

**Commercial Revalue**

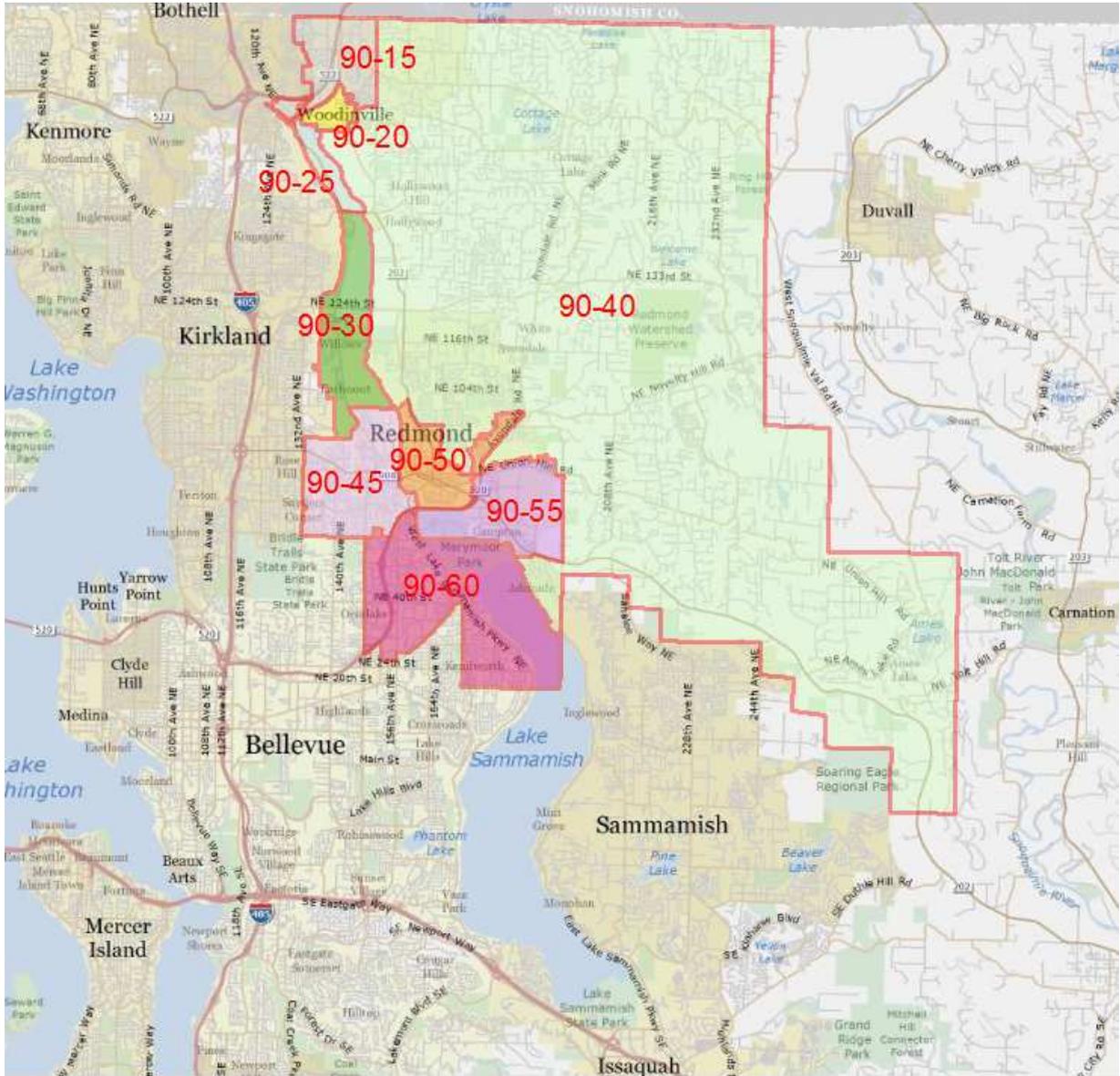
**2013 Assessment roll**

**AREA**  
**90**

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

**Lloyd Hara, Assessor**

# Area 90





## King County

Department of Assessments  
Accounting Division

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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**

**Geographic Appraisal Area:** North King County Commercial  
**Area 90:** Woodinville, Redmond

## **Sales – Improved Summary:**

Number of Sales: 34

Range of Sales Dates: 4/27/2010 – 12/26/2012

## **Sales – Ratio Study Summary:**

	<b>Improved Value</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COD*</b>
<b>2012 Average Value</b>	<b>\$1,742,000</b>	<b>\$1,981,500</b>	<b>87.9%</b>	<b>10.18%</b>
<b>2013 Average Value</b>	<b>\$1,841,900</b>	<b>\$1,981,500</b>	<b>93.0%</b>	<b>6.19%</b>
<b>Change</b>	<b>+ \$99,900</b>		<b>+5.10%</b>	<b>-3.99%</b>
<b>% Change</b>	<b>+5.73%</b>		<b>+5.80%</b>	<b>-39.19%</b>

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figure of -39.19% actually represents an improvement.

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 are included in the analysis.

## **Population - Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2012 Value</b>	<b>\$1,415,067,500</b>	<b>\$995,210,364</b>	<b>\$2,410,277,864</b>
<b>2013 Value</b>	<b>\$1,410,603,300</b>	<b>\$1,055,154,100</b>	<b>\$2,465,629,800</b>
<b>% Change</b>	<b>-.32%</b>	<b>+6.02%</b>	<b>+2.30%</b>

Number of Parcels in the Population: 1,239 excluding specialties.

## **Conclusion and Recommendation:**

Total assessed values for the 2013 revalue have increased 2.30%. Since the values recommended 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:** April 15, 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 use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

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

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- Sales from 1/1/2010 through 12/31/2012 were considered in the analysis

## Identification of the Area

### Name or Designation:

- **Area 90: Woodinville / Redmond / portions of East King County**

### Boundaries:

- North line – King County/ Snohomish County (NE 205<sup>th</sup> St.)
- West line – Western boundaries of the cities of Woodinville and Redmond.
- East line – Generally following the W Snoqualmie River Rd. to NE Ames Lk Road then west along NE Redmond/Fall City road to Lk Sammamish.
- South line – South boundary of Redmond (excluding Overlake retail area) to Lake Sammamish and along the Redmond/Fall City Rd corridor.

### Area Description:

Area 90 is located within northeast King County and includes the cities of Redmond, Woodinville, and portions of unincorporated King County. For appraisal purposes, the Area is divided into 9 separate neighborhoods generally grouping similar zoning and market areas. Area 90 is influenced by the greater eastside King County and southern Snohomish County market conditions. Interstate 405 along with SR520 & SR522 are the primary access roads leading to this traditionally suburban area.

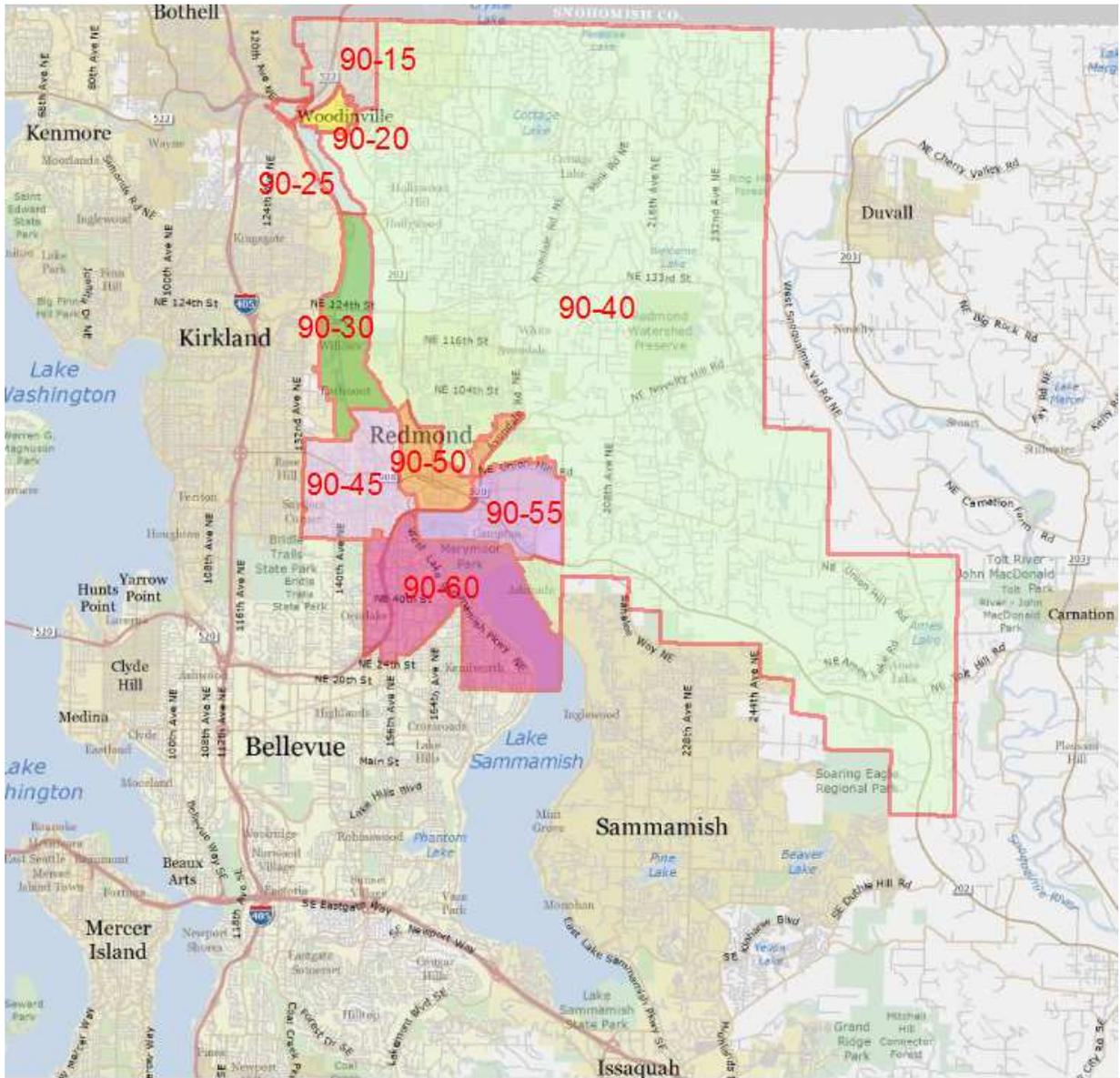


The City of Redmond is the largest city in Area 90 and the seventh most populous city in King County. Redmond is known as a center of technology and is the location for several nationally known high-tech and biomedical companies including Microsoft, Nintendo, AT&T, and Physio-Control. The downtown area has recently undergone a transformation incorporating an urban town mixture of retail and residential multi-family developments creating a popular urban lifestyle. Redmond Town Center offers a regional shopping center adjacent to the older historic town area.



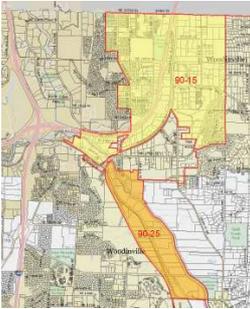
The City of Woodinville is a semi-rural community with tourism being a major draw. Molbaks nursery is known regionally for its garden center and the over 80 wineries and wine-tasting rooms have made Woodinville a major wine destination. Several of the larger winemakers are Chateau Ste. Michelle, Columbia Crest Winery, Novelty Hill-Januik, and Silver Lake Winery, which have given the area national status. This region is considered unique in commercial wine operations as the grapes are imported generally from eastern Washington and brought here for processing and sales. Redhook Ale Brewery along with several microbreweries are also located here.

Below is a general map showing the 9 neighborhoods located within Area 90. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.



Area 90 Neighborhoods descriptions:

**Neighborhoods 90-15 & 90-25 Woodinville Industrial**



**Boundaries:**

Neighborhood 90-15 is located within the city of Woodinville north of the downtown Woodinville business district and up to the King County line. Zoning is primarily I (Industrial) and GB (General Business)

Neighborhood 90-25 is located southwest of the downtown Woodinville business district adjacent to Woodinville-Redmond Rd NE, and south to NE 145<sup>th</sup> St. Zoning is primarily I (Industrial)



**Description:**

Neighborhoods 90-15 & 90-25 are considered the light industrial/general use commercial districts of Woodinville with most buildings being larger warehouses or general use properties constructed between 1970 and 2005. Area 90-25 includes a large portion of the Woodinville winery district. Major businesses include Redhook Brewery, Columbia Crest, Novelty Hill-Januik, and St. Michelle wineries.

**Neighborhood 90-20 Woodinville Business District**



**Boundaries:**

Neighborhood 90-20 is located within the city of Woodinville and includes properties generally adjacent to NE 175<sup>th</sup> St and NE Woodinville Dr.

Zoning is primarily CBD (Central Business District)



**Description:**

Neighborhood 90-20 is the main business district of Woodinville with NE 175<sup>th</sup> being the primary corridor. The properties consist typically of a mixture of retail and office buildings constructed between 1965 and 2000 with most in the mid 1980's. Major businesses include Molbak's, the Woodinville Town Center shopping center, and the City of Woodinville government buildings.

### **Neighborhood 90-30 Willows Rd**



**Boundaries:**

Neighborhood 90-30 is generally located along Willows Rd. within Redmond and unincorporated King County. The northerly boundary is generally NE 131st St. and the southerly border includes the Willows Golf Course.

Zoning is primarily BP (business Park)



**Description:**

Neighborhood 90-30 is considered part of the “High-Tech/Flex” corridor of northeast King County with buildings typically consisting of a mixture of office and warehouse space. Major businesses located here include the Quadrant Willows Corporate Center, Willows Creek Corporate Center, Physio Control, numerous tech/flex tenants, and the Willows Run golf course.

### **Neighborhood 90-40 Rural Woodinville/Redmond**



**Boundaries:**

Neighborhood 90-40 is the largest neighborhood and includes the eastern and rural portions of Woodinville and Redmond, and extending east generally to the West Snoqualmie River Road.

Zoning is diverse including Agricultural and Rural multifamily zoning and the Urban Reserve URPSO found in the Redmond Ridge Trilogy developments.



**Description:**

Neighborhood 90-40 is the most rural and diverse neighborhood of Area 90 and includes a wide range of zoning and uses. The governing jurisdiction falls primarily under unincorporated King County. The communities of Redmond Ridge and Trilogy are located here.

### Neighborhoods 90-45 and 90-55 Redmond Industrial



**Boundaries:**

Neighborhood 90-45 is located within the west side of Redmond generally between 148<sup>th</sup> Ave NE and the Sammamish River. Neighborhood 90-55 is located within the east side of Redmond generally south and east of SR 520, and adjacent to NE Union Hill Rd.

Zoning is primarily BP (Business Park), MP (Manufacturing Park), GC (General Commercial), I (Industrial) and portions of multi-family.



**Description:**

Neighborhoods 90-45 & 90-55 are considered the light industrial/business park areas of Redmond. Properties generally consist of a mixture of warehouses and business parks constructed between 1975 and 1995.

### Neighborhood 90-50 Redmond Business District



**Boundaries:**

Neighborhood 90-50 is primarily the downtown city center district of Redmond. The location is generally north of SR520, east of the Sammamish River, west of Avondale Rd, and south of NE 95<sup>th</sup> St.

Zoning was changed from the former City Center zone to 12 new Downtown zones characterizing different building designs and land uses. A list of the zones are included below.

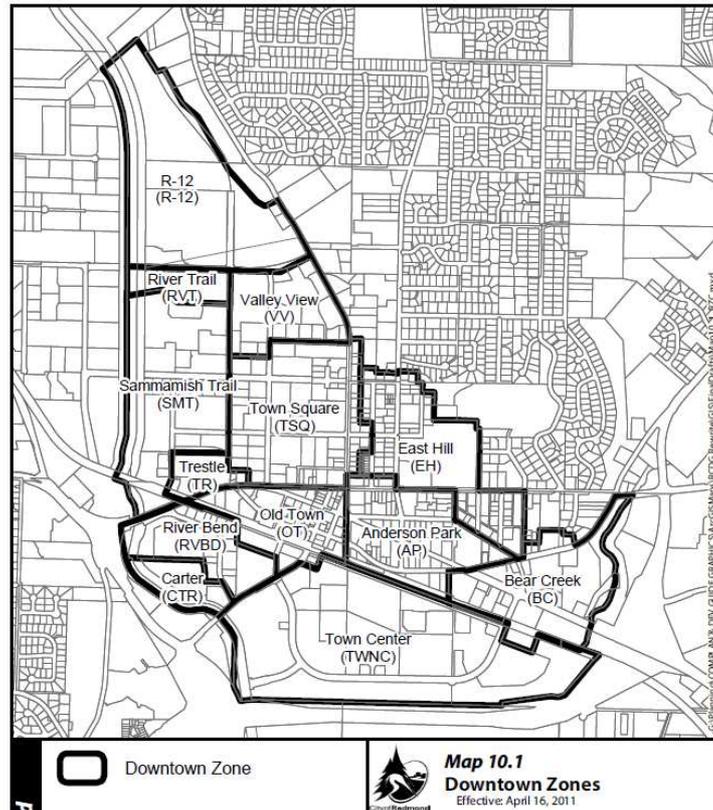


**Description:**

Neighborhood 90-50 includes the main business and multi-family use properties of downtown Redmond. The Redmond Town Center regional shopping center is located here along with a mixture of office, retail, and multi-family use properties. A large percentage of the buildings were constructed between 1960 and 1990. In recent years, several large apartments and condominiums projects have been completed increasing the multi-family mix to this neighborhood.

