

Commercial Revalue

2016 Assessment roll

AREA
17

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

John Wilson, Assessor



King County

Department of Assessments

Accounting Division

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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.

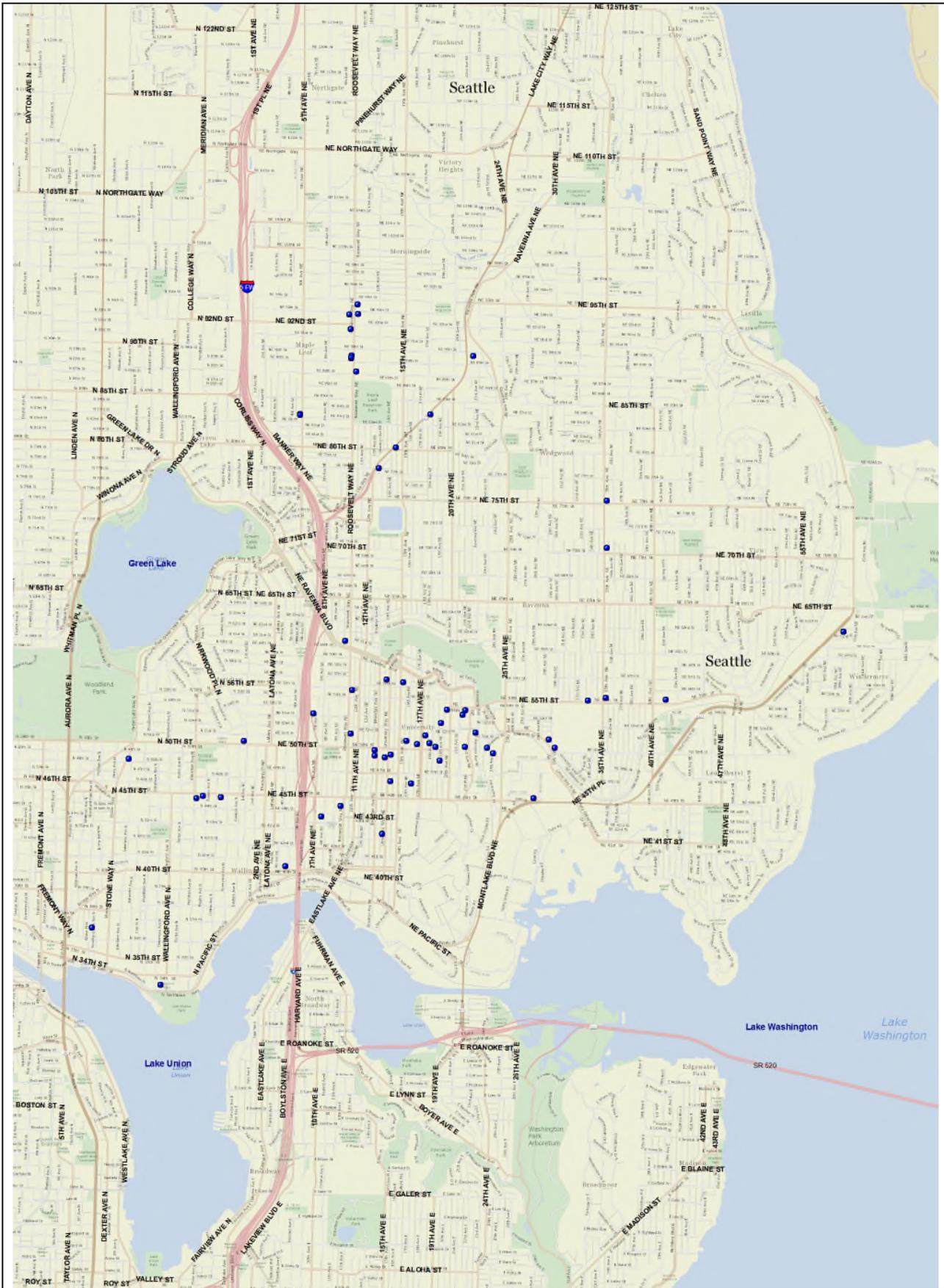
We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along 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



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King County
Assessments
5/25/16

Improved Sales Used for 2016 Assessment

Executive Summary Report

Appraisal Date 1/1/2016

Geographic Appraisal Area:

- Area 17: University District

Sales Summary- Improved Sales:

- Number of Sales: 57
- Range of Sales Dates: 01/2013– 11/2015

Sales – Improved Ratio Study Summary:

Sales- Improved Valuation Change Summary					
	Mean Assessed Value	Mean Sale Price	Weighted Mean Ratio	C.O.D.*	C.O.V.*
2015 Value	\$ 963,200	\$1,102,500	87.4%	14.15%	18.08%
2016 Value	\$1,087,300	\$1,102,500	98.6%	6.92%	10.06%
Abs. Change	\$124,100		11.20%	-7.23%	-8.02%
% Change	12.88%		12.81%	-51.10%	-44.36%

*Coefficient of Dispersion (COD) and Coefficient of Variation (COV) are measurements of uniformity. A low COD and COV indicate better the uniformity.

Sales used in analysis: All improved sales that were verified as good and did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after sale; or have been segregated or merged since being purchased.

Total Population- Parcel Summary Data			
	Land	Imps	Total
2015 Value	\$2,050,299,700	\$882,400,500	\$2,932,700,200
2016 Value	\$2,324,033,500	\$895,553,900	\$3,219,587,400
% Change	13.35%	1.49%	9.78%

Number of Parcels in the Ratio Study Population: **1,329**, excluding specialties and government-owned properties.

Conclusion and Recommendation:

The total assessment for Area 17 increased 9.78% for the 2016 assessment year.

The values recommended in this report improve uniformity, assessment level and equity. Therefore, we recommend posting these values for the 2016 assessment year.

Identification of the Area

Name or Designation

- Area 17

Area 17 Neighborhoods

- 17-10 Stone Way - Northlake - Pacific Street
- 17-20 Wallingford
- 17-30 Maple Leaf
- 17-40 Roosevelt
- 17-50 University District
- 17-60 University Park
- 17-70 University Village
- 17-80 Ravenna
- 17-90 Wedgwood
- 17-100 Sand Point- Laurelhurst
- 17-110 University of Washington

Area 17 Boundaries

- North-NE 95th Street (east of Interstate- 5) NE 50th Street (west of Interstate-5)
- South- Lake Union, Portage Bay, and Union Bay
- East- Lake Washington
- West- Interstate-5 (north of NE 50th Street) and Woodland Park Avenue North (south of NE 50th Street)

Maps

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

Area Overview

The Assessor's Commercial Area 17 lies entirely within the Seattle city limits. The neighborhoods that are experiencing the greatest changes are closest to or have the best transit options to the employment centers of downtown Seattle and the University of Washington. The extension of the light rail from downtown Seattle to the University District (17-50) and Roosevelt (17-40) neighborhoods has spurred construction of apartments, small efficiency dwelling units (micro apartments) and mixed use retail/residential development. The Stone Way neighborhood (17-10), with easy access to downtown is also being transformed into a high density mixed use hub. The neighborhood (17-70) around the periphery of the University Village Shopping center is changing from older warehouses to mixed use apartments and retail. It is convenient to Children's Hospital as well as the University of Washington.

Analysis Process

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: March 15, 2016

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 or industrial 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: A building that produces the maximum return on the investment is considered to be the highest and best use of the site. The economic concept of highest and best use is particularly important when determining which method (cost, sales comparison, or income capitalization) best reflects the market value for the subject. Area 17 has a number of neighborhoods that are in transition. As the land values increase a property must generate a larger income stream in order for the building to contribute to the overall value. If a property cannot generate an income that is needed to support the land value it is a property that is most likely to be redeveloped. Many of the tax parcels in these neighborhoods carry the land value and a token improvement value of \$1,000

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

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: cost, sales comparison, and income capitalization.

- Sales from January 24, 2013 through November 23, 2015 were considered in the analysis.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

17-10 Stone Way- Northlake- Pacific Street



Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 45th Street and Lake Union is an area of older retail and service businesses with a few industrial properties. The three commercially developed east-west streets lying north of Lake Union are N Northlake Way, N 34th Street, and N Pacific Street. Neighborhood 10 has a combination of newer residential and mixed use projects, small office buildings, and older industrial properties. This neighborhood is experiencing significant new development and is considered highly desirable due to its proximity to downtown Seattle, Gas Works Park, the Burke Gilman Trail and nearby

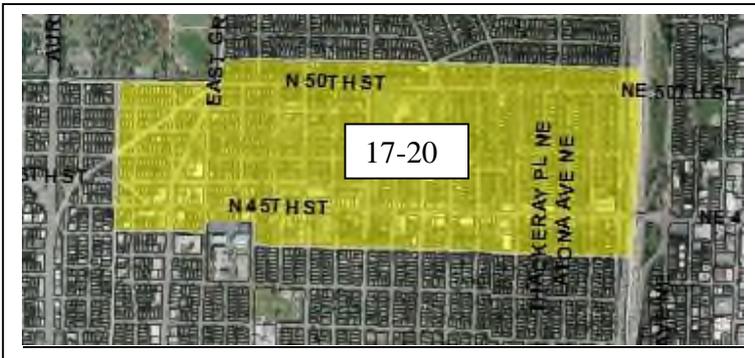
employment in Fremont. Both Stone Way and Fremont are known for their dynamic and diverse personalities, dedication to the environment, and appreciation for innovative ideas. New developments contain a mix of ground floor retail with apartments or offices on upper levels.

The following is an example of the new development taking place in Neighborhood 10:



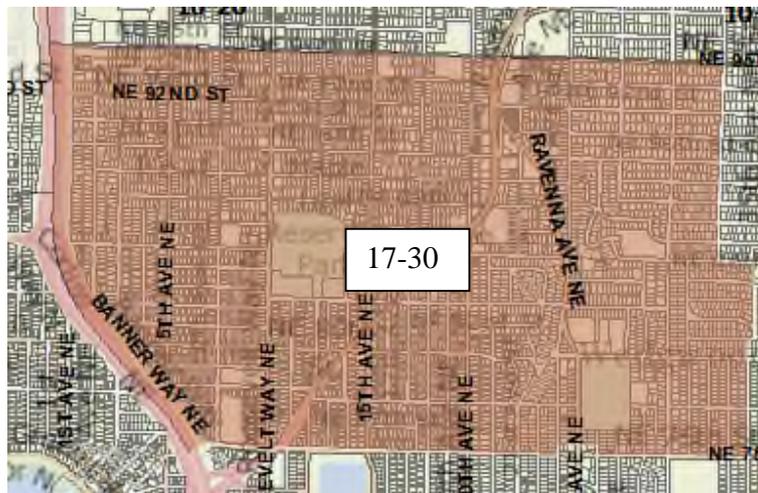
Located at 2617 Stone Way North, on the former site of Morgan’s Plumbing, is a mixed use project of three levels of residential above street level retail. Many of the retail shops will have garage style windows fronting the sidewalk enabling an open-air atmosphere during nice weather.

17-20 Wallingford



Wallingford is Neighborhood 20, a business district located along N 45th Street between Stone Way N and I-5. Wallingford is a well-established urban neighborhood with many specialty shops, restaurants, and commercial services. Most of the improvements in this area are older buildings that have been well maintained and have urban charm.

17-30 Maple Leaf



Maple Leaf, Neighborhood 30, was added to Geographic Area 17 this year. Most of the parcels had previously been in Geo Area 10-10. This neighborhood has distinctive characteristics. The properties along Roosevelt Way NE are transitioning from large lots with a small commercial structure or small residence into a blend of live-work units and townhouses. The neighboring properties are typical single family residential and long established small businesses. The properties along and abutting Lake City Way NE tend to be auto oriented businesses surrounded by multi-family structures. There is little new development in this portion.

The Maple Leaf Reservoir was covered and made into a City park two years ago. The park provides a natural gathering place for families with children and a focal point for the community. The park also offers open space for the townhouses and apartments that are being developed in the neighborhood.

17-40 Roosevelt



Neighborhood 40 is the Roosevelt business district. It includes the commercial areas predominately along Roosevelt Way NE between I-5 on the west and 12th Avenue NE to the east and from NE 75th Street on the north to NE 40th Street on the south. The predominant commercial properties in this area are long established businesses in older buildings, including auto repair, small retail and specialty shops, and small office buildings (often converted single family houses). Neighborhood 40 is seeing substantial growth primarily in two areas, in the north around the future light rail station on NE 65th Street and south of NE 50th Street. Properties in the Roosevelt corridor are not required to offer off street parking

for residential development and we are seeing most projects offering little to no residential tenant parking. Additionally, many of the new and proposed residential offerings are for small efficiency dwelling units (usually less than 160 square feet) with a single room serving as the bedroom, living room and kitchenette.

Below is an illustration of a 7 story apartment building located in the 6400 block of Roosevelt Way NE offering 83 efficiency dwelling units, 1,400 SF of ground floor retail and parking for five vehicles.



NORTHWEST AERIAL VIEW

On the left:
A proposed six story structure situated in the 800 block of NE 66th Street. It is located one block from the future light rail station. The building will contain 40 small efficiency dwelling units, 2,300 SF of retail and no off street parking.

