

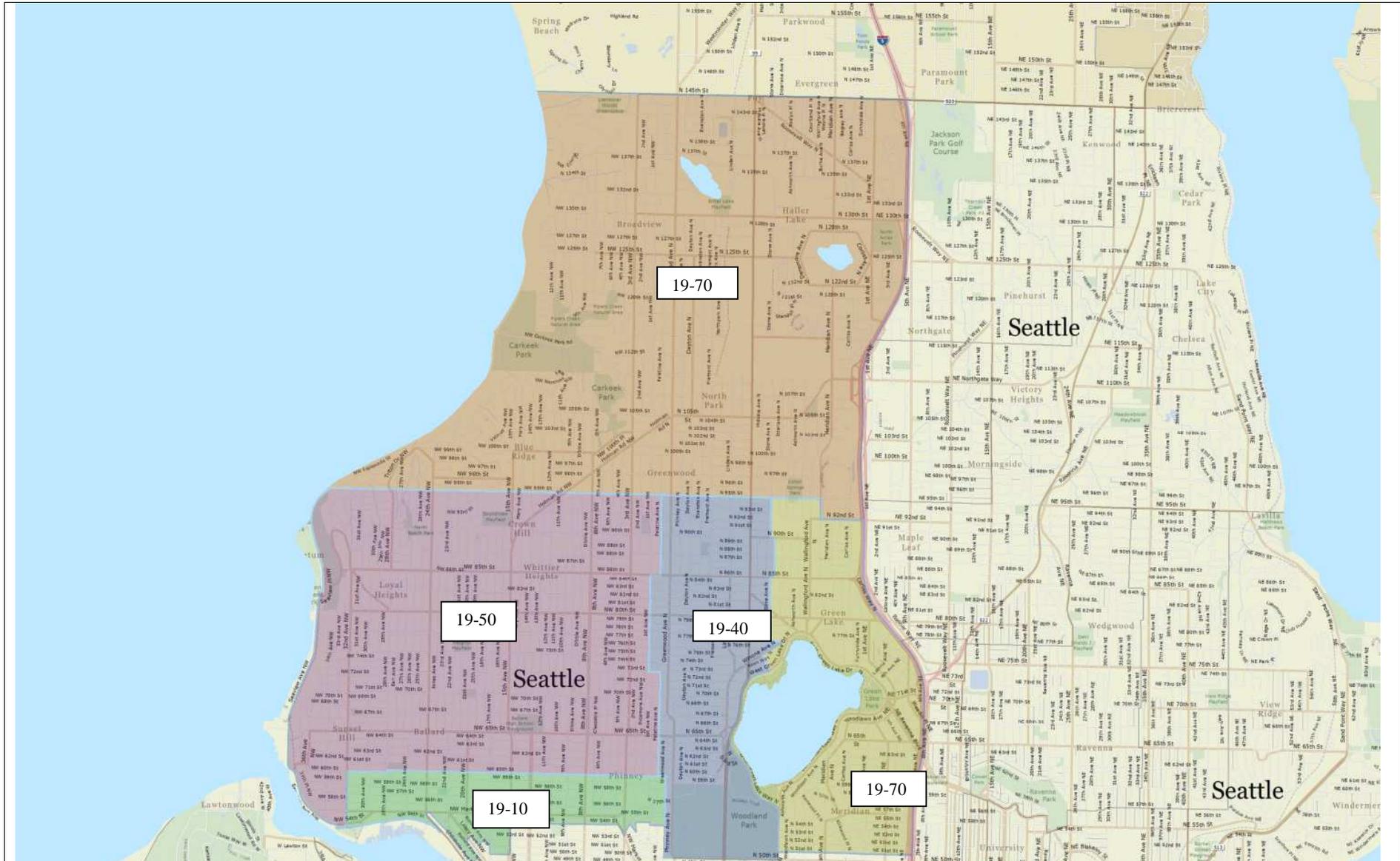
Commercial Revalue

2013 Assessment roll

AREA
19

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

Lloyd Hara, Assessor



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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Appraisal Date 1/1/2013- 2013 Assessment Year

Quadrant Name: Northwest Seattle
Geographic Area: 19
Previous Physical Inspection: 1/2012

Sales – Improved Summary:

Number of Sales: 51
Range of Sales Dates: 01/01/2010 – 02/28/2013

Sales – Ratio Study Summary:

	Improved Value	Sale Price	Ratio	COD
2012 Average Value	\$925,300	\$1,000,000	92.5%	8.65%
2013 Average Value	\$961,600	\$1,000,000	96.2%	4.26%
Change	\$36,300		+3.70%	-4.39%
% Change	+3.92%		+4.00%	-50.75%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.39% and -50.75% represent an improvement in uniformity and the ratio of sales price to assessed value.

Sales used in Analysis: All improved sales which 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.

Population - Parcel Summary Data:

	Land	Imps	Total
2012 Value	\$2,137,037,000	\$972,961,900	\$3,109,998,900
2013 Value	\$2,176,425,600	\$982,475,900	\$3,158,901,500
Percent Change	+1.84%	+.98%	+1.57%

Number of Parcels in the Population: 1651 excluding specialties.

Conclusion and Recommendation:

The total assessed value for the 2013 revalue has increased 1.57%.

Since the values in this report improve uniformity and equity, we recommend posting these values for the 2013 assessment year.

Analysis Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: March 27, 2013

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial. 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 the value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements.

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

The use to which the 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

- Sales from 01/01/2010 thru 02/28/2013 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area 19: Ballard, Greenwood, Phinney Ridge, Green Lake, Aurora Avenue North

Boundaries:

North – North 145th Street

West - Seaview Avenue NW, Shilshole Bay North to Puget Sound

East - Interstate 5 (I-5) Freeway

South - I-5 to North 50th Street to NW 54th Street to the Ship Canal

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 and on the Assessor's website.

Area Description:

Area 19 is comprised of five neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial, and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. For assessment purposes, it is divided into economic neighborhoods that include one or more business districts.

Shopping facilities, neighborhood conveniences, banks, restaurants, and pharmacies are conveniently located in each economic neighborhood of area 19. Employment opportunities are located in the Seattle CBD, University of Washington, Seattle Pacific University, Seattle Children Hospital, Ballard/Swedish Hospital, Northwest Medical Center and Hospital, North Seattle Community College, Northgate Mall, Shoreline Community College and miscellaneous businesses located in the Ballard, Greenwood, and Green Lake neighborhood business cores.

Community services such as churches, schools, parks, playgrounds and recreational facilities are good. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Ballard Hiram M. Chittenden Locks, Carkeek Park and Woodland Park Zoo, are located in area 19.

A brief description of the neighborhoods follows:

Ballard (19-10)

Boundaries:

North - NW 60th Street

West - 32nd Avenue NW

East - Greenwood Avenue North

South - NW 54th Street to NW 50th Street

Neighborhood Description:

The majority of the commercial properties in this neighborhood are located on or near 15th Avenue NW and NW Market Street. This neighborhood has a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical clinics, banks, and other mixed use properties. Ballard Hospital is located within the neighborhood providing medical care and services. Historic Ballard has become a popular location and rehabilitation of older buildings has been occurring with the subsequent infusion of new restaurants, studios, and retail businesses. It also contains long standing businesses such as Ballard Blossom, Old Pequiliar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. You will also find the hippest shoes, fashion forward clothing boutiques, antiques, artist studios and must have home décor at small indie shops all along Ballard Avenue NW, which was designated as Ballard Avenue Landmark District in 1976. Recently, Ballard has added more venues for live music, high-end restaurants, and a new luxury hotel.

Another historic business and building in the Ballard neighborhood is the Majestic Bay Theater which was the oldest operating movie theater on the West Coast prior to its closure in 1997. In 1998 it was renovated and transformed from a bargain single-screen theater to a well-appointed triplex cinema.

The Ballard Carnegie Library, also known until 1963 as the Seattle Public Library – Ballard Branch, is a historic library in this neighborhood. It was designed by Seattle architect Larry E. Johnson and was nominated in 1976 for his recognition of work to be listed on the National Register of Historic Places (NRHP ID #79002535). The library was predated by a freeholders' library in the 1860s, which eventually gave way to a reading room that was organized and funded by a women's' group in 1901. With a grant for \$15,000, among other funds, a new library for the then independent City of Ballard was created as a Carnegie library. The building, located at 2026 N.W. Market Street in downtown Ballard, opened to the public on June 24, 1904. Notable as the first major branch of the Seattle public library system, after Seattle annexed the City of Ballard into itself in 1907 and for employing one of the first African American librarians in Seattle, the Ballard Carnegie Library was in service until 1963, when a newer and more modern facility replaced it. After its sale, the old library building housed a variety of private commercial enterprises, including an antique shop, a restaurant, and a kilt manufacturer.

At the end of the 20th century, Ballard began to experience a real-estate boom. By early 2007, nearly 20 major condominium/retail projects were under construction or had just been completed within a five-block radius of downtown Ballard. The new developments added approximately 2500 new households to the neighborhood. This growth in urban density is the result of the neighborhood plan created by former Seattle Mayor Norm Rice. Mayor Rice's plan aimed to reduce suburban sprawl by targeting certain Seattle areas, including Ballard, for high-density development.

Ballard is becoming a neighborhood of high-rise apartments and condominiums. This construction is replacing longstanding businesses such as the neighborhood bowling alley, Sunset Bowl, Archie McPhee's, Jacobsen's Marine, and Denny's. But there's another type of development residents may have noticed around Ballard; townhouses and narrow single family houses built on subdivided lots. The idea is to fill up the extra space in Seattle with more houses, essentially building homes where there was only property before. It's density in a milder, more subtle form.

Ballard is seeing a lot of developments for two primary reasons: It has a good amount of multifamily zoned land and it is very desirable place to live due to proximity to jobs and amenities accordingly to Mark Knoll, CEO of Blueprint Capitol, a development firm that has been leading the charge on developing townhouses in the Ballard area and Seattle as a whole. But most of the projects are centered in Ballard. They are either completed and on the market, pending a sale or still under construction.

Area 19-10 current developments in progress and proposed new projects:



The Market Street Landing, at the former Denny's restaurant site, is located at 1500 NW Market Street. This eight story, 480,577 square foot mixed use complex will have 288 residential units, 30,069 square feet of street level retail space, and provide ground level and below grade garage parking for 437 vehicles. This project is scheduled for completion at the end of 2013.



The Avalon Ballard, located at 1400 NW Market Street, is a new six story mixed use multifamily building that is constructed on the former Sunset Bowl site. The new 337,343 square foot mixed use structure contains 265 apartment units, a retail area of 11,938 square feet, and provides two levels of below grade garage parking for 320 vehicles. Construction started in October 2011 and is near completion. The developer of Avalon Bay is a business that builds high-end apartments and have two other buildings constructed in the Belltown and Queen Anne neighborhoods.



The Broadstone Koi Ballard, located at 1139 NW Market Street, started construction in November 2011 and is recently complete. This project is a mixed use multi-family structure containing 155 residential units, eight live-work units, and 3,986 square feet of street level retail space. Also, the new mixed-use multi-family structure provides two levels of below grade parking for 164 vehicles.



Located at 2034 NW 56th Street, is the new Greenfire Campus, an office, retail, and residential project that consists of two buildings and ample open space. The developers chose not to maximize the density allowance on the nearly one acre site, but instead, create a project where the building technology uses “sensible sustainability” which is practical and affordable, and “social sustainability” which creates an environment that promotes human interaction. Construction began in the spring of 2012, and completion is estimated in summer 2013.

New development is under way at the former Archie McPhee retail and Jacobsen Marine sites located at 2428 NW Market Street. A Chicago-based apartment developer, “Amli Residential” purchased these properties with a total land area of 71,368 square feet in November 17, 2010. The project is a new seven-story mixed use building with 12,200 square feet retail space, 4 live-work residential units at ground level, 305 residential units above with below-grade parking for 415 vehicles. Construction started in August 2012.

The newly constructed, 69,098 square foot, Hotel Ballard building, located at 5214 Ballard Avenue NW, contains 29 luxurious and elegantly appointed rooms and suites. The 4-story reinforced concrete luxury hotel with three levels of parking garage started construction in February 2012 and has a grand opening scheduled in May 2013.

Washington Federal Savings Bank is rebuilding its branch at 2020 NW Market Street. The existing 1946 year built one story masonry bank building was demolished on May 31, 2012 to make way for a new building on that site. The bank will be housed in a new two-story masonry building with first level bank area of 4,750 square feet and second level office area of 4,215 square feet. The second level office area is available for lease to other tenants. The new branch opened on March 4th, 2013.

Permits have been issued to demolish the existing buildings on properties located at 5343 Tallman Avenue NW, 5342 Russell Avenue NW, and 5402 20th Avenue NW. The plan is to construct two seven-story mixed use towers with a two-level below-grade parking

garage that contains parking for 240 vehicles. The two towers will contain a total of 17 live-work units and 286 residential units.

The property located at 2014 NW 51st Street is a vacant parcel with MR-RC zoning classification that was purchased by a developer, 57th NW Development, on November 29, 2010 for sale price of \$1,220,000. Permits have been filed with the City of Seattle Planning Department to construct a six-story mixed use multifamily structure with 51 apartment units above 1,900 square feet of general retail sales and services. The apartments are intended to be low-income senior housing. Construction on this project has not started.

Permits have been filed with the City of Seattle Planning Department to demolished three existing medical office buildings located at 1760 NW 56th Street, 1756 NW 56th Street, and 5602 20th Avenue NW to construct a new six-story mixed use structure. The proposed project will consist of 1,300 square feet of street-level retail space with 135 residential units above and two levels of below grade parking for 128 vehicles. Currently, the two existing medical buildings on NW 56th Street are in preparation for demolition.

Located at 1753 NW 56th Street is the new Nyer Urness House. This is a Compass Housing Alliance project that is a seven-story mixed use multifamily building with 80 low income housing units, 6,276 square feet of office area on the first and second floors, 1,484 square feet of medical services on second floor, and parking for 13 vehicles. A certificate of occupancy was issued on March 15th, 2013.

Townhouse construction is planned for two sites in Ballard. The existing 1911 built Glad Tidings Assembly of God church, located at 2051 NW 61st Street, will be demolished to construct four new townhouse units and a 1944 built single family residence will be demolished in order to construct four townhouse units.