Below is the City of Redmond Downtown zoning map. The complete zoning descriptions can be found under City Of Redmond regulations **RZC 21.10 Downtown Regulations**. The zones include River Trail, Carter, East Hill, Anderson Park, River Bend, Sammamish Trail, Town Square, Bear Creek, Valley View, Trestle, Old Town, and Town Center.

Redmond Downtown zoning map:



**Neighborhood 90-60 Overlake Microsoft**



**Boundaries:**

Neighborhood 90-60 is located generally west of 148<sup>th</sup> Ave NE, north of Bellevue-Redmond Rd., and south of the downtown commercial district of Redmond. The commercial properties primarily include the OBAT (Overlake Business and Advanced Technology) zoning and various multi-family zonings.



**Description:**

Neighborhood 90-60 is considered part the high-tech campus region for Redmond. Zoning emphasizes larger campus size settings with the main Microsoft and Nintendo corporate offices located here. Microsoft owns over 475 acres within this neighborhood. Several smaller multi-family, office, and retail use properties are also located within this neighborhood.

## Scope of Data

### Land Parcel Value Data:

Vacant market sales from 01/01/2010 to 12/31/2012 were given primary consideration for valuing land. There were limited 2012 land sales in Area 90. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

## Land Values, Sales, Analysis, and Conclusions

There were 12 commercial land sales in Area 90 from 2010 through 2012 considered market sales. The limited number of sales reflects the continued overall slowdown in the land market for this neighborhood. The limited new construction and property use conversions further indicated a slow demand in the land market. The new land values are based on the neighborhood land sales and equalized with adjacent and similarly zoned properties. Values are generally based on a price/square foot. For land valuation purposes, the Assessor used GIS (Geographic Information System) as the primary tool to establish land values. A list of vacant sales used to develop the land model and also those considered not reflective of market value are included in the following sections.

The following table summarizes the land valuation model applied to the properties in Area 90. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide with additional adjustments made for individual site variations.

<b>Typical Land Value Ranges</b> <b>By Neighborhood and Land Use</b> <b>2013 Revaluation</b>		
Area 90 Neighborhoods	Zoning Designation	\$/sqft Range
Woodinville Industrial – North Woodinville (Area 15) South Woodinville (Area 25)	I (Industrial) GB (General Business)	\$12.5+/sqft \$18-\$21/sqft
Downtown Woodinville (Area 20)	CBD (Central Business District) O (Office) P/L (Public/Institutional)	\$23-\$28+/sqft
Redmond – Willows Road (Area 30)	BP (Business Park) ISO (Industrial Special Overlay)	\$14-\$16/sqft
Redmond Industrial – West Redmond (Area 45) East Redmond (Area 55)	I (Industrial) BP (Business Park) MP (Manufacturing Park) GC (General Commercial)	\$14-\$16/sqft \$25-\$32/sqft
Downtown Redmond (Area 50)	Multiple zones	\$45-\$70+/sqft
Overlake/ Microsoft (Area 60)	OBAT (Overlake Business and Advanced Technology)	\$28-\$32+/sqft

## Improved Values Sales, Analysis, and Conclusions:

### Economic Considerations:

#### Historic Economic Conditions:

During the five years preceding 2009, the Puget Sound real estate market including the Eastside Market Area (Bellevue, Kirkland, Mercer Island, Redmond, Woodinville, and Issaquah), experienced rapidly appreciating property values unprecedented in recent memory. Commercial properties, especially office and retail type uses, experienced low vacancy rates along with an increase in lease rates and land prices. Since then, the commercial market followed the areas residential market with a slowing of economic activity.

#### Current Economic Conditions:

The Eastside Market Area continues to reflect the slow economic activity typical of the region but with signs of recovery. The office market was impacted hard with high vacancy rates but is now showing signs of stable to improving vacancy and rental rates. The retail market slowed this past year with an increase in vacancy rates and a drop in overall value but again showed recent signs of recovery. The close-in warehouse/ industrial market was noted to have stable to slight positive outlook. There continues to be strong activity in the apartment market. Overall land values have stabilized in most neighborhoods. Few commercial sales land sales were again noted this year along with little new private construction activity. With consideration of these factors, property values in Area 90 as a whole have either stabilized or saw slight increases.

2012 YEAR END			
	OFFICE	RETAIL	INDUSTRIAL
<i>VACANCY RATE</i>	↘ (SLIGHT DECREASE)	↘ (SLIGHT DECREASE)	↘ (SLIGHT DECREASE)
<i>RENTAL RATE</i>	↔ (STABLE)	↔ (STABLE)	↔ (STABLE)
<i>CAPITALIZATION RATE</i>	↘ (SLIGHT DECREASE)	↔ (STABLE)	↘ (SLIGHT DECREASE)
<i>LAND VALUES</i>	↔ (STABLE)	↔ (STABLE)	↔ (STABLE)
<i>IMPROVED PROPERTY VALUES</i>	↔ (STABLE)	↔ (STABLE)	↔ (STABLE)

**Construction Activity:**

Construction and general economic activity remained sluggish but improved for Area 90 in 2012. The pull-back that occurred in the prior years has been reversed in the areas closest to the Bellevue core. The Redmond industrial market is considered improved over prior years as is the retail and office market. However very little activity has occurred in Woodinville or further east into the rural areas. The few sales that occurred in Area 90 reflected a mixed market of both motivated sellers and a reemerging but uncertain economy.

The City Of Redmond saw a mix of economic activity with another year of relatively low number of sales and development projects. The City continues to sponsor several government projects including a new 2 acre park located between Redmond Way and Cleveland Street called Redmond Downtown Park. Several street improvements are planned to improve the traffic flow and upgrading portions of Cleveland Street to a “main street” character. The continued transforming of the former the railroad right-of-way property through the city center called The Redmond Central Connector plans to redefine Downtown Redmond and connect the City’s historic downtown with its Town Center area.

The few private construction projects include several multi-family apartments which continue to be strong from last year’s market. More than 600 units of a mix of apartments and condominiums are planned or under construction. Developers have reported rents to be between \$1,000 to \$2,000/month with additional lower floor retail area.

The City of Woodinville had one of the lowest amounts of private development activity in the prior 10 years. The major new construction involved the government projects of widening the Sammamish Bridge and the widening of the Woodinville-Duvall road. One of the few private projects was the purchase of an older building located next to the St Michelle Winery with plans to convert it into a new restaurant to be called the Hollywood Garage. In spite of the slow year, City of Woodinville officials indicated year-end signs of slight improvement to the local economy.

**Sales Comparison Approach model description**

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of property uses. Sales were verified and analyzed to determine the sales price per square foot of net rentable area for a common unit of comparison. This information was then stratified according to use and location in order to set value ranges for the properties types. Additional property characteristic information considered included age condition, and size.

Properties for which the sales comparison approach was deemed the most reliable method of valuation include daycare, single family residences used as businesses, small office condominiums, mobile home parks, and individual situations deemed appropriate by the appraiser.

### **Sales Comparison Calibration**

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established by an analysis of sales within each neighborhood. Neighborhoods were treated independently 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 was adjusted to the western region and the Seattle area. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or sufficient income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the cost method might be special use properties and on-going new construction.

### **Cost Calibration**

The Marshall & Swift Valuation modeling system, which is built in the Real Property Application, is calibrated to the region and the Seattle area.

### **Income Capitalization Approach model description**

The Income Approach is considered a reliable approach to valuation throughout Area 90 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate publications and websites. 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, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach.

The following table recaps the rates as reported by these publications. The table demonstrates ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. The range of capitalization rates in the income model for area 90 reflects the variety of properties in this area.



### **Income approach calibration**

The models were calibrated after setting base rents by using adjustments on size, quality of construction, and the effective year built. When the value of the property by the income approach was less than the land value, a minimal \$1,000 value was allocated to the improvements.

The following tables are the results of an analysis of this information. The tables stratify the major property types for each area and the income parameters that were used to set value. Net rental rates were applied to all property types except Specialty properties, which include buildings over 100,000 square feet and apartment units. Since property taxes are considered an allowable operating expense, no effective tax rate is included in the capitalization rates.

### **Economic Income Information**

Income tables were created for many of the property types. A summary and typical breakdown of the income information used for the primary markets follows. These tables are included as a guide and individual property rates and conditions may vary.