4252 8TH AVE NE

June 30, 2015: Land Use Application for Streamlined Design Review to allow a 4-story structure containing 20 small efficiency dwelling units. No parking is proposed. Existing structure to be demolished.

4252 8th Ave NE | STREAMLINED DESIGN REVIEW
June 30th 2015



J&J Architects PC
1000 10th Avenue NE
Seattle, WA 98108
www.jandjarchitects.com



The proposed five story with 23 small efficiency dwelling units located in the 4200 block of 7th Avenue NE is designed to meet the needs of University of Washington students. Shared amenities will include a ground level patio and a roof top gathering space. The building will offer covered bicycle storage and shared laundry facilities.



Left:

The proposed seven-story 200 fully furnished studio apartments is located in the 4500 block of 11th Avenue. The ground level will offer a bakery and coffee shop as well as public space to encourage a commercial arcade connection.

17-50 University District



Neighborhood 50 is the University District. This area is often referred to as “The Ave”. It includes the commercial businesses along University Way NE and extends from NE Ravenna Boulevard south to NE 41st Street and from 12th Avenue NE east to 15th Avenue NE. This neighborhood has many specialty retail shops, daycare providers, and small private schools. A light rail transit station is scheduled to open at NE 44th Street. It has fueled plans for construction in underdeveloped sites such as surface parking lots or older single family dwellings located on MR (Mid-Rise residential) or NC (Neighborhood Commercial) zoned land.



The Parsonage

The above illustration is of a seven story structure containing 87 units. Two existing residences will be demolished and a former parsonage deemed a City Landmark will be preserved.

17-60 University Park



Neighborhood 60 is University Park. It is bordered by 15th Avenue NE on the west, Ravenna Avenue NE to the east, NE 58th Street on the north, and the University of Washington to the south. This neighborhood is directly north of the University campus and is a residential area that includes fraternities, sororities, and rooming houses, which provide student housing in addition to single family residences. This neighborhood is also experiencing significant construction of micro-housing. The City recently instituted a change requiring each micro housing unit to have a small kitchen area rather than just one shared kitchen for 8 units. Below is a proposed 34 unit small efficiency dwelling to be located in the 4700 block of 22nd Avenue NE.



17-70 University Village



Neighborhood 70 is the University Village neighborhood. It includes the retail and service businesses located along 25th Avenue NE, NE Blakeley Street, NE 50th Street, and Union Bay Place NE. This neighborhood is predominantly a retail destination that services the surrounding residential neighborhoods. The University Village complex is valued by the Major Retail specialty appraiser. There are several major retailers located in the University Village that attract customers from the greater Seattle area and this enhances the surrounding commercial properties.

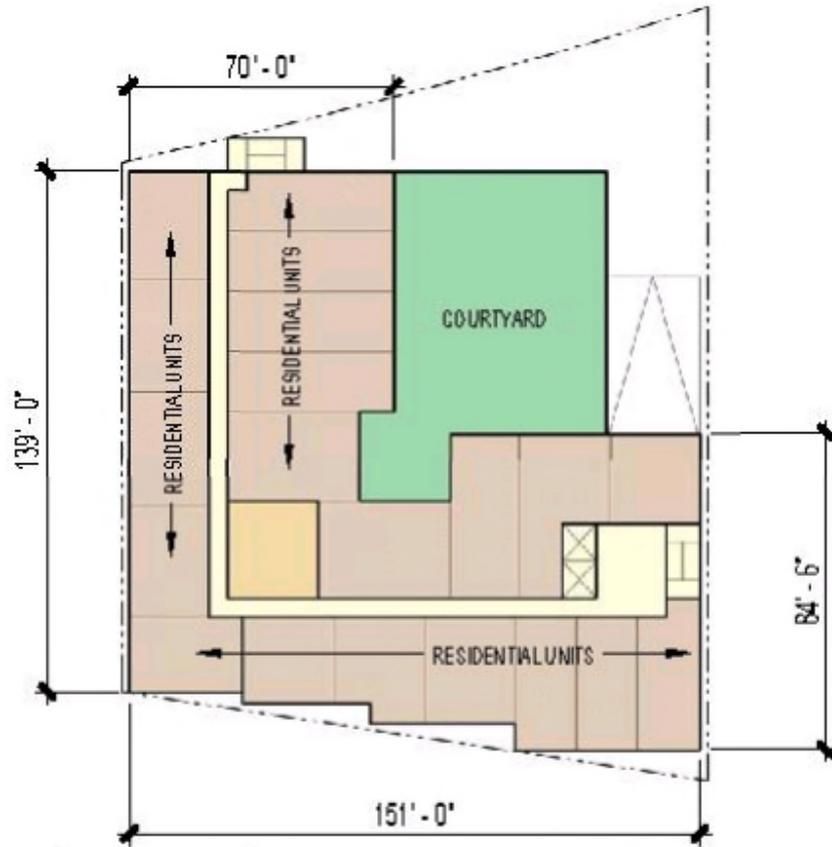
Currently under construction at University Village is the Gateway Building in an area north of Pottery Barn and adjacent to the central west entrance to the Village. This proposed building will offer three levels of new retail space and have a roof top terrace with lush landscaping and trellises. The building is designed with the upper floors gradually stepped back from the lower two levels to add to the pedestrian friendly atmosphere for which University Village is known.

Here is a schematic drawing of the future Gateway Building at University Village.

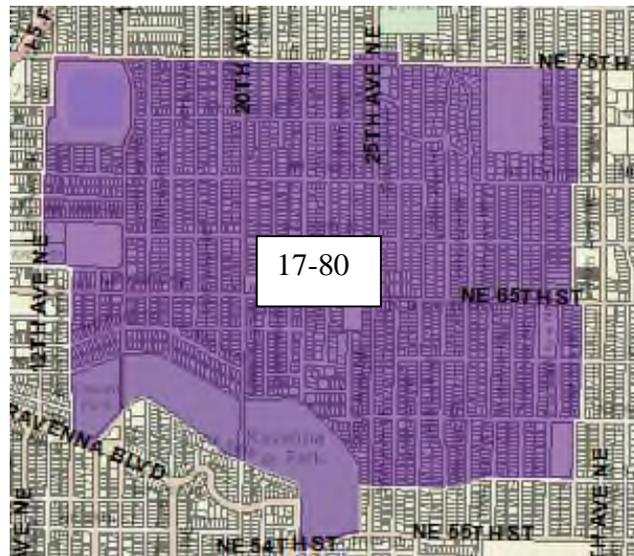


There are two residential projects planned on Union Bay Place NE, replacing old warehouses and helping to transform the street scape. The first project abuts the Safeway store property and will have 244 residential units and below grade parking for 68 units.

Nearby at 4516 Union Bay Place is a proposed 5-story residential structure containing 61 units above 2,250 SF of street level retail. Below is a site plan for this development.



17-80 Ravenna



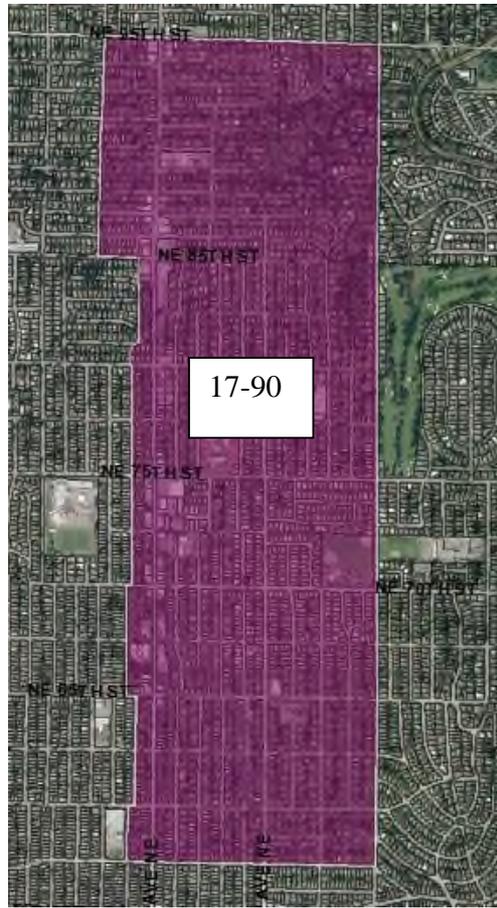
Neighborhood 80 extends from 12th Avenue NE east to 34th Avenue NE and from NE 75th Street south to NE 57th Street. The western portion abuts the rapidly developing Roosevelt Neighborhood (40). The concentration of commercial development is along the NE 65th Street corridor. We can anticipate significant changes in the Ravenna neighborhood in the coming years. The City of Seattle recently approved zoning changes that permit greater density in residential, commercial, and mixed use properties. Sound Transit light rail will have a station serving the new development. An entire city block along NE 65th Street between 14th and 15th Avenues NE has been an eyesore in the neighborhood for years. The Roosevelt Development Group has plans to raze the derelict structures and transform the site with pedestrian friendly street level retail and up to six levels of residential units. There will be over 220 residential units offering studio, one and two bedroom units and townhouse multi-level units.

Below is a schematic drawing of proposed development in Neighborhood 80:



1319 NE 65 th Street (orange)	
Project Site Under Current Zoning	
Neighboring Developments with permits or in construction	
Potential Neighboring Development Parcels	

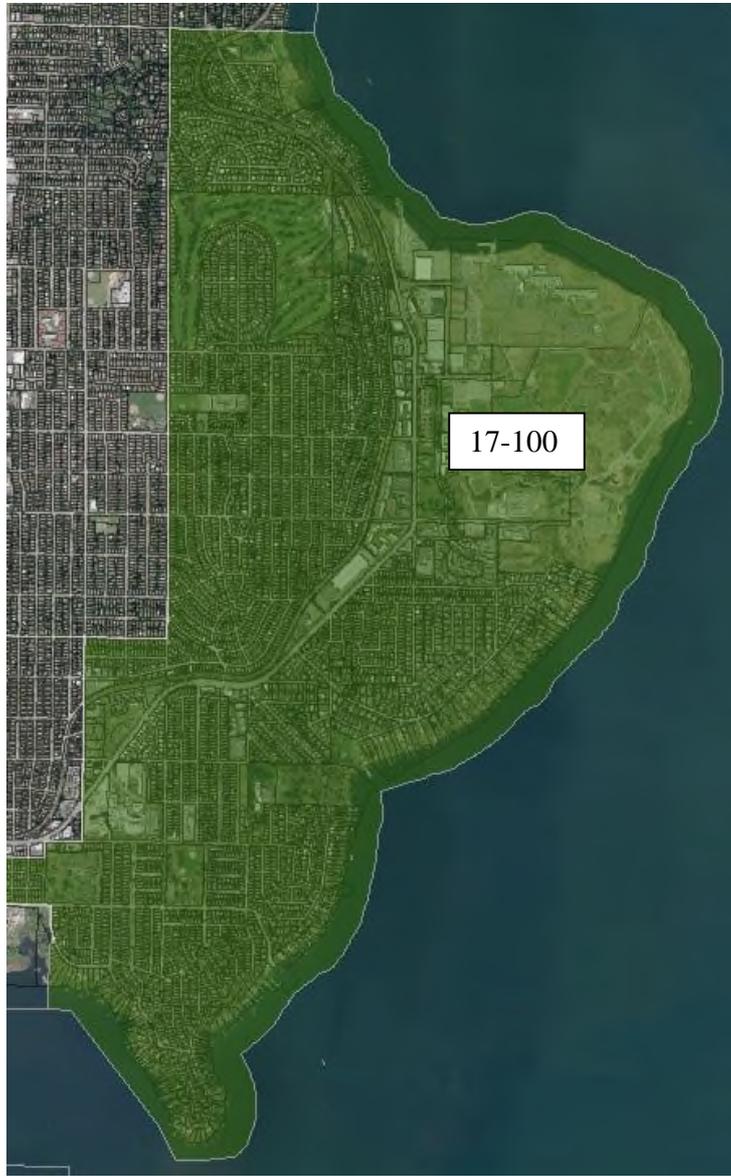
17-90 Wedgwood- View Ridge



Neighborhood 90 extends from 34th Avenue NE to 45th Avenue NE and from NE 95th Street south to NE 55th Street. This area is predominantly residential. The commercial development, serving the needs of the neighborhood, is located on 35th Avenue NE. There are many former single family residences which have been converted into offices. Although 35th Avenue NE is an arterial, it still has many residential properties.

The newest development is a combination of two live-work units fronting 35th Avenue NE and four residential townhouses at the rear on a Neighborhood Commercial (NC) zoned site.

17-100 Sand Point- Laurelhurst



Neighborhood 100, lying east of 45th Avenue NE, is primarily a residential neighborhood, including View Ridge, Windermere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses, including Warren G. Magnuson Park, public housing, and office space for community organizations. The City of Seattle is constructing low income housing at Sand Point. There is a small shopping district along Sand Point Way at about 50th Avenue NE. Seattle Children's Hospital is located at Sand Point Way and NE 40th Street.

17-110 University of Washington



Neighborhood 110 is the University of Washington and associated properties. Tax parcels located in Neighborhood 110 are included in the City of Seattle’s zoning with a Major Institution Overlay. The University of Washington dominates northeast Seattle as a destination for employment, students, medical care and sports entertainment. Two light rail stations are currently under construction to meet these needs.