Other permits that are being process for proposed new projects are: the former existing 1964 year built Seattle Public Library, Ballard Branch, site located at 5711 24th Avenue NW is planning to construct a 110 unit apartment building by Pryde Johnson; and the existing retail store site located at 5601 24th Avenue NW is planning to construct a 125 unit apartment building by R.D. Merrill.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40)

Boundaries:

North - North 95th Street

West - Palatine Avenue North to 1st Avenue NW and back to Palatine Avenue North

East - Stone Avenue North, along Green Lake, and back to Stone Avenue North

South - North 50th Street

Neighborhood Description:

The majority of commercial properties in this neighborhood are located on or near Phinney Avenue N, Greenwood Avenue N, NW 85th Street and Aurora Avenue N. The commercial businesses in this neighborhood are a mix of office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, banks, and mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction in this neighborhood. It is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long range plans include an events center and an environmentally sustainable office building for the zoo staff.

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The commercial center is the area surrounding the intersection of Greenwood Avenue N and N 85th Street, which has ongoing new construction and renovations. Development and revitalization in this neighborhood is still progressing.

Piper Village is a 5.5-acre urban village stretching from the former McDonald's on Greenwood to NW 87th Street. It will be built in phases over 10 years. The first phase, The Sedges at Piper Village, opened in 2009 on a 3 acre site. This three story complex has 46 apartments on the second and third floors and 12,000 square feet of retail on the ground floor. The original plans were for similar mixed-use buildings to be constructed on this 5+ acre site. The work is planned to be done in 4 phases with the anticipated completion in 2014. The second phase started construction in October 2012 when the former McDonald's located at 8533 Greenwood Avenue N was demolished in the fall 2012, and construction started on three commercial structures; one 2-story retail and customer service office building, and 2 one-story retail and restaurant buildings.

A Medina developer has proposed a 4-story, 34-unit apartment building located at 7216 Aurora Avenue N. The site now houses a vacant small retail building. The proposed new building calls for 18 apartment units and 16 live-work units with 22 parking spaces. This project is in the early design review phase of the permitting process.

Crown Hill/North Ballard (19-50)

Boundaries:

North - NW 95th Street

West - Seaview Avenue NW

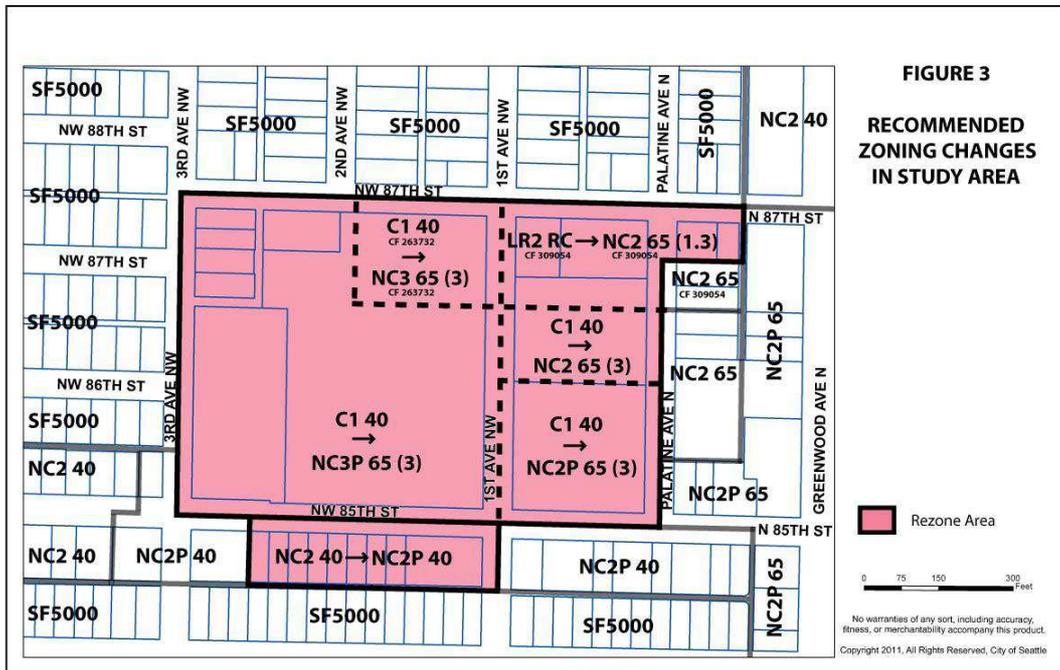
East - Palatine Avenue North to 1st Avenue NW and back to Palatine Ave N

South - NW 60th Street

Neighborhood Description:

The majority of commercial properties in this neighborhood are located on 15th Ave. NW from NW 60th St. north to Holman Road and on NW 85th Street from 1st Ave NW west to 15th Ave NW. The neighborhood's notable landmarks include the Hiram M. Chittenden Locks, the Nordic Heritage Museum, the Shilshole Bay Marina, Golden Gardens, Carkeek Park, and Dick's Drive-In. Commercial properties in this neighborhood include retail stores, grocery store chains, banks, restaurants, office buildings, service buildings, and mixed-use properties.

Still in development, The Greenwood Town Center rezone is a proposal from the Greater Greenwood Land Use Design and Development Advisory Group (GGLDD) to the Department of Planning and Development (DPD) which recommends rezones for a 13.4-acre portion of the Greenwood/Phinney Ridge Residential Urban Village. The rezoning recommendation started in March 2009 and forwarded to the City Council in March 2012. The proposal was addressed by the City Council and introduced as Ordinance 117723 on February 25, 2013 with a public hearing on March 14, 2013. The map below presents DPD's analysis of the recommended rezones using the rezone criteria from the Land Use Code. The following is a summary of DPD's recommendations for rezones for the area (see map below):



**FIGURE 3
RECOMMENDED
ZONING CHANGES
IN STUDY AREA**

For reference of the Greenwood Rezone go website:
www.seattle.gov/dpd/Planning/GreenwoodRezone/RezoneRecommendations/default.asp

The Greenwood Market at 8500 Third Avenue NW was constructed in 1965. After its lease expired in February 29, 2012, the store was completely demolished in June 2012 as part of the Greenwood Fred Meyer renovation. This site, as well as the adjacent Fred Meyers' site, is included in the previously discussed rezone plan. The Fred Meyers Store at 100 NW 85th Street reopened in February 2013 after extensive renovation and expansion of an additional 55,000 square feet. The remodeling began in March 2012 and completed with a grand reopening of the store in February 2013. The upper level of the renovated full-service store contains a full service grocery department, garden supplies, technology, housewares, and pharmacy. The lower level has apparel, furniture, indoor/outdoor sporting goods, toys, paint, and hardware.

NOBA (North Ballard Apartments) is a new four-story apartment building located at 8022 15th Avenue NW that started construction in May 2012. The building contains 48 apartment units and three live-work units with a grade level parking garage for 34 vehicles. Completion is scheduled before the end of 2013.



Located at 6559 15th Avenue NW is a newly constructed five-story residential building with basement parking. This 90,962 square foot building contains 104 apartment units and three live-work units with basement parking for 106 vehicles. The project was completed in early April 2013.

Developer Bill Parks of Ballard Lofts LLC is proposing to construct two new mixed use apartment buildings on the site located at 6404 24th Avenue NW. On site are three existing commercial buildings; a garage repair shop, two small retail buildings, and two small single family houses. Permits have been issued to demolish these three existing commercial buildings. The project is two 5-story mixed use structures with the first building containing 25 apartment units above 3,665 square feet of street level retail space and below grade garage parking for 36 vehicles. The second building contains 38 apartment units, two live-work units, and 2,260 square feet of street level retail space. No construction permit has been issued for this project yet.

Developer Bill Parks of Ballard Loft LLC is also proposing to construct a three-story mixed use structure with 18 apartment units above 5,000 square feet of retail space and below grade parking for 18 vehicles. The project is located at 6401 32nd Avenue NW, which has an existing 1911 built two-story mixed use building with four residential units and street level retail on site. A land use application was submitted to the City of Seattle Planning Department on July 19, 2012 and no construction permit has been issued yet.

Other proposed new development is located at 9076 Holman Road NW. The project will demolish three garage repair structures and construct a new four-story mixed use building. The proposed building contains 3,800 square feet of commercial space, nine live-work units, 105 apartment units, and below grade parking for 125 vehicles. The project plans are currently being review by the City of Seattle Design Review Board.

A Kohary Construction project that has 4 single townhouses and 2 live/work duplexes is under construction at 8628 3rd Avenue NW. Construction began in December 2012 and completion is anticipated at the end of summer 2013.

Green Lake (19-60)

Boundaries:

North - North 95th Street and North 92nd Street

West - Stone Avenue North, along Green Lake, and back to Stone Avenue North

East - Interstate 5 (I-5) Freeways

South - North 50th Street

Neighborhood Description:

Green Lake is a neighborhood in north central Seattle. Its centerpiece is the lake and park after which it is named. The neighborhood was named by David Phillips. In September 1855, he surveyed the area for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared to green in color due the algae blooms in the lake.

The main attraction is Green Lake Park itself, which encompassed a 2.8-mile path around the lake for runners, bikers, skaters, and walkers. Many others use the athletic fields or visit the park for boating, picnics, and swimming. Across the lake from the bathhouse, in the northeast part of the park, its first community center was built in 1929 at a cost of \$95,598. Since it was built on the fill land from the 1911 draining, the community center was constructed on pilings. It contains two conference rooms, a gym with showers and bathrooms, and a stage. Toward the lake, another stepped swimming area was built. The tennis courts were added in 1945. In 1955, a 150,000 gallon swimming pool was added. It was named the Evans Pool in honor of two brothers, Ben and Lou Evans, for their long service to athletics at Seattle parks.



The Green Lake Library, a Carnegie library that occupies 5,000 square feet and cost \$35,000 to build, was opened in 1910. As of 1999 the library held 54,000 catalogued items. The library was remodeled in 2003 but its historical identity. It received a landmark designation in 2003.

Green Lake is home to Green Lake Elementary School, Bishop Blanchet High School, and Seattle Parks and Recreation Department's Green Lake Small Craft Center (GLSCC). GLSCC is the site of the Green Lake Crew, a public rowing program, and the Seattle Canoe and Kayak Club.

The major commercial properties in this neighborhood are located on streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65th Street to NE 75th Street. Commercial properties located along these streets primarily include retail stores, restaurants and cafes, banks, small offices and mixed-use properties.



The Green Lake Village project, located at 7120 Woodlawn Avenue NE, which was the former Vita-Milk Dairy site, which has been at a standstill since 2007, restarted construction in August 2012. All buildings had been demolished and the site was excavated, and then construction stopped due to the economic downturn. The project has three 6-stories mixed use buildings with approximately 477,104 total square feet. Planned are 297 residential units above 50,000 square feet of street level retail, and below grade parking for 429 cars. PCC Natural Markets has signed a lease to be the anchor retail tenant. The Green Lake Village project is under of construction and projected to be complete in January 2014.

Aurora (19-70)

Boundaries:

- North - North 145th Street, which is the boundary between the Cities of Seattle and Shoreline
- West - Puget Sound
- East - Interstate 5 (I-5) Freeway
- South - North 95th Street

Neighborhood Description:

This neighborhood begins at N 95th St. and continues north to N 145th St. which is the boundary between the Cities of Seattle and Shoreline. This area encompasses the northern portions of Greenwood and the Aurora Ave North corridor, Bitter Lake, Broadview, and Licton Springs. The major commercial properties are located along Aurora Ave N. A mixture of old and new retail stores, restaurants, quick service

restaurant chains, warehouses, automobile dealerships, used car sales lots, banks, grocery stores and offices are located in this neighborhood. Along Aurora Ave are national chain businesses such as Home Depot, Ross Dress for Less, Petsmart, Staples, Sam's Club (affiliated with the Wal-Mart Corporation), LA Fitness, Office Depot, and Lowes. Several hotel/motel businesses are located along the Aurora Ave North corridor to provide lodging services for travelers.

Along Northgate Way and Meridian Avenue North there are mid-rise medical and business office buildings, retail stores, and restaurants. Located at 2140 North Northgate Way is the Hotel Nexus, which was the Ramada Inn. It has accessibility and visibility from the Interstate 5 (I-5) freeway.

North Seattle Community College is located at 9600 College Way North. It is one of the three colleges comprising the Seattle Community College District (the others are Seattle Central Community College and South Seattle Community College), and one of the 32 member colleges of the State of Washington Community and Technical Colleges system. NSCC was founded in 1970 and is accredited by the Northwest Commission on Colleges and Universities, and offers more than 40 career training, continuing education, and college preparation programs. The main campus occupies 62 acres, including 11 acres of environmentally sensitive wetlands, in the Licton Springs/North College Park neighborhood of the North Seattle area. The campus is five miles north of the Seattle city center and easily accessed from Interstate 5 (I-5).



Construction started in 2012 at the former Leilani Lanes bowling alley site, located at 10201 Greenwood Avenue North. The building was demolished in March 2008 with plans to construct two, five-story mixed-use buildings with basement parking for 601 vehicles. The property went into foreclosure in 2009 and was auctioned by the bank to a developer in December 2010. The revised plans are for three, four-story buildings with 263 residential units plus

six live-work units, 212 enclosed parking spaces, and 3900 square feet of commercial space. The new mixed use apartment building is still under construction.

Northwest Hospital and Medical Center, established in 1960, is located at 1550 N 115th Street. This facility gives the community access to more than 500 health care providers. In addition, it provides employment and business opportunities. In August 2011, five existing one-story wood frame medical office buildings on the campus were demolished and a two-story, 54,000 office building was constructed. The new medical structure is called ProCure Treatment Centers Inc. In addition to the new buildings, a one-story plus basement addition to the east end of B-Wing was completed in the fall of 2012 and opened to patients.

Common Ground provides affordable housing services to non-profits in Washington and partnered with more than 300 community-based organizations to create homes for low-income and special needs populations over the past three decades. On January 2011, the Downtown Emergency Service Center (DESC) was awarded funding, along with the City of Seattle and King County, to build a new housing development at 10507 Aurora Avenue North, the former location of Cindy's House of Pancakes. Common Ground partnered with DESC (Downtown Emergency Service Center) to assist in the development of Aurora Supportive Housing, which is a four story mixed use structure with 4,710 square feet of commercial space and 87 studio units of permanent rental housing for formerly homeless individuals with 24/7 on-site mental health and chemical dependency services. The new mixed use structure is a green building with energy efficient interior lighting, energy star and water conserving appliances, and a green roof covered with vegetation and a growing medium. This project received its certificate of occupancy in February 2013.

