		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population

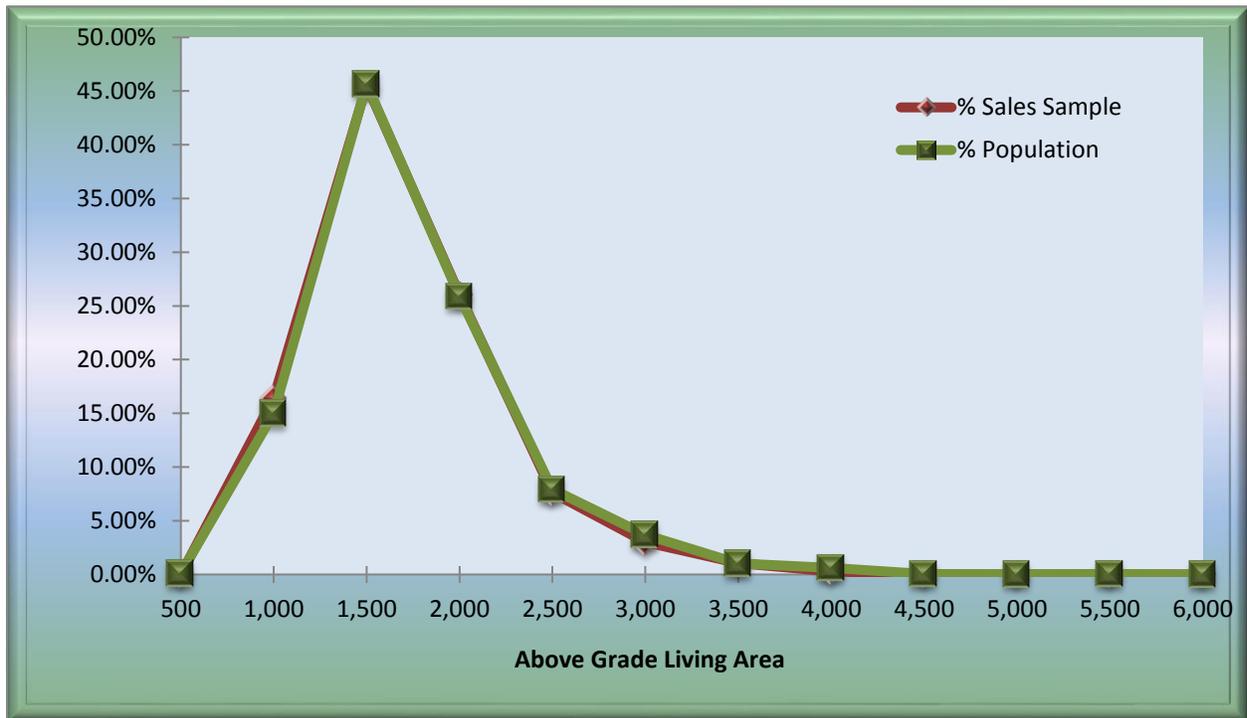
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	170	16.44%
1,500	471	45.55%
2,000	269	26.02%
2,500	79	7.64%
3,000	31	3.00%
3,500	11	1.06%
4,000	3	0.29%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
1,034		

Population

AGLA	Frequency	% Population
500	7	0.12%
1,000	891	15.02%
1,500	2,709	45.66%
2,000	1,535	25.87%
2,500	470	7.92%
3,000	219	3.69%
3,500	60	1.01%
4,000	36	0.61%
4,500	3	0.05%
5,000	1	0.02%
5,500	2	0.03%
6,000	0	0.00%
5,933		