New building on the campus includes replacing the Burke Museum, a new Life Sciences building, and a new University of Washington Police Headquarters.



Burke Museum

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Neighborhoods 50, 110 and the northwest portion of 30 in Area 17 were physically inspected for the 2016 assessment year. The physical inspection comprised 238 parcels, or approximately 18% of the 1,329 total parcels located in Area 17 (excluding specialties and government-owned properties). A list of the physically inspected parcels and an identifying map are included in the addendum of this report.

Scope of Data**Land Value Data:**

Vacant sales between January 2013 and December 2015 were considered in valuing land. Vacant sales are defined as transactions representing land value to the purchaser. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue their existing use.

Improved Parcel Total Value Data:

Sales of improved properties from January 2013 to December 2015 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by the appraiser to confirm that sales are "arm's length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Individual verification letters were mailed to all buyers and sellers with postage paid return envelopes enclosed. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report.

Land Value

Land Sales, Analysis, Conclusions:

The subject market has experienced upward pressure on land values as well as an increase in transaction volume. Within Geographic Area 17, there are eighty-one (81) verified commercial land sales that occurred during the last three years that were utilized for the 2016 revalue. This is an unprecedented number of land sales and an increase over the 64 verified sales utilized for the 2015 revalue and the 43 sales available in 2014. This year land values increased in all neighborhoods. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the Assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. Most of the land sales are properties that were developed decades ago and the building no longer contributes to the overall value. The land value is such that it is prudent to tear down the old structure and redevelop the site to maximize the use of the land and bring an income stream to the developer/owner. In some neighborhoods land has been rezoned from single family to commercial. In addition, new commercial development sites are being created through the demolition of existing single family residences located on commercially zoned lots.

Every effort was made to equalize the assessed land values of similarly zoned land between adjacent areas. Assessed land values are based on land sales of properties with the same zoning or with similar development potential.

The total recommended assessed land value for the 2016 assessment year is \$4,004,394,000. The recommended land values for the 2016 assessment year result in an increase from the 2015 assessment of +12.05%. The totals include taxable and nontaxable parcels in Area 17, excluding government-owned parcels.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2015 Land Value	2016 Land Value	% Change
17-10	\$373,092,600	\$409,718,300	9.82%
17-20	\$210,011,700	\$233,052,700	10.97%
17-30	\$180,641,700	\$196,485,900	8.77%
17-40	\$692,366,300	\$780,719,200	12.76 %
17-50	\$398,601,200	\$460,560,800	15.54%
17-60	\$329,523,800	\$362,258,500	9.93%
17-70	\$612,322,600	\$681,107,200	11.23%
17-80	\$92,259,000	\$105,306,800	14.14%
17-90	\$164,114,300	\$183,890,500	12.05%
17-100	\$513,599,800	\$583,017,200	13.52%
17-110	\$7,322,700	\$8,276,900	13.03%
Totals	\$3,573,855,700	\$4,004,394,000	12.05%

Land Overview

Since January 2013, there have been a total of eighty-one (81) commercial land sales throughout Area 17 that meet the requirements of a fair market transaction.

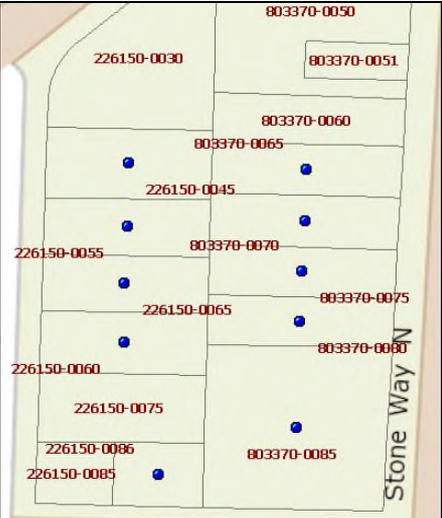
The following is a breakdown of each neighborhood and a summary of the land sales considered. The Assessor considered these sales as the primary method of establishing new assessed land values for each zoning with adjustments for neighborhood location.

Neighborhood 17-10

The Stone Way Neighborhood has seen some of the most significant changes in recent years. It is transitioning from a neighborhood of commercial and light industrial uses such as roofing, paint and plumbing supplies to upscale restaurants, new offices and multiple new apartments. Land values have increased in this neighborhood over several years and as a result, the increase this year is more modest (9.82%) compared with other neighborhoods in Area 17.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref #
017	10	803370	0075	11,880	2641403	\$2,050,000	11/05/13	\$172.56	C1-40	2	1
017	10	226150	0086	23,121	2641405	\$3,400,000	10/31/13	\$147.05	C1-40	2	1
017	10	803370	0065	12,040	2641402	\$2,175,000	10/29/13	\$180.65	C1-40	2	1
017	10	226150	0060	6,500	2641400	\$1,100,000	10/29/13	\$169.23	C1-40	1	1
017	10	226150	0045	18,850	2641360	\$3,600,000	10/29/13	\$190.98	C1-40	3	1
017	10	226150	0085	3,239	2606702	\$650,000	05/21/13	\$200.68	C1-40	1	2
017	10	803370	0140	38,140	2734174	\$7,110,000	05/28/15	\$186.42	C2-40	3	3
017	10	408330	6670	88,920	2653894	\$17,100,000	02/07/14	\$192.31	C2-40	6	4
017	10	803370	0215	36,003	2643129	\$5,100,000	11/26/13	\$141.65	C2-40	2	5
017	10	182504	9151	12,041	2720155	\$650,743	03/23/15	\$54.04	IC-45	1	6
017	10	408880	4710	6,150	2720157	\$1,000,000	03/24/15	\$162.60	IC-45	1	6
017	10	226450	1095	9,394	2618488	\$850,000	07/15/13	\$90.48	IC-45	2	7
017	10	182504	9034	3,485	2774296	\$600,000	12/31/15	\$172.17	NC2P-40	1	8

1.

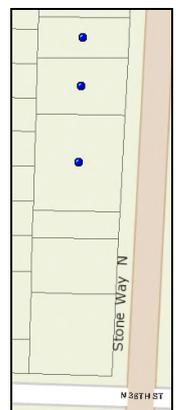
<p>E #'s 2641403, 2641405, 2641402, 2641400, 2641360</p> <p>An assemblage of 10 tax parcels totaling 72,391 SF</p> <p>Total Sales Price \$12,325,000</p> <p>Average Land Sales Price \$170/ SF</p> <p>Located on Stone Way Ave North and North 38th Street Redeveloped into 278 unit apt.</p>	 <p>A map showing 10 tax parcels along Stone Way N. The parcels are labeled with their respective E numbers: 226150-0030, 803370-0050, 803370-0051, 803370-0060, 803370-0065, 226150-0045, 803370-0070, 226150-0055, 226150-0065, 803370-0075, 226150-0060, 803370-0080, 226150-0075, 226150-0086, 226150-0085, and 803370-0085. Blue dots are placed on each parcel. The street name 'Stone Way N' is written vertically on the right side of the map.</p>
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2.

<p>E # 2606702</p> <p>Sales Price \$650,000 or Sales Price \$200/SF</p> <p>Located at the northeast corner of North 38th Street and Woodland Park Avenue North</p> <p>Plans are to demolish the existing structure and build a single live/work unit for owner occupancy.</p>	 <p>A map showing the northeast corner of North 38th Street and Woodland Park Avenue North. A blue dot is located on the corner parcel. The street names 'WOODLAND PARK AVE N' and 'N 38TH ST' are labeled on the map.</p>
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3.

<p>E # 2734174</p> <p>Sales Price \$7,110,000</p> <p>Three contiguous tax parcels containing 38,140 SF Sales Price \$186/SF</p> <p>3600 Block of Stone Way Avenue North; formerly Morgan's Plumbing</p> <p>Imps torn down for mixed use apartment and retail development</p>
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4.

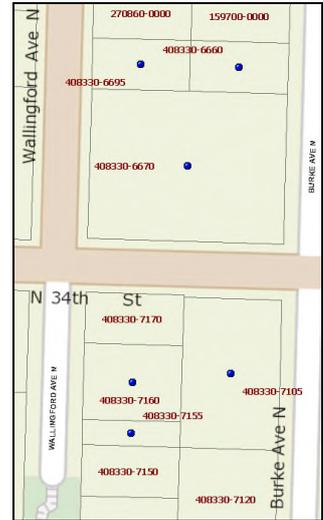
E # 2653894

Sales Price \$17,100,000

Land Sales Price \$192/SF

Located both north and south of North 34th Street between Wallingford and Burke Avenues North

This is an extensive project that incorporates single family and apartment development



5.

E # 2643129

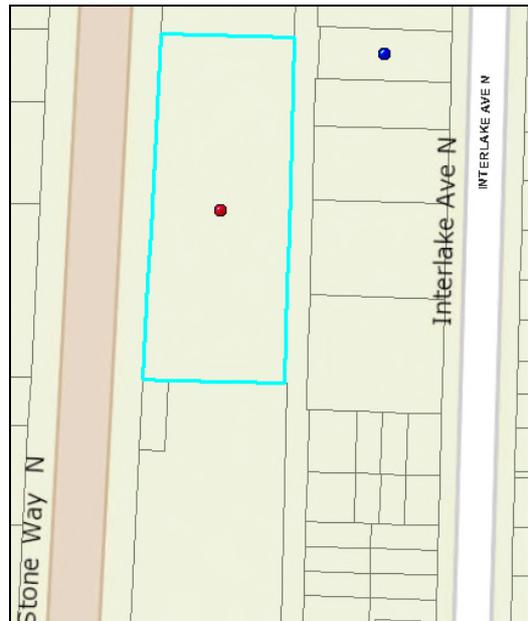
Sales Price \$5,100,000 or \$142/SF

Located in the 3600 block of Stone Way Avenue North and Interlake Avenue North

The two parcels were formerly owned by Stone Way Roofing and were sold to a single developer for two separate projects

The development fronting Stone Way is large with 119 apartment units and retail space on the street level

The development on Interlake is an 18 unit apartment



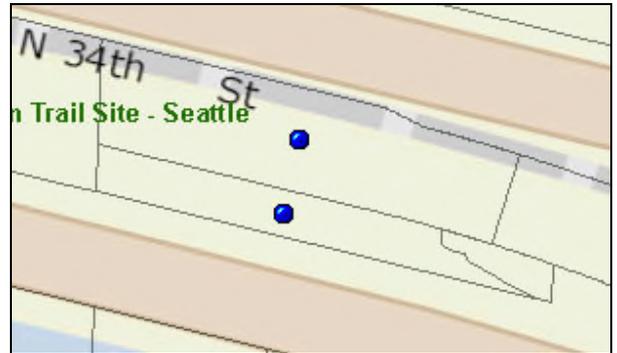
6.

E #'s 2720155 & 2720157

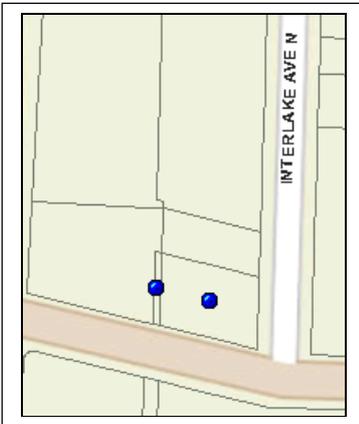
An assemblage of two parcels with a total lot size of 18,191 SF. The sales price was \$1,650,743, an average sales price of /\$90/SF

Located in the 1300 block of North Northlake Way and the Burke Gilman Trail.

To be developed with an office known as Blue Rooster East



7.



E # 2618488

Two adjacent parcels sold for \$850,000 or \$90/SF

Located at the northwest corner of N 35th Street and Interlake Ave North

8.



E # 2774296

One tax parcel sold for \$600,000 or \$172/SF

Triangular parcel located between Bridge Way North, Albion Place North, and Woodland Park Avenue North

Neighborhood 17-20

The Wallingford business neighborhood has been fairly stable in recent years but the six land sales in the last three years indicate that this neighborhood will see the progression of development taking place along Stone Way carryover into this neighborhood. The Wallingford area is pedestrian oriented and new multi-family construction is the primary focus of the new development. Land values in Neighborhood 20 increased by 10.97% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref
017	20	772110	0005	5,833	2706425	\$910,000	12/10/14	\$156.01	NC2-40	1	1
017	20	782120	0125	28,123	2668195	\$5,207,354	05/12/14	\$185.16	NC2-40	7	2
017	20	782120	0215	3,334	2646701	\$520,000	12/12/13	\$155.97	NC2-40	1	2
017	20	782120	0210	3,333	2628336	\$600,000	08/29/13	\$180.02	NC2-40	1	2
017	20	048000	0175	3,420	2680732	\$715,000	06/25/14	\$209.06	NC2-40	1	3
017	20	048000	0190	6,840	2654530	\$1,450,000	02/13/14	\$211.99	NC2P-40	3	3

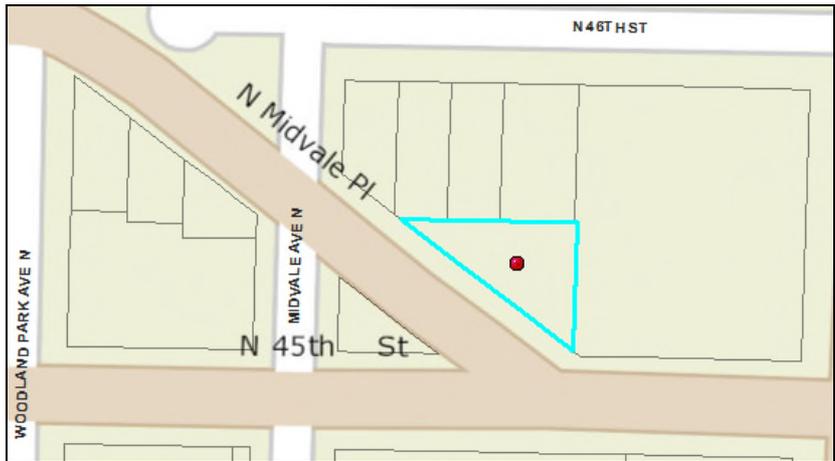
1.

E # 2706425

Sales Price \$910,000 or \$156/SF

The subject is located on a single triangular lot on North 45th Street and North Midvale Pl.

The City has issued plans for an apartment.

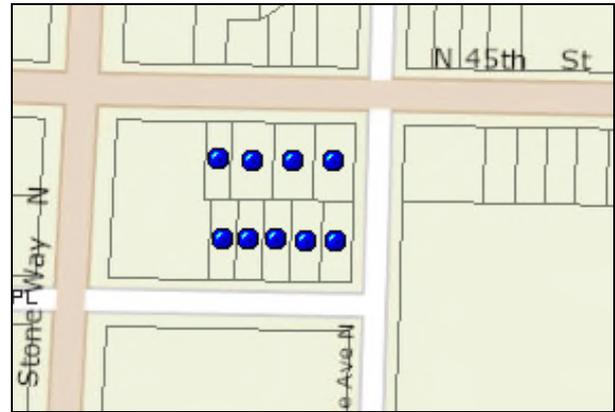


2.

E #'s 2668195, 2646701, 2628336

The subject is an assemblage of 9 parcels under three separate sales with a total area of 34,790 SF
 Total Sales Price of \$6,327,354 or \$182/SF

Located on North 45th Street and Interlake Avenue North



3.

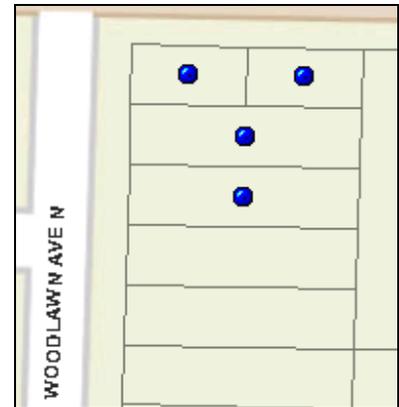
E #'s 2654530, 2680732

The subject includes two separate sales and four parcels for a total land area of 10,260 SF

The total Sales Price \$2,165,000 or \$211/SF

The property is located on N 45th Street and Woodlawn Avenue N

The parcels will be developed with apartments on the north and townhouses to the south



Neighborhood 17-30

The Maple Leaf business neighborhood has been fairly stable in recent years. There have been four land sales in the last two years. The first sale was a large site with an old building that was the Council Headquarters for the Campfire Girls for many years. The property is to be redeveloped with assisted living for the elderly. The second sale was a large residential lot that was sub-divided after the sale. The third sale can also be sub-divided into smaller lots. Land in Neighborhood 30 increased 8.77% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref
017	30	510040	0245	56,771	2709153	\$4,235,000	01/08/15	\$74.60	LR2	1	1
017	30	206110	0075	7,445	2670587	\$750,000	05/28/14	\$100.74	NC1-40	6	2
017	30	510040	2508	2,893	2761531	\$310,000	10/09/15	\$107.16	NC2P-40	1	3
017	30	510040	0200	9,859	2612038	\$1,000,000	6/10/13	101.43	NC2-40	1	4

1.



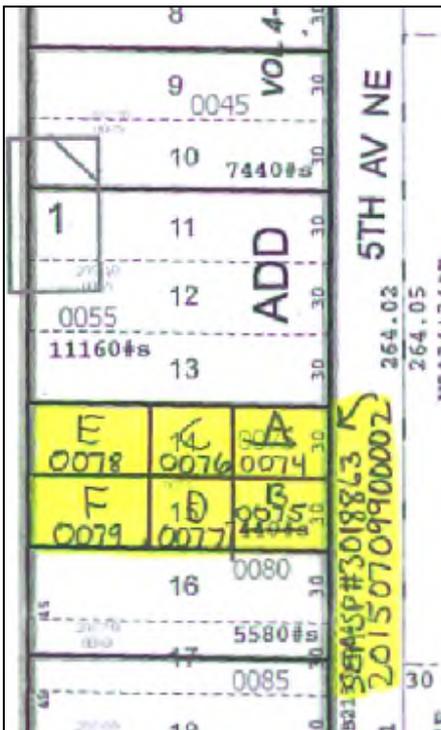
E # 2709153

Sales Price \$4,235,000 or \$75/SF

Located in the 8500 block of 15th Avenue NE

Site is to be redeveloped into facility for assisted living and memory care

2.



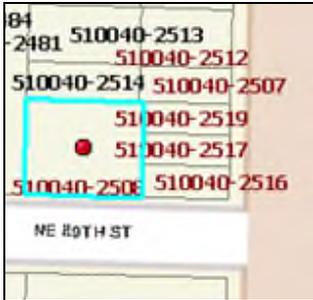
E # 2670587

Sales Price \$750,000

Single tax parcel was subdivided into a total of six building sites after the sale. The parcels have been developed with two live/work units fronting 5th Avenue NE and four townhouses behind

The properties are located in the 8300 block of 5th Avenue NE

3.



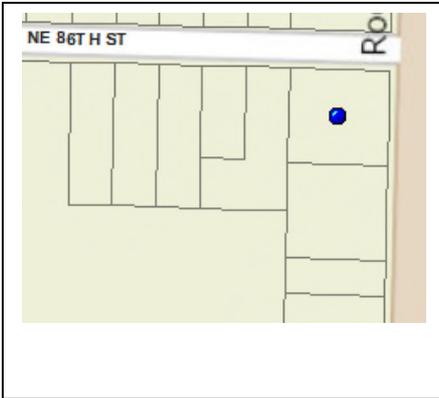
E # 2761531

Sales Price \$310,000 or \$107/SF

Located on NE 89th Street and
Roosevelt Way NE

Currently a single site capable of
being subdivided

4.



E # 2612038

Sales Price \$1,000,000 or \$101/SF

Located on the southwest corner of
Roosevelt Way NE and NE 86th Street

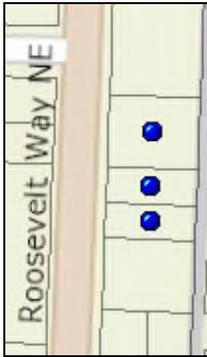
This property is a former service
garage that will be torn down for
redevelopment of offices and
apartments.

Neighborhood 17-40

The Roosevelt corridor is undergoing a transformation that is being shaped by the construction of the light rail stations that will link the area to downtown Seattle as well as to Northgate. The demand for land for redevelopment has created bidding wars and land prices have gone up dramatically. There are forty (40) land sales in this neighborhood. The land values in the Roosevelt Neighborhood increased an average of 12.76% this year. Most of the land sales are sites that were underutilized where an old building was razed for a multi-story mixed use project.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref #
017	040	114200	0735	16,000	2738142	\$5,800,000	06/22/15	\$362.50	C1-65	3	1
017	040	533520	0210	4,500	2712781	\$615,000	01/30/15	\$136.67	LR2	1	2
017	040	409230	1270	3,325	2712373	\$588,000	01/20/15	\$176.84	LR3	1	3
017	040	952810	2685	3,090	2746826	\$705,000	07/17/15	\$228.16	MR	1	4
017	040	952810	2690	3,090	2746774	\$705,000	07/10/15	\$228.16	MR	1	4
017	040	952810	2865	4,120	2717328	\$794,500	02/26/15	\$192.84	MR	1	5
017	040	952810	2870	4,120	2717319	\$818,900	03/04/15	\$198.76	MR	1	5
017	040	952810	2875	4,120	2717324	\$815,900	03/02/15	\$198.03	MR	1	5
017	040	952810	2585	4,295	2656924	\$975,000	03/05/14	\$227.01	MR	1	6
017	040	952810	2590	4,320	2656914	\$925,000	03/05/14	\$214.12	MR	1	6
017	040	952810	2592	3,750	2656906	\$900,000	03/06/14	\$240.00	MR	1	6
017	040	952810	2605	6,180	2656910	\$1,260,000	03/04/14	\$203.88	MR	1	6
017	040	952810	2615	4,635	2656927	\$945,000	03/06/14	\$203.88	MR	1	6
017	040	952810	2619	3,090	2640053	\$700,000	11/06/13	\$226.54	MR	1	6
017	040	952810	2620	3,090	2640015	\$700,000	11/07/13	\$226.54	MR	1	6
017	040	952810	2630	6,180	2656922	\$1,298,000	03/04/14	\$210.03	MR	1	6
017	040	952810	2640	9,269	2675456	\$1,946,000	06/24/14	\$209.95	MR	2	6
017	040	952810	2655	4,635	2656903	\$978,000	03/04/14	\$211.00	MR	1	6
017	040	952810	2700	4,635	2640064	\$850,000	11/07/13	\$183.39	MR	1	6
017	040	952810	2710	3,090	2639997	\$700,000	11/07/13	\$226.54	MR	1	6
017	040	114200	0880	4,120	2615996	\$850,000	06/26/13	\$206.31	MR	1	7
017	040	114200	0885	4,120	2616218	\$850,000	07/05/13	\$206.31	MR	1	7
017	040	533520	0555	9,753	2641858	\$2,075,000	11/15/13	\$212.76	MR	2	8
017	040	533520	0576	3,088	2641840	\$600,000	11/15/13	\$194.30	MR	1	8
017	040	671670	0056	4,800	2760739	\$805,000	09/29/15	\$167.71	NC2-40	1	9
017	040	674670	2050	3,780	2751123	\$861,000	08/17/15	\$227.78	NC2-40	1	10
017	040	922140	0835	4,445	2707303	\$730,000	12/06/14	\$164.23	NC2-40	1	11
017	040	922140	0845	6,096	2704805	\$940,000	12/09/14	\$154.20	NC2-40	1	11
017	040	365870	0410	8,160	2701080	\$1,590,000	11/13/14	\$194.85	NC2-40	1	12
017	040	365870	0420	12,240	2701082	\$2,390,000	11/13/14	\$195.26	NC2-40	2	12
017	040	952810	2180	7,226	2773650	\$1,400,000	12/17/15	\$193.74	NC2-40	2	19
017	040	952810	2995	2,453	2746843	\$625,000	07/27/15	\$254.79	NC3-65	1	13
017	040	533520	0040	9,000	2661914	\$2,150,000	04/07/14	\$238.89	NC3-65	1	14
017	040	952810	3060	6,180	2631164	\$1,200,000	09/09/13	\$194.17	NC3-65	1	15
017	040	179750	0830	4,000	2726576	\$1,420,000	04/28/15	\$355.00	NC3P-65	1	17
017	040	922140	0375	11,430	2678881	\$2,824,100	07/03/14	\$247.08	NC3P-65	2	18
017	040	922140	0395	3,810	2657135	\$1,275,000	03/07/14	\$334.65	NC3P-65	1	18
017	040	922140	0400	3,810	2667248	\$975,000	05/07/14	\$255.91	NC3P-65	1	18
017	040	674670	1275	22,016	2643344	\$6,000,000	11/05/13	\$272.53	NC3-85	4	16
017	040	952810	3095	8,240	2631160	\$2,000,000	09/19/13	\$242.72	NC3P-85	2	15

1.



E # 2738142

Sales Price \$5,800,000 or \$362/SF

Located in the 4200 block of Roosevelt Way NE

The parcels currently have no structures; however, two of the parcels are used for surface parking. Buyers plan to develop a six story 121 unit apartment with ground floor retail.

2.



E # 2712781

Sales Price \$615,000 or \$137/SF

Located in the 4700 block of 9th Avenue NE

Plans are to raze the 1908 single family residence and development an eight unit apartment on the single tax parcel.

3.



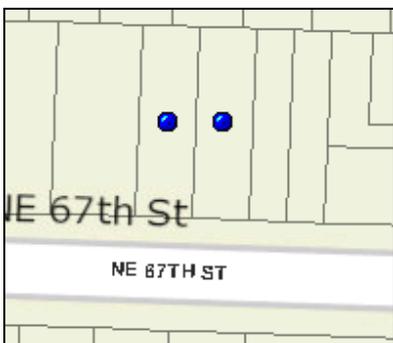
E # 2712373

Sales Price \$588,000 or \$177/SF

Located in the 4200 block of 8th Avenue NE

Plans for a 20 unit apartment

4.