The former self-service car wash, located at 10552 Greenwood Avenue N, has been demolished and a four-story structure containing three live-work units at grade level and 54 apartment units above is currently under construction. The new apartment building will provide parking garage for 40 vehicles. Completion is projected before the end of 2013.

A new five-story mixed use building is under construction at 310 N 103rd St. The project will have 13 residential units, two live-work units, 2,106 square feet of street level retail space, and two levels of basement garage parking. Construction started in May 2012.



Under construction at 14002 Linden Avenue N, in the Bitter Lake area, is a new seven-story apartment building containing 178 low income senior housing units with first floor office and residential amenity space plus a below grade parking garage for 104 vehicles. The project will be called the Interurban Senior Living Apartments. The new low

income senior housing apartment building started constructing in July 2012 and expected to be completed in summer 2014.

Another proposed project in the permitting process is the 39 Broadview Apartment located at 14307 Greenwood Avenue N. This new development is a four-story mixed use building that will have 39 residential units, 3,400 square feet of commercial space, and below grade parking garage for 43 vehicles. Currently a low cost retail store, small espresso stand, and single family house are still on site. No construction has started.

Physical Inspection Identification:

The western portion of 19-70 was physically inspected for the 2013 assessment year as required by WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. A list of these parcels is included in this report.

Preliminary Ratio Analysis:

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2013 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2012 posted values. The study was repeated after application of the 2013 recommended values. The results, which are included in the validation section of this report, show an improvement in the COV from 12.33% to 5.42% and COD from 8.65% to 4.26%.

Scope of Data**Land Value Data:**

Vacant sales from 1/1/2010 through 3/31/2013 were given primary consideration for valuing land. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use. Multi-parcel sales are also considered after combining the assessed values of all parcels involved in the sale.

Improved Parcel Total Value Data:

Improved sales from 1/1/2010 through 2/28/2013 were given the most consideration for establishing total values. 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 are verified if possible by calling either the purchaser or seller, inquiring in the field, mailing sales questionnaires, 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" section of this report.

Land Value

Land Sales, Analysis, Conclusions

All parcels in area 19 are located within the City of Seattle and various zoning designations are represented. Sales prices tended to increase near the neighborhood centers (Ballard, Phinney Ridge, Green Lake, and Greenwood) and decrease when the proximity is close to Aurora Avenue N and towards N 145th St. Most sales parcels were improved at the time of sale and the structures then demolished to allow the land to be developed to its current highest and best use. Builders are maximizing the density potential of these commercial zoned parcels through the construction of mixed-use apartments and condominiums, townhouses, and multi-family dwellings offered for purchase or lease. The new developments are primarily mixed use apartments, and apartments with live/work units.

The neighborhoods are typically distinguished by their predominant zoning classification. In analyzing the sales in Area 19, neighborhood, location, zoning, development potential and height restrictions are considered. Sales from competing areas are considered in the absence of sales within the subject area. From 1/1/2010 to 3/31/2013, there were 19 land sales in area 19. There were four sales in 2010, four occurred in 2011, and eight closed in 2012. Three land sales closed in first quarter of 2013 located in Ballard business district of Area 19-10.

Ballard (19-10) This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

Commercial	Industrial	Multi-family	Total
12	0	1	13
\$102-\$340	N/A	\$122	

Greenwood/Aurora (19-40) This neighborhood includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue North corridor. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

Commercial	Industrial	Multi-family	Total
1	0	0	1
\$92	N/A	N/A	

Crown Hill (19-50) This is the most northwestern neighborhood in area 19 and is primarily zoned multi-family.

Commercial	Industrial	Multi-family	Total
2	0	1	3
\$160-\$199	N/A	\$86	

Green Lake (19-60) This neighborhood includes the commercial area east of Green Lake. There were no recent land sales in this neighborhood.

Commercial	Industrial	Multi-family	Total
0	0	0	0
N/A	N/A	N/A	

Aurora (19-70) This neighborhood is just south of the North 145th Street, which is the City of Seattle and City of Shoreline boundary line. The following is a summary of the number of land sales according to use and their respective sales price per square foot ranges in this neighborhood.

Commercial	Industrial	Multi-family	Total
2	0	0	2
\$44 - \$58	N/A	N/A	

Vacant Land Model:

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning, and development potential were the primary variables considered in the valuation process. The assessed land value in area 19 for 2012 was \$2,137,037,000. The recommended assessed land value for 2013 is \$2,176,425,600, which results in change from the 2012 assessment year of +1.84%. The primary increases of land valuations are to Neighborhood Area 19-10 Ballard due to land sales of commercial zoning classifications. The adjustments in land values are intended to improve equalization and assessment levels.

The following table represents the price per square foot of the land valuation model for each neighborhood and zoning classification in Area 19. Location, zoning, land attributes, and development potential were the primary variables considered in the valuation process. The +/- value adjustments to properties were due to their location, site shape and size, and land characteristics.

Zoning	19-10	19-40	19-50	19-60	19-70
Multi-family					
LDT					
LR1	\$75 - \$80	\$60	\$65 - \$75	\$80 - \$90	\$60
LR1 RC		\$60		\$80 - \$90	
LR2	\$85 - \$90	\$70 - \$75	\$70 - \$85	\$70 - \$95	\$55 - \$70
LR2 RC			\$70 - \$85	\$70 - \$95	
LR3	\$90 - \$100	\$80 - \$85	\$80 - \$95	\$80 - \$100	\$65 - \$75
LR3 RC	\$90 - \$100	\$80 - \$85	\$80 - \$95	\$80 - \$100	
LR3 PUD					\$65 - \$75
LR4					
MR	\$105 - \$115				\$60 - \$70
MR-RC	\$105 - \$115				
MR 85					\$70 - \$75
Commercial					
C1-30			\$60 - \$65		
C1-40		\$60 - \$75	\$65 - \$75	\$100	\$40 - \$70
C1-65	\$100 - \$140	\$60 - \$75			\$40 - \$70
C2-40					\$40 - \$70
C2-65	\$100 - \$140	\$55 - \$60			\$40 - \$70
NC1-30	\$90		\$80 - \$90	\$95 - \$105	\$65 - \$70
NC1-40			\$80 - \$90	\$95 - \$105	\$65 - \$70
NC1-65			\$95		
NC2-30			\$80 - \$90		\$40 - \$70
NC2-40	\$95	\$80 - \$90	\$80 - \$90	\$100 - \$105	\$40 - \$70
NC2P-40		\$80 - \$90	\$80 - \$90	\$100 - \$105	
NC2P2-40					
NC2-65	\$140 - \$150	\$85 - \$105			
NC2P-65		\$85 - \$105		\$100 - \$105	
NC2P2-65					
NC3-40	\$95	\$60 - \$80	\$80 - \$95	\$100 - \$105	\$40 - \$70
NC3P-40		\$60 - \$80	\$80 - \$95		
NC3-65	\$140 - \$150				\$50 - \$70
NC3P-65					
NC3-85	\$170				\$50 - \$70
Major Institution Overlay District					
MIO-65-MR	\$110				
MIO-105-MR	\$120				
MIO-105-LR2					\$55
MIO-105-LR3					\$35
MIO-37-LR2					\$45
MIO-50-LR2					\$55
MIO-65					
MIO-105-NC3-65	\$115 - \$140				
MIO-65-NC3-65	\$115 - \$140				

Zoning	19-10	19-40	19-50	19-60	19-70
MIO-65-NC3-85	\$130 - \$140				
Industrial					
IG1U/65					
IG2U/65					
IBU/45	\$60 - \$70				
Single Family					
SF 5000	\$35	\$15 - \$60	\$20 - \$55	\$25 - \$100	\$10 - \$30
SF 7200			\$20 - \$40		\$10 - \$40
SF 9600					\$5
Total Parcels Incl Spec	579	504	705	313	834

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Values:

Sales Comparison Approach model description

All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristics adjusted when necessary. The resulting data was stratified according to use, location, effective age, quality of construction, and size in order to establish appropriate ranges of price per square foot to use as guidelines. In addition to setting parameters for the market approach to value, the sales validate the income approach model. Data gathered during the verification process along with other resources assist in calibrating the components of the income model: rental rates, vacancy and collection losses, operating expenses, and capitalization rates. The results are tested against the sales population, adjusted when appropriate, and reconciled to produce a credible income valuation model.

The sales comparison approach was deemed the most reliable method of valuation for commercial condominium units, live/work townhouse units, and single-family residences that have been converted for a commercial use. The commercial condominium unit values range from \$125 to \$475 per square foot of rentable area and single-family residences converted or used as commercial range from \$200 to \$400 per square foot of rentable area. Both commercial condominium units and single-family residences converted or used as commercial values are adjusted with size, age, and location serving as important variables for reconciling a total value. The live/work townhouse units' values range from \$310,000 to \$580,000 per unit with size, age, quality of construction, condition, and location as variables for adjustments and reconciling a total value.

Sales comparison calibration

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

Cost Approach model description

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

Cost calibration

The Marshall & Swift Valuation modeling system programmed into the Real Property Application adjusts to the region and the Seattle area.

Income Capitalization Approach model description

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

Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2013	Yr. End 2012	Seattle	5.50%	-	-	"Institutional Grade Properties" CBD Office Suburban Office Industrial Industrial/Flex Reg./Comm. Mall Neigh. Retail
			6.00%	-	-	
			-	6.00%	-	
			-	6.00% - 7.50%	-	
			-	-	6.00%	
Marcus & Millichap	Yr. End 2012	National	-	-	5.90%	Urban Properties Regional Malls Strip Centers
			-	-	7.90%	
			-	-	7.70%	
Colliers International Office Highlights	Q4 2012	Seattle - Puget Sound	4.40%	-	-	CBD Office Suburban Office
			7.40%	-	-	
Costar	Yr. End 2012	King County	6.68%	-	-	Size <100k/SF; CapRate <15%; \$/SF >\$100/SF Size <100k/SF; CapRate <15%; \$/SF >\$20/SF Size <100k/SF; CapRate <15%; \$/SF >\$100/SF
			-	7.50%	-	
			-	-	7.17%	

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
ACLI	4Q 2012	National	6.03%	7.80%	7.36%	Overall Sq.Ft. - <50k Sq.Ft. - 50k-200k Sq.Ft. - 200K+
			7.65%	8.50%	10.62%	
			7.06% - 7.08%	8.02% - 12.72%	6.69% - 7.02%	
			5.80%	7.14%	6.71%	
PWC / Korpaz	4Q 2012	National	6.70%	-	-	CBD Office - (4.25% - 10.00%) Sub. Office - (5.00% - 10.50%) Medical Office - (5.75% - 11.00%) Flex/R&D - (7.12% - 8.54%) Warehouse - (5.00 - 10.00%) Regional Mall - (4.50% - 10.00%) Power Center - (6.00% - 8.75%) Neigh. Strip Ctrs. - (5.25% - 9.50%)
			7.42%	-	-	
			7.84%	-	-	
			-	8.54%	-	
			-	6.73%	-	
			-	-	6.83%	
			-	-	6.98%	
			-	-	7.06%	
Real Capital Analytics	4Q 2012	National	6.80%	-	-	7.10% - Prior 12 mos. (thru Q4 '12) 7.70% - Prior 12 mos. (thru Q4 '12) 7.01% - Prior 12 mos. (thru Q4 '12)
			-	7.60%	-	
			-	-	7.00%	
IRR: Viewpoint for 2013	Yr. End 2012	National	7.65%	-	-	"Institutional Grade Properties" CBD Office - (Range 5.00% - 10.50%) Sub. Office - (Range 6.00% - 9.00%) Industrial - (Range 6.00% - 9.75%) Flex Industrial - (Range 6.75% - 9.50%) Reg./Comm. Mall - (Range 6.00% - 8.75%) Neigh. Strip Ctrs. - (Range 6.00% - 9.00%)
			7.91%	-	-	
			-	7.75%	-	
			-	8.30%	-	
			-	-	7.28% - 7.60%	
			-	-	7.66%	
RERC-CCIM: Investment Trends Quarterly	4Q 2012	National	6.30%	7.40%	7.10%	RERC Realized Cap Rates NCREIF Implied Cap Rates
		W. Region	6.30%	7.00%	5.70%	
Colliers International Office/Industrial Highlights	Q4 2012	National	7.40%	-	-	CBD Office Suburban Office\ U.S. Total West Region
			7.80%	-	-	
			-	7.79%	-	
Marcus & Millichap	Yr. End 2013	National	-	-	5.90%	Urban Properties Regional Malls Strip Centers Net Lease - Big Box Net Lease - Drug Store Net Lease - Quick Service Rest.
			-	-	7.90%	
			-	-	7.70%	
			-	-	High 7.00%	
			-	-	Low 7.00%	
			-	-	Low 7.00%	

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
Calkain: Net Lease Economic Report	Yr End 2012	National	-	-	7.18%	Overall (Average)
			-	-	7.04%	Drug Store
			-	-	7.20%	Quick Service Rest.
			-	-	7.25%	Restaurant
			-	-	8.00%	Big Box
			-	-	6.07%	Banks
The Boulder Group: Net Lease Market Report	4Q 2012	National	8.04%	8.15%	7.25%	Overall (Average)
Cassidy/Turley: Single Tenant Net Lease Overview	3Q 2012	National	-	-	6.90%	Industrial
			-	-	6.80%	Drug Store
			-	-	7.10%	Quick Service Rest.
			-	-	8.20%	Jr. Big Box - (20,000K/SF – 39,999/SF)
			-	-	7.70%	Mid. Big Box - (40,000K/SF – 79,999/SF)
			-	-	6.40%	Mega Big Box - (80,000/SF +)

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in area 19 to develop the income model. The range of capitalization rates in the income model for area 19 reflects the variety of properties in this area.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, real estate brokers, property managers, and the appraiser's independent market research. Quality, effective year built, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in area 19 that are valued by the income approach include, but are not limited to, offices, warehouses, retail stores, and mixed-use buildings.

Income approach calibration

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

Adjustments were made to the 2013 parameters to account for the current economic real estate conditions. Changes to the income model in area 19, for assessment year 2013, included decreased vacancy and collection loss allowances and increased operating expenses (NNN leases). Rental rates for the majority of properties remained stable. The majority of the adjustments were targeted towards newer properties.

The following table summarizes the typical income valuation model developed for area 19.

Property Type	Rental Rate	Vacancy	Expense	OAR
Office, Medical Office, Dental Office	\$16 - \$34	10% - 12%	30% - 37%	7.25% to 8.75%
Retail, Restaurant, Bar/Tavern, Cocktail Lounge	\$14 - \$30	7% - 10%	7% - 10%	7.25% to 8.75%
Banks	\$16 - \$34	7% - 10%	7% - 10%	7.25% to 8.75%
Discount Store Supermarket	\$7 - \$18	7% - 10%	7% - 10%	7.25% to 8.75%
Market, Bsmt Retail/Fin, Fraternal Bldg	\$10 - \$19	7% - 10%	7% - 10%	7.25% to 8.75%
Whse: Discount, Food, Showroom Store	\$7 - \$17	7% - 10%	7% - 10%	7.25% to 8.75%
Auto Ctr, Mini- Lube, & Gar Repair Svcs	\$10 - \$20	7% - 10%	7% - 10%	7.25% to 8.75%
Vet Hosp & Kennel	\$14 to \$24	10% - 12%	30% - 37%	7.25% to 8.75%
Industrial, Manufacture, Storage Whse	\$4 to \$11	7% - 10%	7% - 10%	7.25% to 8.75%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$6 to \$16	7% - 10%	7% - 10%	7.25% to 8.75%.
Apartments	\$12 - \$27	5% - 7%	35% - 45%	6.25% to 7.50%

Reconciliation

All parcels were individually reviewed for correctness of the model application 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 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 capitalization rates were ascertained from sales, and along

with data from surveys and publications, these parameters were applied to the income model. An administrative review of the selected values was made by Bonnie Christensen, Senior Appraiser for quality purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation:

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 and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total value model described above results in improved equity between individual properties, as shown by the improvement in the COV from 12.33% to 5.42% and the COD from 8.65% to 4.26%. This reflects a marked improvement from previous values. These figures are presented in the 2012 and 2013 Ratio Analysis charts included in this report.

The total assessed value for the 2012 assessment year for Area 19 was \$3,109,998,900. The total recommended assessed value for the 2013 assessment year is \$3,158,901,500.

Application of these recommended values for the 2013 assessment year results in a total change from the 2012 assessments of +1.57%. The adjustments in values are intended to improve uniformity and equalization.

	Land	Imps	Total
2012 Value	\$2,137,037,000	\$972,961,900	\$3,109,998,900
2013 Value	\$2,176,425,600	\$982,475,900	\$3,158,901,500
Percent Change	+1.84%	+.98%	1.57%

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 are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance, and participation in hearings, data collection, sales verification, and identifying new construction and the recording the corresponding data.*

Appraiser I

Date

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
030600-0570	3,385,800	4,275,000	6/8/2012	0.7920	0.1570
045190-0010	820,400	775,000	9/27/2012	1.0586	0.1096
045760-0010	1,233,800	1,250,000	6/13/2011	0.9870	0.0380
045800-0020	710,800	537,500	12/12/2012	1.3224	0.3734
046100-2730	476,400	502,000	11/16/2012	0.9490	0.0000
046100-2980	629,200	630,000	10/28/2011	0.9987	0.0497
046100-3055	480,200	585,000	12/3/2010	0.8209	0.1281
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0587
091700-0053	400,000	373,000	1/25/2013	1.0724	0.1234
091700-0054	400,000	399,950	12/26/2012	1.0001	0.0511
091700-0057	400,000	395,000	8/13/2012	1.0127	0.0637
091700-0058	400,000	396,800	5/16/2012	1.0081	0.0591
091700-0059	400,000	429,000	3/23/2010	0.9324	0.0166
091700-0285	972,300	1,060,000	2/27/2012	0.9173	0.0317
163270-0020	3,889,900	4,300,000	10/10/2012	0.9046	0.0444
178760-0247	465,200	490,000	8/25/2011	0.9494	0.0004
186240-0373	714,900	725,000	10/7/2010	0.9861	0.0371
186240-0480	604,400	700,000	6/28/2010	0.8634	0.0856
192604-9105	1,010,400	1,235,000	9/10/2010	0.8181	0.1309
202870-0045	569,200	590,000	5/19/2011	0.9647	0.0157
253980-0030	233,100	235,000	10/5/2011	0.9919	0.0429
270560-0030	629,900	695,000	12/22/2011	0.9063	0.0427
276770-1341	3,354,200	3,580,000	1/13/2012	0.9369	0.0121
276770-1740	1,120,000	1,125,000	3/15/2011	0.9956	0.0466
276770-3010	2,118,200	2,500,000	12/28/2012	0.8473	0.1017
276770-4815	1,662,400	2,050,000	2/14/2013	0.8109	0.1381
276960-2479	448,800	475,000	8/15/2011	0.9448	0.0042
277660-0112	679,000	825,000	4/6/2012	0.8230	0.1260
291920-1000	602,600	787,500	11/6/2012	0.7652	0.1838
291920-1010	516,300	510,000	8/9/2011	1.0124	0.0633
302604-9088	1,008,000	1,000,000	9/26/2011	1.0080	0.0590
330070-0974	878,900	950,000	2/5/2013	0.9252	0.0238
336240-0935	883,300	950,625	6/17/2011	0.9292	0.0198
338836-0010	1,837,300	1,845,000	10/7/2011	0.9958	0.0468
385690-5365	448,600	570,000	4/3/2012	0.7870	0.1620
385690-5678	522,700	555,000	2/24/2011	0.9418	0.0072
431070-1290	831,200	875,000	1/25/2010	0.9499	0.0009
444980-0002	400,000	308,000	6/19/2012	1.2987	0.3497
602150-3240	742,500	750,000	1/30/2012	0.9900	0.0410
614560-0620	777,600	850,000	8/10/2010	0.9148	0.0342
614560-2775	354,400	460,000	12/19/2012	0.7704	0.1786
614970-0006	675,400	745,000	2/27/2013	0.9066	0.0424
614970-0010	943,000	899,000	11/23/2012	1.0489	0.0999
615390-0015	527,300	539,900	12/29/2011	0.9767	0.0277
630050-0005	652,900	875,000	12/14/2012	0.7462	0.2028
730890-0077	167,000	180,000	11/9/2011	0.9278	0.0212

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

751850-0520	507,600	574,540	11/23/2010	0.8835	0.0655
751850-6715	1,078,300	900,000	11/19/2012	1.1981	0.2491
751900-2170	405,800	425,000	8/29/2012	0.9548	0.0058
873243-0010	405,800	515,000	2/26/2013	0.7880	0.1610
952860-0020	2,404,600	2,400,000	6/18/2010	1.0019	0.0529

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2012	4/10/2013	1/1/10 - 02/28/13
Area	Appr ID:	Prop Type:	Trend used?: Y / N
19	YCHI	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	51		
Mean Assessed Value	925,300		
Mean Sales Price	1,000,000		
Standard Deviation AV	803,946		
Standard Deviation SP	917,394		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.948		
Median Ratio	0.949		
Weighted Mean Ratio	0.925		
UNIFORMITY			
Lowest ratio	0.7462		
Highest ratio:	1.3224		
Coefficient of Dispersion	8.65%		
Standard Deviation	0.1169		
Coefficient of Variation	12.33%		
Price-related Differential	1.02		
RELIABILITY		<div style="border: 1px solid black; padding: 5px;"> These figures reflect measurements before posting new values. </div>	
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.987		
95% Confidence: Mean			
Lower limit	0.916		
Upper limit	0.980		
SAMPLE SIZE EVALUATION			
N (population size)	1280		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1169		
Recommended minimum:	21		
Actual sample size:	51		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	25		
# ratios above mean:	26		
z:	0		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
030600-0570	4,239,200	4,275,000	6/8/2012	0.9916	0.0296
045190-0010	765,700	775,000	9/27/2012	0.9880	0.0260
045760-0010	1,233,800	1,250,000	6/13/2011	0.9870	0.0250
045800-0020	539,600	537,500	12/12/2012	1.0039	0.0419
046100-2730	476,400	502,000	11/16/2012	0.9490	0.0130
046100-2980	629,200	630,000	10/28/2011	0.9987	0.0367
046100-3055	504,700	585,000	12/3/2010	0.8627	0.0993
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0457
091700-0053	380,000	373,000	1/25/2013	1.0188	0.0567
091700-0054	380,000	399,950	12/26/2012	0.9501	0.0119
091700-0057	380,000	395,000	8/13/2012	0.9620	0.0000
091700-0058	380,000	396,800	5/16/2012	0.9577	0.0044
091700-0059	380,000	429,000	3/23/2010	0.8858	0.0762
091700-0285	972,300	1,060,000	2/27/2012	0.9173	0.0448
163270-0020	4,091,700	4,300,000	10/10/2012	0.9516	0.0105
178760-0247	480,200	490,000	8/25/2011	0.9800	0.0180
186240-0373	706,600	725,000	10/7/2010	0.9746	0.0126
186240-0480	604,400	700,000	6/28/2010	0.8634	0.0986
192604-9105	1,010,400	1,235,000	9/10/2010	0.8181	0.1439
202870-0045	569,200	590,000	5/19/2011	0.9647	0.0027
253980-0030	233,100	235,000	10/5/2011	0.9919	0.0299
270560-0030	633,100	695,000	12/22/2011	0.9109	0.0511
276770-1341	3,473,000	3,580,000	1/13/2012	0.9701	0.0081
276770-1740	1,120,000	1,125,000	3/15/2011	0.9956	0.0335
276770-3010	2,449,900	2,500,000	12/28/2012	0.9800	0.0179
276770-4815	1,908,700	2,050,000	2/14/2013	0.9311	0.0310
276960-2479	448,800	475,000	8/15/2011	0.9448	0.0172
277660-0112	775,900	825,000	4/6/2012	0.9405	0.0215
291920-1000	777,600	787,500	11/6/2012	0.9874	0.0254
291920-1010	516,300	510,000	8/9/2011	1.0124	0.0503
302604-9088	1,008,000	1,000,000	9/26/2011	1.0080	0.0460
330070-0974	937,400	950,000	2/5/2013	0.9867	0.0247
336240-0935	883,300	950,625	6/17/2011	0.9292	0.0328
338836-0010	1,819,600	1,845,000	10/7/2011	0.9862	0.0242
385690-5365	493,500	570,000	4/3/2012	0.8658	0.0962
385690-5678	525,000	555,000	2/24/2011	0.9459	0.0161
431070-1290	831,200	875,000	1/25/2010	0.9499	0.0121
444980-0002	300,000	308,000	6/19/2012	0.9740	0.0120
602150-3240	739,900	750,000	1/30/2012	0.9865	0.0245
614560-0620	777,600	850,000	8/10/2010	0.9148	0.0472
614560-2775	420,000	460,000	12/19/2012	0.9130	0.0490
614970-0006	664,100	745,000	2/27/2013	0.8914	0.0706
614970-0010	943,000	899,000	11/23/2012	1.0489	0.0869
615390-0015	556,300	539,900	12/29/2011	1.0304	0.0684
630050-0005	758,200	875,000	12/14/2012	0.8665	0.0955
730890-0077	167,000	180,000	11/9/2011	0.9278	0.0342

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

751850-0520	507,800	574,540	11/23/2010	0.8838	0.0782
751850-6715	956,300	900,000	11/19/2012	1.0626	0.1005
751900-2170	405,800	425,000	8/29/2012	0.9548	0.0072
873243-0010	473,500	515,000	2/26/2013	0.9194	0.0426
952860-0020	2,404,600	2,400,000	6/18/2010	1.0019	0.0399

Area 019 - Ballard, GreenLake, Greenwood, Bitterlake/Broadview, Licton Spring
2013 Assessment Year

Quadrant/Crew:	Appr date :	Date:		Sales Dates:
North Crew	1/1/2013	4/10/2013		1/1/10 - 02/28/13
Area	Appr ID:	Prop Type:		Trend used?: Y / N
19	YCHI	Improvement		N
SAMPLE STATISTICS				
Sample size (n)	51			
Mean Assessed Value	961,600			
Mean Sales Price	1,000,000			
Standard Deviation AV	896,871			
Standard Deviation SP	917,394			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.956			
Median Ratio	0.962			
Weighted Mean Ratio	0.962			
UNIFORMITY				
Lowest ratio	0.8181			
Highest ratio:	1.0626			
Coefficient of Dispersion	4.26%			
Standard Deviation	0.0518			
Coefficient of Variation	5.42%			
Price-related Differential	0.99			
RELIABILITY		<div style="border: 1px solid black; padding: 5px;"> These figures reflect measurements after posting new values. </div>		
95% Confidence: Median				
Lower limit	0.946			
Upper limit	0.986			
95% Confidence: Mean				
Lower limit	0.942			
Upper limit	0.970			
SAMPLE SIZE EVALUATION				
N (population size)	1280			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.0518			
Recommended minimum:	4			
Actual sample size:	51			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	24			
# ratios above mean:	27			
z:	0.280056017			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Improvement Sales for Area 019 with Sales Used