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

Sales Sample Representation of Population

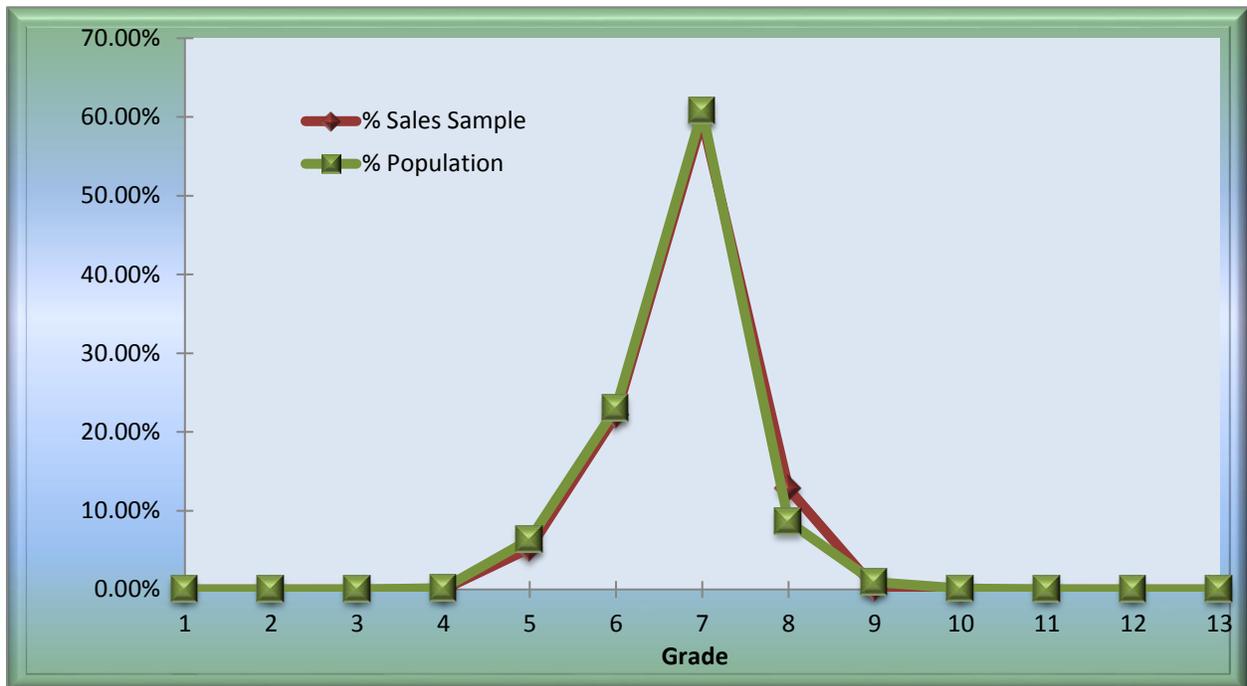
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	54	5.22%
6	229	22.15%
7	617	59.67%
8	132	12.77%
9	2	0.19%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1,034		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	10	0.17%
5	376	6.34%
6	1,366	23.02%
7	3,605	60.76%
8	511	8.61%
9	55	0.93%
10	8	0.13%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5,933		



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

Results

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

The assessment level target for all areas in King County, including this area, is 92.5. The actual assessment level for this area is 92.4% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2019 assessment year (taxes payable in 2020) results in an average total change from the 2018 assessments of +2.5%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2019 recommended values. This study benchmarks the prior assessment level using 2018 posted values (1/1/2018) compared to current adjusted sale prices (1/1/2019). The study was also repeated after the application of the 2019 recommended values. The results show an improvement in the COD from 8.62% to 6.62%.

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

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

Area 28 Housing Profile



Grade 3 / Year Built 1955 / Total Living Area 520



Grade 6 / Year Built 1960 / Total Living Area 1030



Grade 4 / Year Built 1913 / Total Living Area 580



Grade 7 / Year built 1989 / Total Living Area 1700



Grade 5 / Year Built 1922 / Total Living Area 820



Grade 8 / Year Built 1972 / Total Living Area 1800



Grade 9 / Year Renovated 1996 / Total Living Area 3589



Grade 10 / Year Built 1997 / Total Living Area 3180



Grade 11 / Year Built 1992 / Total Living Area 5290

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

USPAP Compliance...Continued

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

USPAP Compliance...Continued

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

USPAP Compliance...Continued

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

Scope of Work Performed:

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

Certification:

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

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

USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Robert Dubos, Robert Persian

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Ken Croskey

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Ted Gundram

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

Ted Gundram

8/14/2019

Appraiser II

Date



USPAP Compliance



King County

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

John Wilson
Assessor

As we start preparations for the 2019 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2019 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson