

**Commercial Revalue**

**2016 Assessment roll**

**WATERFRONT  
LAKE UNION TO  
SHILSHOLE**

**AREA 12**

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

**John Wilson, Assessor**



## **King County**

**Department of Assessments**

**Accounting Division**

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444      FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

***John Wilson***  
***Assessor***

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

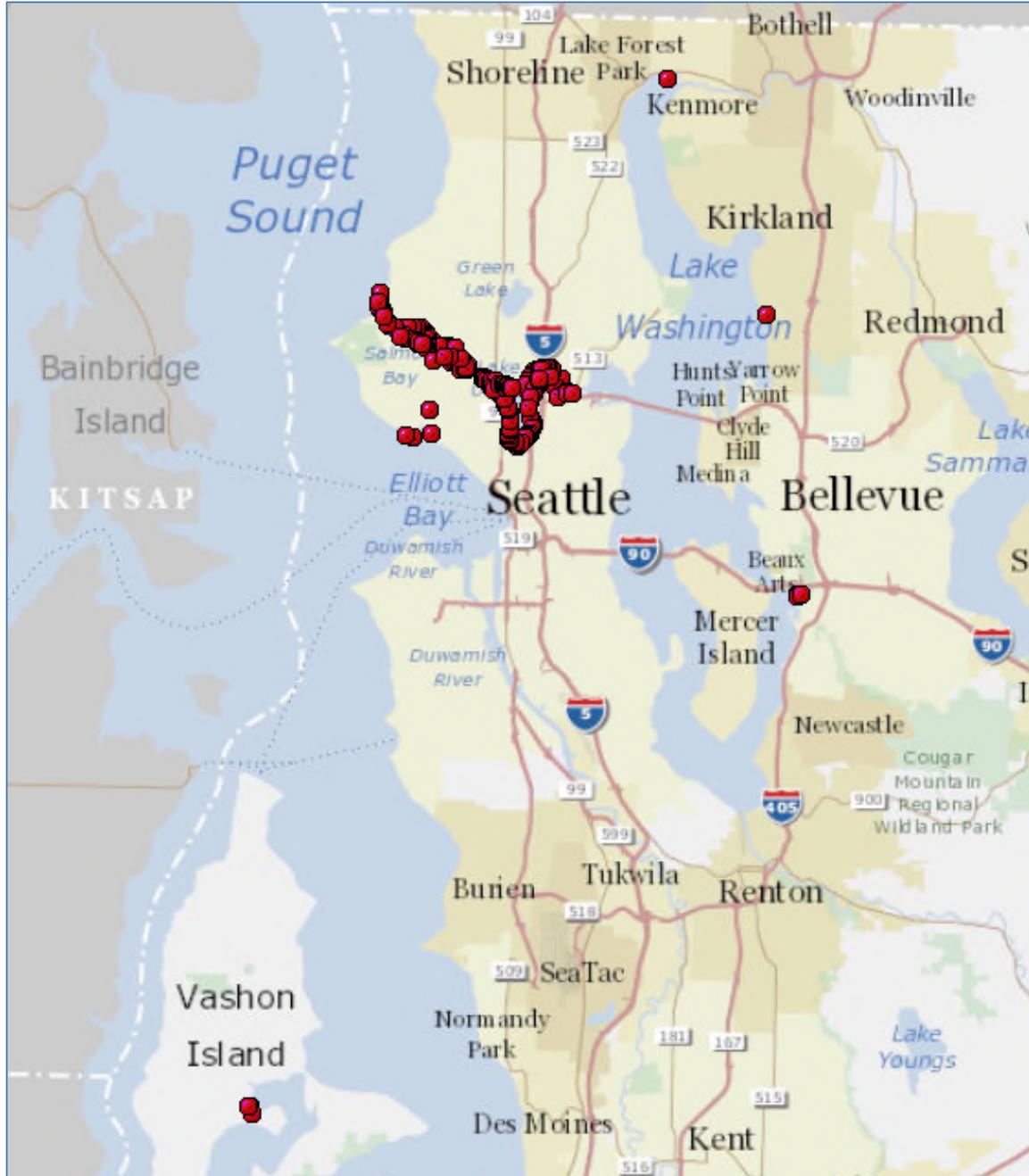
Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

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

In Service,

John Wilson  
King County Assessor

# Area 12 Commercial Waterfront



## **Executive Summary Report**

**Appraisal Date January 1, 2016 - 2016 Assessment Year**

**Specialty Area: Area 12**

**Specialty Name: Commercial Waterfront**

**Parcel Count: 870 parcels**

**Number of sales: 9**

<b>Population – Parcel Summary Data:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2015 Value</b>	\$874,844,500	\$232,468,967	\$1,107,313,467
<b>2016 Value</b>	\$932,917,500	\$258,936,800	\$1,191,854,300
<b>Percent Change</b>	+6.64%	+11.39%	+7.63%

No ratio studies were included with this report due to the small number of sales relative to the size of the Area population.

Value change did not include tax exempt properties

### **Conclusion and Recommendation:**

Total assessed values for the 2016 revalue have increased 7.63%

Since the values recommended in this report improve equity, we recommend posting these values for the 2016 assessment year.

## **Identification of the Area**

**Name:**

Specialty Area 12 Commercial Waterfront

**Boundaries:**

The Commercial Waterfront Specialty Area 12 consists primarily of the commercially zoned waterfront properties within Seattle located from Portage Bay to the Shilshole area of Ballard. Portions of Elliott Bay are included along with several marinas located on Lake Washington and Vashon Island.

**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 the King County Assessor website. GIS was emphasized in the mapping and valuation of this specialty area.

**Area Description:**

Specialty Area 12 properties consists of a mixture of commercial and industrial use waterfront properties including marinas, shipyards, office/retail buildings, and restaurants. Residential use houseboats are not included within this specialty as well as the commercial waterfront properties adjacent to the Seattle downtown business district and the Duwamish River area. Tax exempt properties were not included with this revalue.

## **Economic Summary**

Economic activity and new construction for 2015 within this waterfront area remains limited compared to adjacent neighborhoods. The proximity to the substantial growth in South Lake Union continues to maintain strong interest in the waterfront properties; however, the only newly constructed waterfront building was within the Salmon Bay Marine Center located in north Magnolia in 2014. The remaining new construction activity for Area 12 has been limited to repairs and minor upgrades to existing buildings.

The City of Seattle Shoreline Master Program was recently reviewed and updated as required under the Shoreline Management Act and the Shoreline Master Program Guidelines. The new Shoreline Master Program took effect on June 15, 2015. The multiple objectives within the Program include regulations to protect the ecological functions of the shoreline areas and to encourage/ limit commercial activity to water-dependent uses.

With the demand for growth and shoreline regulations, the Area is balancing the traditional general industrial/commercial maritime uses of property and the increasingly urban activity. Construction was started in 2016 of the Westlake Avenue Cycle Tract bikeway from the Fremont Bridge to Lake Union Park and discussions are currently underway to complete the Burke-Gilman Trail in Ballard. Currently approximately 40% of the parcels within Commercial Area 12 are recreational marina related, 22% office/retail, 20% industrial, 10% condominium/apartment, and the remainder vacant land or other uses.

## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2016

**Date of Appraisal Report:** June 1, 2016

The following appraiser did the valuation for this geographic area: Area 12  
Erik Prestegaard Commercial Appraiser II

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

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

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

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

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

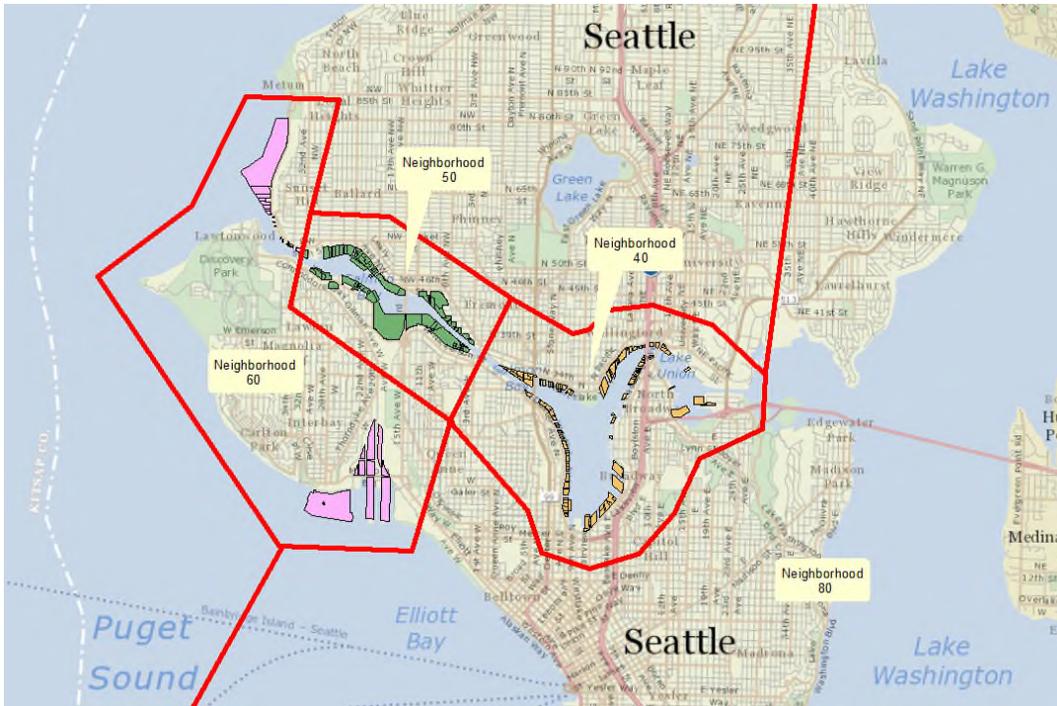
Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected when necessary via field inspection.

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

All three approaches to value were considered in this appraisal.

This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).