03/25/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	045190	0010	3,646	2566891	\$775,000	09/27/12	\$212.56	BALLARD CONDOMINIUM (1532 NW	NC3-65	1	Y	
019	010	045760	0010	8,225	2495608	\$1,250,000	06/13/11	\$151.98	BALLARD COMMUNITIES CONDOM	NC3P-65	1	Y	
019	010	046470	0010	7,235	2585008	\$1,400,000	01/16/13	\$193.50	BALLARD PLACE CONDOMINIUM (1	NC3-65	1	Y	
019	010	276770	1341	16,015	2527549	\$3,580,000	01/13/12	\$223.54	SPORTS MEDICINE CLINIC	NC3-65	2	Y	
019	010	276770	1740	5,984	2482921	\$1,125,000	03/15/11	\$188.00	SALMON BAY COMMUNICATION	C1-65	1	Y	
019	010	276770	2551	1,740	2484109	\$695,000	03/22/11	\$399.43	ACME RUBBER STAMP & ENGRAVI	NC2-65	1	34	Use-change after sale; not in ratio
019	010	276770	3010	7,494	2583119	\$2,500,000	12/28/12	\$333.60	MIXED USE RETAIL/OFFICE BUILDI	NC2-65	2	Y	
019	010	276770	4815	4,000	2589369	\$2,050,000	02/14/13	\$512.50	Blockbuster Video	NC3-40	1	Y	
019	010	338836	0010	15,164	2513496	\$1,845,000	10/07/11	\$121.67	HJARTA	NC3-85	1	Y	
019	040	091700	0285	5,808	2531886	\$1,060,000	02/27/12	\$182.51	BENJAMIN MOORE SEATTLE PAINT	C1-40	1	Y	
019	040	253980	0030	740	2513193	\$235,000	10/05/11	\$317.57	FINI CONDOMINIUM	NC2-40	1	Y	
019	040	291920	1000	3,600	2574406	\$787,500	11/06/12	\$218.75	FIXTURE GALLERY	NC2P-40	1	Y	
019	040	291920	1010	3,444	2505192	\$510,000	08/09/11	\$148.08	MIXED USE APARTMENT	NC2-40	1	Y	
019	040	336240	0935	5,862	2496524	\$950,625	06/17/11	\$162.17	LINDEN GABLES APARTMENT (MIX	LR3	1	Y	
019	050	045800	0020	3,800	2578946	\$537,500	12/12/12	\$141.45	MIXED USE RETAIL W/2 APT UNITS	NC2-40	1	Y	
019	050	046100	2730	2,919	2575321	\$502,000	11/16/12	\$171.98	MIXED-USE APARTMENT WITH OF	NC2-40	1	Y	
019	050	046100	2980	4,430	2517479	\$630,000	10/28/11	\$142.21	PACIFIC TAX	NC2-40	1	Y	
019	050	046100	3055	1,640	2469475	\$585,000	12/03/10	\$356.71	PHO VIETNAM RESTAURANT	NC2-40	1	Y	
019	050	186240	0373	7,566	2461757	\$725,000	10/07/10	\$95.82	ELNA'S CUSTOM DRAPERIES	C1-40	1	Y	
019	050	186240	0480	2,628	2448167	\$700,000	06/28/10	\$266.36	ACORN EATERY & BAR	C1-40	1	Y	
019	050	202870	0045	3,400	2494212	\$590,000	05/19/11	\$173.53	wicker basket store	NC1-30	1	Y	
019	050	276960	2479	3,064	2508584	\$475,000	08/15/11	\$155.03	COOKIE CONSPIRACY	NC2-30	1	Y	
019	050	277660	0112	4,995	2539466	\$825,000	04/06/12	\$165.17	VANGUARD PRESS	NC2-40	1	Y	
019	050	330070	0974	5,600	2587909	\$950,000	02/05/13	\$169.64	Scandanavian Bakery and Specialt	NC3P-40	1	Y	
019	050	444980	0002	1,215	2549761	\$308,000	06/19/12	\$253.50	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	602150	3240	1,335	2528096	\$750,000	01/30/12	\$561.80	saleh's delicatessen	NC2-40	1	Y	
019	050	751850	0520	2,864	2468540	\$574,540	11/23/10	\$200.61	SOUND HOUSE RECORDING	NC2-40	1	Y	
019	050	751850	6715	12,736	2575278	\$900,000	11/19/12	\$70.67	CALVARY LUTHERAN	SF 5000	1	Y	
019	050	751900	2170	2,424	2562424	\$425,000	08/29/12	\$175.33	TRIMARK	LR2 RC	1	Y	
019	060	091700	0053	1,350	2587809	\$373,000	01/25/13	\$276.30	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	060	091700	0054	1,350	2582823	\$399,950	12/26/12	\$296.26	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	060	091700	0057	1,410	2559369	\$395,000	08/13/12	\$280.14	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	
019	060	091700	0058	1,410	2544096	\$396,800	05/16/12	\$281.42	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	
019	060	091700	0059	1,410	2434699	\$429,000	03/23/10	\$304.26	LIVE/WORK LOFT TOWNHOUSE UN	NC1-40	1	Y	

Improvement Sales for Area 019 with Sales Used

03/25/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	060	385690	5365	2,144	2537206	\$570,000	04/03/12	\$265.86	OFFICE	SF 5000	1	Y	
019	060	385690	5678	2,205	2480472	\$555,000	02/24/11	\$251.70	Live/Work Townhouse Unit	NC1-30	1	Y	
019	060	873243	0010	1,691	2591499	\$515,000	02/26/13	\$304.55	225 AT GREENLAKE CONDOMINIUM	NC1-30	1	Y	
019	060	952860	0020	16,335	2446488	\$2,400,000	06/18/10	\$146.92	SYLVIA'S LITTLE RED HEN	NC2P-65	1	Y	
019	070	030600	0570	19,110	2547543	\$4,275,000	06/08/12	\$223.70	GOLDS GYM	C2-65	1	Y	
019	070	163270	0020	21,751	2569457	\$4,300,000	10/10/12	\$197.69	AURORA COMMONS BUILDING	C1-65	2	Y	
019	070	178760	0247	2,223	2507838	\$490,000	08/25/11	\$220.42	COTTAGE CLINIC NURTURING HEA	NC1-40	1	Y	
019	070	192604	9105	4,742	2457924	\$1,235,000	09/10/10	\$260.44	FU MAN DUMPLING HOUSE & TIGE	NC2-40	1	Y	
019	070	270560	0030	3,000	2524819	\$695,000	12/22/11	\$231.67	THE SPLIT END SALON	C1-40	1	Y	
019	070	302604	9088	5,800	2511251	\$1,000,000	09/26/11	\$172.41	CASH 1	C1-65	1	Y	
019	070	431070	1290	7,168	2426575	\$875,000	01/25/10	\$122.07	EHS ELECTRICIAN CO	C2-65	1	Y	
019	070	614560	0620	4,000	2453848	\$850,000	08/10/10	\$212.50	OFFICE BUILDING	NC3-40	1	Y	
019	070	614560	2775	2,560	2580650	\$460,000	12/19/12	\$179.69	EARLY LEARNING & DEVELOPMEN	LR2	1	Y	
019	070	614970	0006	4,332	2591908	\$745,000	02/27/13	\$171.98	MIDVALE PROFESSIONAL CENTER	C2-65	1	Y	
019	070	614970	0010	6,659	2576588	\$899,000	11/23/12	\$135.01	MIDVALE PROFESSIONAL CENTER	C2-65	1	Y	
019	070	615390	0015	4,198	2524788	\$539,900	12/29/11	\$128.61	VERN FONK INSURANCE OFFICE	C2-65	1	Y	
019	070	630050	0005	3,900	2580239	\$875,000	12/14/12	\$224.36	RETAIL STORE	NC3-40	1	Y	
019	070	730890	0077	1,140	2518281	\$180,000	11/09/11	\$157.89	CHEF AT WOK	NC1-30	1	Y	

Vacant Sales for Area 019 with Sales Used

04/15/2013

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276760	4915	10,000	2469130	\$1,220,000	11/29/10	\$122.00	Vacant Land	MR-RC	1	Y	
019	010	276770	0255	36,483	2483145	\$10,300,000	03/21/11	\$282.32	SURFACE PAVEMENT PARKING LOT	NC3-65	4	Y	
019	010	276770	0481	7,500	2580665	\$925,000	12/20/12	\$123.33	DENTAL/MEDICAL OFFICE	NC3-65	1	Y	
019	010	276770	0490	10,000	2580675	\$1,500,000	12/20/12	\$150.00	NORDIC PROFESSIONAL BUILDING	NC3-65	1	Y	
019	010	276770	0500	3,400	2580680	\$1,100,000	12/19/12	\$323.53	LAW OFFICES	NC3-65	1	Y	
019	010	276770	0655	60,000	2463958	\$12,500,000	10/25/10	\$208.33	FORMER DENNY'S RESTAURANT	NC3-85	4	Y	
019	010	276770	0900	9,500	2568913	\$1,550,000	10/01/12	\$163.16	NEILSON CARPETS	NC3-65	1	Y	
019	010	276770	1130	71,520	2467288	\$7,300,000	11/17/10	\$102.07	PARKING LOT TO ACCOUNT #276770	C1-65	6	Y	
019	010	276770	1130	71,368	2536317	\$16,050,000	03/29/12	\$224.89	PARKING LOT TO ACCOUNT #276770	C1-65	6	Y	
019	010	276770	1625	21,350	2512685	\$2,950,000	09/22/11	\$138.17	BROWN BEAR CAR WASH	C1-65	3	Y	
019	010	276770	3631	37,045	2597081	\$8,750,000	04/01/13	\$236.20	TALLMAN MEDICAL CLINIC	NC3-85	6	Y	
019	010	276770	3656	2,000	2597088	\$680,000	04/01/13	\$340.00	ANGELO HAIR DESIGN	NC3-85	1	Y	
019	010	276770	3660	10,000	2597085	\$2,000,000	03/28/13	\$200.00	TALLMAN PLAZA APTS., 8 Units	NC3-85	2	Y	
019	040	643050	0356	10,126	2487128	\$925,000	04/11/11	\$91.35	JOSLIN UPHOLSTERY & INTERIOR	NC2P-40	1	34	Use-change after sale; not in ratio
019	050	102503	9164	2,614	2484984	\$520,000	03/29/11	\$198.93	DEMOLISHED TWO SFR HOUSES	C1-40	1	Y	
019	050	276760	0115	7,513	2541188	\$1,200,000	04/30/12	\$159.72	BARBER SHOP & SFR HOUSE	NC1-65	2	Y	
019	050	276760	1365	5,000	2536748	\$432,000	03/19/12	\$86.40	4-PLEX (CONV SING FA RES)	LR1	1	Y	
019	070	192604	9320	21,875	2578724	\$950,000	12/11/12	\$43.43	LAURELHURST FUEL CO	C2-65	1	Y	
019	070	229140	0310	19,976	2456339	\$1,150,000	08/30/10	\$57.57	CINDY'S PANCAKE HOUSE & BROTH	C1-40	1	Y	

Improvement Sales for Area 019 with Sales not Used

03/25/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9007	2,680	2475986	\$450,000	01/12/11	\$167.91	BALLARD MAILBOX AND SHIPPING	NC3-65	1	51	Related party, friend, or neighbor
019	010	132710	0010	4,415	2578400	\$665,000	12/06/12	\$150.62	CANAL STATION CONDOMINIUM	C1-65	1	62	Auction sale
019	010	132710	0020	2,486	2578473	\$395,000	11/27/12	\$158.89	CANAL STATION CONDOMINIUM	C1-65	1	62	Auction sale
019	010	132710	0030	5,077	2564432	\$1,350,000	08/31/12	\$265.91	CANAL STATION CONDOMINIUM	C1-65	1	44	Tenant
019	010	276760	4530	4,248	2472476	\$975,000	12/28/10	\$229.52	BALLARD DENTAL CLINIC	NC3-40	1	44	Tenant
019	010	276770	0145	4,514	2446425	\$3,500,000	05/06/10	\$775.37	VIKING FINANCIAL SERVICE CORP	NC3-65	2	52	Statement to dor
019	010	276770	0160	15,930	2500714	\$3,400,000	07/15/11	\$213.43	BARTELLS DRUG STORE	NC3-65	1	62	Auction sale
019	010	276770	0800	4,750	2536373	\$1,200,000	03/26/12	\$252.63	BALLARD REALTY INC	NC3-85	2	51	Related party, friend, or neighbor
019	010	276770	0960	6,372	2520915	\$75,000	11/23/11	\$11.77	CARNEGIE FREE PUBLIC LIBRARY	NC3P-65	1	51	Related party, friend, or neighbor
019	010	276770	1525	1,290	2582889	\$175,000	12/03/12	\$135.66	LIVE-WORK UNITS	C1-65	1	51	Related party, friend, or neighbor
019	010	276770	2505	2,832	2462987	\$470,000	10/18/10	\$165.96	BALLARD IMAGING	NC2-65	1	51	Related party, friend, or neighbor
019	010	276770	2510	27,784	2583111	\$9,500,000	12/28/12	\$341.92	MIXED USE APARTMENT & RETAIL	NC2-65	2	36	Plottage
019	010	276770	2550	1,800	2582728	\$790,000	12/27/12	\$438.89	OLD TOWN ALE HOUSE	NC2-65	1	15	No market exposure
019	010	276770	2975	9,721	2504347	\$18,500	08/03/11	\$1.90	JUNCTION BUILDING	NC3-65	1	51	Related party, friend, or neighbor
019	040	287890	0010	9,819	2482861	\$2,675,000	03/10/11	\$272.43	GREEN LAKE CONDOMINIUM	NC2P-65	2	61	Financial institution resale
019	040	336240	0005	3,698	2566174	\$220,300	09/07/12	\$59.57	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0011	4,803	2566175	\$285,750	09/07/12	\$59.49	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0025	3,400	2566180	\$202,700	09/07/12	\$59.62	AURORA SUZUKI	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0750	1,800	2518510	\$488,000	11/10/11	\$271.11	BETH'S ANNEX	NC3-40	1	51	Related party, friend, or neighbor
019	040	336240	0750	1,800	2467066	\$1,961	10/27/10	\$1.09	BETH'S ANNEX	NC3-40	1	24	Easement or right-of-way
019	040	336240	0760	1,952	2446337	\$654	06/03/10	\$0.34	BETHS CAFE	NC3-40	1	24	Easement or right-of-way
019	040	567600	0215	5,508	2454938	\$850,000	08/17/10	\$154.32	KARINS BEAUTY SUPPLY	C1-40	1	23	Forced sale
019	040	643000	0191	1,630	2568101	\$219,101	10/02/12	\$134.42	GREENLAKE DENTISTRY	C1-40	1	63	Sale price updated by sales id group
019	040	643000	0191	1,630	2582116	\$339,112	12/27/12	\$208.04	GREENLAKE DENTISTRY	C1-40	1	61	Financial institution resale
019	040	643000	0610	3,320	2539486	\$800,000	04/17/12	\$240.96	AUTO SHOWROOM & LOT	C1-40	1	23	Forced sale
019	040	643050	0335	6,710	2518964	\$800,000	10/30/11	\$119.23	OFFICE BUILDING	SF 5000	1	61	Financial institution resale
019	040	643050	0363	1,936	2566673	\$1,250,000	09/26/12	\$645.66	STEVEN COLE SALON AND SPA	NC2P-65	2	23	Forced sale
019	040	643150	0402	4,200	2576652	\$628,500	11/29/12	\$149.64	RETAIL STORE	NC2P-65	1	51	Related party, friend, or neighbor
019	040	755930	0560	1,502	2497623	\$256,250	06/24/11	\$170.61	SAPPHIRE CONDOMINIUM	NC3P-40	2	62	Auction sale
019	040	863420	0030	590	2535440	\$130,000	03/24/12	\$220.34	THREE CROWNS CONDOMINIUM	NC2P-40	1	44	Tenant
019	040	926670	0965	5,656	2557582	\$1,150,000	07/28/12	\$203.32	AURORA VETERINARY CLINIC	C1-40	1	25	Fulfillment of contract deed
019	040	948270	0365	2,400	2524667	\$900,000	12/12/11	\$375.00	7-11 STORE	NC3-40	1	61	Financial institution resale
019	050	045800	0035	1,798	2576793	\$425,000	11/30/12	\$236.37	BALLARD VACUUM CENTER & RES	NC2-40	1	51	Related party, friend, or neighbor
019	050	046100	2800	2,650	2455985	\$199,950	08/25/10	\$75.45	NW YACHTING MAGAZINE	NC2-40	1	51	Related party, friend, or neighbor