E #'s 2746826, 2746774

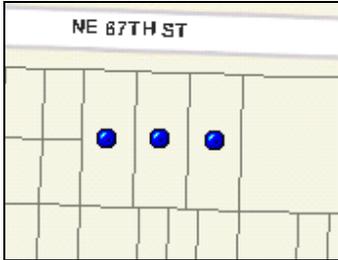
The two sales represent two tax parcels with a total lot size of 6,180 SF

The total Sales Price \$1,410,000 or \$228/SF

Located in the 800 block of NE 67th Street

Permit for 70 unit apartment

5.



E #'s 2717328, 2717319, 2717324

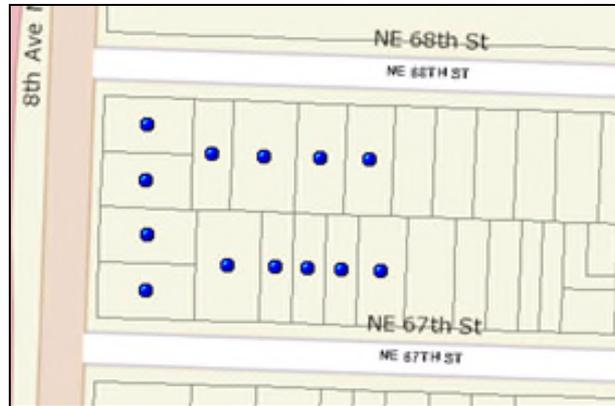
The three sales represent a total lit size of 12,360 SF

The total Sales Price \$2,429,300 or \$197/SF

Located in the 800 block of NE 67th Street

Building plans for seven story 178 unit apartment

6.



E #'s 2639997, 2640015, 2640053, 2640064, 2656903, 2656906, 2656910, 2656914, 2656922, 2656924, 2656927, 2675456

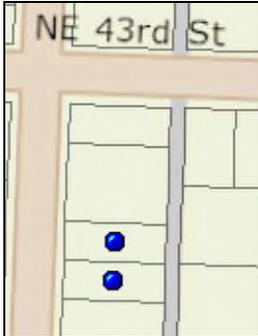
The above twelve sales represent an assemblage of 13 parcels totaling 57,169 SF.

The total sales price is \$12,177,000 with an average sales price of \$213/SF.

The property is located on 9th Avenue NE between NE 67th and 68th Streets and is within a block of the future light rail station that is currently under construction.

New construction of 260 apartment units should be completed in 2016.

7.



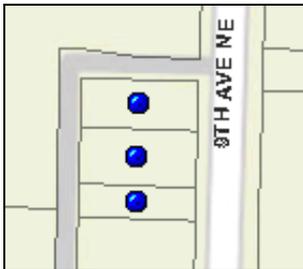
E #'s 2616218, 2615996

The sales represent the assemblage of tax parcels for a total lot size of 8,240 SF Total Sales Price \$1,700,000 or \$206/SF

Located in the 4200 block of 11th Avenue NE

After purchase the buyer received building permits for a 7 story 98 unit residential structure

8.



E #'s 2641840, 2641858

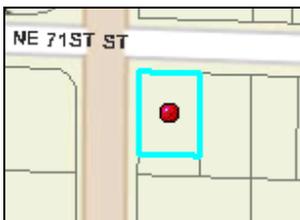
The two sales represent the assemblage of three tax parcels with a total of 12,841 SF.

The total Sales Price is \$2,675,000 or \$208/SF

The parcels are located in the 4500 block of 9th Avenue NE

The parcels were purchased for future development.

9.



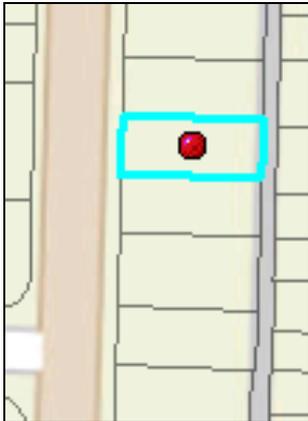
E # 2760739

Sales Price \$805,000 or \$168/SF

Located in the 7000 block of Roosevelt Way NE

Corner lot is to be redeveloped with a four story 30 unit apartment.

10.



E # 2751123

Sales Price \$861,000 or \$228/SF

Located in the 5300 block of Roosevelt Way NE

Purchased as land investment

11.



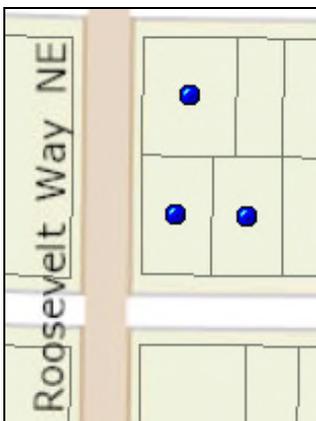
E #'s 2704805, 2707303

Total of two tax parcels with a total lot size of 10,541 SF

Total Sales Price \$1,670,000 or \$158/SF

Proposed is a five story congregate residence with 128 rooms.

12.



E #'s 2701080, 2701082

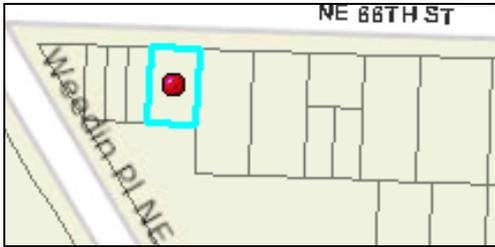
Total of three tax parcels with a total lot size of 20,400 SF.

Total Sales Price \$3,980,000 or \$195/SF

The subject is located at 6800 Roosevelt Way NE

A five story residential building with street level retail is currently under construction.

13.



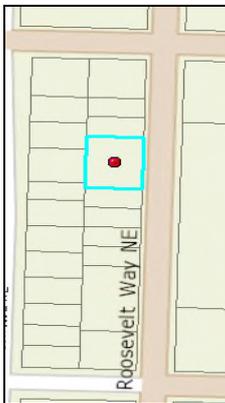
E # 2746843

Sales Price \$625,000 or \$255/SF

Located in the 800 block of NE 66th Street

Proposed 20 unit apartment

14.



E # 2661914

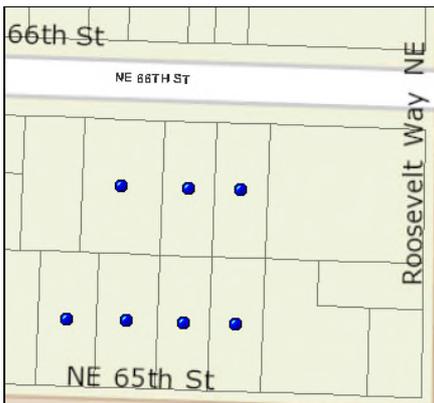
Sales Price \$2,150,000 or \$239/SF land area

Located in the 4700 block of Roosevelt Way NE

Since 1978, the property had been the India House Restaurant with surface parking for customers.

The buyers are redeveloping the site with a six story structure with street level commercial and five floors of residential above.

15.



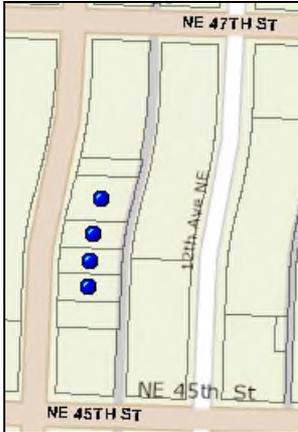
E #'s 2631164, 2631160 in addition to 2012 sales E #'s 2579817, 2579814

A total of four sales with an assemblage of seven parcels with a total of 31,722 SF

Total Sales Price \$7,405,000 or \$233/SF

Located in the 900 block of NE 65th Street. It is one block for the Light Rail station that is under construction.

16.



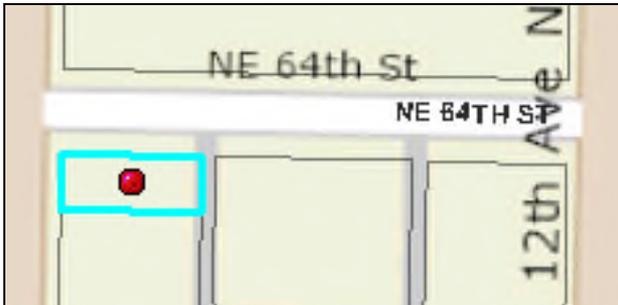
E # 2643344

Sales Price \$6,000,000 or \$273/SF

Located on the 4500 block of 11th Avenue NE

Property was purchased as a staging area for the development of the Courtyard by Marriott Hotel adjacent to the east.

17.



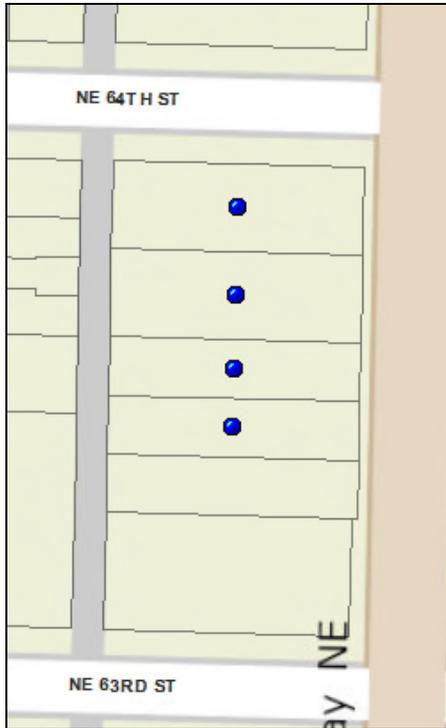
E # 2726576

Sales Price \$1,420,000 or \$355/SF

Located in the 6300 block of Roosevelt Way NE

Purchased as land investment

18.



E #'s 2678881, 2667248, 2657135

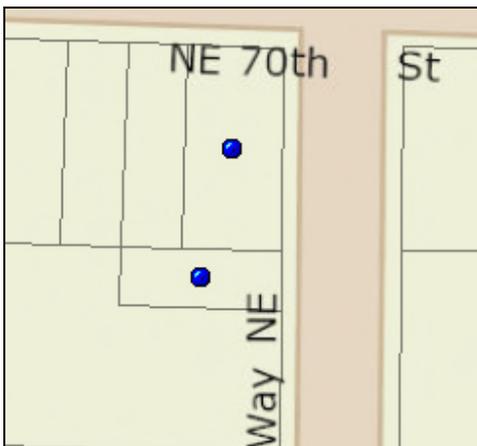
The three sales involved four tax parcels with a total lot size of 19,050 SF

Total Sales Price \$5,074,100 or \$266/SF

Located at the southwest corner of NE 64th Street and Roosevelt Way NE

The buyer confirmed that the property was purchased for future development

19.



E # 2773650

The sale involved two tax parcels with a total lot size of 7,226 SF

Sales Price \$1,400,000 or \$193.74/SF

Located at the southwest corner of NE 70th Street and Roosevelt Way NE

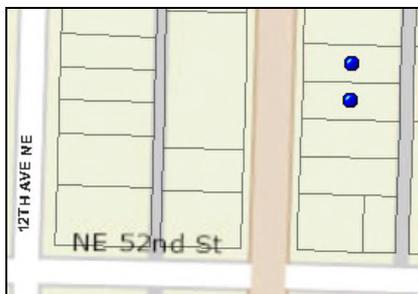
Plans are for a mixed use retail/apartment

Neighborhood 17-50

The University District businesses, located along University Way, are generally oriented to serving the needs of the students and campus community. The new development in this neighborhood is also influenced by the light rail station in the heart of the neighborhood. Apartments and mixed use development are the main new projects. Land values in the University District increased by 15.54% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref. #
017	050	881640	0820	4,120	2693033	\$780,000	09/27/14	\$189.32	LR2	1	1
017	050	881640	0825	4,120	2692952	\$780,000	09/19/14	\$189.32	LR2	1	1
017	050	114200	1490	4,120	2755831	\$1,599,600	09/15/15	\$388.25	MR-RC	1	2
017	050	114200	1495	8,240	2755827	\$2,700,000	09/15/15	\$327.67	MR-RC	2	2
017	050	871460	0090	7,440	2716628	\$2,020,000	02/23/15	\$271.51	NC2P-40	2	3
017	050	881740	0105	8,288	2670505	\$2,225,000	05/20/14	\$268.46	NC3-65	2	4
017	050	881740	0100	4,150	2670484	\$1,200,000	05/13/14	\$289.16	NC3-65	1	4
017	050	881640	0435	26,040	2748751	\$8,120,000	08/05/15	\$311.83	NC3P-65	1	5
017	050	881640	0730	7,440	2727158	\$2,100,000	04/27/15	\$282.26	NC3P-65	1	6 a
017	050	881640	0720	3,720	2614027	\$698,000	06/20/13	\$187.63	NC3P-65	1	6 b
017	050	881640	0685	7,440	2605917	\$1,530,000	05/17/13	\$205.65	NC3P-65	1	6 c

1.