## Neighborhoods:



The Commercial Waterfront Specialty Area 12 is divided into 4 neighborhoods:

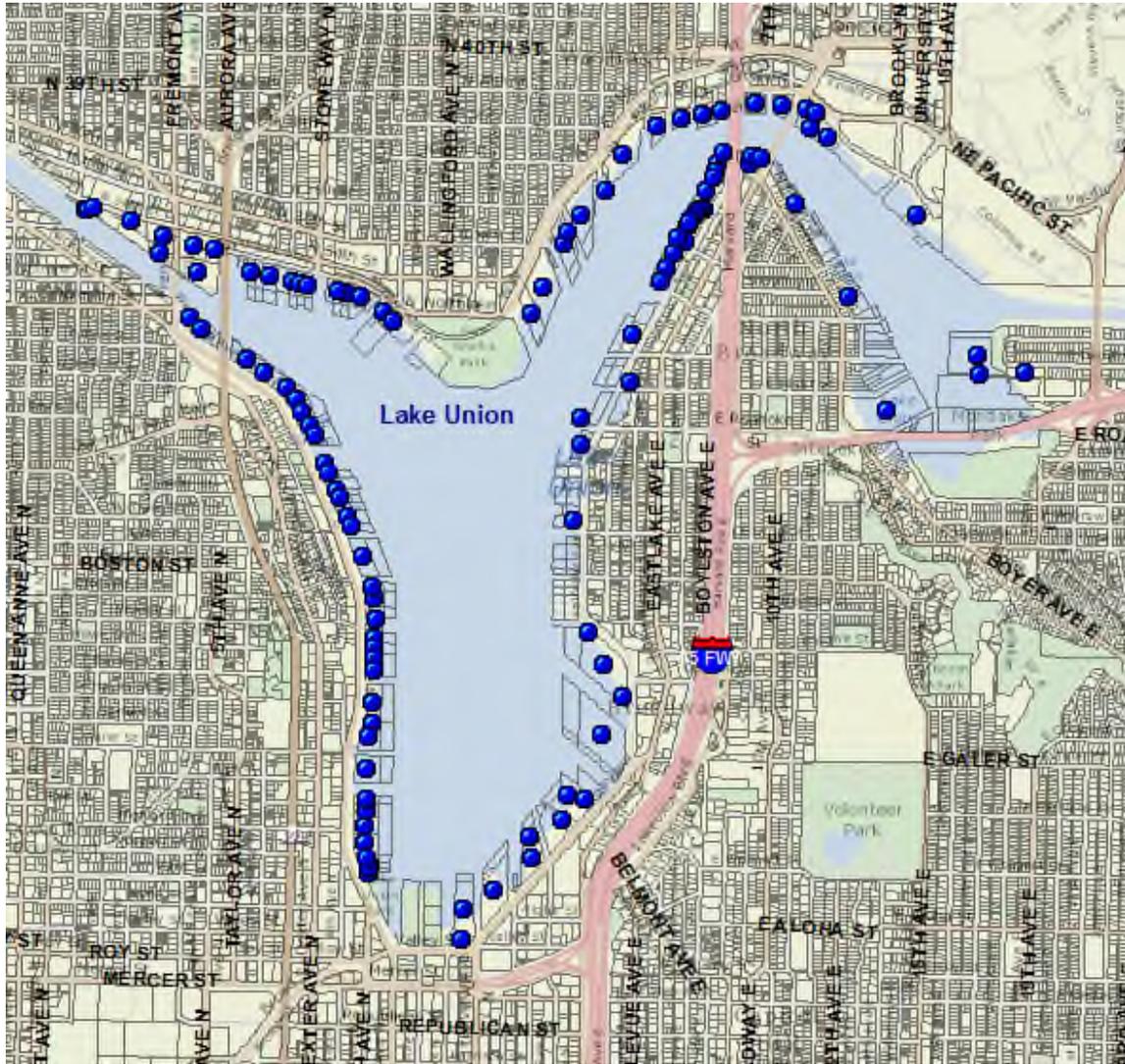
Neighborhood 40: Lake Union and Portage Bay

Neighborhood 50: Ballard and north Magnolia

Neighborhood 60: Shilshole and south Magnolia

Neighborhood 80: Lake Washington and Vashon Island

# Neighborhood 40 parcel map



## Neighborhood 40: Lake Union



Neighborhood 40 includes Seattle's freshwater centerpiece Lake Union with its mixture of marinas, restaurants, office/retail, and industrial buildings. Named for the connecting of Lake Washington and Puget Sound, Lake Union has a long history as a central location for commerce and residential use. Seattle's downtown Central Business District is located just south of Lake Union and the residential neighborhoods of Queen Anne, Fremont, Wallingford, and Eastlake further surround the lake. Portage Bay and the adjacent waterfront for the University of Washington campus is located within the eastern portion of this Neighborhood. This is also home to the region houseboats community (valued in Commercial Area 15).

The commercial waterfront development along Lake Union is currently limited by zoning and shoreline restrictions to emphasize marine related uses. The existing mid-rise offices and condominiums located on the shoreline were generally constructed prior to land use regulations. Industrial use, including ship building and repairs continues on a few properties. Waterfront development for 2015 overall remained limited with most construction being repairs or renovations to existing structures.

The South Lake Union area continues to see substantial building activity influenced by



Paul Allen's Vulcan 60 acre development and Amazon.com global headquarters both located here. Vulcan Real Estate Company has reported to have developed 24 buildings involving over 5 million square feet of office, residential, biotech, and mixed-use projects since 2004. Amazon is siting its world headquarters here and expects to lease over 10 million square feet of office space, enough for over 70,000 employees. The area has also become a center for life science/ biotech organizations including the Fred Hutchinson Cancer Research Center, Zymogenetics, Battelle, Seattle Biomedical, Seattle Children's Hospital, and the University of Washington Medicine.



Wooden Boats and Northwest Seaport. The Seattle Boat Show has been hosting annual events here among the several marinas.

The east side of Lake Union is influenced by the residential neighborhoods of Eastlake and Portage Bay and the several houseboat communities located in this area. A mixture of commercial uses includes older offices and retail buildings, and marinas.



The Wards Cove development located on the eastern shore of Lake Union was sold in 6/2014 for \$10,224,000 and includes 2 office buildings and an 11-slip marina. An adjacent luxury condominium and marina are under construction.

The west side of Lake Union is influenced by Westlake Avenue N and includes a mixture of office, retail, restaurants, and multiple marinas. Several of the houseboat communities are also here. Kenmore Air is located at the southwestern portion and the Westlake Avenue Cycle Tract bikeway is currently under construction and located adjacent to Westlake Ave N. The multiple uses have created concerns for the traditional commercial maritime activity in this area.

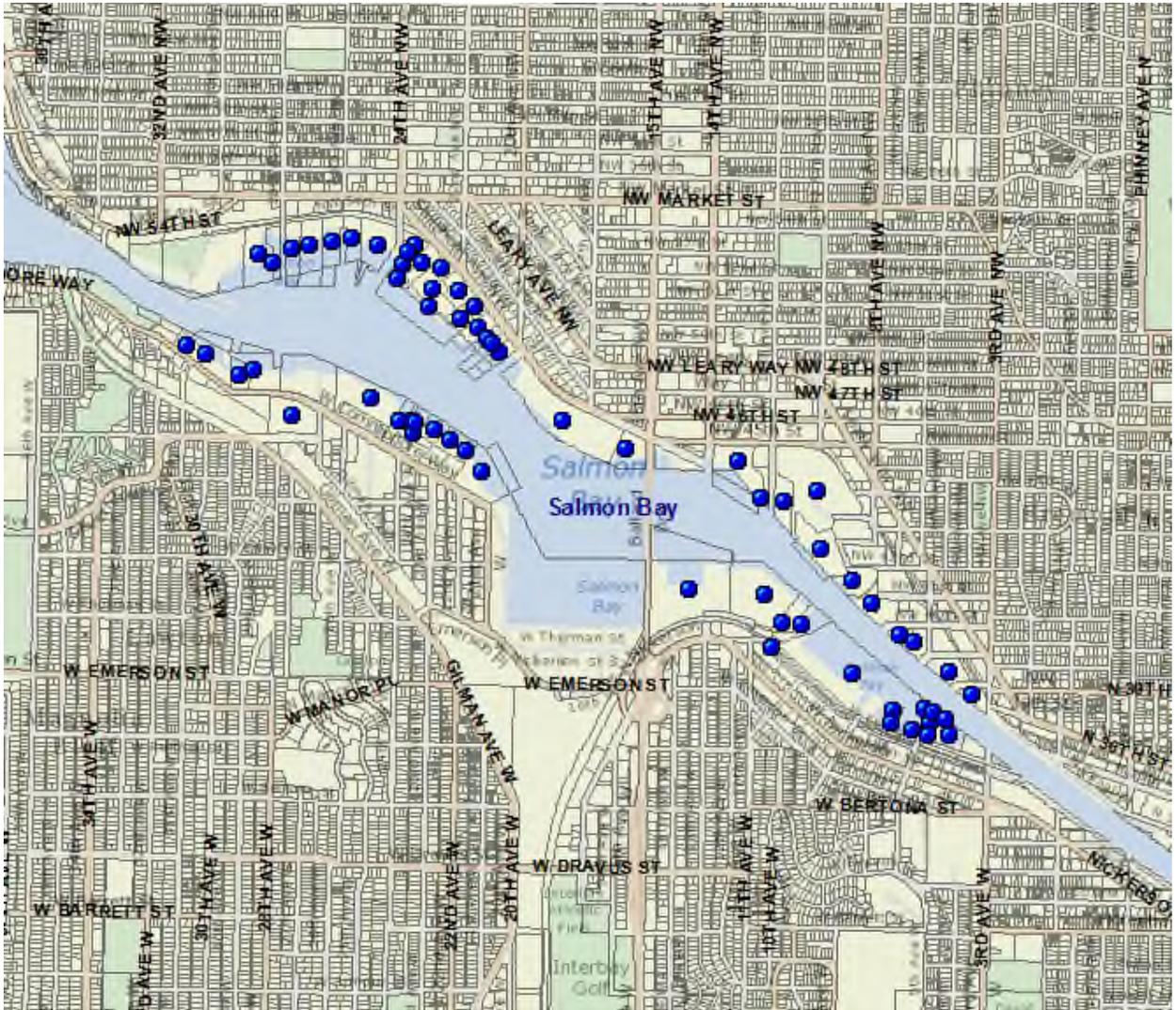
The Waterworks Marina & Office complex located at 1800 Westlake Ave N sold in 3/2015 for \$16,200,000.

The northern portion of Lake Union consists of a mixture of commercial and industrial properties. The University of Washington is located on the adjacent Portage Bay as are several marinas and additional houseboat communities.

The Alyeska Seafoods property located at 303 NE Northlake Way sold in 6/2014 for \$3,249,000.

There was no major new waterfront construction activity here in 2015.

# Neighborhood 50 parcel map



## Neighborhood 50: Ballard/ Magnolia



Neighborhood 50 includes the commercial waterfront properties in Ballard found on the north side of Salmon Bay and the Magnolia neighborhood located to the south. Waterfront properties situated here are typically more industrial based with shipyards and marine related industries including Foss Maritime, Salmon Bay Sand & Gravel, and Ocean Beauty Seafoods. Ballard is one of Seattle's oldest neighborhoods

with its Scandinavian roots and traditional maritime history. Today, it is a popular residential neighborhood with trendy restaurants and unique shops. A housing boom of multi-family developments in Ballard continued in 2015.

Neighborhood 50 is home to several marinas along with commercial and recreational boat repair yards. Fisherman's Terminal, operated by the Port of Seattle, remains home of the North Pacific fishing fleet consisting of hundreds of working fishing boats that spend months off the coast of Alaska. Salmon Bay Marine Center includes several newer waterfront office buildings and related luxury boat slips. Individual boat slips have sold in the past (2010) for up to \$1,100,000.



The former Yankee Bar & Grill Restaurant located at 5300 24<sup>th</sup> Ave NW and adjacent properties sold to the City of Seattle (exempt property) in March of 2015.

New construction has been limited and includes an additional building at the Salmon Bay Marine Center in 2014.



## Neighborhood 60 Shilshole/ South Magnolia

Neighborhood 60 is the commercial saltwater waterfront area within Seattle which includes the Shilshole area of Ballard and south Magnolia. Properties located within Neighborhood 60 have a mixture of commercial, industrial, and retail uses. The 1,200+ slip privately owned Elliott Bay Marina is located in this neighborhood along with the 1,400+ slip Shilshole Marina owned and operated by the Port of Seattle.



Shilshole Marina



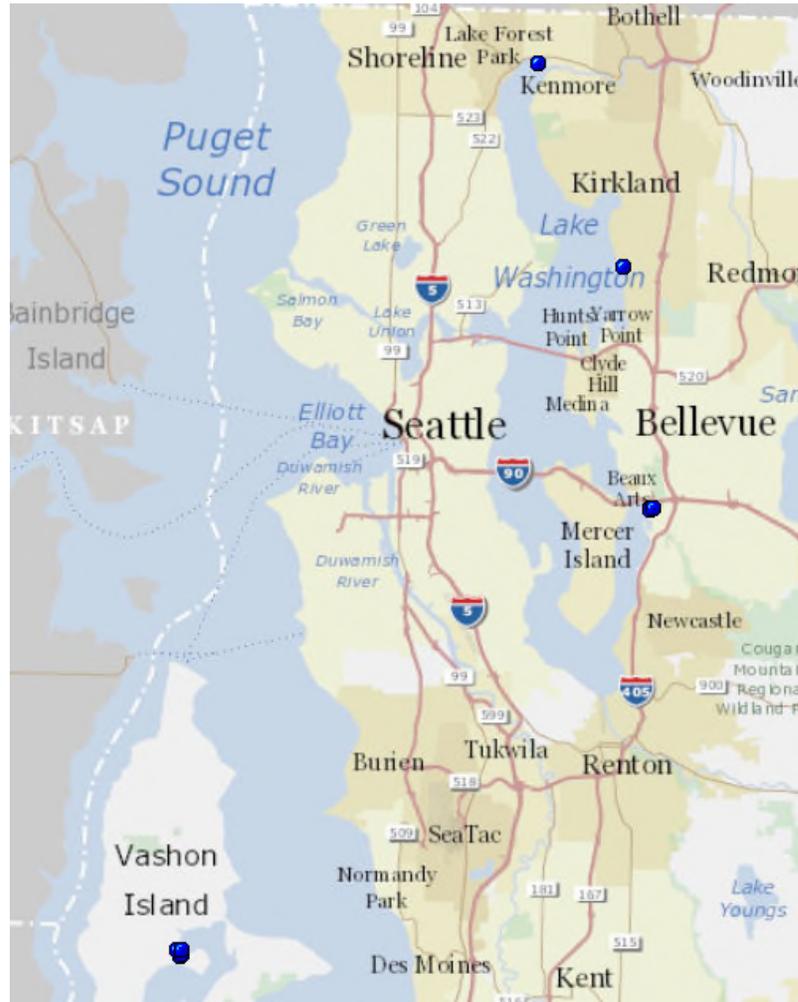
Elliott Bay Marina

One of the region's main cruise ship terminals is located here on Elliott Bay at Smith Cove Terminal 91. The site, along with the adjacent pier is port to Seattle's passenger cruise ships and is used by several fish processing ships. Seattle currently leads all U.S. homeports on the West Coast in passenger volume.



Sale activity in this neighborhood included the Canal Restaurant located at 5300 34<sup>th</sup> Ave NW selling in 12/2015 for \$3,375,000. The purchaser stated the long-term plans are for a new hotel or apartments.

### Neighborhood 80 parcel map:



Neighborhood 80 includes several marinas located outside the Seattle city limits. The Newport Yacht Basin is a 411 slip condominium marina located on Lake Washington in Bellevue. This was the first marina condominium association developed in the country. Harbour Village Marina is located in Kenmore along with Moss Bay Marina in Kirkland. Quartermaster Harbor Marina with 90 slips is located on Vashon Island along with the nearby Quartermaster Yacht Club. The Moss Bay Marina and adjacent office complex sold in 9/2015 for \$27,995,000.

## Scope of Data:

### Land Parcel Value Data:

Vacant market sales from 01/01/2013 through 12/31/2015 were given the most consideration in valuing land. There were a limited number of 2015 sales in Area 12. The sales verified as “good” were coded “Y” in the Assessor’s record. Multi-parcel sales were considered after combining the various aspects of all parcels involved in the sales.

### Land Valuation Considerations:

The City of Seattle Shoreline Master Program was recently reviewed and updated as required under the Shoreline Management Act and the Shoreline Master Program Guidelines. The new Shoreline Master Program took effect on June 15, 2015.

Waterfront development within the City of Seattle is regulated by the Seattle Shoreline Master Program (SMP) under Chapter 23.60A. The purpose of the Chapter is to implement the policies and provisions of the Shoreline Management Act and the Shoreline Goals and Policies of the Seattle Comprehensive Plan. The primary objectives of the Chapter are the following:

1. Protect the ecological functions of the shoreline areas
2. Encourage water-dependent uses
3. Provide for maximum access to enjoyment of the shorelines of the city
4. Preserve, enhance and increase views of the water.

Seattle’s SMP is based on three required policy goals:

**Preferred Shoreline Uses:** The SMA establishes a preference for uses that are water-oriented and that are appropriate for the environmental context (such as port facilities, shoreline recreational uses, and water-dependent businesses). Single-family residences are also identified as a priority use under the SMA when developed in a manner consistent with protection of the natural environment

**Environmental Protection:** The SMA requires protections for shoreline natural resources, including “... the land and its vegetation and wildlife, and the water of the state and their aquatic life ...” to ensure no net loss of ecological function.

**Public Access:** The SMA promotes public access to shorelines by mandating inclusion of a public access element in local Shoreline Master Programs and requiring provisions to ensure that new development maintains public access features.

The City’s SMP utilizes eleven separate shoreline designations that generally fit into either an “Urban” or a “Conservancy” category. The urban category includes six shoreline environments, applied primarily to developed areas with: existing single family residential development, commercial, industrial water dependent or water-related uses (Seattle, 2012b). The conservancy category consists of five shoreline environments that are applied to less developed areas supporting: navigation (aquatic designations), recreational uses, and habitat protection (Seattle, 2012b).

The City of Seattle Shoreline Environments designations are stated below:

Conservancy Navigation	CN
Conservancy Waterway	CW
Conservancy Preservation	CP
Conservancy Recreation	CR
Conservancy Management	CM
Urban Residential	UR
Urban Stable	UC (aka Urban Commercial)
Urban General	UG
Urban Harborfront	UH
Urban Maritime	UM
Urban Industrial	UI

Details of each Shoreline Environmental area can be found in Seattle Municipal Code 23.60. The City of Seattle updated its Shoreline Master Program under Bill 117585.

SMP-Guideline Designations	Seattle Designation	SMP-Guidelines Designation Criteria
Aquatic	Conservancy Navigation	<i>Protect, restore, and manage unique resources in areas waterward of the ordinary high-water mark.</i>
	Conservancy Waterway	
Natural	Conservancy Preservation	<i>Protect areas that are relatively free of human influence or contain intact, minimally degraded shoreline functions intolerant of human use.</i>
Urban Conservancy	Conservancy Recreation	<i>Protect ecological functions and plan for restoration of sensitive lands, where they exist in urban and developed settings, while allowing a variety of compatible uses.</i>
	Conservancy Management	
Shoreline Residential	Urban Residential	<i>Accommodate residential development while also planning for public access and recreational uses.</i>
High Intensity	Urban Stable	<i>Provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and planning for the restoration of previously degraded ecological functions.</i>
	Urban General	
	Urban Harborfront	
	Urban Maritime	
	Urban Industrial	

## Shoreline Environment Areas



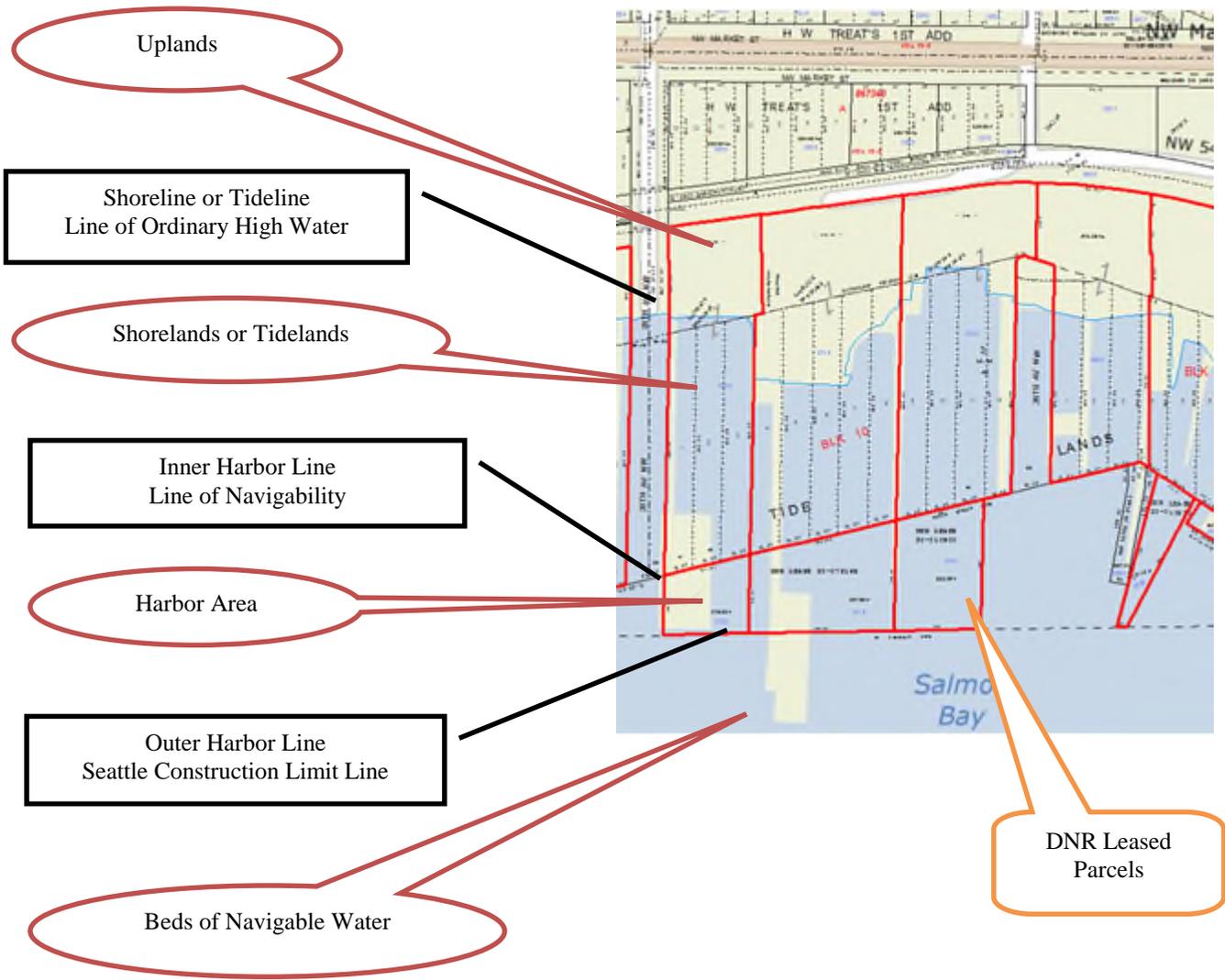
Development within the City of Seattle's Shoreline District is subject to both the development standards of the shoreline environment and the underlying zone in which it is located. The shoreline standards can include additional restrictions for building heights, floor area ratios (FAR), building and parking requirements, view corridors, public access, the Lake Union Construction Limit Line, and restrictions requiring water dependent uses. Existing non-conforming uses are allowed subject to the Shoreline District provisions.

Commercial waterfront properties typically consist of an upland portion being the dry land and the submerged land being generally delineated by the line of vegetation or water line. Within Seattle, the area between the water line and out to a point established by the State as the Inner Harbor Line are privately owned submerged lands. In 1907, the City of Seattle sold part of its tidelands within Lake Union and Ballard to private land owners. The city encouraged the land owners to build docks or fill their lands for economic development. As a result, the boundaries of upland waterfront properties have changed over time. The size of Lake Union is reported to have been reduced from 900 acres to about 580 acres.

For valuation purposes, land is valued with consideration given to the amount of the upland area and the amount of submerged land area. The upland land values are equalized with adjacent neighborhood land values with consideration given to factors including zoning, lot size, location, and shoreline regulations and restrictions. Typical land values within the zones are included in the Land Value Data section of this report. Submerged land is valued with consideration given to the current allowable uses of each site. Depending on the property, the submerged land may have a range of allowable uses such as a marina, or restricted to undeveloped marine habitat area.

Submerged land located from the line of private ownership (Inner Harbor Line) out to the Line of Navigable Water (Outer Harbor Line) is known as the Harbor Area and is owned and managed by the Department of Natural Resources (DNR). This area is typically leased from the DNR to the adjacent upland owners on a 30 year lease. Many of these properties are currently leased for marina purposes.

## Waterfront Boundaries



Note: The definitions and information are provided by the Department of Assessments as a guide only. For further information, refer to Washington State Legislature RCW 79.105.060 Definitions.

## **Waterfront definitions**

“*Submerged Lands*” or “Aquatic lands” are used somewhat synonymously and means all tidelands, shorelands, harbor areas, and the beds of navigable waters.

"*Tidelands*," are the submerged lands abutting the Puget Sound, and those rivers feeding into the Ocean or Sound which are affected by the ebb and flow of tides. "*First-class tidelands*" are classified as the shores of navigable tidal waters lying within or in front of the corporate limits of any city, or within one mile of either side of the city limits. Their outer limits are between the line of ordinary high tide and the inner harbor line in front of and within one mile of either side of the city limits; and between the line of ordinary high tide and the line of extreme low tide for the remaining tidelands area located within two miles on either side of the corporate limits; or "*Second-class tidelands*" are simply all tidelands other than those defined as first class, those lying outside of and more than two miles from the corporate limits of any city.

"*Shorelands*," are the submerged lands bordering the shores of navigable lakes and streams which are not subject to tidal flow. The classification of shorelands as either "*First-class shorelands*" or "*Second-class shorelands*" are similar to the boundaries of tidelands with harbor areas in front of cities. Their outer limits are however generally defined as between the ordinary high water line and the line of navigability.

"*Inner harbor line*" is a line located and established in navigable waters between the line of ordinary high tide or ordinary high water and the outer harbor line, constituting the inner boundary of the harbor area.

"*Outer harbor line*" is a line located and established in navigable waters beyond which the state shall never sell or lease any rights whatever to private persons.

“**Harbor area**” is the area of navigable waters reserved for landings, wharves, streets, and other conveniences of navigation and commerce.

"*Beds of navigable waters*" are those lands lying waterward of and below the line of navigability on rivers and lakes not subject to tidal flow, or extreme low tide mark in navigable tidal waters, or the outer harbor line where harbor area has been created.

# City of Seattle Commercial Zones

## C1

### Commercial 1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele

#### Typical Land Uses

Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

#### Building Types

A variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.

#### Street-level Uses

Same as NC1 zone.

#### Street-level Non-residential Design

Same as NC1 zone for structures containing residential uses, or when across a street from a residential zone. No requirements for non-residential structures, or when not across from a residential zone.

#### Street-level Residential Design

Same as NC2 zone, except residential use limits explained for NC1 zones apply in some locations, such as Bitter Lake and Lake City Urban Villages and Northgate Overlay District.

#### Maximum Size of Commercial Use

No size limits for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

#### Parking Location

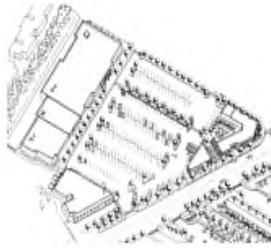
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

#### Parking Access

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

#### Parking Quantity

Same as NC1 zone.



## C2

### Commercial 2

An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets

#### Typical Land Uses

Warehouses, wholesale, research and development, and manufacturing uses. Residential use is generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process.

#### Building Types

A variety of building types and site layouts, including single-story warehouse or manufacturing structures with extensive surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

#### Street-level Uses

Residential uses anywhere in a structure are conditional uses. When conditional use criteria are met, same as NC1 zone. Otherwise, 100% of street-level space must be in non-residential use.

#### Street-level Non-residential Design

Same as C1 zone.

#### Maximum Size of Commercial Use

No size limits for most uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

#### Parking Location

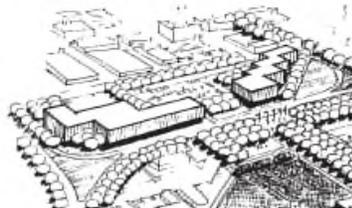
Same as C1 zone.

#### Parking Access

Same as C1 zone.

#### Parking Quantity

Same as C1 zone.



## IG1

### General Industrial 1 (IG1)

The intent of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

#### Typical Land Uses

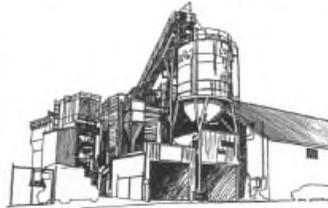
General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

#### Height

No maximum height limit; except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map.

#### Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.  
Office uses: 10,000 square feet.  
Some exceptions apply to maximum size of use limits (23.50.027.B).

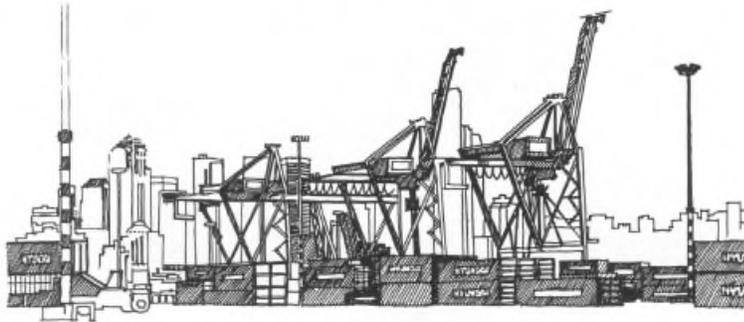


#### FAR

2.5

#### Setbacks

A setback may be required in order to meet street improvement requirements. Screening and landscaping may be required.



## IG2

### General Industrial 2 (IG2)

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

#### Typical Land Uses

Same as IG1

#### Height

Same as IG1

#### Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.  
Office and retail uses: 25,000 square feet. Some exceptions apply to maximum size of use limits (23.50.027.B).

#### FAR

2.5

#### Setbacks

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

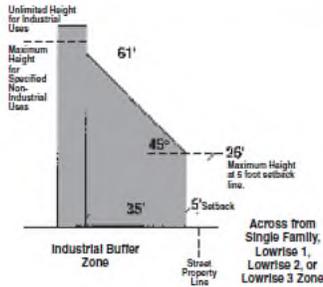


## IB Industrial Buffer (IB)

The intent of the Industrial Buffer is to provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character.

**Typical Land Uses** Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses.

**Height** Same as IG 1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



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



## IC Industrial Commercial (IC)

The intent of the Industrial Commercial zone is to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

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

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

**Maximum size of use** Retail sales and service and entertainment uses: 75,000 square feet.

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

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

**Setbacks** Same as IG1 and IG2, plus When abutting a residentially zoned lot, setback varies with the height of the structure and when street trees are

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

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

**Major Odor Sources** Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

**Light and Glare** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

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

**FAR** 2.5

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

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

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

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

**Major Odor Sources** Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

**Light and Glare** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

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

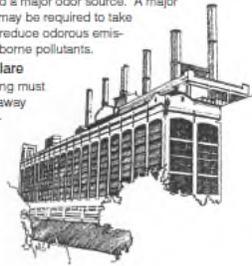
**Screening and Landscaping** Street trees; screening and landscaping required for blank facades, parking and loading, outdoor sales, rental and storage, drive-in businesses.

**Major Odor Sources** Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

**Light and Glare** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

**Major Odor Sources** Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

**Light and Glare** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.



## Land Value Data:

The Commercial Waterfront Specialty appraiser is responsible for land values within Area 12.

There were few commercial waterfront vacant land sales in Area 12 from 2012 through 2015 that were considered fair market transactions. Land sales were considered from adjacent neighborhoods and equalized with 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 sales used to develop the land model and also those considered not reflective of market value are included in the following sections and adjacent Area reports.

The zoning within this Specialty is generally Commercial/Light Industrial with an overlay emphasizing marine use activity. The following table summarizes the land valuation model applied to the properties in Area 12. All dollar amounts are stated as a price per square foot of upland area or submerged land area. The table is intended as a guide with additional adjustments made for individual site variations.

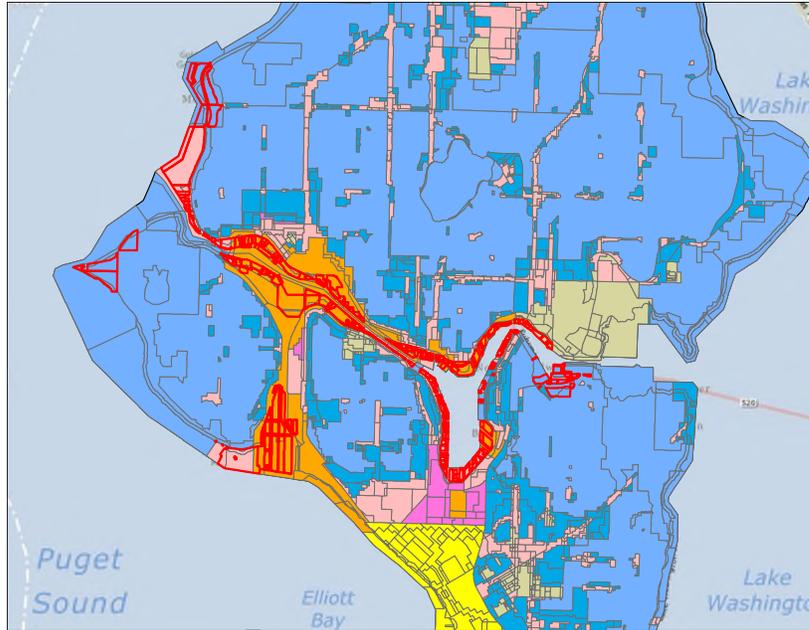
Typical Land Value Ranges		
Upland values		
Zoning	Description	\$ Range
IG1 U/45-65	<u>General Industrial 1</u> : Typical uses emphasize marine related general and heavy manufacturing,	\$50-\$65/sqft
IG2 U/65	<u>General Industrial 2</u> : Typical uses include a wider range of industrial and commercial activity.	\$75/sqft
IB U/45 North Lake Union	<u>Industrial Buffer</u> : Intended as a buffer between industrial and residential zonings	\$70/sqft
Commercial C1-40 Shilshole /Eastlake	<u>Commercial</u> uses including retail/services to service the surrounding residential neighborhoods.	\$70-130/sqft
Commercial C2-40 West/North Lake Union	<u>Commercial</u> uses include a wider range of commercial properties such as offices, warehouses and marinas.	\$95+/sqft
IC-45 North Lake Union	<u>Industrial Commercial</u> : Uses intended to be a mix of commercial, light & general manufacturing.	\$90/sqft
IC 65 Fremont	Typical uses include office/ high-tech properties.	\$110+/sqft
Commercial C2-40 South Lake Union /Eastlake	<u>Commercial</u> uses include a wider range of commercial properties such as offices, warehouses and marinas.	\$125-140/sqft
Submerged Land	Marine habitat to Industrial / Marinas	\$10-\$30+/sqft

Area 12 includes most marinas in King County. A partial list of the major marinas are included below. Moorage slip sales ranged from the uncovered slips at Newport Yacht Basin on Lake Washington typically starting at \$50,000+ (\$2,200/linear foot), to a single moorage slip in SBMC previously selling for \$1,100,000 (\$9,166/linear foot). A list of recent slip sales is included with this report.

Marina	Property Address
AGC Marina	1200 Westlake Ave. N. Seattle
Boat St Marina	1101 NE Boat St Seattle
Boatworld	2450 Westlake Ave. N, Seattle
Canal Marina	360 W Ewing St., Seattle
Chinook Lake Union	2525 Fairview Ave. E., Seattle
Diamond Marina	2710-2732 Westlake Ave. N., Seattle
Elliott Bay Marina	2601 West Marina Pl. Seattle
Fishermen's Terminal - Public	3919 18th Ave. W. Seattle
Fremont Boat Co.	1059 N. Northlake Way, Seattle
Harbour Village Marina Condominium	6155 N.E. 175th, Kenmore
Homeport Marina Moss Bay	135 Lake St Kirkland
Lake Union SkyLaunch	111 NE Northlake Way
Lockhaven Marina	3030 W. Commodore Way, Seattle
Marina Mart Moorings	1500 Westlake Ave. N., Seattle
McGinnis Marine Inc	5320 28th Ave. NW, Seattle
Newport Yacht Basin Condominium	3911 Lake Washington Blvd SE, Bellevue
Nickerson Marina	1080 W. Ewing Pl., Seattle
Ocean Alexander Marina	1001 Fairview Ave N., Seattle
Quartermaster Harbor Marina	23824 Vashon Highway
Quartermaster Yacht Club	23428 Vashon Hwy S Vashon Is
Queen City Yacht Club	2608 Boyer Ave. E Seattle
Sagstad Marina	5109 Shilshole Ave. N.W., Seattle
Salmon Bay Marina	2100 W. Commodore Way, Seattle
SBMC	2284 W Commodore Way, Seattle
Seattle Marina	2401 N. Northlake Way, Seattle
Seattle Yacht Club	1807 E Hamlin St., Seattle
Shilshole Bay Marina	7001 Seaview Ave. N.W., Seattle
Stimson Marina	5265 Shilshole Ave. N.W., Seattle
Thunderbird Marina	2925 Fairview Ave E., Seattle
University Boat Mart	1401 NE Boat St., Seattle
Waterworks Office and Marina	1818 Westlake Ave N, Seattle

# City of Seattle General Use Maps

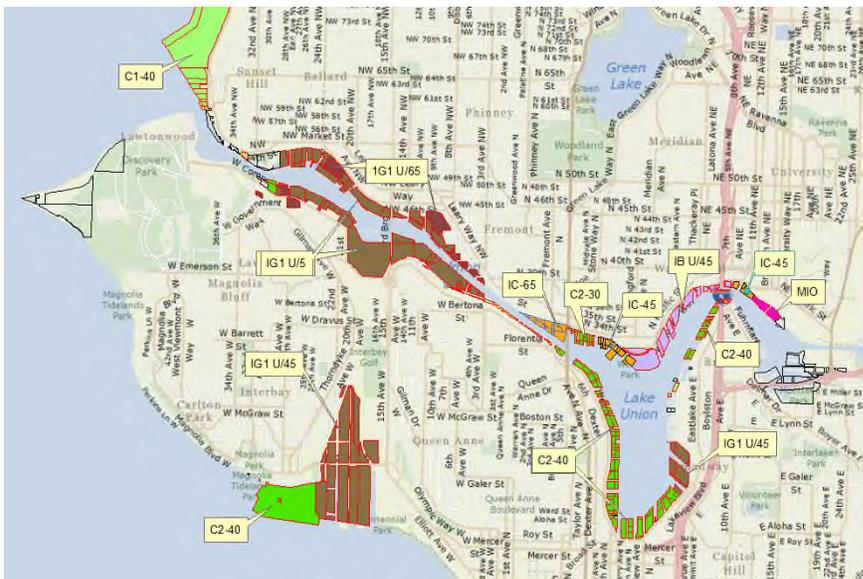
## Commercial/ Residential Class Designations



**Legend**

- Area 12 Properties
- City of Seattle: Zoning**
- <all other values>
- CLASS\_DESC**
- Manufacturing/Industrial
- Neighborhood/Commercial
- Residential/Commercial
- Downtown
- Major Institutions
- Multi-Family
- Single Family

## Zoning



Seattle Zoning

Zones

- C1-40
- C2-30
- C2-40
- IB U/45
- IC-45
- IC-65
- IG1 U/45
- IG1 U/65
- IG2 U/65
- MIO-37-IC-45

## **Improved Parcel Total Value Data:**

There were 4 new improved sales for this area in 2015.

Due to the limited number of comparable sales within this specialty, historical sales and sales from adjacent neighborhoods were considered for this revalue. These sales can be found in the Assessor Area Reports.

### **Sales Comparison Approach model description**

Improved sales from 01/01/2013 to 12/31/2015 were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Sales Identification Section within the Accounting Division. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling or writing either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides on the Assessor's website.

### **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 may include 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 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 estates 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 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.

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.