#### **Area 90-15/ 20/ 25 –Woodinville**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$15.00 to \$20.00	9% to 12%+	8%	7.2% to 8.2%
<b>Retail/Mixed Use</b>	\$15.00 to \$28.00+	6% to 8%+	8%	7.2% to 8.2%
<b>Industrial/ Whse.</b>	\$5.5 to \$7.2	10% to 14%+	7.5%	7.2% to 8.2%

#### **Area 90-45/ 50/ 55 - Redmond West/ City Center/ East**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$15.00 to \$22.00	8% to 10%+	8%	7.2% to 8.2%
<b>Retail/Mixed Use</b>	\$16.00 to \$30.00+	5% to 8%+	8%	7.2% to 8.2%
<b>Industrial/ Whse.</b>	\$5.75 to \$7.5	7% to 11 +	7.5%	7.2% to 8.2%

#### **Area 90-30/60 – Overlake/Microsoft / Willows**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$16.00 to \$24.00	7 to 9%	8%	7.2% to 8.2%
<b>Retail/Mixed Use</b>	\$18.00 to \$30.00+	5% to 7%+	8%	7.2% to 8.2%

## 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. The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model. Bonnie Christensen, Senior Appraiser for quality purposes made an administrative review of the selected values.

## Model Validation

### Total Value Conclusions, Recommendations and Validation:

Recommended assessed values are based on market conditions as of January 1, 2013.

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate is 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 an improved equity between individual properties as shown in the improvement of the Coefficient of Dispersion (C.O.D.) from 10.18% to 6.19% and a weighted mean average from 87.9% to 93.0%. The change in the Coefficient of Variation (C.O.V) from 12.08% to 8.00% also represents an improvement.

The total value for the 2012 assessment year for Area 90 was \$2,410,277,864. The total recommended assessed value for the 2013 assessment year is \$2,465,629,800. Application of these recommended values for the 2013 assessment year results in a total change from the 2012 assessments of +2.30%.

Area 90	2012 Year	2013 Year	\$ Change	% Change
<b>Total Assessed Value</b>	\$2,410,277,864	\$2,465,629,800	\$55,351,936	+2.30%

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

# USPAP Compliance

## **Client and Intended Use of the Appraisal:**

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

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

## **Definition and date of value estimate:**

### **Market Value**

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

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

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

### **Highest and Best Use**

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## **Property Rights Appraised: Fee Simple**

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

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

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

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

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

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

### **The Dictionary of Real Estate Appraisal, 3<sup>rd</sup> Addition, Appraisal Institute.**

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

## **Assumptions and Limiting Conditions:**

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable 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.*

*Erik Prestegaard*

4/15/2013

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Erik Prestegaard  
Commercial Appraiser II

Date

Area 090  
2013 Assessment Year  
Sales Used with 2012 AV

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
012505-9068	389,800	450,000	4/6/2012	0.8662	0.0276
012505-9072	465,000	596,300	11/8/2012	0.7798	0.0588
022505-9083	1,353,000	1,650,000	10/13/2011	0.8200	0.0187
022505-9127	1,260,500	1,575,000	8/30/2010	0.8003	0.0383
022505-9220	878,600	1,052,000	11/20/2012	0.8352	0.0035
032605-9043	7,701,800	9,500,000	12/18/2012	0.8107	0.0279
032605-9059	1,083,600	1,350,000	11/30/2011	0.8027	0.0360
032605-9100	2,003,800	2,115,000	11/12/2010	0.9474	0.1088
032605-9143	969,900	1,205,000	2/8/2011	0.8049	0.0338
032605-9145	1,090,000	1,358,280	5/20/2011	0.8025	0.0362
102605-9063	1,242,600	1,350,000	12/3/2012	0.9204	0.0818
122505-9081	1,112,000	1,500,000	4/27/2010	0.7413	0.0973
122505-9179	1,492,600	1,730,000	11/29/2012	0.8628	0.0241
192606-9034	231,500	235,000	9/22/2010	0.9851	0.1465
192606-9034	231,500	240,000	5/2/2011	0.9646	0.1259
221295-0062	736,000	1,250,000	11/15/2012	0.5888	0.2499
272605-9110	4,800,000	4,800,000	6/24/2011	1.0000	0.1613
519550-0050	1,950,500	2,050,000	6/2/2011	0.9515	0.1128
519550-0100	5,073,800	5,225,000	12/1/2010	0.9711	0.1324
660050-0010	1,464,900	1,400,000	9/22/2011	1.0464	0.2077
671970-0115	494,700	625,000	5/30/2012	0.7915	0.0471
671970-0330	631,200	685,000	9/29/2011	0.9215	0.0828
719880-0086	809,000	1,109,520	5/18/2012	0.7291	0.1095
719890-0210	1,263,200	1,500,000	5/25/2010	0.8421	0.0035
719890-0320	2,836,700	3,025,000	8/30/2011	0.9378	0.0991
719890-0330	9,599,900	10,300,000	7/27/2011	0.9320	0.0934
719890-0350	1,364,000	1,364,000	11/18/2011	1.0000	0.1613
720170-0051	631,900	776,600	9/13/2012	0.8137	0.0250
720170-0052	673,900	873,410	8/28/2012	0.7716	0.0671
720170-0053	738,200	925,000	11/26/2012	0.7981	0.0406
779220-0050	1,044,300	1,075,000	12/22/2011	0.9714	0.1328
779290-0255	346,500	520,000	9/20/2012	0.6663	0.1723
779290-0260	928,000	1,000,000	3/10/2011	0.9280	0.0893
943050-0121	2,335,800	2,960,000	12/26/2012	0.7891	0.0495

Area 090  
2013 Assessment Year  
Sales Used with 2012 AV

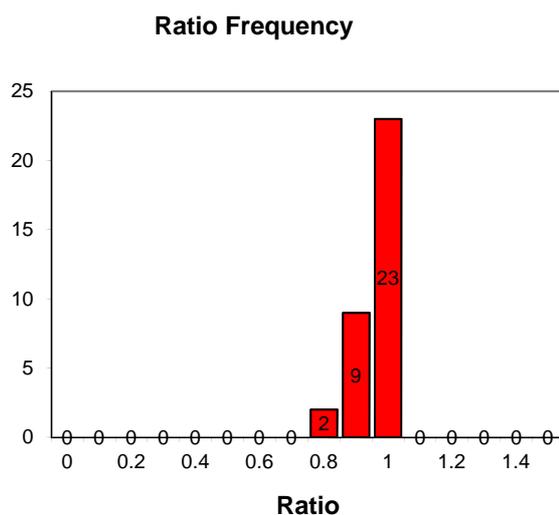
<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>	<b>Sales Dates:</b>		
East Crew	1/1/2013	4/15/2013	4/27/10 - 12/26/12		
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>		
90	EPRE	Improvement	N		
<b>SAMPLE STATISTICS</b>					
Sample size (n)	34				
Mean Assessed Value	1,742,000				
Mean Sales Price	1,981,500				
Standard Deviation AV	2,076,521				
Standard Deviation SP	2,291,708				
<b>ASSESSMENT LEVEL</b>					
Arithmetic mean ratio	0.859	<p>These figures reflect measurements before posting new values.</p>			
Median Ratio	0.839				
Weighted Mean Ratio	0.879				
<b>UNIFORMITY</b>					
Lowest ratio	0.5888				
Highest ratio:	1.0464				
Coefficient of Dispersion	10.18%				
Standard Deviation	0.1037				
Coefficient of Variation	12.08%				
Price-related Differential	0.98				
<b>RELIABILITY</b>					
<b>95% Confidence: Median</b>					
Lower limit	0.802				
Upper limit	0.932				
<b>95% Confidence: Mean</b>					
Lower limit	0.824				
Upper limit	0.894				
<b>SAMPLE SIZE EVALUATION</b>					
N (population size)	795				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1037				
<b>Recommended minimum:</b>	17				
Actual sample size:	34				
<b>Conclusion:</b>	OK				
<b>NORMALITY</b>					
<b>Binomial Test</b>					
# ratios below mean:	18				
# ratios above mean:	16				
z:	0.171498585				
<b>Conclusion:</b>	<b>Normal*</b>				
*i.e., no evidence of non-normality					