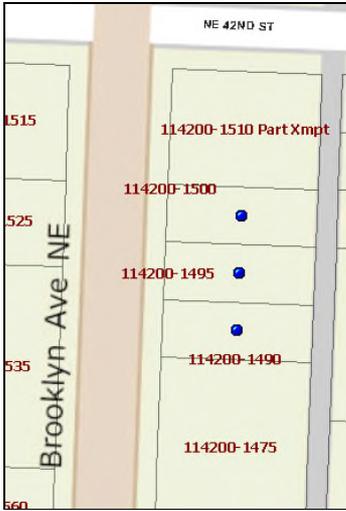
E #'s 2693033, 2692952

Two parcels with a total lot size of 8,240 SF

Total Sales Price \$1,560,000 or \$189/SF

Located in the 5200 block of Brooklyn Ave NE. Permit issued for 40 room micro-housing

2.



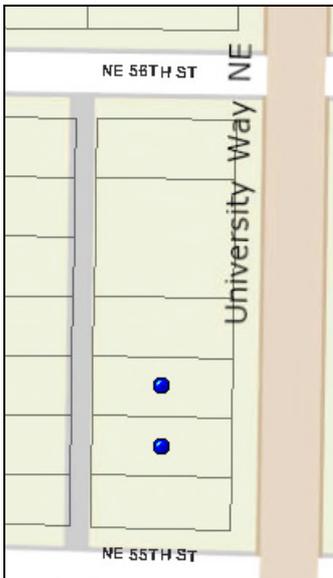
E #'s 2755831, 2755827

The two sales represent three parcels with a total lot size of 12,360 SF

Total Sales Price \$4,299,600 with an average sales price of \$348/SF

The property is to be developed with a 7 story 84 unit residential structure known as The Parsonage.

3.



E # 2716628

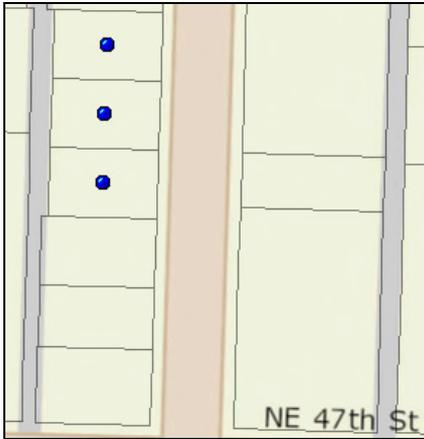
Sales Price \$2,020,000 or \$271/SF

Sale included two parcels

Located in the 5500 block of University Way NE

Purchased for future development

4.



E #'s 2670505, 2670484

The two sales involved three tax parcels for a total of 12,483 SF

Total Sales Price \$3,425,000 or \$274/SF

Located in the 4700 block of Brooklyn Avenue NE

5.

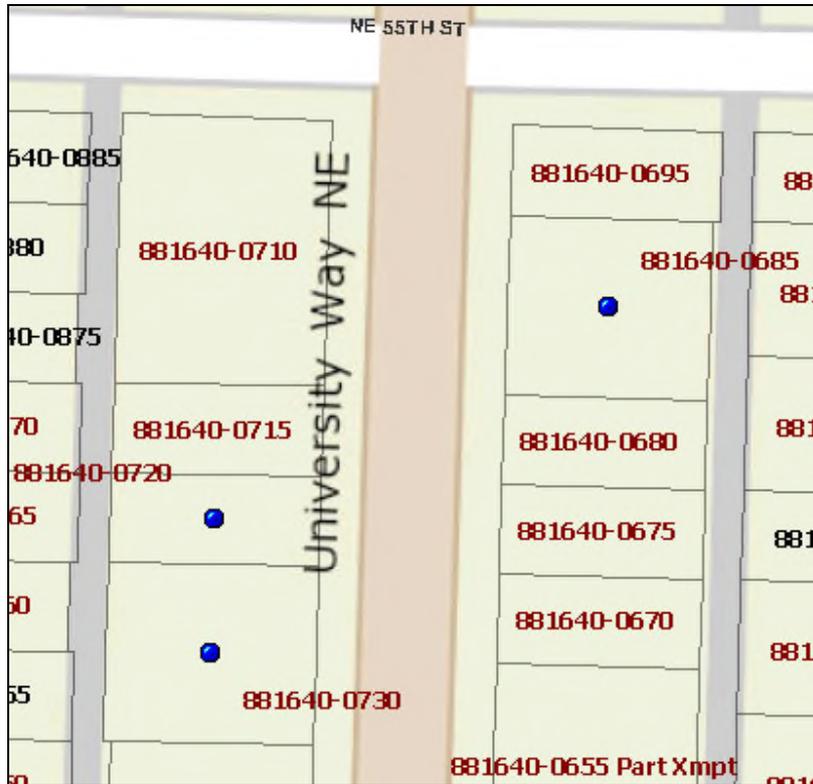


E # 2748751

Sales Price \$8,120,000 or \$311/SF land

Located at NE 50th Street and University Way NE. The above structures have been vacated for redevelopment of "The Maranda" a 116 unit apartment with street level retail

6.



Three separate sales all involving different sellers and buyers of single tax parcels. Located in the 3000 block of University Way NE

6 a. E # 2727158 purchased for investment

Sales Price \$2,100,000 \$282/SF

6 b. E # 2614027 purchased for investment

Sales Price \$698,000 \$187/SF

6 c. E # 2605917

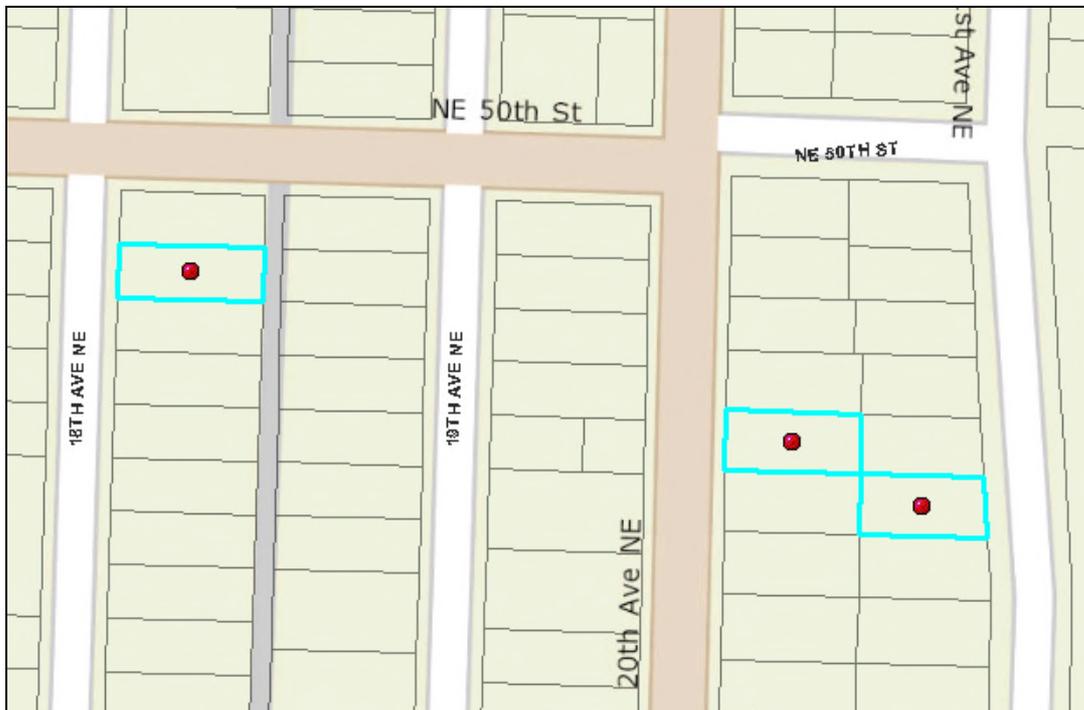
Sales Price \$1,530,000 \$205/SF

Since the purchase, the property has received plans and permits for a 69 unit apartment and has been relisted for sale with the plans and permits in place.

Neighborhood 17-60

University Park is a residential neighborhood located just north of the University of Washington campus. This neighborhood has sororities, fraternities, congregate housing, and many formerly single family houses rented as rooming houses. The new construction taking place in this neighborhood is housing related. Most of the new construction has been micro-housing where occupants have a bedroom a 3/4 bath, and a small kitchenette or share a kitchen with other residents. Land values in Neighborhood 60 increased 9.93% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref. #
017	60	882390	1705	4,320	2652645	\$750,000	02/01/14	\$173.61	LR3	1	A
017	60	092504	9124	4,261	2628784	\$700,000	09/06/13	\$164.28	LR3	1	B
017	60	092504	9230	4,500	2616464	\$720,000	07/01/13	\$160.00	LR3	1	C



Neighborhood 17-60 is located just north of the University of Washington Campus and is residential in nature. The following sales are for single tax parcels for redevelopment into higher density residential use typically referred to as micro-housing. All parcels are located in the 4700 block of their respective avenues.

- A. E # 2652645 Sales Price \$750,000 \$173/ SF
- B. E # 2628784 Sales Price \$700,000 \$164/ SF
- C. E # 2616461 Sales Price \$720,000 \$160/ SF

Neighborhood 17-70

University Village is a life style open air shopping mall. The surrounding neighborhood is valued by the geographic appraiser as Neighborhood 70. In recent years there has been an increase in development and conversions of buildings into higher uses such as from a warehouse to an office building. There are three land sales in Neighborhood 70 of Commercial and Neighborhood Commercial (NC) zoned land. The land values in this neighborhood increased by 11.23% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref. #
017	70	243720	0020	24,066	2718867	\$4,900,000	03/11/15	\$203.61	C2-65	1	1
017	70	243720	0026	9,000	2683268	\$2,000,000	08/01/14	\$222.22	C2-65	1	1
017	70	102504	9043	3,200	2609460	\$550,000	06/04/13	\$171.88	NC2-30	1	2

1.



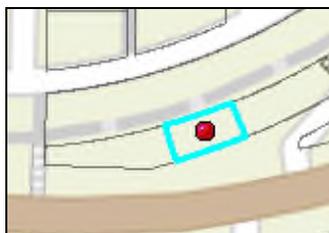
E #'s 2718867, 2683268

The sales represent two separate sellers and one buyer with a total lot size of 33,066 SF

The total Sales Price \$6,900,000 or \$208/SF

The buyer plans to raze the current structures and construct a 68 unit apartment with ground floor retail.

2.



E # 2609460

Sales Price \$550,000 or \$171/SF

Located at 3620 NE 45th Street. It is adjacent to the Burke Gilman Trail. Purchased for expansion of restaurant adjacent to the west

Neighborhood 17-80

The Maple Leaf Neighborhood has had one land sale within the last three years. The neighborhood is primarily residential with the commercial development serving the immediate area. Land values increased 14.14% this year.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ref
017	80	508140	0375	9,400	2764811	\$1,100,000	10/07/15	\$117.02	NC1-30	1	1



E # 2764811

Sales Price \$1,100,000 or \$117/SF

The subject is located on the northwest corner of NE 75th Street and 25th Avenue NE

The subject was previously developed with a gas station which was demolished in 2010. The land was contaminated and was cleaned up prior to the sale.

Valuing Neighborhoods without Land Sales

When there are not land sales within a neighborhood land sales from other neighborhoods or areas are considered by the appraiser. Additionally, general market conditions are taken into account.

Neighborhood 17-90

Wedgwood and View Ridge comprise Neighborhood 90. These neighborhoods are primarily residential in character. The commercial development serves the immediate neighborhood. There have been no land sales in Neighborhood 90 within the last three years. Land values increased 12.05% this year.

Neighborhood 17-100

Laurelhurst and Sand Point are primarily residential and multi-family in character. Children's Hospital, a major regional hospital facility, dominates the commercial development. Other commercial development is oriented to serving the local community. There have been no land sales in Neighborhood 100 in the last three years. Land values increased 13.52% this year.

Neighborhood 17-110

Neighborhood 110 is the designation given six properties that are valued by the geographic appraiser but are influenced by the University of Washington Major Institution Overlay by the City of Seattle for purposes of future development. There have not been land sales in this neighborhood. Due to the small sample of properties the change in values is statistically insignificant. Land values increased an average 13.03%.

The table on the following page summarizes the land valuation model applied to the properties in Area 17. All dollar amounts are stated as a price per square foot of land area.