Improvement Sales for Area 019 with Sales not Used

03/25/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	094500	0700	4,320	2523028	\$211,600	12/14/11	\$48.98	ALL AGE NIGHT CLUB	NC2P-40	1	51	Related party, friend, or neighbor
019	050	276760	1245	21,765	2451283	\$10,000	07/15/10	\$0.46	BALLARD BAPTIST CHURCH	LDT	1	24	Easement or right-of-way
019	050	276760	2200	928	2520826	\$125,000	11/10/11	\$134.70	TACO DEL MAR	NC3-40	1	51	Related party, friend, or neighbor
019	050	276960	1465	22,420	2448866	\$3,000	06/15/10	\$0.13	GOODWILL STORE	NC2-30	1	24	Easement or right-of-way
019	050	276960	1860	3,386	2473034	\$675,000	12/29/10	\$199.35	Mixed-Use Apartment	NC2-30	1	56	Builder or developer sales
019	050	276960	2479	3,064	2492362	\$385,000	05/18/11	\$125.65	COOKIE CONSPIRACY	NC2-30	1	12	Estate administrator, guardian, or e
019	050	780438	0060	702	2581041	\$130,000	12/21/12	\$185.19	SKANDIA WEST CONDOMINIUM	NC1-30	1	17	Non-profit organization
019	060	385690	5678	0	2430535	\$100,000	02/25/10	\$0.00	Live/Work Townhouse Unit	NC1-30	1	56	Builder or developer sales
019	060	913610	2056	3,740	2552431	\$429,458	06/12/12	\$114.83	MIXED-USE RETAIL/OPEN OFFICE	SF 5000	1	52	Quit Claim Deed
019	060	913610	2056	3,740	2552432	\$6,641	06/11/12	\$1.78	MIXED-USE RETAIL/OPEN OFFICE	SF 5000	1	52	Quit Claim Deed
019	060	913610	2056	3,740	2552444	\$6,641	06/11/12	\$1.78	MIXED-USE RETAIL/OPEN OFFICE	SF 5000	1	52	Quit Claim Deed
019	070	016400	0030	9,957	2470069	\$2,256,000	12/09/10	\$226.57	ST. VINCENT DEPAUL THRIFT STO	C1-65	1	44	Tenant
019	070	152930	0045	3,500	2542033	\$424,500	04/27/12	\$121.29	DUPLEX	C1-40	1	62	Auction sale
019	070	192604	9218	23,883	2454026	\$82,000	07/29/10	\$3.43	PI BANK OFFICE BUILDING	C1-65	1	24	Easement or right-of-way
019	070	291520	0015	1,655	2498449	\$230,000	06/27/11	\$138.97	GREENWOOD FOOD BANK	C1-40	1	12	Estate administrator, guardian, or e
019	070	291520	0040	1,896	2576574	\$550,000	11/26/12	\$290.08	ARNES	C1-40	2	12	Estate administrator, guardian, or e
019	070	614970	0120	4,838	2448338	\$550,000	06/29/10	\$113.68	SALVAGE BROKER	C2-65	1	44	Tenant
019	070	630000	0380	12,560	2525647	\$97,400	10/11/11	\$7.75	NORTHGATE BAPTIST CHURCH	LR2	1	24	Easement or right-of-way
019	070	645030	0005	3,876	2480669	\$575,000	02/25/11	\$148.35	LAS MARGARITAS	C2-65	1	51	Related party, friend, or neighbor
019	070	645030	0255	4,841	2491393	\$650,000	05/12/11	\$134.27	AURORA PROFESSIONAL BUILDING	LR3	1	23	Forced sale
019	070	645030	5040	864	2566628	\$460,000	09/21/12	\$532.41	EMERALD CITY SALES	C2-65	1	15	Sale to Tenant, No market exposure
019	070	760870	0100	9,230	2581212	\$1,840,000	12/11/12	\$199.35	SFR House (Commercial Use)	C1-40	2	51	Related party, friend, or neighbor
019	070	891050	0220	6,597	2548274	\$420,000	06/12/12	\$63.67	ORTIZ BUILDING	LR3	1	23	Forced sale

Vacant Sales for Area 019 with Sales not Used

04/15/2013

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	040	643050	0361	4,742	2487126	\$285,000	04/11/11	\$60.10	ASSOCIATED PARKING LOT TO IMPROVE	NC2P-40	1	15	No market exposure
019	040	643150	0026	5,968	2577269	\$362,500	11/29/12	\$60.74	FOURPLEX	LR3	1	62	Auction sale
019	050	045800	0030	13,560	2478338	\$665,000	02/11/11	\$49.04	BOARDED UP VACANT SFR HOUSE	NC2-40	1	62	Auction sale
019	050	094500	0590	4,590	2463657	\$350,000	10/11/10	\$76.25	sfr	NC2-40	1	62	Auction sale
019	050	276760	2985	5,850	2563763	\$400,000	09/06/12	\$68.38	GLAD TIDINGS ASSEMBLY OF GOD	LR1	1	62	Auction sale
019	050	923190	0255	13,018	2516940	\$775,000	11/01/11	\$59.53	PARKING FOR FRED MEYER	C1-40	1	51	Related party, friend, or neighbor
019	050	923190	0305	5,069	2512310	\$455,000	09/27/11	\$89.76	HOUNDS ABOUND PLAYGROUND	C1-40	1	62	Auction sale
019	060	431070	2985	12,506	2585482	\$665,000	01/17/13	\$53.17	OFFICE WAREHOUSE	C2-65	1	62	Auction sale
019	070	016400	0050	30,000	2465823	\$2,675,484	11/04/10	\$89.18	Linden Square Apartments - new c	C1-65	1	62	Auction sale
019	070	192604	9011	32,984	2528478	\$1,100,000	02/01/12	\$33.35	INTERURBAN SENIOR LIVING APARTMENTS	C2-65	4	N	
019	070	192604	9112	2,320	2523018	\$139,000	12/13/11	\$59.91	SINGLE FAMILY RESIDENCE	C2-65	1	36	Plottage
019	070	362603	9001	94,704	2472412	\$3,900,000	12/21/10	\$41.18	VACANT LAND (PREVIOUS STRUCTURE)	C1-40	2	62	Auction sale
019	070	614560	0990	6,731	2509165	\$418,000	08/24/11	\$62.10	PROPOSED NEW 5-STORY + BASEMENT	C1-40	1	62	Auction sale
019	070	614970	0105	19,333	2569823	\$1,800,000	10/11/12	\$93.11	PAVED PARKING TO ACCOUNT #614	C2-65	2	60	Short sale
019	070	630000	0110	15,677	2439025	\$975,000	04/06/10	\$62.19	STEVE WILLIAMS CUSTOM HOMES INC	C2-40	1	60	Short sale
019	070	630000	0114	63,284	2458478	\$3,500,000	09/04/10	\$55.31	QUONSET HUT	C2-40	2	36	Plottage
019	070	891100	0330	14,647	2472647	\$650,000	12/23/10	\$44.38	SELF SERVE CAR WASH	C1-40	1	23	Forced sale

Area 19-70 2013 Physical Inspected Parcels

Major	Minor	PropName	PresentUse	SitusAddress
016400	0005	OFFICE DEPOT & CARPET LIQUIDATOR	Retail(Discount)	13501 AURORA AVE N
016400	0020	PRICE CO	Retail Store	13537 AURORA AVE N
016400	0030	ST. VINCENT DEPAUL THRIFT STORE	Retail Store	13553 AURORA AVE N
016400	0055	US BIOTEK LABORATORIES	Warehouse	13500 LINDEN AVE N
016400	0064	VERIZON WIRELESS	Warehouse	13701 AURORA AVE N
016400	0069	TOWN & COUNTRY CHRYSLER-JEEP	Auto Showroom and Lot	13711 AURORA AVE N
016400	0080	AURORA CHRYSLER PLYMOUTH	Auto Showroom and Lot	13733 AURORA AVE N
016400	0115	AUTO NATION COLLISION CENTER & GEIGO AUT	Service Building	13800 LINDEN AVE N
016400	0120	EUROPEAN SOAPS, LTD	Warehouse	920 N 137TH ST
026300	0015	AC DELCO	Service Building	937 N 96TH ST
026300	0019	AAA SPRAYING	Warehouse	938 N 95TH ST
026300	0065	NORTHWEST JUI-JITSU CLUB	Warehouse	942 N 95TH ST
026300	0090	STORAGE WAREHOUSE	Warehouse	945 N 96TH ST
026300	0120	NORTHWEST METALS & SALVAGE (SFR HOUSE ST	Single Family(C/I Use)	9607 AURORA AVE N
026300	0135	SOUND INSURANCE	Office Building	9627 AURORA AVE N
026300	0270	OAK LAKE BAPTIST CHURCH	Church/Welfare/Relig Srvc	901 N 96TH ST
026300	0380	GARAGE REPAIR SERVICE	Service Building	930 N 95TH ST
030600	0570	GOLDS GYM	Health Club	9701 AURORA AVE N
083110	0000	BITTER LAKE DENTAL CENTER CONDOMINIUM	Condominium(Office)	907 N 130TH ST
083110	0010	BITTER LAKE DENTAL CENTER CONDOMINIUM		Condo Unit
083110	0020	BITTER LAKE DENTAL CENTER CONDOMINIUM		Condo Unit
083110	0030	BITTER LAKE DENTAL CENTER CONDOMINIUM		Condo Unit
163270	0005	PHO MIMI VIETNAMESE RESTAURANT	Restaurant/Lounge	12752 AURORA AVE N
163270	0010	ANDERSON'S DOOR COMPANY INC	Warehouse	12714 AURORA AVE N
163270	0011	NITE & DAY TOWING	Vacant(Commercial)	No Situs Address
163270	0015	GARAGE STORAGE	Service Building	12710 AURORA AVE N
163270	0020	AURORA COMMONS BUILDING	Office Building	12700 AURORA AVE N
163270	0025	AURORA COMMONS BUILDING	Office Building	12556 AURORA AVE N
178760	0247	DENTAL/MEDICAL OFFICE	Office Building	13346 1ST AVE NE
178760	0251	NORTHWEST DENTAL CENTER	Medical/Dental Office	13344 1ST AVE NE
192604	9005	Former Supper Supplement	Retail Store	14355 AURORA AVE N
192604	9006	NELSON TRUCK EQUIPMENT, INC	Warehouse	14325 AURORA AVE N
192604	9009	BITTER LAKE RESERVOIR	Utility, Public	14141 LINDEN AVE N
192604	9035	SEATTLE PARK DEPT/HELENE MADISON POOL	Park, Public(Zoo/Arbor)	13401 MERIDIAN AVE N
192604	9036	PILCHUCK CONTRACTORS, INC NORTH OPERATIN	Warehouse	13330 STONE AVE N
192604	9043	SEATTLE HOUSING AUTHORITY OPERATION SUPP	Industrial(Light)	1300 N 130TH ST
192604	9092	OFFICE WAREHOUSE	Warehouse	934 N 143RD ST
192604	9101	RCA FACTORY SERVICE	Warehouse	916 N 143RD ST
192604	9108	WAREHOUSES	Warehouse	14101 AURORA AVE N
192604	9116	AUTOMOBILE PARKING	Parking(Commercial Lot)	No Situs Address
192604	9122	CASH & CURRY/131ST STREET & STONE AVE OF	Warehouse	13102 STONE AVE N
192604	9130	GARAGE SERVICE REPAIR	Warehouse	14315 AURORA AVE N
192604	9149	PAGLIACCI PIZZA PARLOR	Restaurant(Fast Food)	315 N 145TH ST
192604	9167	RESTAURANT	Restaurant/Lounge	323 N 145TH ST
192604	9173	FIRST NATIONAL CAR SALE AND LEASE	Auto Showroom and Lot	12800 AURORA AVE N
192604	9178	APPLIANCE SERVICE STATION INC	Retail Store	12546 AURORA AVE N
192604	9180	GRANITE CURLING CLUB (ASSOCIATED PARKING	Warehouse	1440 N 128TH ST
192604	9181	OSBERG CONSTRUCTION CO	Warehouse	1132 N 128TH ST
192604	9182	VACANT LAND (ASSOCIATE PARKING TO ACCT #	Parking(Assoc)	No Situs Address
192604	9190	COCHRAN ELECTRIC & HEALTHSOUTH	Industrial(Light)	12500 AURORA AVE N
192604	9215	RITE-AIDE SHOPPING CENTER	Shopping Ctr(Nghbrhood)	13201 AURORA AVE N
192604	9218	PI BANK OFFICE BUILDING	Office Building	1155 N 130TH ST
192604	9224	DRIVE THRU EXPRESSO STAND	Restaurant(Fast Food)	14313 AURORA AVE N
192604	9286	SEATTLE ENGINEERING DEPARTMENT	Governmental Service	12600 STONE AVE N
192604	9290	COMCAST XFINITY	Warehouse	12645 STONE AVE N
192604	9291	U S POSTAL SERVICE (BITTER LAKE STATION)	Post Office/Post Service	915 N 145TH ST
192604	9292	WAREHOUSE	Warehouse	1318 N 128TH ST
192604	9293	KING COUNTY METRO MAINTENANCE FACILITY S	Industrial(Light)	12525 STONE AVE N
192604	9294	CAR PROS HYUNDAI	Auto Showroom and Lot	14005 AURORA AVE N
192604	9295	CAMBRIA	Warehouse	1328 N 128TH ST
192604	9296	THE KOREAN TIMES	Warehouse	12532 AURORA AVE N
192604	9297	COMCAST XFINITY (Assoc Parcel to #192604	Parking(Assoc)	No Situs Address