Area 090  
2013 Assessment Year  
Sales Used with 2013 AV

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
012505-9068	389,800	450,000	4/6/2012	0.8662	0.0792
012505-9072	577,200	596,300	11/8/2012	0.9680	0.0225
022505-9083	1,572,500	1,650,000	10/13/2011	0.9530	0.0076
022505-9127	1,434,200	1,575,000	8/30/2010	0.9106	0.0348
022505-9220	915,700	1,052,000	11/20/2012	0.8704	0.0750
032605-9043	7,746,100	9,500,000	12/18/2012	0.8154	0.1301
032605-9059	1,159,300	1,350,000	11/30/2011	0.8587	0.0867
032605-9100	2,075,800	2,115,000	11/12/2010	0.9815	0.0360
032605-9143	1,036,800	1,205,000	2/8/2011	0.8604	0.0850
032605-9145	1,250,000	1,358,280	5/20/2011	0.9203	0.0252
102605-9063	1,246,300	1,350,000	12/3/2012	0.9232	0.0222
122505-9081	1,133,100	1,500,000	4/27/2010	0.7554	0.1900
122505-9179	1,537,900	1,730,000	11/29/2012	0.8890	0.0565
192606-9034	232,300	235,000	9/22/2010	0.9885	0.0431
192606-9034	232,300	240,000	5/2/2011	0.9679	0.0225
221295-0062	897,000	1,250,000	11/15/2012	0.7176	0.2278
272605-9110	4,799,400	4,800,000	6/24/2011	0.9999	0.0544
519550-0050	2,048,200	2,050,000	6/2/2011	0.9991	0.0537
519550-0100	5,210,900	5,225,000	12/1/2010	0.9973	0.0519
660050-0010	1,184,900	1,400,000	9/22/2011	0.8464	0.0991
671970-0115	607,500	625,000	5/30/2012	0.9720	0.0266
671970-0330	679,800	685,000	9/29/2011	0.9924	0.0470
719880-0086	941,900	1,109,520	5/18/2012	0.8489	0.0965
719890-0210	1,294,600	1,500,000	5/25/2010	0.8631	0.0824
719890-0320	3,020,600	3,025,000	8/30/2011	0.9985	0.0531
719890-0330	10,250,200	10,300,000	7/27/2011	0.9952	0.0497
719890-0350	1,364,000	1,364,000	11/18/2011	1.0000	0.0546
720170-0051	726,500	776,600	9/13/2012	0.9355	0.0099
720170-0052	815,500	873,410	8/28/2012	0.9337	0.0117
720170-0053	907,000	925,000	11/26/2012	0.9805	0.0351
779220-0050	1,075,000	1,075,000	12/22/2011	1.0000	0.0546
779290-0255	500,500	520,000	9/20/2012	0.9625	0.0171
779290-0260	987,100	1,000,000	3/10/2011	0.9871	0.0417
943050-0121	2,776,000	2,960,000	12/26/2012	0.9378	0.0076

Area 090  
2013 Assessment Year  
Sales Used with 2013 AV

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>		<b>Sales Dates:</b>
East Crew	1/1/2013	4/15/2013		4/27/10 - 12/26/12
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>		<b>Trend used?: Y / N</b>
90	EPRE	Improvement		N
<b>SAMPLE STATISTICS</b>				
Sample size (n)	34			
Mean Assessed Value	1,841,900			
Mean Sales Price	1,981,500			
Standard Deviation AV	2,147,881			
Standard Deviation SP	2,291,708			
<b>ASSESSMENT LEVEL</b>				
Arithmetic mean ratio	0.926			
Median Ratio	0.945			
Weighted Mean Ratio	0.930			
<b>UNIFORMITY</b>				
Lowest ratio	0.7176			
Highest ratio:	1.0000			
Coefficient of Dispersion	6.19%			
Standard Deviation	0.0741			
Coefficient of Variation	8.00%			
Price-related Differential	1.00			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>				
Lower limit	0.889			
Upper limit	0.981			
<b>95% Confidence: Mean</b>				
Lower limit	0.901			
Upper limit	0.951			
<b>SAMPLE SIZE EVALUATION</b>				
N (population size)	795			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.0741			
<b>Recommended minimum:</b>	9			
Actual sample size:	34			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	14			
# ratios above mean:	20			
z:	0.857492926			
<b>Conclusion:</b>	<b>Normal*</b>			
*i.e., no evidence of non-normality				



These figures reflect measurements after posting new values.

## Improvement Sales for Area 090 with Sales Used

03/19/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	050	012505	9068	1,050	2537601	\$450,000	04/06/12	\$428.57	CONVERTED SFR	EH	1	Y	
090	050	012505	9072	2,960	2573636	\$596,300	11/08/12	\$201.45	TRIPLEX	EH	1	Y	
090	045	022505	9083	7,314	2513865	\$1,650,000	10/13/11	\$225.59	ROSE HILL KINDERCARE	R30	1	Y	
090	045	022505	9127	11,952	2456461	\$1,575,000	08/30/10	\$131.78	WAREHOUSE / OFFICE	MP	1	Y	
090	045	022505	9220	8,800	2575742	\$1,052,000	11/20/12	\$119.55	WAREHOUSE - Evergreen Center	MP	1	Y	
090	015	032605	9043	82,300	2582274	\$9,500,000	12/18/12	\$115.43	WAREHOUSE - Western Marine	I	1	Y	
090	015	032605	9059	7,573	2520995	\$1,350,000	11/30/11	\$178.26	RETAIL - Platt Electric	GB	2	Y	
090	015	032605	9100	16,422	2468441	\$2,115,000	11/12/10	\$128.79	WAREHOUSE - former fire station	I	1	Y	
090	015	032605	9143	9,500	2477882	\$1,205,000	02/08/11	\$126.84	WAREHOUSE	I	1	Y	
090	015	032605	9145	10,000	2492818	\$1,358,280	05/20/11	\$135.83	WAREHOUSE - Pacific Plumbing	I	1	Y	
090	020	102605	9063	5,420	2577330	\$1,350,000	12/03/12	\$249.08	OFFICE - Victorian Bldg	O	1	Y	
090	050	122505	9081	5,600	2439076	\$1,500,000	04/27/10	\$267.86	RETAIL - Napa Auto Parts	CC4	1	Y	
090	050	122505	9179	7,815	2577004	\$1,730,000	11/29/12	\$221.37	RETAIL	AP	1	Y	
090	040	192606	9034	864	2460870	\$235,000	09/22/10	\$271.99	RETAIL - Cottage Creek Nursery	RA5P	1	Y	
090	040	192606	9034	864	2490497	\$240,000	05/02/11	\$277.78	RETAIL - Cottage Creek Nursery	RA5P	1	Y	
090	055	221295	0062	4,600	2574740	\$1,250,000	11/15/12	\$271.74	RETAIL - Emil's Concrete Co	MP	1	Y	
090	030	272605	9110	58,530	2497792	\$4,800,000	06/24/11	\$82.01	OFFICE - Valley View Corp	TL 7	1	Y	
090	055	519550	0050	17,300	2494213	\$2,050,000	06/02/11	\$118.50	WAREHOUSE - ASP Bldg	MP	1	Y	
090	055	519550	0100	68,565	2468774	\$5,225,000	12/01/10	\$76.21	WAREHOUSE - DISTRIBUTION CENTER	MP	1	Y	
090	050	660050	0010	5,300	2514883	\$1,400,000	09/22/11	\$264.15	MEDICAL	TSQ	2	Y	
090	050	671970	0115	2,250	2546457	\$625,000	05/30/12	\$277.78	CONVERTED SFR - RETAIL	TSQ	1	Y	
090	050	671970	0330	2,428	2512549	\$685,000	09/29/11	\$282.13	OFFICE - LAW	EH	1	Y	
090	050	719880	0086	3,700	2545338	\$1,109,520	05/18/12	\$299.87	RESTAURANT	OT	1	Y	
090	050	719890	0210	6,000	2445967	\$1,500,000	05/25/10	\$250.00	OFFICE - Valley Insurance	TSQ	1	Y	
090	050	719890	0320	9,848	2508211	\$3,025,000	08/30/11	\$307.17	MEDICAL - Doctors Plaza	TSQ	1	Y	
090	050	719890	0330	41,153	2502389	\$10,300,000	07/27/11	\$250.29	MEDICAL - Redmond Medical Center	TSQ	2	Y	
090	050	719890	0350	6,942	2520358	\$1,364,000	11/18/11	\$196.49	MEDICAL	TSQ	1	Y	
090	045	720170	0051	7,620	2564001	\$776,600	09/13/12	\$101.92	WAREHOUSE	MP	1	Y	
090	045	720170	0052	8,442	2561180	\$873,410	08/28/12	\$103.46	WAREHOUSE	MP	1	Y	
090	045	720170	0053	9,200	2576414	\$925,000	11/26/12	\$100.54	WAREHOUSE	MP	1	Y	
090	050	779220	0050	6,600	2524823	\$1,075,000	12/22/11	\$162.88	RETAIL	OT	1	Y	
090	050	779290	0255	920	2565702	\$520,000	09/20/12	\$565.22	CONVERTED SFR - OFFICE	EH	1	Y	
090	050	779290	0260	3,439	2482410	\$1,000,000	03/10/11	\$290.78	OFFICE - LAW	EH	1	Y	
090	045	943050	0121	34,700	2582553	\$2,960,000	12/26/12	\$85.30	WAREHOUSE	MP	1	Y	