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 <sup>nd</sup> Half (2015)					CBRE professional's opinion of where cap rates are likely to trend in the 2 <sup>nd</sup> ½ of 2015 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75%	-	-	CBD – Class AA
			4.50% - 5.25%	-	-	CBD – Class A
			5.75% - 7.00%	-	-	CBD – Class A – Value Added
			5.25% - 6.00%	-	-	CBD – Class B
			6.50% - 7.50%	-	-	CBD – Class B – Value Added
			6.50% - 7.00%	-	-	CBD – Class C
			7.50% - 9.00%	-	-	CBD – Class C – Value Added
			5.25% - 5.75%	-	-	Suburban – Class AA
			5.50% - 6.00%	-	-	Suburban – Class A
			6.50% - 7.50%	-	-	Suburban – Class A – Value Added
			6.25% - 6.75%	-	-	Suburban – Class B
			7.00% - 8.00%	-	-	Suburban – Class B – Value Added
			7.00% - 8.00%	-	-	Suburban – Class C
			7.50% - 8.50%	-	-	Suburban – Class C – Value Added
			-	4.25% - 5.00%	-	Class A
			-	5.50% - 6.25%	-	Class A – Value Added
			-	5.00% - 5.75%	-	Class B
			-	6.25% - 7.00%	-	Class B – Value Added
			-	5.75% - 6.50%	-	Class C
			-	7.50% - 8.50%	-	Class C – Value Added
			-	-	4.75% - 5.50%	Class A (Neigh./Comm. w/Grocery)
			-	-	6.50% - 6.75%	Class A (Neigh./Comm.) – Value Added
			-	-	6.50% - 7.25%	Class B (Neigh./Comm. w/Grocery)
			-	-	7.25% - 8.25%	Class B (Neigh./Comm.) – Value Added
			-	-	8.00% - 9.50%	Class C (Neigh./Comm. w/Grocery)
			-	-	9.00% - 10.50%	Class C (Neigh./Comm.) – Value Added
			-	-	6.00% - 6.50%	Class A (Power Centers)
			-	-	7.00% - 8.00%	Class A (Power Centers) – Value Added
			-	-	7.00% - 7.75%	Class B (Power Centers)
			-	-	8.00% - 9.00%	Class B (Power Centers) – Value Added
			-	-	7.75% - 9.50%	Class C (Power Centers)
			-	-	9.00% - 10.0%	Class C (Power Centers) – Value Added
			-	-	4.25% - 5.25%	High Street Retail (Urban Core)
IRR: Viewpoint for 2015	Year-end 2015	Seattle	5.50%	-	-	<u>Institutional Grade Properties</u> CBD Office – Class A
			6.00%	-	-	CBD Office – Class B
			6.00%	-	-	Suburban Office – Class A
			6.50%	-	-	Suburban Office – Class B

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	5.00%	-	Industrial – Class A
			-	7.30%	-	Flex Industrial – Class A
			-	-	6.00%	Community Retail – Class A
			-	-	6.30%	Neighborhood Retail – Class A
		West Region	6.03%	-	-	CBD Office – Class A
			6.63%	-	-	CBD Office – Class B
			6.41%	-	-	Suburban Office – Class A
			6.96%	-	-	Suburban Office – Class B
			-	6.00%	-	Industrial – Class A
			-	6.81%	-	Flex Industrial – Class A
			-	-	6.12%	Reg. Mall – Class A
			-	-	6.27%	Community Retail – Class A
			-	-	6.48%	Neighborhood Retail – Class A
Colliers	3 <sup>rd</sup> QTR 2015	Seattle	5.50%	-	-	CBD Office
		Puget	7.10%	-	-	Suburban Office
		Sound	-	6.60%	-	Industrial
CoStar	4Q 2015	Seattle	6.58%	-	-	Building Size < 25,000 SF
		Puget	6.22%	-	-	Building Size 25,000 SF – 50,000 SF
		Sound	6.08%	-	-	Building Size 50,000 SF – 300,000 SF
			-	7.08%	-	Building Size < 25,000 SF
			-	6.77%	-	Building Size 25,000 SF – 50,000 SF
			-	6.08%	-	Building Size 50,000 SF – 300,000 SF
			-	-	6.17%	Building Size < 25,000 SF
			-	-	6.51%	Building Size 25,000 SF – 50,000 SF
			-	-	5.90%	Building Size 50,000 SF – 300,000 SF

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location; 2 <sup>nd</sup> Tier properties are defined as aging, former 1 <sup>st</sup> tier in good to average locations; 3 <sup>rd</sup> Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.50%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			6.30%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			-	5.90%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	6.40%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	6.60%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	-	5.90%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	6.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
		West Region	4.00% - 8.00%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			4.50% - 8.50%	-	-	Office CBD – 2 <sup>nd</sup> Tier Properties
			5.50% - 9.50%	-	-	Office CBD – 3 <sup>rd</sup> Tier Properties
			5.50% - 8.50%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			5.50% - 9.00%	-	-	Suburban Office – 2 <sup>nd</sup> Tier Properties
			6.00% - 10.00%	-	-	Suburban Office – 3 <sup>rd</sup> Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	5.00% - 9.00%	-	Warehouse – 2 <sup>nd</sup> Tier Properties
			-	6.00% - 10.00%	-	Warehouse – 3 <sup>rd</sup> Tier Properties
			-	5.00% - 8.00%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	5.50% - 9.00%	-	R&D – 2 <sup>nd</sup> Tier Properties
			-	6.30% - 10.00%	-	R&D – 3 <sup>rd</sup> Tier Properties

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	6.00% - 8.00%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	6.00% - 9.00%	-	Flex – 2 <sup>nd</sup> Tier Properties
			-	6.30% - 10.00%	-	Flex – 3 <sup>rd</sup> Tier Properties
			-	-	4.00% - 8.00%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	4.50% - 8.50%	Regional Mall – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 9.50%	Regional Mall – 3 <sup>rd</sup> Tier Properties
			-	-	5.50% - 8.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.50% - 8.50%	Power Center – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 9.00%	Power Center – 3 <sup>rd</sup> Tier Properties
			-	-	5.00% - 8.50%	Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties
			-	-	5.50% - 9.00%	Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 10.00%	Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties
PWC / Korpaz	4Q 2015	Seattle	6.10%	-	-	Overall - 4.00% to 9.00%
			5.50%	-	-	CBD Office
			6.60%	-	-	Suburban Office
		Pac. NW	6.08%	-	-	Overall - 4.00% to 9.00%
			5.52%	-	-	CBD Office
			6.64%	-	-	Suburban Office
			-	5.25%	-	Warehouse – (3.75% - 7.00%)
ACLI	4Q 2015	Seattle – Bellevue – Everett MSA	5.34%	7.12%	6.60%	All Classes
		Pacific Region	5.56%	5.93%	4.73%	All Classes

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Multifamily	Hospitality		Remarks
CBRE: Capital Markets Cap. Rate survey.	2 <sup>nd</sup> Half (2015)	Seattle	4.00% - 4.50%	-		Infill – Class A
			4.50% - 5.00%	-		Infill – Class A – Value Added
			4.75% - 5.25%	-		Infill – Class B
			5.00% - 5.50%	-		Infill – Class B – Value Added
			5.50% - 6.00%	-		Infill – Class C
			5.25% - 6.25%	-		Infill – Class C – Value Added
			4.50% - 5.00%	-		Suburban – Class A
			4.75% - 5.00%	-		Suburban – Class A – Value Added
			5.00% - 5.50%	-		Suburban – Class B
			5.25% - 5.75%	-		Suburban – Class B – Value Added
			5.75% - 6.25%	-		Suburban – Class C
			6.00% - 6.50%	-		Suburban – Class C – Value Added
			-	5.50% - 6.00%		CBD – Luxury
			-	5.75% - 6.25%		CBD – Full-Service
			-	6.00% - 6.50%		CBD – Select-Service
			-	7.50% - 8.50%		CBD – Economy
			-	6.00% - 7.00%		Suburban – Luxury
			-	7.00% - 7.50%		Suburban – Full-Service
			-	7.25% - 8.00%		Suburban – Select-Service
-	8.25% - 9.25%		Suburban – Economy			

**SEATTLE / REGIONAL CAP RATES**

Source	Date	Location	Multifamily	Hospitality	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015	Seattle	4.70%	-	Apartments – All Classes
			-	7.00%	Hotels – All Classes
		West	3.80% - 8.00%	-	Apartments – 1 <sup>st</sup> Tier Properties
		Region	4.50% - 9.00%	-	Apartments – 2 <sup>nd</sup> Tier Properties
			5.00% - 10.00%	-	Apartments – 3 <sup>rd</sup> Tier Properties
			-	6.00% - 9.00%	Hotels – 1 <sup>st</sup> Tier Properties
			-	6.50% - 9.50%	Hotels – 2 <sup>nd</sup> Tier Properties
	-	7.00% - 10.50%	Hotels – 3 <sup>rd</sup> Tier Properties		

**NATIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% - 9.00%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			5.50% - 9.50%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			-	4.50% - 9.00%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	5.00% - 9.00%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	5.00% - 9.00%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	-	4.00% - 9.00%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	5.00% - 9.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.00% - 9.00%	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
IRR: Viewpoint for 2016	Yr. End 2015	West Region	6.03%	-	-	<u>Institutional Grade Properties</u> ?
			6.63%	-	-	CBD Office – Class A
			6.41%	-	-	CBD Office – Class B
			6.96%	-	-	Suburban Office – Class A
			7.00%	-	-	Suburban Office – Class B
			6.60%	-	-	Medical Office
			-	6.00%	-	Medical Office – Non-Campus
			-	6.81%	-	Industrial
			-	-	6.12%	Flex Industrial
			-	-	6.27%	Regional Mall
			-	-	6.48%	Community Retail
			-	-	7.55%	Neighborhood Retail
			-	-	8.07%	Hotel - Full Service
			-	-	-	Hotel - Limited Service
ACLI	4Q 2015	National	5.35%	6.19%	5.31%	Overall
			7.07%	7.00%	6.94%	Sq.Ft. - <50k
			6.66%	7.21%	6.65%	Sq.Ft. - 50k – 100k
			6.01%	6.75%	5.76%	Sq.Ft. – 100,001 – 200k
			5.13%	6.06%	4.78%	Sq.Ft. – 200k+
PWC / Korpaz	4Q 2015	National	5.68%	-	-	CBD Office - (3.50% - 8.00%)
			6.36%	-	-	Sub. Office - (4.25% - 9.00%)
			6.84%	-	-	Medical Office - (4.75% - 10.00%)
			-	7.15%	-	Flex/R&D - (5.75% - 9.00%)
			-	5.48%	-	Warehouse - (3.00% – 7.00%)
			-	-	6.03%	Mall- A+ = .463%; A = 5.23%; B+ = 6.28%
			-	-	6.31%	Power Center - (4.75% - 8.00%)
			-	-	6.38%	Neigh. Strip Ctrs. - (4.50% - 9.50%)

**NATIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
PWC / Emerging Trends in Real Estate	Reports 2/2016	National	5.60%	-	-	U.S. Central City Office
			6.90%	-	-	U.S. Suburban Office
			6.40%	-	-	Medical Office
			-	6.10%	-	U.S. Warehouse Industrial
			-	6.70%	-	U.S. R&D Industrial
			-	6.10%	-	U.S. Fulfillment Centers
			-	-	6.30%	U.S. Neigh. Shopping Ctrs.
			-	-	6.50%	U.S Power Centers
			-	-	6.00%	U.S. Regional Malls

**SEATTLE / PACIFIC NW LEASE RATES**

Source	Date	Location	Annual Rate/SF	Vacancy	Annual Expenses/SF	Remarks		
<b>CBRE Snapshot</b>								
Office	4Q 2015	Downtown Seattle	\$39.73 Full Service	10.30%	-	Class A – Asking		
			\$33.22 Full Service	10.50%	-	Class B – Asking		
			\$25.27 Full Service	12.70%	-	Class C – Asking		
		Seattle Close-in	\$30.91 Full Service	14.30%	-	Class A – Asking		
			\$22.02 Full Service	9.20%	-	Class B – Asking		
			\$23.20 Full Service	8.30%	-	Class C – Asking		
		Eastside	\$32.94 Full Service	9.30%	-	Class A – Asking		
			\$27.45 Full Service	12.50%	-	Class B – Asking		
			\$25.22 Full Service	6.60%	-	Class C – Asking		
		Southend	\$22.15 Full Service	16.90%	-	Class A – Asking		
			\$19.90 Full Service	19.90%	-	Class B – Asking		
			\$15.18 Full Service	16.60%	-	Class C – Asking		
Industrial	4Q 2015	Seattle Close-In	\$0.58 - \$0.75 NNN	2.80%	\$0.17 - \$0.22 SF/Mo	New Shell – Asking (Monthly)		
			\$0.75 - \$0.90 NNN	-	-	New Ofc (Add-on) – Asking(Monthly)		
			\$0.50 - \$0.60 NNN	-	-	Older Shell – Asking (Monthly)		
		Kent Valley	\$0.75 - \$0.85 NNN	-	-	2 <sup>nd</sup> Gen Ofc – Asking (Monthly)		
			\$0.42 - \$0.49 NNN	4.9%	\$0.14 - \$0.21 SF/Mo	New Shell – Asking (Monthly)		
			\$0.75 - \$0.90 NNN	-	-	New Ofc (Add-on) – Asking(Monthly)		
		Eastside	\$0.36 - \$0.45 NNN	-	-	Older Shell – Asking (Monthly)		
			\$0.75 - \$0.85 NNN	-	-	2 <sup>nd</sup> Gen Ofc (Add On) - Asking (Monthly)		
			\$0.62 - \$0.72 NNN	6.20%	\$0.20 – 0.29 SF/Mo	New Shell – Asking (Monthly)		
			\$1.25 - \$1.45 NNN			New Ofc – Asking(Monthly)		
			\$0.59 - \$0.65 NNN			Older Shell – Asking (Monthly)		
			\$1.20 – \$1.35 NNN			2 <sup>nd</sup> Gen Ofc – Asking (Monthly)		
		<b>Colliers</b>						

Office	4Q 2015	Seattle	\$39.52 Gross	8.40% All	-	Class A - Asking					
			\$28.24 Gross	Classes	-	Class B - Asking					
			\$24.47 Gross	-	-	Class C - Asking					
		S. King	\$37.61 Gross	12.80% All	-	Class A - Asking					
		County	\$21.81 Gross	Classes	-	Class B - Asking					
			\$20.27 Gross	-	-	Class C - Asking					
Industrial	4Q 2015	Eastside	\$35.60 Gross	7.80% All	-	Class A - Asking					
			\$29.43 Gross	Classes	-	Class B - Asking					
			\$24.32 Gross	-	-	Class C - Asking					
		Seattle	\$0.85 NNN	1.10%	-	Manufacturing - Asking (Monthly)					
		Close-in	\$0.75 NNN	1.80%	-	Warehouse - Asking (Monthly)					
			\$1.12 NNN	0.80%	-	Flex - Asking (Monthly)					
Cushman & Wakefield											
							Kent Valley	\$0.53 NNN	1.10%	-	Manufacturing - Asking (Monthly)
								\$0.49 NNN	3.30%	-	Warehouse - Asking (Monthly)
								\$1.08 NNN	8.90%	-	Flex - Asking (Monthly)
							Eastside	\$0.82 NNN	2.00%	-	Warehouse - Asking (Monthly)
								\$1.31 NNN	9.10%	-	Flex - Asking (Monthly)
Office	4Q 2015	Seattle CBD	\$38.73 Gross	7.50%	-	All Classes - Asking					
		Seattle -	\$31.91 Gross	10.00%	-	All Classes - Asking					
		Close-in	-	-	-						
		Southend	\$21.80 Gross	15.00%	-	All Classes - Asking					
		Eastside	\$31.28 Gross	8.20%	-	All Classes - Asking					
Industrial	4Q 2015	Seattle-Kent	\$4.32 NNN	4.4% All	-	Manufacturing - Asking					
		Valley	\$8.52 NNN	Classes	-	Flex - Asking					
			\$5.76 NNN	-	-	Warehouse - Asking					
		Eastside	\$8.04 NNN	5.80% All	-	Manufacturing - Asking					
		Suburban	\$13.68 NNN	Classes	-	Flex - Asking					
			\$9.60 NNN	-	-	Warehouse - Asking					

## **Income Capitalization Approach Model Description**

Three basic models were developed for income capitalization; those being retail, office and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

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

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 90 for most improved property types since income and expense data was available to ascertain market rates.

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

**Vacancy:** Vacancy rates used were derived mainly from published sources and tempered by appraiser observation.

**Expenses:** Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 90, the assessor used triple net expenses for retail/mixed-use and industrial type uses.

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

or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

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

**Physical Inspection Area:**

Portions of Neighborhood 50 were physically inspected for this cycle. Information for the remaining portion of Area 12 is based on existing County records and data as inspected during prior years.

**Ratio Analysis:**

No ratio studies were included with this report due to the small number of sales relative to the size of the Area population.

**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. There were some variations to the values under certain circumstances, such as properties with excess land, inferior locations, or deferred maintenance

The market sales approach is considered the most reliable indicator of value when comparable sales are 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 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 Ruth Peterson, Senior Appraiser for quality control purposes.

## Model Validation

### Total Value Conclusions, Recommendations and Validation:

Recommended assessed values are based on market conditions as of January 1, 2016.

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.

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

The total 2015 assessment value for the current parcels in Specialty Area 12 was \$1,107,313,467.

The total recommended assessed value for the 2016 assessment year is \$1,191,854,300.

Application of these recommended values for the 2016 assessment year (taxes payable in 2017) results in an average total change from the 2015 assessments of +7.63%. The total value for the specialty assigned parcels changed as follows:

	<b>2015 Total</b>	<b>2016 Total</b>	<b>\$ Change</b>	<b>% Change</b>
<b>Total Value</b>	\$1,107,313,467	\$1,191,854,300	+\$84,540,833	+7.63%

The values recommended in this report improve values and equity; therefore it is recommended that they should be posted for the 2016 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.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

- No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.



---

Erik Prestegaard  
Commercial Appraiser II

6/2/2016

---

Date

Improvement Sales for Area 012 with Sales Used

05/31/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	408880	4140	1,760	2618216	\$1,710,000	07/15/13	\$971.59	HOLT MARINA	C2-40	1	Y	
012	050	277160	5311	11,670	2620289	\$5,000,000	07/23/13	\$428.45	SALMON BAY MARINE CENTER	IG1 U/45	1	Y	
012	040	408980	0060	1,495	2668930	\$2,325,000	05/20/14	\$1,555.18	ALLISON ST LANDING	C2-40	1	Y	
012	040	420690	0085	11,550	2672199	\$3,249,000	06/02/14	\$281.30	WARDS COVE PACKING COMPANY	IB U/45	1	Y	
012	040	408880	2012	23,119	2676885	\$10,224,000	06/24/14	\$442.23	WARDS COVE	C2-40	3	Y	
012	040	408980	0035	3,090	2716053	\$2,390,000	02/23/15	\$773.46	3 SFR	C2-40	1	Y	
012	040	408880	3975	27,040	2717886	\$16,200,000	03/05/15	\$599.11	WATERWORKS OFFICES & MARINA	C2-40	3	Y	
012	080	082505	9172	32,897	2753543	\$27,995,000	09/01/15	\$0.00	HOMEPORT MARINA	CBD 2	3	Y	
012	060	117600	1395	7,543	2774580	\$3,375,000	12/30/15	\$447.43	CANAL RESTAURANT	C1-40	1	Y	