Area 17 Land Values for 2016 Assessment Year by Zoning and Neighborhood

	17-10	17-20	17-30	17-40	17-50	17-60	17-70	17-80	17-90	17-100
Zoning	Stone Way-Northlake-Pacific St	Wallingford	Maple Leaf	Roosevelt District	University District	University Park	University Village	Ravenna	Wedgwood-View Ridge	Laurelhurst-Sand Point
C1-30	\$125- \$130									
C1-40	\$175		\$70-\$80	\$100			\$140			
C1-65			\$70	\$200			\$160			
C1P-40	\$175									
C2-30	\$135									
C2-40	\$175						\$150			
C2-65							\$175			
C2P-40	\$175									
IB U/85	\$85									
IC-45	\$90									
LR1	\$110		\$65	\$110		\$110	\$100	\$90		\$95
LR1 RC								\$90		
LR2	\$120	\$120	\$75	\$120	\$125	\$125	\$120	\$110	\$95	\$100
LR2 PUD									\$95	
LR2 RC	\$120	\$120	\$75						\$95	
LR3	\$145		\$85	\$145	\$145	\$160	\$135	\$135	\$120	\$105
LR3 PUD										\$105
LR3 RC		\$145			\$145		\$135			\$105
MR				\$210	\$210					
MR-RC					\$220					
NC1-30	\$115	\$130					\$125	\$110	\$100	
NC1-40			\$90				\$135			\$110
NC1P-40								\$130		
NC2-30									\$105	\$100
NC2-40	\$175	\$185	\$95	\$185		\$165	\$140	\$130		\$130
NC2-65	\$185				\$195	\$185				
NC2P-30		\$140					\$130		\$105	\$100
NC2P-40		\$185	\$95		\$185		\$140	\$140	\$140	
NC2P-65		\$225		\$225				\$160		
NC3-40	\$175									
NC3-65				\$250	\$250					
NC3-85				\$275	\$275					
NC3P-40		\$185								
NC3P-65				\$250	\$250					
NC3P-85				\$275						
SF 5000	\$75	\$75	\$60	\$85	\$85	\$95	\$80	\$80	\$80	\$85

ALL PROPERTIES IN AREA 17 ARE LOCATED IN THE CITY OF SEATTLE

Zoning Definitions per City of Seattle Code

Neighborhood Commercial Zones			
Zoning	Description	Zoning	Description
NC1-30	PEDESTRIAN-ORIENTED RETAIL 30' height limit Unlimited Residential Density	NC2-65	PEDESTRIAN-ORIENTED SHOPPING 65' height limit Unlimited Residential Density
NC1-40	PEDESTRIAN-ORIENTED RETAIL 40' height limit Unlimited Residential Density	NC3-40	PEDESTRIAN-SHOPPING DISTRICT 40' height limit Unlimited Residential Density
NC2-30	PEDESTRIAN-ORIENTED SHOPPING 30' height limit Unlimited Residential Density	NC3-65	PEDESTRIAN-SHOPPING DISTRICT 65' height limit Unlimited Residential Density
NC2-40	PEDESTRIAN-ORIENTED SHOPPING 40' height limit Unlimited Residential Density		

Commercial & Industrial Zones			
Zoning	Description	Zoning	Description
C1-30	AUTO-ORIENTED RETAIL/SERVICE 30' height limit Mixed use standards same as NC1	C2-30	AUTO-ORIENTED NON-RETAIL COMMERCIAL 30' height limit Conditional use approval for residential
C1-40	AUTO-ORIENTED RETAIL/SERVICE 40' height limit Mixed use standards same as NC1	C2-40	AUTO-ORIENTED NON-RETAIL COMMERCIAL 40' height limit Conditional use approval for residential
C1-65	AUTO-ORIENTED RETAIL/SERVICE 65' height limit Mixed use standards same as NC1	C2-65	AUTO-ORIENTED NON-RETAIL COMMERCIAL 65' height limit Conditional use approval for residential
IC-45	INDUSTRIAL COMMERCIAL 45' height limit Unlimited Residential Density	IBU-85	INDUSTRIAL BUFFER 85' height limit

Multi Family Zones				
Zoning	Description		Zoning	Description
LR1	LOWRISE 1 1 DWELLING UNIT PER 1,600 SF LOT AREA MAX 30' HEIGHT LIMIT		LR1 RC	LOWRISE 1 + COMMERCIAL USE
			LR1 PUD	LOWRISE 1 PLANNED UNIT DEVELOPMENT
LR2	LOWRISE 2 1 DWELLING UNIT PER 1,200 SF LOT AREA MAX 30' HEIGHT LIMIT		LR2 RC	LOWRISE 2 + COMMERCIAL USE
			LR2 PUD	LOWRISE 2 PLANNED UNIT DEVELOPMENT
LR3	LOWRISE 3 1 DWELLING UNIT PER 800 SF LOT AREA MAX 40' HEIGHT IN GROWTH AREAS MAX 30' HEIGHT OUTSIDE GROWTH AREAS		LR3-RC	LOWRISE 3 + COMMERCIAL USE
			LR3-RC	LOWRISE 3 PLANNED UNIT DEVELOPMENT
MR	MID-RISE APARTMENT 60 FT HEIGHT LIMIT UNLIMITED RESIDENTIAL DENSITY		MR-RC	MIDRISE + COMMERCIAL

Residential Zones	
Zoning	Description
RS 5000	RESIDENTIAL MINIMUM LOT SIZE 5,000 SQUARE FEET
RS 7200	RESIDENTIAL MINIMUM LOT SIZE 7,200 SQUARE FEET
RS 9600	RESIDENTIAL MINIMUM LOT SIZE 9,600 SQUARE FEET

Major Institution Overlay

The City of Seattle recognizes the importance of hospitals and education as public services. The properties recognized as Major Institutions allow for the institution to formulate development plans that vary from the base zoning. The University of Washington and Children’s Hospital have Major Institution overlays.

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property’s assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. A preliminary ratio study was done prior to the application of the 2016 recommended values. The ratio between the assessed value of a property and its sales price gives the Assessor a guideline for valuing other similar properties. There were fifty-seven (57) improved sales in the subject area included in the ratio study. The average assessed value was \$963,200 and the average sales price of the sold properties was \$1,102,500. The ratio between the assessed value and sales price was 87.4%. The closer the ratio is to 1.00 indicates that the assessments reflect the market conditions.

Below:

The preliminary ratios for Area 17 indicated the following:

Area 17 Preliminary Ratios	
Statistic	Value
Appraisal Level	0.874
Coefficient of Dispersion (COD)	14.15
Price Related Differential (PRD)	1.03

Below:

International Association of Assessing Officers (IAAO) standards for ratios are provided to illustrate the need to revalue the properties in area 17.

IAAO Standards	
Statistic	Recommended Range
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

Below:

The ratios after the revalue are shown below so the reader may appreciate the improvement in the ratios after properties in area 17 were revalued. The conclusion of the report will have further discussion on the ratios.

Area 17 Ratios Upon Completion of Revalue	
Statistic	Value
Appraisal Level	0.986
Coefficient of Dispersion (COD)	6.92
Price Related Differential (PRD)	1.02

Improved Parcel Total Values:

Sales Comparison Approach Model Description

All sales were verified with a knowledgeable party and inspected, when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used in the sales comparison approach range in sale dates from 1/24/2013 to 11/23/15. There were 62 improved sales in Area 17 that were considered fair market transactions and used in the overall analysis. Sales of parcels that were segregated or killed, or where the improvements changed after the sale were not included in the ratio study. Fifty seven of the 62 sales were included in the ratio study. When necessary, sales of similar property types from other market areas were considered.

Commercial condominium units and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were available.

The following table summarizes the value parameters used for valuation in area 17:

Typical Value Parameters	
Property Type	Value Range/ SF NRA
Commercial Condominiums	\$198- \$425 (average \$316)
Live/Work Townhouses	\$340- \$385

Sales Comparison Calibration

Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Given the relatively low sales count per property type over the past three years, applicability of the Sales Comparison approach was considered limited for broad valuation purposes.

Cost Approach Model Description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information is not available. These properties are often exempt such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, auditoriums, car washes, and on-going new construction.

Cost Calibration

The Marshall & Swift cost modeling system built within the Real Property Application is calibrated to the region and the Seattle area.

Income Capitalization Approach Model Description

Four basic models were developed for income capitalization; those being retail, office, rooming houses 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 when the model generated a positive value.

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.

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 17, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

Capitalization Rates: When market sales are available during the sales verification process, an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate on the first year performance. 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.

The following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 17 to develop the income model. The range of capitalization rates in the income model for Area 17 reflects the variety of properties in this area.

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd 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)

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2015	Year-end 2015	Seattle	5.50%	-	-	Institutional Grade Properties**
			6.00%	-	-	CBD Office – Class A
			6.00%	-	-	CBD Office – Class B
			6.50%	-	-	Suburban Office – Class A
			-	5.00%	-	Suburban Office – Class B
			-	7.30%	-	Industrial – Class A
			-	-	-	Flex Industrial – Class A
			-	-	6.00%	Community Retail – Class A
			-	-	6.30%	Neighborhood Retail – Class A
			-	-	-	CBD Office – Class A
		West Region	6.03%	-	-	CBD Office – Class B
			6.63%	-	-	Suburban Office – Class A
			6.41%	-	-	Suburban Office – Class B
			6.96%	-	-	Industrial – Class A
			-	6.00%	-	Flex Industrial – Class A
-	-	6.12%	Reg. Mall – Class A			
-	-	6.27%	Community Retail – Class A			
-	-	6.48%	Neighborhood Retail – Class A			
Colliers	3 rd QTR 2015	Seattle	5.50%	-	-	CBD Office
		Puget Sound	7.10%	-	-	Suburban Office
		-	-	6.60%	-	Industrial
CoStar	4Q 2015	Seattle	6.58%	-	-	Building Size < 25,000 SF
		Puget Sound	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 S
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.50%	-	-	Office CBD – 1 st Tier Properties
			6.30%	-	-	Suburban Office – 1 st Tier Properties
			-	5.90%	-	Warehouse – 1 st Tier Properties
			-	6.40%	-	R&D – 1 st Tier Properties
			-	6.60%	-	Flex – 1 st Tier Properties
			-	-	5.90%	Regional Mall – 1 st Tier Properties
			-	-	6.00%	Power Center – 1 st Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West Region	4.00% - 8.00%	-	-	Office CBD – 1 st Tier Properties
			4.50% - 8.50%	-	-	Office CBD – 2 nd Tier Properties
			5.50% - 9.50%	-	-	Office CBD – 3 rd Tier Properties
			5.50% - 8.50%	-	-	Suburban Office – 1 st Tier Properties
			5.50% - 9.00%	-	-	Suburban Office – 2 nd Tier Properties
			6.00% -10.00%	-	-	Suburban Office – 3 rd Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 st Tier Properties
			-	5.00% - 9.00%	-	Warehouse – 2 nd Tier Properties
			-	6.00% - 10.00%	-	Warehouse – 3 rd Tier Properties
			-	5.00% - 8.00%	-	R&D – 1 st Tier Properties
			-	5.50% - 9.00%	-	R&D – 2 nd Tier Properties
			-	6.30% - 10.00%	-	R&D – 3 rd Tier Properties
			-	6.00% - 8.00%	-	Flex – 1 st Tier Properties
			-	6.00% - 9.00%	-	Flex – 2 nd Tier Properties
			-	6.30% - 10.00%	-	Flex – 3 rd Tier Properties
		-	-	4.00% - 8.00%	Regional Mall – 1 st Tier Properties	
		-	-	4.50% - 8.50%	Regional Mall – 2 nd Tier Properties	
		-	-	6.00% - 9.50%	Regional Mall – 3 rd Tier Properties	
		-	-	5.50% - 8.00%	Power Center – 1 st Tier Properties	
		-	-	5.50% - 8.50%	Power Center – 2 nd Tier Properties	

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
			-	-	6.00% - 9.00%	Power Center – 3 rd Tier Properties
			-	-	5.00% - 8.50%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	5.50% - 9.00%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	6.00% - 10.00%	Neigh/Comm. Ctr. – 3 rd 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 nd 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			
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 st Tier Properties
		Region	4.50% - 9.00%	-		Apartments – 2 nd Tier Properties
			5.00% - 10.00%	-		Apartments – 3 rd Tier Properties
			-	6.00% - 9.00%		Hotels – 1 st Tier Properties
			-	6.50% - 9.50%		Hotels – 2 nd Tier Properties
	-	7.00% - 10.50%		Hotels – 3 rd Tier Properties		