Major	Minor	PropName	PresentUse	SitusAddress
192604	9298	DAWG TAGS TAVERN	Restaurant/Lounge	12534 AURORA AVE N
192604	9305	COMCAST XFINITY	Warehouse	12635 STONE AVE N
192604	9306	AURORA CORNER SHOPPING CENTER	Retail(Line/Strip)	13510 AURORA AVE N
192604	9311	Vacant Land	Vacant(Commercial)	No Situs Address
192604	9320	Vacant Land	Vacant(Commercial)	No Situs Address
192604	9321	INGRAHAM HIGH SCHOOL	School(Public)	1819 N 135TH ST
192604	9335	OFFICE BUILDING	Office Building	911 N 145TH ST
192604	9336	BITTER LAKE COMMUNITY CENTER & BITTER LA	Park, Public(Zoo/Arbor)	13001 LINDEN AVE N
192604	9338	Garage Storage	Industrial(Light)	No Situs Address
192604	9339	VACANT LAND	Vacant(Commercial)	No Situs Address
192604	9340	SYLVANNAN CONSOLATED ELECTRICAL DISTRIBU	Warehouse	13024 STONE AVE N
192604	9351	PARKER PAINT/TOBACCO STREET/HERTZ CAR RE	Retail Store	14333 AURORA AVE N
192604	9354	STARBUCK'S	Retail Store	13025 AURORA AVE N
192604	9359	LINCOLN MERCURY AUTO SHOWROOM DEALERSHIP	Auto Showroom and Lot	13001 AURORA AVE N
192604	9361	WELLS FARGO BANK	Bank	13273 AURORA AVE N
192604	9363	WESTURN CEDAR SUPPLY	Warehouse	14328 LINDEN AVE N
192604	9364	BODY SHOP	Service Building	13001 AURORA AVE N
192604	9366	WESTERN WASHINGTON CATHOLIC RENEWAL OFFI	Office Building	936 N 143RD ST
192604	9370	LA Fitness Center	Health Club	13244 AURORA AVE N
192604	9372	FIRESTONE	Service Building	12553 AURORA AVE N
192604	9374	KATHY'S RESTAURANT (Former Mr. Bill's Re	Restaurant/Lounge	930 N 130TH ST
192604	9376	FILCO COMPANY INC	Industrial(Light)	13190 STONE AVE N
192604	9378	VACANT LAND (ASSOCIATED PARCEL TO #19260	Vacant(Commercial)	No Situs Address
192604	9379	GARAGE REPAIR SERVICE & former WA DEPT O	Service Building	13281 AURORA AVE N
192604	9402	PERINATAL TREATMENT SERVICES	Group Home	600 N 130TH ST
192604	9423	PETSMART	Retail(Big Box)	13000 AURORA AVE N
192604	9426	E-Z AUTO BUY QUALITY USED CARS	Service Building	14135 AURORA AVE N
192604	9431	STAPLES	Retail(Big Box)	13240 AURORA AVE N
192604	9432	KRISPY KREME DOUGHNUTS AND JACK IN THE B	Restaurant(Fast Food)	12505 AURORA AVE N
192604	9433	Associated Parking to Parcel #192604-937	Parking(Assoc)	No Situs Address
192604	9441	New Key Bank Branch Building	Bank	13245 AURORA AVE N
202604	9022	LAKESIDE MIDDLE SCHOOL	School(Private)	13510 1ST AVE NE
229140	0005	VACANT LOT	Vacant(Commercial)	No Situs Address
229140	0015	FUZZY BUDDYS DOG DAYCARE	Warehouse	10907 AURORA AVE N
229140	0020	WAREHOUSE OFFICE	Warehouse	10908 WHITMAN AVE N
229140	0025	VACANT LAND	Vacant(Commercial)	No Situs Address
229140	0035	THE ROSE CORNER	Retail Store	10901 AURORA AVE N
229140	0050	WAREHOUSE	Warehouse	10920 WHITMAN AVE N
229140	0075	WALT'S MUFFLER & RADIATOR	Service Building	10735 AURORA AVE N
229140	0100	AUTO REPAIR TOYOTA SPECIALISTS	Service Building	10729 AURORA AVE N
229140	0120	HANDY ANDY RENT A TOOL	Service Building	10711 AURORA AVE N
229140	0155	MIXED USE APARTMENT W/RETAIL (A PET PARL	Apartment(Mixed Use)	10701 AURORA AVE N
229140	0260	UNDERWATER SPORTS	Retail Store	10545 AURORA AVE N
229140	0310	AURORA SUPPORTIVE HOUSING	Apartment(Mixed Use)	10507 AURORA AVE N
229140	0330	OFFICE BUILDING	Office Building	10501 AURORA AVE N
283210	0170	LAKESIDE SCHOOL	School(Private)	14050 1ST AVE NE
283210	0190	LAKESIDE SCHOOL	School(Private)	14050 1ST AVE NE
283210	0761	LAKESIDE SCHOOL	Vacant(Single-family)	No Situs Address
292604	9018	MERIDIAN NORTH OFFICE BUILDING	Office Building	10740 MERIDIAN AVE N
292604	9094	OFFICE BUILDING	Office Building	2111 N NORTHGATE WAY
292604	9101		4-Plex	11309 CORLISS AVE N
292604	9277	NORTHWAY SQUARE EAST	Office Building	2150 N 107TH ST
292604	9490	NORTHWAY WEST BUILDING	Office Building	10700 MERIDIAN AVE N
302604	9001	VACANT	Vacant(Industrial)	No Situs Address
302604	9004	GREEN MEDICAL SOCIETY AND CAR MATE COLLI	Retail Store	12001 AURORA AVE N
302604	9008	EVERGREEN-WASHELLI	Mortuary/Cemetery/Crematory	11111 AURORA AVE N
302604	9021	EVERGREEN-WASHELLI CEMETERY	Mortuary/Cemetery/Crematory	No Situs Address
302604	9024	NW FEDERAL CREDIT UNION	Office Building	11027 MERIDIAN AVE N
302604	9025	KING COUNTY NORTH PUBLIC HEALTH CENTER (Office Building	10501 MERIDIAN AVE N
302604	9027	EVERGREEN-WASHELLI	Mortuary/Cemetery/Crematory	No Situs Address
302604	9035	EVERGREEN-WASHELLI CEMETERY	Mortuary/Cemetery/Crematory	No Situs Address
302604	9037	BELLA B MOBILE HOME PARK	Mobile Home Park	1301 N 125TH ST
302604	9046	125TH STREET GRILL	Restaurant/Lounge	12241 AURORA AVE N
302604	9051	MERIDIAN MEDICAL PAVILION	Office Building	11011 MERIDIAN AVE N

Major	Minor	PropName	PresentUse	SitusAddress
302604	9078	Les Schwaub Tire Co.	Service Building	12215 AURORA AVE N
302604	9084	FOOD MART/SUBWAY/ORIGINAL/GAS	Retail(Line/Strip)	12248 AURORA AVE N
302604	9088	RETAIL STORE	Retail Store	12230 AURORA AVE N
302604	9089	STATE EMISSION INSPECTION STATION	Service Building	12040 AURORA AVE N
302604	9092	USED CAR LOT SALES	Auto Showroom and Lot	12226 AURORA AVE N
302604	9095	RETAIL STORE	Retail Store	11740 AURORA AVE N
302604	9096	AG AL'S GLASS	Retail Store	12015 AURORA AVE N
302604	9097	CHONG WA BENEVOLENT ASSO CEMETER	Mortuary/Cemetery/Crematory	No Situs Address
302604	9098	EL DORADO MOTEL	Hotel/Motel	11736 AURORA AVE N
302604	9100	PUETZ GOLF DRIVING RANGE & SUPERSTORE	Driving Range	11762 AURORA AVE N
302604	9101	K-SMOKE MART & STATE FARM INSURANCE	Retail Store	11728 AURORA AVE N
302604	9103	TRAIL	Vacant(Commercial)	No Situs Address
302604	9107	LINCOLN AUTO WRECKERS	Retail Store	12220 AURORA AVE N
302604	9110	BIKUR CHOLIM CEMETERY	Mortuary/Cemetery/Crematory	No Situs Address
302604	9112	RICK'S TIRE AND SERVICE	Service Building	12200 AURORA AVE N
302604	9113	BIKUR CHOLIM MACHZIKAY HADATH	Mortuary/Cemetery/Crematory	No Situs Address
302604	9116	KELLY MORE PAINTS & ZAPFFE SILVERPLATING	Retail Store	12004 AURORA AVE N
302604	9117	HALCYON MOBILE HOME PARK	Mobile Home Park	12233 ASHWORTH AVE N
302604	9123	NORTHWEST HOSPITAL & MEDICAL CENTER (MED	Medical/Dental Office	1530 N 115TH ST
302604	9124	MEKONG VILLAGE RESTAURANT	Restaurant/Lounge	12020 AURORA AVE N
302604	9127	NORTHWEST HOSPITAL & MEDICAL CENTER (ASS	Parking(Assoc)	No Situs Address
302604	9128	NORTHWEST HOSPITAL & MEDICAL CENTER	Medical/Dental Office	1570 N 115TH ST
302604	9129	NORTHWEST HOSPITAL & MEDICAL CENTER	Parking(Assoc)	No Situs Address
302604	9130	NORTHWEST HOSPITAL & MEDICAL CENTER	Hospital	1550 N 115TH ST
302604	9133	PARADISE MOTORS	Parking(Commercial Lot)	No Situs Address
302604	9134	MEDICAL OFFICE BUILDING #4 (NORTHWEST HO	Medical/Dental Office	1560 N 115TH ST
302604	9141	NORTHWEST HOSPITAL & MEDICAL CENTER (ASS	Parking(Assoc)	No Situs Address
302604	9142	MC MURRAY MEDICAL BUILDING (NORTHWEST HO	Medical/Dental Office	1536 N 115TH ST
302604	9143	NORTHWEST HOSPITAL & MEDICAL CENTER (ASS	Parking(Assoc)	No Situs Address
303420	0285	NORTH SEATTLE ALLIANCE CHURCH	Church/Welfare/Relig Srvc	2150 N 122ND ST
303420	0860	HALLER LAKE COMMUNITY CLUB	Auditorium//Assembly Bldg	12579 DENSMORE AVE N
312604	9004	PARKING LOT FOR OAKTREE PLAZA	Parking(Assoc)	No Situs Address
312604	9011	WRIGHT OUTBOARD MARINE CO	Warehouse	1201 N 96TH ST
312604	9087	TECTA AMERICA	Warehouse	9500 AURORA AVE N
312604	9088	SERVICE GARAGE REPAIR BUILDING	Service Building	9806 AURORA AVE N
312604	9091	BURGERMASTER	Restaurant/Lounge	9820 AURORA AVE N
312604	9092	OAKLAKE AUTO REBUILD COLLISION REPAIRS	Service Building	1115 N 100TH ST
312604	9096	VACANT LOT	Vacant(Commercial)	No Situs Address
312604	9102	INDUSTRIAL/MANUFACTURING BUILDING	Industrial(Light)	1126 N 98TH ST
312604	9109	MEDALIA SALVAGE	Warehouse	1112 N 98TH ST
312604	9114	CK AUTOMOTIVE & PS WINDOWS DOORS SCREENS	Service Building	1119 N 100TH ST
312604	9121	LINE RETAIL	Retail Store	9801 AURORA AVE N
312604	9124	MINUTEMAN PRESS, THE PEST STORE, Z FOOD	Retail Store	9550 AURORA AVE N
312604	9136	ST NECTARIOS CHURCH	Church/Welfare/Relig Srvc	10300 ASHWORTH AVE N
312604	9195	OARKLAKE AUTO SALES	Parking(Commercial Lot)	No Situs Address
312604	9299	PARKING FOR SEATTLE CITY LIGHT	Parking(Garage)	No Situs Address
312604	9308	PARKING FOR CITY LIGHT	Parking(Commercial Lot)	No Situs Address
312604	9316	UW OWNED WAREHOUSE	Warehouse	1133 N 100TH ST
312604	9328	NORTHEND DISTR FOR RAINIER BEER	Warehouse	1137 N 96TH ST
312604	9385	OAK TREE PLAZA	Shopping Ctr(Nghbrhood)	10004 AURORA AVE N
312604	9386	OAK TREE PLAZA	Shopping Ctr(Nghbrhood)	10002 AURORA AVE N
312604	9387	OAK TREE PLAZA	Shopping Ctr(Nghbrhood)	10000 AURORA AVE N
312604	9388	OAK TREE CINEMAS (OAK TREE PLAZA)	Movie Theater	10006 AURORA AVE N
312604	9389	OAK TREE PLAZA - SUPERMARKET	Shopping Ctr(Nghbrhood)	10008 AURORA AVE N
322604	9021	NORTH SEATTLE COMMUNITY COLLEGE	School(Public)	9600 COLLEGE WAY N
364510	0190	RESTAURANT & SFR	Retail Store	602 N 105TH ST
431070	0759	VACANT SLIVER OF LAND	Vacant(Commercial)	No Situs Address
431070	1070	CITY OF SEATTLE	Utility, Public	9700 STONE AVE N
431070	1200	SIKKENS	Warehouse	1301 N 97TH ST
431070	1210	OFFICE BUILDING	Office Building	9620 STONE AVE N
431070	1250	AA SALES INC	Warehouse	9600 STONE AVE N
431070	1290	EHS ELECTRICIAN CO	Industrial(Light)	9510 STONE AVE N
446840	0011	RETAIL STORE	Retail Store	11016 MERIDIAN AVE N
446840	0021	LINE RETAIL	Retail(Line/Strip)	11000 MERIDIAN AVE N