Vacant Sales for Area 090 with Sales Used

01/14/2013

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	015	032605	9101	157,216	2468442	\$600,000	11/12/10	\$3.82	VACANT LAND	I	1	Y	
090	015	032605	9106	43,762	2510523	\$215,880	07/25/11	\$4.93	VACANT LAND	I	1	Y	
090	015	062210	0052	70,200	2582411	\$1,330,784	12/26/12	\$18.96	VALUE IN THE LAND	GB	1	Y	
090	015	062210	0059	34,282	2582406	\$489,216	12/26/12	\$14.27	VACANT LAND	GB	1	Y	
090	020	102605	9019	14,400	2509831	\$415,000	09/14/11	\$28.82	VACANT LAND	CBD	1	Y	
090	025	152605	9031	81,193	2541690	\$895,000	05/01/12	\$11.02	VALUE IN THE LAND	I	2	Y	
090	040	072606	9001	112,594	2464298	\$1,925,000	10/27/10	\$17.10	VALUE IN THE LAND	NBP	2	Y	
090	050	022505	9142	99,883	2444029	\$5,500,000	05/28/10	\$55.06	VALUE IN THE LAND	CC4	1	Y	
090	050	660050	0050	11,020	2548877	\$610,000	06/11/12	\$55.35	VACANT LAND	TSQ	1	Y	
090	050	779290	0141	7,188	2483603	\$366,000	03/16/11	\$50.92	VALUE IN THE LAND	EH	1	Y	
090	055	062506	9015	281,395	2436008	\$3,500,000	03/19/10	\$12.44	VALUE IN THE LAND	BP	1	Y	
090	055	072506	9129	1,028,587	2569503	\$16,872,500	10/12/12	\$16.40	VACANT LAND	MP	1	Y	

## Improvement Sales for Area 090 with Sales not Used

02/12/2013

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	055	012505	9081	1,450	2469607	\$140,000	12/07/10	\$96.55	SFR	BP	1	13	Bankruptcy - receiver or trustee
090	015	032605	9154	43,790	2499561	\$884,400	07/05/11	\$20.20	RIDGEWOOD CORPORATE PARK	I	1	31	Exempt from excise tax
090	015	062210	0021	9,200	2557233	\$3,200,000	08/01/12	\$347.83	CONSOLIDATED FREIGHTWAYS	GB	1	15	No market exposure
090	055	062506	9034	1,206	2427105	\$1,209	01/27/10	\$1.00	WATSON ASP	I	1	24	Easement or right-of-way
090	055	062506	9113	0	2427104	\$16,139	01/27/10	\$0.00	TRUSS SPAN CO	I	1	24	Easement or right-of-way
090	020	102605	9103	4,121	2441441	\$950,000	05/13/10	\$230.53	VICTORIA SQUARE SUITES	O	1	61	Financial institution resale
090	020	102605	9130	8,790	2500550	\$2,850,000	07/13/11	\$324.23	GOODYEAR TIRE STORE	CBD	3	15	No market exposure
090	050	112505	9111	4,990	2437516	\$111	04/01/10	\$0.02	OFFICE	CC3	2	51	Related party, friend, or neighbor
090	050	122505	9222	5,475	2551681	\$2,914,000	06/25/12	\$532.24	LINE RETAIL	AP	1	15	No market exposure
090	025	152605	9060	0	2581284	\$8,400,000	12/18/12	\$0.00	WOODINVILLE LUMBER	I	3	13	Bankruptcy - receiver or trustee
090	040	172606	9043	22,856	2567020	\$820,000	09/26/12	\$35.88	Little Bit Special Riders	RA5	1	15	No market exposure
090	055	221295	0032	2,000	2525246	\$523,200	12/30/11	\$261.60	PACER PROPANE	MP	1	59	Bulk portfolio sale
090	050	263920	0010	0	2520477	\$155,000	11/30/11	\$0.00	FRAZER COURT	TSQ	2	33	Lease or lease-hold
090	030	272605	9102	6,670	2553783	\$92,926	07/13/12	\$13.93	KATCO BUILDING	TL 7	1	18	Quit claim deed
090	030	272605	9102	6,670	2553785	\$92,926	07/13/12	\$13.93	KATCO BUILDING	TL 7	1	18	Quit claim deed
090	055	519550	0140	36,708	2472718	\$4,850,000	12/22/10	\$132.12	WAREHOUSE	MP	2	N	Change of Use
090	050	719880	0016	2,920	2516392	\$10,000	10/31/11	\$3.42	ACME LOANS & SURPLUS	OT	1	56	Builder or developer sales
090	050	719880	0016	2,920	2485094	\$950,000	03/30/11	\$325.34	ACME LOANS & SURPLUS	OT	1	15	No market exposure
090	045	720170	0095	124,467	2452772	\$171,077	07/28/10	\$1.37	GEORGE BELL PROPERTIES	MP	1	24	Easement or right-of-way
090	020	726910	0085	3,200	2457103	\$1,250,000	08/13/10	\$390.63	R J TIRES	CBD	1	44	Tenant
090	050	927070	0050	11,827	2485128	\$123,000	03/16/11	\$10.40	ACCURATE AUTO BODY	RVBD	1	15	No market exposure
090	050	927070	0120	14,995	2577284	\$850,000	11/28/12	\$56.69	RETAIL BUILDING	RVBD	1	11	Corporate affiliates
090	050	927070	0120	14,995	2577285	\$850,000	11/28/12	\$56.69	RETAIL BUILDING	RVBD	1	11	Corporate affiliates

Vacant Sales for Area 090 with Sales not Used

01/14/2013

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	015	092605	9068	189,050	2557405	\$900,000	08/01/12	\$4.76	VACANT LAND	R 4000	1	65	Plans & permits
090	015	092605	9104	52,678	2451287	\$700,000	07/19/10	\$13.29	VACANT	CBD	1	16	Government agency
090	025	152605	9053	594,197	2581284	\$8,400,000	12/18/12	\$14.14	VACANT INDUSTRIAL LAND	I	3	13	Bankruptcy - receiver or trustee
090	030	272605	9142	55,493	2494669	\$460,000	06/02/11	\$8.29	VACANT	I	2	11	Corporate affiliates
090	050	122505	9117	6,750	2520955	\$383,000	12/01/11	\$56.74	VACANT COMMERCIAL	AP	1	16	Government agency
090	050	719880	0016	9,115	2534487	\$10,000	02/29/12	\$1.10	ACME LOANS & SURPLUS	OT	1	24	Easement or right-of-way
090	055	012505	9040	186,001	2543238	\$30,000	05/08/12	\$0.16	VACANT COMMERCIAL LAND	BP	1	42	Development rights to cnty,cty,or pr
090	055	122505	9243	49,782	2550833	\$851,200	06/18/12	\$17.10	VACANT LAND	GC	1	15	No market exposure

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
012505	9022	17325 NE 85TH PL
012505	9054	16510 NE 85TH ST
012505	9059	8389 167TH AVE NE
012505	9060	8370 166TH AVE NE
012505	9069	8340 167TH AVE NE
012505	9071	
012505	9080	17771 NE 90TH ST
012505	9112	
012505	9137	8384 167TH AVE NE
012505	9149	8704 164TH AVE NE
012505	9152	8050 AVONDALE RD NE
012505	9155	
012505	9159	8610 164TH AVE NE
012505	9160	8218 169TH AVE NE
012505	9168	8502 166TH AVE NE
012505	9170	8400 166TH AVE NE
012505	9177	16518 NE 85TH ST
012505	9183	17270 NE UNION HILL RD
022505	9021	16340 NE 83RD ST
022505	9025	NE 81ST ST
022505	9030	8009 164TH AVE NE
022505	9037	16221 NE 81ST ST
022505	9050	NE 81ST ST
022505	9076	NE 80TH ST
022505	9082	9200 WOODINVILLE-REDMOND RD
022505	9094	161ST AVE NE
022505	9095	8920 WOODINVILLE-REDMOND RD NE
022505	9110	
022505	9114	9110 WOODINVILLE-REDMOND RD
022505	9130	NE 87TH ST
022505	9143	161ST AVE NE
022505	9163	158TH AVE NE
022505	9209	9016 WOODINVILLE-REDMOND RD
022505	9225	9530 WOODINVILLE-REDMOND RD
022505	9243	8550 160TH AVE NE
022505	9244	8601 161ST AVE NE
022505	9252	
025105	0000	8802 164TH AVE NE
025330	0000	17900 NE 90TH ST
029310	0000	9325 180TH AVE NE
033940	0000	17420 NE 88TH PL
062506	9102	
062506	9107	18100 NE 95TH ST
062506	9108	
062506	9115	9435 AVONDALE RD NE
062685	0000	7930 171ST AVE NE
066100	0090	
074200	0006	16908 NE 82ND ST
074200	0015	16928 NE 82ND ST
074200	0030	16990 NE 80TH ST
074200	0035	16920 NE 80TH ST
074200	0040	16910 NE 80TH ST
074200	0045	8020 169TH AVE NE
074200	0055	16921 NE 82ND ST
074200	0110	8200 170TH PL NE
074200	0115	8200 170TH PL NE
107950	0000	8653 AVONDALE RD NE
112505	9021	
112505	9026	
112505	9037	7445 162ND AVE NE
112505	9051	LEARY WAY NE
112505	9073	
112505	9098	STATE ROUTE 520
112505	9146	
122505	9014	7910 170TH PL NE
122505	9017	17158 REDMOND WAY
122505	9029	16500 NE 80TH ST
122505	9048	16511 NE 80TH ST
122505	9052	