Vacant Sales for Area 012 with Sales Used

05/31/2016

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.	Ver. Code	Remarks
								Area						
012	040	018650	0060	27,204	2677871	\$201,000	06/20/14	\$7.39		ALLISON MARINA	C2-40	1	Y	
012	040	735640	0030	18,550	2655782	\$103,500	02/28/14	\$5.58		ROANOKE REEF BOAT MOORAGES CONDOMINIUM	SF 5000	1	Y	
012	040	735640	0120	18,550	2679954	\$350,000	07/14/14	\$18.87		ROANOKE REEF BOAT MOORAGES CONDOMINIUM	SF 5000	1	Y	
012	040	735640	0010	18,550	2714826	\$115,000	02/18/15	\$6.20		ROANOKE REEF BOAT MOORAGES CONDOMINIUM	SF 5000	1	Y	
012	080	607340	2760	419,006	2590376	\$120,000	02/19/13	\$0.29		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0530	419,006	2591847	\$87,000	02/25/13	\$0.21		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2390	419,006	2596854	\$110,000	03/25/13	\$0.26		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2040	419,006	2605791	\$110,000	05/06/13	\$0.26		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3170	419,006	2617082	\$55,000	07/09/13	\$0.13		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2770	419,006	2628194	\$125,000	08/29/13	\$0.30		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0060	419,006	2662474	\$138,000	04/14/14	\$0.33		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1060	419,006	2670792	\$95,000	05/27/14	\$0.23		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2650	419,006	2676965	\$100,000	06/30/14	\$0.24		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2440	419,006	2677474	\$112,500	07/02/14	\$0.27		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0390	419,006	2682340	\$60,000	07/28/14	\$0.14		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1530	419,006	2693631	\$60,000	09/24/14	\$0.14		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2600	419,006	2693669	\$120,000	09/29/14	\$0.29		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0810	419,006	2698556	\$140,000	10/30/14	\$0.33		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3530	419,006	2719566	\$49,700	03/17/15	\$0.12		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1190	419,006	2727204	\$140,000	04/23/15	\$0.33		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3460	419,006	2727296	\$68,000	04/23/15	\$0.16		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	3370	419,006	2734860	\$48,000	05/29/15	\$0.11		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0540	419,006	2739622	\$58,000	06/17/15	\$0.14		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1600	419,006	2739596	\$60,000	06/24/15	\$0.14		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	2230	419,006	2743437	\$160,000	07/15/15	\$0.38		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	1880	419,006	2750012	\$60,500	08/12/15	\$0.14		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	
012	080	607340	0200	419,006	2769222	\$110,000	11/24/15	\$0.26		NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	Y	

Improvement Sales for Area 012 with Sales not Used

05/31/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	018650	0010	2,558	2635946	\$3,850,000	10/11/13	\$1,505.08	ALLISON MARINA	C2-40	20	48	Condo with garage, moorage, or stora
012	040	018650	0020	0	2719519	\$500,000	03/11/15	\$0.00	ALLISON MARINA	C2-40	1	1	Personal property included
012	040	197220	6512	38,723	2660253	\$11,600,000	03/27/14	\$299.56	SOUND MIND AND BODY	IC-65	1	33	Lease or lease-hold
012	040	270870	0210	60	2740789	\$103,000	06/29/15	\$1,716.67	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	408880	4470	17,529	2759704	\$2,190,750	10/02/15	\$124.98	DOC FREEMAN'S	C2-30	3	22	Partial interest (1/3, 1/2, etc.)

Vacant Sales for Area 012 with Sales not Used

05/31/2016

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
012	040	270870	0110	86,697	2743698	\$53,700	06/09/15	\$0.62	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0150	86,697	2773784	\$150,000	12/22/15	\$1.73	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0180	86,697	2742652	\$4,300	07/08/15	\$0.05	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0200	86,697	2742451	\$86,000	06/29/15	\$0.99	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0220	86,697	2651613	\$115,000	01/30/14	\$1.33	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0360	86,697	2695247	\$5,700	09/30/14	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0415	86,697	2672116	\$7,000	06/04/14	\$0.08	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0430	86,697	2761222	\$6,300	09/23/15	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0440	86,697	2671905	\$155,000	05/28/14	\$1.79	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0450	86,697	2733455	\$6,300	05/27/15	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0460	86,697	2740681	\$7,700	07/01/15	\$0.09	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0460	86,697	2673784	\$7,000	06/04/14	\$0.08	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0480	86,697	2687113	\$7,000	08/15/14	\$0.08	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0490	86,697	2690415	\$5,700	09/11/14	\$0.07	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0660	86,697	2600614	\$8,500	02/06/13	\$0.10	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	040	270870	0690	86,697	2632150	\$200,000	09/24/13	\$2.31	GASWORKS PARK MARINA	IB U/45	1	33	Lease or lease-hold
012	080	311078	0050	196,585	2731157	\$108,000	05/06/15	\$0.55	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0100	196,585	2612324	\$95,000	05/17/13	\$0.48	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0130	196,585	2713739	\$120,000	01/16/15	\$0.61	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0230	196,585	2772100	\$72,000	12/10/15	\$0.37	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0280	196,585	2670630	\$70,000	05/28/14	\$0.36	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0360	196,585	2685104	\$50,000	08/05/14	\$0.25	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0360	196,585	2710138	\$78,000	12/26/14	\$0.40	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0510	196,585	2733720	\$39,950	05/18/15	\$0.20	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0520	196,585	2586521	\$21,000	01/22/13	\$0.11	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0590	196,585	2627405	\$32,000	08/29/13	\$0.16	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0660	196,585	2657770	\$53,500	03/06/14	\$0.27	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0900	196,585	2734419	\$29,000	05/27/15	\$0.15	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	0920	196,585	2675452	\$27,500	06/23/14	\$0.14	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	1070	196,585	2720698	\$16,500	03/13/15	\$0.08	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	1110	196,585	2731039	\$58,999	05/18/15	\$0.30	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	1130	196,585	2675603	\$41,000	06/23/14	\$0.21	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	1230	196,585	2676460	\$25,000	06/26/14	\$0.13	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	311078	1300	196,585	2760879	\$32,000	10/09/15	\$0.16	HARBOUR VILLAGE MARINA CONDOMINIUM & MARINA	RB	1	33	Lease or lease-hold
012	080	607340	0090	419,006	2729944	\$90,000	05/12/15	\$0.21	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure
012	080	607340	0300	419,006	2630729	\$55,000	09/09/13	\$0.13	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure
012	080	607340	0320	419,006	2629547	\$55,000	09/09/13	\$0.13	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure
012	080	607340	0690	419,006	2594924	\$434,700	03/11/13	\$1.04	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	7	59	Bulk portfolio sale
012	080	607340	1040	419,006	2772439	\$50,000	12/17/15	\$0.12	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure
012	080	607340	2180	419,006	2762501	\$60,000	10/16/15	\$0.14	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure
012	080	607340	2180	419,006	2760886	\$15,450	10/06/15	\$0.04	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	18	Quit claim deed
012	080	607340	3100	419,006	2682409	\$55,000	07/21/14	\$0.13	NEWPORT YACHT BASIN PH I CONDOMINIUM	R-2.5	1	15	No market exposure

## AREA 12 PHYSICALLY INSPECTED PARCELS 2016

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
12	50	046700	0012	YACHT CARE - MARINE DIESEL	4300 11TH AVE NW
12	50	046700	0050	FERGUSON TERMINAL	4205 9TH AVE NW
12	50	046700	0075	COMMERCIAL MARINE CONSTRUCTION	1121 NW 45TH ST
12	50	046700	0120	WAREHOUSE	4315 11TH AVE NW
12	50	046700	0335	BALLARD MILL & MARINA	4733 SHILSHOLE AVE NW
12	50	046700	0385	BRANCHFLOWER MARINA	4507 SHILSHOLE AVE NW
12	50	046700	0417	VACANT LAND	
12	50	046700	0418	STIMSON INDUSTRIAL PARK	
12	50	046700	0419	STIMSON INDUSTRIAL PARK	
12	50	046700	0420	STIMSON INDUSTRIAL PARK	5301 SHILSHOLE AVE NW
12	50	046700	0421	SALMON BAY SAND & GRAVEL	5231 SHILSHOLE AVE NW
12	50	046700	0426	STIMSON INDUSTRIAL PARK	5265 SHILSHOLE AVE NW
12	50	046700	0427	STIMSON INDUSTRIAL PARK	
12	50	046700	0428	STIMSON INDUSTRIAL PARK	5245 SHILSHOLE AVE NW
12	50	046700	0429	STIMSON INDUSTRIAL PARK	5305 SHILSHOLE AVE NW
12	50	046700	0430	STIMSON INDUSTRIAL PARK & MARINA	
12	50	046700	0445	FUEL DOCK WILLIAMS & COVICH	5219 SHILSHOLE AVE NW
12	50	046700	0475	SAGSTAD MARINA	5109 SHILSHOLE AVE NW
12	50	046700	0476	CANAL COVE MARINA	5209 SHILSHOLE AVE NW
12	50	046700	0478	SAGSTAD MARINE MOORAGE - DNR LEASE	5109 SHILSHOLE AVE NW
12	50	046700	0665	BALLARD OIL CO	5300 26TH AVE NW
12	50	046700	0685	PACIFIC FISHERMEN INC	2425 NW 54TH ST
12	50	046700	0700	McGINNIS MARINE	5320 28TH AVE NW
12	50	046700	0715	STABBERT YACHT & SHIPYARD	2629 NW 54TH ST
12	50	046700	0740	NEFCO	2619 NW 54TH ST
12	50	046700	0784	JACOBSON BROTHERS INC	5350 30TH AVE NW
12	50	112503	9017	SEABORN INC.	5355 28TH AVE NW
12	50	112503	9047	LOCKHAVEN APARTMENTS & MARINA	3030 W COMMODORE WAY
12	50	112503	9081	TIME OIL CO	2800 W COMMODORE WAY
12	50	112503	9108	LOCKHAVEN MARINA MOORAGE - DNR LEASE	3030 W COMMODORE WAY
12	50	112503	9120	GEORGE BROOM'S SONS INC	2750 W COMMODORE WAY
12	50	277160	5265	CSR BOAT YARD	2440 W COMMODORE WAY
12	50	277160	5298	SBMC WEST (Building 2360)	2360 W COMMODORE WAY
12	50	277160	5299	SBMC WEST	
12	50	277160	5300	SBMC WEST - docks	
12	50	277160	5311	SALMON BAY MARINE CENTER	2280 W COMMODORE WAY
12	50	277160	5335	STORAGE BLDG D & L MACHINE	2408 W COMMODORE WAY
12	50	277160	5343	SALMON BAY MARINA - DNR LEASE #20-009207	2100 W COMMODORE WAY
12	50	277160	5345	SALMON BAY MARINA	2100 W COMMODORE WAY
12	50	744200	0630	WESTERN TOWBOAT	617 NW 40TH ST
12	50	744200	0675	WESTERN TOWBOAT	601 NW 40TH ST
12	50	744200	0705	FLOHR METAL FABRICATORS	3920 6TH AVE NW
12	50	744200	0835	WASHINGTON ASPHALT CO	309 NW 39TH ST
12	50	744600	0120	TRIDENT SEAFOODS	653 NW 41ST ST
12	50	757510	0000	SBMC	2296 W COMMODORE WAY