Major	Minor	PropName	PresentUse	SitusAddress
446840	0036	SAFFRON GRILL	Restaurant/Lounge	2132 N NORTHGATE WAY
546430	0014	MERIDIAN OFFICE BUILDING	Office Building	1833 N 105TH ST
546430	0065	OFFICE BUILDING	Office Building	10303 MERIDIAN AVE N
546430	0080	SEATTLE POLICE-NORTH PRECINCT	Governmental Service	10049 COLLEGE WAY N
546830	0000	MERIDIAN 106 CONDOS CONDOMINIUM	Condominium(Mixed Use)	2100 N 106TH ST
614560	0450	O'REILLY AUTO PARTS	Retail(Big Box)	10409 AURORA AVE N
614560	0605	NAIL & LOVE ZONE	Retail Store	10333 AURORA AVE N
614560	0610	RETAIL STORE	Retail Store	10325 AURORA AVE N
614560	0615	RETAIL STORE	Retail Store	10311 AURORA AVE N
614560	0620	OFFICE BUILDING	Office Building	10301 AURORA AVE N
614560	1605	RETAIL STORE (THE VOYERER)	Retail Store	10219 AURORA AVE N
614560	1610	NORTH PARK GROCERY	Grocery Store	10217 AURORA AVE N
614560	1625	SEATTLE CYCLE SHOP	Retail Store	10201 AURORA AVE N
614560	1765	CHINA DRAGON RESTAURANT	Restaurant/Lounge	10119 AURORA AVE N
614560	1775	2 WAREHOUSE BUILDINGS	Warehouse	10109 AURORA AVE N
614560	1785	SEATTLE NATURAL GAS	Warehouse	10101 AURORA AVE N
614560	2680	101 AUTO BODY	Service Building	10017 AURORA AVE N
614560	2690	FURNITURE OUTLET/TWINS GARDEN RESTAURANT	Retail Store	10001 AURORA AVE N
614560	2775	EARLY LEARNING & DEVELOPMENT DAYCARE CEN	Daycare Center	603 N 103RD ST
614970	0005	MIDVALE PROFESSIONAL CENTER, BUILDING #1	Industrial(Light)	1115 N 140TH ST
614970	0006	MIDVALE PROFESSIONAL CENTER, BUILDING #2	Industrial(Light)	1125 N 140TH ST
614970	0010	MIDVALE PROFESSIONAL CENTER, BUILDING #3	Industrial(Light)	13753 MIDVALE AVE N
614970	0015	THE KOREA DAILY	Warehouse	13749 MIDVALE AVE N
614970	0025	VACANT LOT	Vacant(Commercial)	No Situs Address
614970	0035	STEREO WAREHOUSE	Retail Store	13728 AURORA AVE N
614970	0040	MIDNIGHT WINDOW TINTING	Single Family(C/I Zone)	13722 AURORA AVE N
614970	0045	KC MOTORS (ASSOCIATED PARCEL TO ACCOUNT	Parking(Assoc)	No Situs Address
614970	0080	K C MOTORS	Service Building	13720 AURORA AVE N
614970	0100	FIVE STARS AUTO.COM USED CAR LOT	Retail Store	13738 AURORA AVE N
614970	0105	PAVED PARKING TO ACCOUNT #614970-0115	Parking(Assoc)	No Situs Address
614970	0115	AURORA PLAZA	Retail(Line/Strip)	13754 AURORA AVE N
614970	0120	QUALITY COLLECTIVE	Retail Store	13760 AURORA AVE N
615390	0015	GOURMET GREEN	Office Building	9622 AURORA AVE N
615390	0025	QUIRING GORDON AND SON MONUMENTS	Industrial(Light)	9608 AURORA AVE N
615390	0071	TATLEY-GRUND	Warehouse	1115 N 97TH ST
615390	0095	WAREHOUSE	Warehouse	No Situs Address
615390	0120	WAREHOUSE	Warehouse	1110 N 96TH ST
615390	0135	STORAGE WAREHOUSE	Warehouse	9632 MIDVALE AVE N
615390	0150	NORDIC SERVICES, INC. CONSTRUCTION & REP	Industrial(Light)	9618 MIDVALE AVE N
615390	0170		Vacant(Multi-family)	No Situs Address
615390	0180	A WILCOX CO & CROWE BUILDING SPECIALTIES	Warehouse	1227 N 97TH ST
615390	0195	LUND INDUSTRIES INC	Industrial(Light)	9615 STONE AVE N
615390	0225	print shop	Warehouse	1200 N 96TH ST
615390	0250	Associated Parking Lot (Associated Parce	Parking(Assoc)	No Situs Address
630000	0010	ALLIED VAN LINES & HANSEN BROS MOVING &	Warehouse	10750 AURORA AVE N
630000	0030	SEATTLE SURGICAL REPAIR	Warehouse	10726 AURORA AVE N
630000	0035	mixed use	Service Building	10712 AURORA AVE N
630000	0045	STORAGE WAREHOUSE	Service Building	10702 AURORA AVE N
630000	0055	BURGESS INDUSTRY	Warehouse	10717 MIDVALE AVE N
630000	0056	WAREHOUSE	Warehouse	10721 MIDVALE AVE N
630000	0105	TOMBSTONE SHOP	Mortuary/Cemetery/Crematory	10749 STONE AVE N
630000	0110	VACANT LAND	Vacant(Commercial)	No Situs Address
630000	0112	EMERALD CITY ELECTRIC	Vacant(Commercial)	No Situs Address
630000	0114	QUONSET HUT	Warehouse	10720 MIDVALE AVE N
630000	0115	PACIFIC TOPSOILS, INC	Warehouse	1212 N 107TH ST
630000	0195	TOMBSTONE SHOP	Mortuary/Cemetery/Crematory	No Situs Address
630000	0260	EVERGREEN CEMETERY SERVICE GARAG	Mortuary/Cemetery/Crematory	1405 N 110TH ST
630000	0380	NORTHGATE BAPTIST CHURCH	Church/Welfare/Relig Srvc	10504 STONE AVE N
630000	0381	Associate Parcel to #630000-0380 (Epic	Parking(Assoc)	No Situs Address
630000	0475	AESTEEN, THE PLASTIC SURGERY CENTER	Medical/Dental Office	1200 N NORTHGATE WAY
630000	0560	PROFESSIONAL GLASS COMPANY	Service Building	10560 AURORA AVE N
630000	0565	SFR HOUSE CONVERTED TO COML	Office Building	10554 AURORA AVE N
630000	0575	CHICAGO NAILS & GREAT CUTS	Retail Store	10546 AURORA AVE N
630000	0580	D & D BRAKES	Service Building	10538 AURORA AVE N

Major	Minor	PropName	PresentUse	SitusAddress
630000	0590	CASH AMERICA PAWN	Warehouse	10524 AURORA AVE N
630000	0605	PSYCHC PALM READING	Retail Store	10512 AURORA AVE N
630000	0635	SEATTLE MILK FUND	Office Building	10501 MIDVALE AVE N
630000	0636	SFR HOUSE CONSTRUCTED STRUCTURE USED AS	Office Building	1116 N NORTHGATE WAY
630050	0005	RETAIL STORE	Retail Store	10416 AURORA AVE N
630050	0015	SCHUCK AUTO SUPPLIES	Retail Store	10342 AURORA AVE N
630050	0030	AMERICAN LIBERTY ADULT BOOKS	Restaurant/Lounge	10338 AURORA AVE N
630050	0035	DERWIN TV	Retail Store	10324 AURORA AVE N
630050	0055	WEISKINDS MAYTAG & FISH	Retail Store	10314 AURORA AVE N
630050	0065	MINUTEMEN PRESS	Retail Store	10310 AURORA AVE N
630050	0140	LINE RETAIL STORE	Retail Store	1117 N NORTHGATE WAY
630050	0155	ED'S TRANSMISSION NORTHGATE	Service Building	2101 N 105TH ST
630050	0165	VACANT LAND	Vacant(Commercial)	No Situs Address
630050	0180	PUGET SOUND BLOOD CENTER	Office Building	10357 STONE AVE N
630050	0315	FIRE STATION NO 31	Governmental Service	1319 N NORTHGATE WAY
630050	0695	JEHOVAS WITNESS CHURCH	Church/Welfare/Relig Srvc	10015 ASHWORTH AVE N
641160	0312	NORTHGATE ELEMENTARY SCHOOL	School(Public)	11725 1ST AVE NE
641160	0330	ST ANDREW KIM KOREAN CATHOLIC CHURCH	Church/Welfare/Relig Srvc	No Situs Address
641160	0352	NORTHGATE OPEN BIBLE CHURCH	Church/Welfare/Relig Srvc	111 NE 120TH ST
641460	0020	HALLER LAKE METHODIST CHURCH	Church/Welfare/Relig Srvc	13055 1ST AVE NE
641460	0310	LIL' PEOPLE'S WORLD	Daycare Center	13305 1ST AVE NE
641460	0329	VACANT	Vacant(Commercial)	No Situs Address
641460	0330	SFR HOUSE USE AS COMMERCIAL	Single Family(C/I Use)	13329 1ST AVE NE
641460	0333	7-11 CONVENIENCE STORE	Conv Store without Gas	13417 ROOSEVELT WAY NE
645030	0005	LAS MARGARITAS	Restaurant/Lounge	14356 AURORA AVE N
645030	0105	PRECISION SHEET METAL FABRICATORS	Service Building	14309 MIDVALE AVE N
645030	0115	BUSER ORNAMENTAL IRON WORKS	Service Building	1110 N 143RD ST
645030	0155	O'REILLY AUTO SUPPLY	Retail Store	14320 AURORA AVE N
645030	0180	AURORA PLUMBING SUPPLY	Retail Store	14324 AURORA AVE N
645030	0255	AURORA PROFESSIONAL BUILDING	Medical/Dental Office	1201 N 145TH ST
645030	2940	HALLER LAKE BAPTIST CHURCH	Church/Welfare/Relig Srvc	14054 WALLINGFORD AVE N
645030	4825	STORAGE WAREHOUSE	Warehouse	14049 MIDVALE AVE N
645030	4845	BUGAID	Retail Store	14045 MIDVALE AVE N
645030	4880	STORAGE WAREHOUSE	Retail Store	14031 MIDVALE AVE N
645030	4890	WWW.AVATFLORIST.COM	Retail Store	14023 AURORA AVE N
645030	4900	PARKING LOT	Parking(Assoc)	No Situs Address
645030	4910	LINE RETAIL	Retail Store	14016 AURORA AVE N
645030	4950	MOORE'S PROFESSIONAL COLLISION AUTO BODY	Service Building	1110 N 140TH ST
645030	4985	PARKING LOT	Parking(Assoc)	No Situs Address
645030	5010	FERGUSON XPRESS	Retail Store	14032 AURORA AVE N
645030	5020	GREEN HEALTH MERCANTILE	Retail Store	14040 AURORA AVE N
645030	5040	EMERALD CITY SALES	Service Building	14044 AURORA AVE N
645030	5060	HIGH TECH ERECTORS	Retail Store	14058 AURORA AVE N
667850	0005	DUPLEX	Duplex	10602 BAGLEY AVE N
667850	0010	sfr	Duplex	10610 BAGLEY AVE N
667850	0015	sfr	Single Family(C/I Zone)	10616 BAGLEY AVE N
667850	0020	sfr	Duplex	10622 BAGLEY AVE N
667850	0025	sfr	Duplex	2215 N 107TH ST
667850	0030	sfr	Single Family(C/I Zone)	2221 N 107TH ST
667850	0035	sfr	Single Family(C/I Zone)	2229 N 107TH ST
667850	0045	sfr	Single Family(C/I Zone)	2220 N 106TH ST
667850	0050	sfr	Single Family(C/I Zone)	2212 N 106TH ST
759320	0020	sfr	Single Family(C/I Zone)	10615 BAGLEY AVE N
760870	0005	CAR TOYS	Retail Store	12815 AURORA AVE N
760870	0007	BITTER LAKE PLAZA	Office Building	929 N 130TH ST
760870	0020	COLUMBIA BAPTIST CONFERENCE	Office Building	925 N 130TH ST
760870	0021	Office Building	Office Building	917 N 130TH ST
760870	0050	Roberts Custom Cabinets (Imp data on Acc	Service Building	No Situs Address
760870	0051	EDWARDS AUTOMOTIVE	Service Building	950 N 128TH ST
760870	0055	Westlund Isuzu Sale Office	Auto Showroom and Lot	12801 AURORA AVE N
760870	0065	Westland Isuzu Use Car Lot	Auto Showroom and Lot	No Situs Address
760870	0070	CAMELOT MOTORS (USED CAR LOT SALE)	Auto Showroom and Lot	12721 AURORA AVE N
760870	0075	PROVAIL	Warehouse	953 N 128TH ST
760870	0080	VACANT LAND (ASSOCIATED PARCEL TO ACCOUN	Parking(Assoc)	No Situs Address

Major	Minor	PropName	PresentUse	SitusAddress
760870	0085	DISTRIBUTION WAREHOUSE	Warehouse	927 N 128TH ST
760870	0091	WAREHOUSE	Warehouse	921 N 128TH ST
760870	0095	UNIVERSITY MOVING & STORAGE CO/UNIVERSIT	Warehouse	905 N 128TH ST
760870	0100	SFR House (Commercial Use)	Single Family(C/I Use)	905 N 128TH ST
760870	0115	BOYER ELECTRIC CO & P THERMAL PRODUCTS I	Warehouse	830 N 127TH ST
760870	0126	PRO STAFF MECHANICAL	Warehouse	902 N 127TH ST
760870	0127	RED HEAD STEERING GEARS	Warehouse	900 N 127TH ST
760870	0135	JENNINGS GLASS CO	Warehouse	922 N 127TH ST
760870	0140	ARA COLLISION	Warehouse	942 N 127TH ST
760870	0141	GEL-COAT PRODUCTS & FIBERGLASS SUPPLIES/	Warehouse	958 N 127TH ST
760870	0145	LAKESIDE USED CARS LOT	Service Building	936 N 127TH ST
760870	0150	LAKESIDE USED CARS LOT SALE	Service Building	12715 AURORA AVE N
924790	0005	RESTAURANT	Restaurant/Lounge	9724 AURORA AVE N
924790	0010	SFR HOUSE USE AS STG FOR ACCT #924790-00	Restaurant/Lounge	1107 N 98TH ST
924790	0035	O-RINGS WEST	Industrial(Light)	1111 N 98TH ST
924790	0045	SCAN COMMUNITY MEDIA CENTER	Utility, Private(Radio/T.V.)	1125 N 98TH ST
924790	0085	SEATTLE CITY LIGHT	Warehouse	1149 N 98TH ST
924790	0120	CITY LIGHT PARKING LOT	Parking(Assoc)	No Situs Address
924790	0180	NORTHGATE PRINTING	Industrial(Light)	1122 N 97TH ST
924790	0195	Pet Daycare	Industrial(Light)	1114 N 97TH ST
924790	0210	SURFACE PARKING LOT	Parking(Commercial Lot)	No Situs Address
924790	0220	CLARY'S TRANSMISSION	Service Building	9700 AURORA AVE N
924790	0221	DOON KONG LAU HAKKA RESTAURANT	Restaurant/Lounge	9708 AURORA AVE N