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
122505	9063	17186 REDMOND WAY
122505	9064	17160 AVONDALE WAY NE
122505	9077	
122505	9117	
122505	9140	16555 NE 80TH ST
122505	9141	16600 NE 79TH ST
122505	9147	17015 AVONDALE WAY
122505	9153	17100 REDMOND WAY
122505	9154	
122505	9167	17141 NE 80TH ST
122505	9169	17025 AVONDALE WAY NE
122505	9191	17107 NE 80TH ST
122505	9204	17170 REDMOND WAY
122505	9205	16909 NE REDMOND WAY
122505	9206	16975 REDMOND WAY
122505	9209	17121 NE 80TH ST
122505	9211	17246 REDMOND WAY
122505	9215	17158 REDMOND WAY
122505	9217	17122 NE REDMOND WAY
122505	9218	17140 NE REDMOND WAY
122505	9223	
122505	9228	16989 NE REDMOND WAY
122505	9230	178TH PL NE
122505	9257	
122505	9263	
122505	9264	
122505	9266	
162400	0000	16141 CLEVELAND ST
263920	0000	16275 NE 85TH ST
269535	0000	8321 167TH AVE NE
521880	0000	7912 170TH AVE NE
559178	0000	9981 AVONDALE RD NE
660050	0020	NE 85TH ST
660050	0050	8525 163RD CT NE
660050	0062	
671970	0020	8048 164TH AVE NE
671970	0062	2ND AVE NE
671970	0140	8430 164TH AVE NE
671970	0235	8402 165TH AVE NE
671970	0256	8425 166TH AVE NE
683787	0000	9009 AVONDALE RD NE
719880	0016	16325 CLEVELAND ST
719880	0026	
719880	0125	GILMAN ST
719890	0010	8397 158TH AVE NE
719890	0060	158TH AVE NE
719890	0100	158TH AVE NE
719890	0240	160TH AVE NE
719890	0291	15940 NE REDMOND WAY
720000	0200	16405 NE 95TH ST
720000	0201	9447 166TH AVE NE
720000	0305	16518 NE 91ST ST
720000	2097	8715 175TH AVE NE
720000	2098	8721 175TH AVE NE
720000	2099	17514 NE 88TH PL
720000	2151	8000 AVONDALE RD NE
720205	0000	16530 NE 95TH ST
720241	0010	
720241	0020	
720241	0030	
720241	0040	7210 164TH AVE NE
720241	0050	
720241	0060	7575 164TH AVE NE
720241	0080	7401 164TH AVE NE
720241	0100	7277 164TH AVE NE
720241	0110	16635 NE 76TH ST
720241	0130	
720241	0132	
720241	0150	7332 166TH AVE SE

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
720241	0160	
720241	0161	7597 170TH AVE NE
720241	0163	7215 170TH AVE NE
720241	0165	7215 170TH AVE NE
720241	0170	7214 170TH AVE NE
720241	0180	
720241	0190	
720241	0250	7359 BEAR CREEK PKWY
720241	0260	
720595	0000	9474 REDMOND WOODINVILLE RD
753200	0000	8332 167TH AVE NE
773480	0000	17002 NE 80TH ST
779220	0005	16524 CLEVELAND ST
779220	0045	
779220	0061	7975 LEARY WAY NE
779240	0005	
779240	0035	
779240	0150	NE REDMOND WAY
779240	0190	
779290	0005	
779290	0015	
779290	0035	7805 170TH PL NE
779290	0080	7903 170TH PL NE
779290	0150	16912 NE 79TH ST
779290	0200	7977 170TH AVE NE
779290	0220	7960 169TH AVE NE
779290	0295	7950 168TH AVE NE
779290	0305	7920 168TH AVE NE
802970	0020	16244 CLEVELAND ST
856276	0000	9511 182ND PL NE
866460	0000	8850 164TH AVE NE
947795	0000	15751 NE 95TH WAY
012505	9011	8630 164TH AVE NE
012505	9013	16600 NE 80TH ST
012505	9018	16540 NE 80TH ST
012505	9042	8210 AVONDALE WAY NE
012505	9046	8004 AVONDALE WAY NE
012505	9048	16800 NE 80TH ST
012505	9064	8410 166TH AVE NE
012505	9068	16640 NE 83RD ST
012505	9070	8420 166TH AVE NE
012505	9072	8405 167TH AVE NE
012505	9076	16645 NE 85TH ST
012505	9077	
012505	9110	8529 166TH AVE NE
012505	9111	8550 164TH AVE NE
012505	9115	17530 NE UNION HILL RD
012505	9116	16440 NE 85TH ST
012505	9120	8520 164TH AVE NE
012505	9124	8400 167TH AVE NE
012505	9154	8040 AVONDALE RD NE
012505	9185	8296 AVONDALE WAY NE
022505	9020	8451 164TH AVE NE
022505	9022	8151 164TH AVE NE
022505	9023	16304 NE 81ST ST
022505	9029	16310 NE 80TH ST
022505	9048	8201 164TH AVE NE
022505	9057	16210 NE 80TH ST
022505	9062	8103 164TH AVE NE
022505	9064	16250 NE 80TH ST
022505	9065	8101 164TH AVE NE
022505	9073	16267 NE 81ST ST
022505	9089	16336 NE 81ST ST
022505	9099	16225 NE 87TH ST
022505	9103	16160 NE 80TH ST
022505	9122	16110 NE 87TH ST
022505	9126	8005 161ST AVE NE
022505	9142	16135 NE 85TH ST
022505	9159	8450 161ST AVE NE

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
022505	9166	16390 NE 87TH ST
022505	9179	8040 161ST AVE NE
022505	9180	15990 NE 85TH ST
022505	9200	8709 161ST AVE NE
022505	9213	NE 87TH ST
022505	9214	8693 161ST AVE NE
022505	9227	8675 161ST AVE NE
022505	9228	8502 160TH AVE NE
032605	9007	19495 144TH AVE NE
032605	9061	14126 NE 190TH ST
032605	9085	14522 NE 190TH ST
032605	9088	20031 142ND AVE NE
032605	9151	19495 144TH AVE NE
032605	9152	19495 144TH AVE NE
062410	1170	13737 202ND AVE NE
062410	1180	13737 202ND AVE NE
062506	9012	18001 NE UNION HILL RD
072506	9129	18795 NE 73RD ST
074200	0050	8080 169TH AVE NE
092605	9032	17280 WOODINVILLE-REDMOND RD
092605	9162	17270 WOODINVILLE-REDMOND RD
112505	9106	15945 NE REDMOND WAY
122505	9016	7802 168TH AVE NE
122505	9018	17020 REDMOND WAY
122505	9019	16725 CLEVELAND ST
122505	9021	16720 NE REDMOND WAY
122505	9024	16625 NE REDMOND WAY
122505	9027	16500 NE REDMOND WAY
122505	9030	16505 NE REDMOND WAY
122505	9031	16450 NE 77TH ST
122505	9032	7950 164TH AVE NE
122505	9050	7814 170TH PL NE
122505	9053	16517 NE 80TH ST
122505	9055	16425 CLEVELAND ST
122505	9057	164TH AVE NE
122505	9059	16510 NE 79TH ST
122505	9060	16910 AVONDALE RD NE
122505	9065	16651 NE 79TH ST
122505	9070	16450 NE REDMOND WAY
122505	9071	16590 NE 79TH ST
122505	9072	16533 NE 80TH ST
122505	9073	16508 NE 79TH ST
122505	9075	16600 NE 77TH ST
122505	9078	16544 NE 79TH ST
122505	9080	16519 NE REDMOND WAY
122505	9081	16425 NE 80TH ST
122505	9082	16701 CLEVELAND ST
122505	9087	16410 NE 79TH ST
122505	9089	16701 NE 79TH ST
122505	9090	16536 CLEVELAND ST
122505	9093	16760 REDMOND WAY
122505	9094	16771 REDMOND WAY
122505	9097	16717 NE REDMOND WAY
122505	9100	17130 AVONDALE WAY NE
122505	9103	16630 NE REDMOND WAY
122505	9104	16900 NE REDMOND WAY
122505	9111	16551 NE 79TH ST
122505	9119	16615 NE REDMOND WAY
122505	9125	16715 NE 79TH ST
122505	9126	16761 NE 79TH ST
122505	9128	7821 168TH AVE NE
122505	9133	16421 NE REDMOND WAY
122505	9138	7829 168TH AVE NE
122505	9142	CLEVELAND ST
122505	9145	7825 168TH AVE NE
122505	9150	7828 166TH AVE NE
122505	9155	16651 NE REDMOND WAY
122505	9156	
122505	9157	

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
122505	9165	16540 NE REDMOND WAY
122505	9170	17090 AVONDALE WAY NE
122505	9171	17101 NE 80TH ST
122505	9172	16545 NE 80TH ST
122505	9178	17094 AVONDALE WAY NE
122505	9179	16715 CLEVELAND ST
122505	9185	7820 170TH PL NE
122505	9197	17020 AVONDALE WAY NE
122505	9200	16690 NE REDMOND WAY
122505	9201	16851 NE REDMOND WAY
122505	9203	16705 NE 79TH ST
122505	9213	16648 NE REDMOND WAY
122505	9214	16401 NE REDMOND WAY
122505	9221	
122505	9222	7625 170TH AVE NE
122505	9224	16979 NE REDMOND WAY
122505	9225	16641 NE REDMOND WAY
122505	9231	7370 170TH AVE NE
122505	9240	7450 170TH AVE NE
122505	9253	17181 NE REDMOND WAY
152605	9005	16110 WOODINVILLE-REDMOND RD
152605	9026	16111 WOODINVILLE-REDMOND RD
152605	9057	16220 WOODINVILLE-REDMOND RD NE
152605	9088	15300 WOODINVILLE-REDMOND RD
152605	9100	15010 WOODINVILLE-REDMOND RD
192730	0880	18702 142ND AVE NE
192730	0886	18800 142ND AVE NE
192730	0900	18600 142ND AVE NE
221295	0073	18460 NE 76TH ST
221295	0080	18340 NE 76TH ST
262605	9079	13029 WOODINVILLE-REDMOND RD NE
342605	9018	10442 WILLOWS RD
644820	0015	3040 148TH AVE NE
660050	0010	16375 NE 85TH ST
660050	0040	16260 NE 85TH ST
660050	0060	8575 164TH AVE NE
660050	0090	16310 NE 85TH ST
660050	0100	16398 NE 85TH ST
664110	0010	14241 NE 200TH ST
664110	0020	14201 NE 200TH ST
664110	0030	14103 NE 200TH ST
664110	0050	19825 141ST PL NE
664110	0060	19860 141ST PL NE
664110	0070	19800 141ST PL NE
671970	0005	8010 164TH AVE NE
671970	0025	8110 164TH AVE NE
671970	0030	8158 164TH AVE NE
671970	0035	8178 164TH AVE NE
671970	0039	8200 164TH AVE NE
671970	0050	16415 NE 83RD ST
671970	0055	16425 NE 83RD ST
671970	0095	8015 165TH AVE NE
671970	0105	8316 164TH AVE NE
671970	0115	8336 164TH AVE NE
671970	0120	8350 164TH AVE NE
671970	0130	8412 164TH AVE NE
671970	0145	8460 164TH AVE NE
671970	0160	16455 NE 85TH ST
671970	0170	8405 165TH AVE NE
671970	0185	8355 165TH AVE NE
671970	0190	8335 165TH AVE NE
671970	0195	8309 165TH AVE NE
671970	0210	8324 165TH AVE NE
671970	0216	8336 165TH AVE NE
671970	0225	8360 165TH AVE NE
671970	0245	8410 165TH AVE NE
671970	0250	8420 165TH AVE NE
671970	0275	8371 166TH AVE NE
671970	0280	8357 166TH AVE NE

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
671970	0285	8345 166TH AVE NE
671970	0290	8323 166TH AVE NE
671970	0295	8301 166TH AVE NE
671970	0300	16540 NE 80TH ST
671970	0310	8042 165TH AVE NE
671970	0320	8060 165TH AVE NE
671970	0330	8118 165TH AVE NE
671970	0335	8250 165TH AVE NE
671970	0345	8290 165TH AVE NE
671970	0350	8275 166TH AVE NE
671970	0355	8195 166TH AVE NE
671970	0360	8195 166TH AVE NE
671970	0365	8117 166TH AVE NE
671970	0370	8105 166TH AVE NE
671970	0380	
719880	0025	7824 LEARY WAY NE
719880	0035	7829 LEARY WAY NE
719880	0045	7805 LEARY WAY NE
719880	0055	7853 LEARY WAY NE
719880	0056	7843 LEARY WAY NE
719880	0058	7841 LEARY WAY NE
719880	0060	7855 GILMAN ST
719880	0061	16320 CLEVELAND ST
719880	0062	7844 LEARY WAY NE
719880	0063	7858 LEARY WAY NE
719880	0075	16311 NE REDMOND WAY
719880	0085	16390 CLEVELAND ST
719880	0086	16330 CLEVELAND ST
719880	0100	16389 NE REDMOND WAY
719880	0110	16360 NE REDMOND WAY
719880	0111	7989 GILMAN ST
719880	0126	7993 GILMAN ST
719890	0050	8383 158TH AVE NE
719890	0061	15742 NE REDMOND WAY
719890	0062	15752 NE REDMOND WAY
719890	0090	8215 160TH AVE NE
719890	0170	15801 NE 85TH ST
719890	0180	15945 NE 85TH ST
719890	0190	15955 NE 85TH ST
719890	0200	15965 NE 85TH ST
719890	0210	16025 NE 85TH ST
719890	0220	8460 160TH AVE NE
719890	0230	8440 160TH AVE NE
719890	0270	8101 161ST AVE NE
719890	0280	8070 160TH AVE NE
719890	0290	15940 NE REDMOND WAY
719890	0292	15940 NE REDMOND WAY
719890	0300	8075 161ST AVE NE
719890	0310	8159 161ST AVE NE
719890	0320	8299 161ST AVE NE
720170	0085	15110 NE 90TH ST
720220	0010	7901 168TH AVE NE
720220	0020	16770 NE 79TH ST
720220	0030	16771 NE 80TH ST
720220	0040	7981 168TH AVE NE
720220	0050	16700 NE 79TH ST
720220	0060	16710 NE 79TH ST
720220	0070	16701 NE 80TH ST
720220	0080	16650 NE 79TH ST
720220	0100	16601 NE 80TH ST
720241	0070	16250 NE 74TH ST
720241	0200	
720241	0210	7730 LEARY WAY NE
779220	0015	16272 CLEVELAND ST
779220	0035	7865 LEARY WAY NE
779220	0040	7875 LEARY WAY NE
779220	0050	16300 NE REDMOND WAY
779220	0055	7990 LEARY WAY NE
779220	0060	7983 LEARY WAY NE

Area 90 Physically Inspected Parcels 2013 Assessment Year

Major	Minor	AddrLine
779220	0065	7981 LEARY WAY NE
779220	0070	7979 LEARY WAY NE
779220	0075	7975 LEARY WAY NE
779240	0089	16148 CLEVELAND ST
779240	0090	16144 CLEVELAND ST
779240	0095	16146 CLEVELAND ST
779240	0100	7810 BROWN ST
779240	0111	16205 NE REDMOND WAY
779240	0151	16260 REDMOND WAY
779240	0161	16200 NE REDMOND WAY
779240	0225	NE REDMOND WAY
779240	0230	16001 REDMOND WAY
779290	0010	17000 AVONDALE WAY NE
779290	0115	7990 170TH AVE NE
779290	0125	7980 170TH AVE NE
779290	0130	7970 170TH AVE NE
779290	0140	7960 170TH AVE NE
779290	0141	
779290	0165	16940 NE 79TH ST
779290	0245	7902 168TH AVE NE
779290	0255	16828 NE 79TH ST
779290	0260	16880 NE 79TH ST
779290	0275	7947 169TH AVE NE
779290	0280	KIRKLAND AVE
802970	0010	16241 NE REDMOND WAY
802970	0030	16261 NE REDMOND WAY
802970	0040	16244 CLEVELAND ST
868221	1440	11825 TRILOGY PKWY NE
880200	0010	18750 NE 65TH ST
880200	0020	18700 NE 65TH ST
927070	0110	7509 159TH PL NE
951710	0260	17710 134TH AVE NE
951710	0261	13432 NE 177TH PL
951710	0262	17802 134TH AVE NE
956075	0010	18915 142ND AVE NE