SEATTLE / PACIFIC NW LEASE RATES

Source	Date	Location	Annual Rate/SF	Vacancy	Annual Expenses/SF	Remarks
CBRE Snapshot						
Office	4Q 2015	Downtown Seattle	\$39.73 Full Service \$33.22 Full Service \$25.27 Full Service	10.30% 10.50% 12.70%	- - -	Class A – Asking Class B – Asking Class C – Asking
		Seattle Close-in	\$30.91 Full Service \$22.02 Full Service \$23.20 Full Service	14.30% 9.20% 8.30%	- - -	Class A – Asking Class B – Asking Class C – Asking
		Eastside	\$32.94 Full Service \$27.45 Full Service \$25.22 Full Service	9.30% 12.50% 6.60%	- - -	Class A – Asking Class B – Asking Class C – Asking
		Southend	\$22.15 Full Service \$19.90 Full Service \$15.18 Full Service	16.90% 19.90% 16.60%	- - -	Class A – Asking Class B – Asking Class C – Asking
Industrial	4Q 2015	Seattle Close-In	\$0.58 - \$0.75 NNN \$0.75 - \$0.90 NNN \$0.50 - \$0.60 NNN	2.80% - -	\$0.17 - \$0.22 SF/Mo - -	New Shell – Asking (Monthly) New Ofc (Add-on) – Asking(Monthly) Older Shell – Asking (Monthly)
		Kent Valley	\$0.75 - \$0.85 NNN \$0.42 - \$0.49 NNN \$0.75 - \$0.90 NNN	- 4.9% -	- \$0.14 - \$0.21 SF/Mo -	2 nd Gen Ofc – Asking (Monthly) New Shell – Asking (Monthly) New Ofc (Add-on) – Asking(Monthly)
		Eastside	\$0.36 - \$0.45 NNN \$0.75 - \$0.85 NNN \$0.62 - \$0.72 NNN \$1.25 - \$1.45 NNN \$0.59 - \$0.65 NNN \$1.20 – \$1.35 NNN	- - 6.20% - - -	- - \$0.20 – 0.29 SF/Mo - - -	Older Shell – Asking (Monthly) 2 nd Gen Ofc (Add On) - Asking (Monthly) New Shell – Asking (Monthly) New Ofc – Asking(Monthly) Older Shell – Asking (Monthly) 2 nd Gen Ofc – Asking (Monthly)
Colliers						
Office	4Q 2015	Seattle	\$39.52 Gross \$28.24 Gross \$24.47 Gross	8.40% All Classes -	- - -	Class A - Asking Class B - Asking Class C – Asking
		S. King County	\$37.61 Gross \$21.81 Gross \$20.27 Gross	12.80% All Classes -	- - -	Class A - Asking Class B - Asking Class C – Asking
		Eastside	\$35.60 Gross \$29.43 Gross \$24.32 Gross	7.80% All Classes -	- - -	Class A - Asking Class B - Asking Class C – Asking
Industrial	4Q 2015	Seattle Close-in	\$0.85 NNN \$0.75 NNN \$1.12 NNN	1.10% 1.80% 0.80%	- - -	Manufacturing – Asking (Monthly) Warehouse – Asking (Monthly) Flex – Asking (Monthly)
		Kent Valley	\$0.53 NNN \$0.49 NNN \$1.08 NNN	1.10% 3.30% 8.90%	- - -	Manufacturing – Asking (Monthly) Warehouse – Asking (Monthly) Flex – Asking (Monthly)
		Eastside	\$0.82 NNN \$1.31 NNN	2.00% 9.10%	- -	Warehouse – Asking (Monthly) Flex – Asking (Monthly)
Cushman & Wakefield						
Office	4Q 2015	Seattle CBD	\$38.73 Gross	7.50%	-	All Classes – Asking
		Seattle – Close-in	\$31.91 Gross	10.00%	-	All Classes – Asking
		Southend	-	-	-	
		Eastside	\$21.80 Gross \$31.28 Gross	15.00% 8.20%	- -	All Classes – Asking All Classes – Asking
Industrial	4Q 2015	Seattle-Kent Valley	\$4.32 NNN \$8.52 NNN \$5.76 NNN	4.4% All Classes -	- - -	Manufacturing – Asking Flex – Asking Warehouse – Asking
		Eastside Suburban	\$8.04 NNN \$13.68 NNN \$9.60 NNN	5.80% All Classes -	- - -	Manufacturing – Asking Flex – Asking Warehouse – Asking

SEATTLE / PACIFIC NW LEASE RATES						
Source	Date	Location	Annual Rate/SF	Vacancy	Annual Expenses/SF	Remarks
CoStar Retail Report						
Retail	4Q 2015	Downtown Seattle	\$24.67 NNN	1.80%	-	General Retail – Asking
			\$30.08 NNN	3.20%	-	Power Center – Asking
			\$22.72 NNN	4.80%	-	Shopping Center – Asking
		Eastside	\$20.81 NNN	2.50%	-	General Retail – Asking
			\$27.80 NNN	0.60%	-	Power Center – Asking
			\$24.64 NNN	4.80%	-	Shopping Center – Asking
		Southend	\$13.85 NNN	3.00%	-	General Retail – Asking
			\$30.55 NNN	4.70%	-	Power Center – Asking
			\$17.03 NNN	7.90%	-	Shopping Center – Asking

Income approach calibration

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). Tables are prepared for each neighborhood, and the income model applies the appropriate table to each of the income producing properties in each neighborhood to produce a value estimate by direct capitalization.

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in Area 17 that are valued by the income approach include, but are not limited to, offices, retail stores, rooming houses, and mixed-use buildings.

Parameters used in the income model (market rental rates, vacancy, operating expense ratios, and overall capitalization rates) were derived from published sources, and from analysis of sales of improved properties in the Area within the past three years. Apartments located in mixed-use predominately commercial buildings are valued by the geographic appraiser.

The following table is a summary of typical components of the economic income approach:

Typical Income Parameters				
Property Type	Rents	Vacancy & Credit Loss	Expenses	OAR
Rooming Houses, Apartments	\$15.00 to \$30.00	5%	35%	5.0%-6.0%
Retail	\$11.00 to \$30.00	5%	10%	7.0%-7.5%
Offices	\$15.00 to \$35.00	10%-12%	30%	7.0%-7.5%
Med/Dent Offices	\$16.50 to \$39.00	7%-10%	10%	7.0%-7.5%
Convenience Stores	\$15.00 to \$29.00	5%	10%	7.0%-7.5%
Industrial/Whse.	\$11.00 to \$19.00	5%	10%	7.0%-7.5%
Service Garages & Mini-Lubes	\$10.00 to \$23.00	5%	10%	7.0%-7.5%
Storage garage	\$6.00 to \$11.00	5%	10%	7.0%-7.5%

Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances where a parcel is developed to its highest and best use. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Ruth Peterson, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation:

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

Application of the total value model described above results in improved equalization between individual properties as shown by the improvement in the Coefficient of Dispersion (C.O.D.) from 14.15% to 6.92% and a change in the weighted mean ratio from 87.4% to 98.6%. The change in the Coefficient of Variation (C.O.V.) from 18.08% to 10.06% also indicates improved ratios. The Price-Related Differential (P.R.D.) improved from 1.03 to 1.02. These figures are presented in the 2015 and 2016 Ratio Analysis charts included in this report.

Area 17 Ratios Upon Completion of Revalue	
Statistic	Value
Appraisal Level	0.986
Coefficient of Dispersion (COD)	6.92
Price Related Differential (PRD)	1.02

The total assessed value of Area 17 for Assessment Year 2015 was \$2,932,700,200. The total recommended assessed value for the 2016 Assessment Year is \$3,219,587,400. This amounts to a total change of +9.78%. The total value for both years includes taxable and exempt properties but not government-owned properties located within the boundaries of the geographic area.

Change in Total Assessed Value			
2015 Total Value	2016 Total Value	\$ Change	% Change
\$2,932,700,200	\$3,219,587,400	\$286,887,200	9.78%

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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- The statements of fact contained in this report are true and correct
 - The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or to the parties involved.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
 - The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
 - The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
 - Jean Platt made the physical inspection of Neighborhoods 50, 110, and a portion of 30. She performed analysis of the land and improved sales, selected land values, analyzed the income parameters, built the income model, and made the final value selections.
-

Area 017 - U District
2016 Assessment Year
Ratios Before Revalue

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
051000-2104	1,552,400	1,694,500	3/21/2014	0.9161	0.0178
051000-2340	1,204,700	1,220,000	1/15/2014	0.9875	0.0536
051000-2531	548,400	550,000	11/18/2013	0.9971	0.0632
085450-0020	360,000	369,000	7/17/2013	0.9756	0.0417
092504-9372	2,456,100	3,100,000	2/6/2014	0.7923	0.1416
114200-1070	1,754,200	2,090,000	7/28/2015	0.8393	0.0946
182504-9050	976,000	1,500,000	5/29/2015	0.6507	0.2832
206110-0074	599,100	676,000	7/30/2015	0.8862	0.0477
206110-0075	629,900	650,000	7/30/2015	0.9691	0.0352
275770-0335	659,400	1,100,000	6/9/2015	0.5995	0.3344
286210-0187	930,600	1,032,500	5/28/2015	0.9013	0.0326
288770-0596	744,200	750,000	12/4/2014	0.9923	0.0584
297980-0230	582,200	560,099	4/24/2013	1.0395	0.1056
358950-0240	551,400	526,000	7/24/2013	1.0483	0.1144
392003-0050	501,200	518,000	7/24/2014	0.9676	0.0337
395666-0010	651,500	1,000,000	6/8/2015	0.6515	0.2824
395666-0020	440,000	675,000	9/15/2015	0.6519	0.2821
409230-0448	1,510,100	1,450,000	8/19/2013	1.0414	0.1075
420690-1030	772,700	934,000	9/10/2015	0.8273	0.1066
508785-0010	450,000	450,000	1/8/2015	1.0000	0.0661
510040-2506	407,500	499,000	5/13/2014	0.8166	0.1173
510040-2507	403,800	499,950	12/12/2014	0.8077	0.1262
510040-2512	447,400	530,000	11/12/2014	0.8442	0.0898
510040-3432	462,600	575,000	3/27/2013	0.8045	0.1294
510140-2200	1,676,500	1,700,000	1/24/2013	0.9862	0.0523
510140-2710	516,300	535,000	2/13/2013	0.9650	0.0311
510140-4524	465,000	450,000	6/10/2013	1.0333	0.0994
511800-0020	170,000	170,000	5/8/2013	1.0000	0.0661
639200-0395	1,468,900	2,050,000	10/10/2014	0.7165	0.2174
664857-0030	226,500	306,000	4/15/2015	0.7402	0.1937
686520-0355	624,600	770,000	6/11/2014	0.8112	0.1227
688480-0105	391,500	572,463	10/13/2014	0.6839	0.2500
717480-0335	608,300	555,000	6/10/2013	1.0960	0.1621
717480-0365	711,400	705,000	10/6/2013	1.0091	0.0752
717480-0625	576,000	530,000	4/22/2014	1.0868	0.1529
721210-0480	493,000	470,000	7/10/2013	1.0489	0.1150
797420-0506	501,000	775,000	4/30/2014	0.6465	0.2875
797470-0160	4,157,900	5,184,000	6/9/2015	0.8021	0.1318
861580-0070	3,163,800	3,125,000	7/30/2014	1.0124	0.0785
867900-0010	1,045,600	1,050,000	12/18/2014	0.9958	0.0619
867900-0020	382,900	410,000	10/15/2014	0.9339	0.0000
881640-0180	1,617,000	1,600,000	8/26/2013	1.0106	0.0767
881640-0345	2,005,600	1,900,000	2/22/2014	1.0556	0.1217
881640-0930	845,600	1,400,000	11/24/2015	0.6040	0.3299
881740-0070	1,495,900	1,520,000	1/23/2015	0.9841	0.0502
881740-0085	1,107,300	1,838,000	11/10/2015	0.6024	0.3315

Area 017 - U District
 2016 Assessment Year
 Ratios Before Revalue

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
881990-0015	1,404,100	1,425,000	6/16/2014	0.9853	0.0514
882390-0030	963,300	700,000	12/19/2013	1.3761	0.4422
882390-0170	816,500	790,000	12/9/2014	1.0335	0.0996
882390-0915	1,130,600	1,250,000	7/31/2013	0.9045	0.0294
882390-1060	1,043,800	1,325,000	5/8/2015	0.7878	0.1461
882390-1185	1,113,200	1,695,950	10/6/2014	0.6564	0.2775
882390-1250	933,000	1,100,000	8/3/2015	0.8482	0.0857
882390-1340	1,376,600	1,240,000	7/2/2013	1.1102	0.1763
882390-1590	985,900	1,126,000	10/15/2014	0.8756	0.0583
882790-1205	619,900	974,900	11/13/2014	0.6359	0.2980
955020-1085	668,600	650,000	5/30/2013	1.0286	0.0947

Area 017 - U District
2016 Assessment Year
Ratios Before Revalue

Quadrant/Crew:	Appr date :	Date:	Sales Dates:																		
North Crew	1/1/2015	2/11/2016	1/24/13 - 11/21/15																		
Area	Appr ID:	Prop Type:	Trend used?: Y/N																		
17	JPLA	Improvement	N																		
SAMPLE STATISTICS																					
<i>Sample size (n)</i>	57	<p style="text-align: center;">Ratio Frequency</p> <table border="1"> <caption>Ratio Frequency Data</caption> <thead> <tr> <th>Ratio Bin</th> <th>Frequency</th> </tr> </thead> <tbody> <tr><td>0.6-0.7</td><td>1</td></tr> <tr><td>0.7-0.8</td><td>9</td></tr> <tr><td>0.8-0.9</td><td>4</td></tr> <tr><td>0.9-1.0</td><td>11</td></tr> <tr><td>1.0-1.1</td><td>17</td></tr> <tr><td>1.1-1.2</td><td>13</td></tr> <tr><td>1.2-1.3</td><td>1</td></tr> <tr><td>1.3-1.4</td><td>0</td></tr> </tbody> </table>		Ratio Bin	Frequency	0.6-0.7	1	0.7-0.8	9	0.8-0.9	4	0.9-1.0	11	1.0-1.1	17	1.1-1.2	13	1.2-1.3	1	1.3-1.4	0
Ratio Bin	Frequency																				
0.6-0.7	1																				
0.7-0.8	9																				
0.8-0.9	4																				
0.9-1.0	11																				
1.0-1.1	17																				
1.1-1.2	13																				
1.2-1.3	1																				
1.3-1.4	0																				
<i>Mean Assessed Value</i>	963,200																				
<i>Mean Sales Price</i>	1,102,500																				
<i>Standard Deviation AV</i>	710,780																				
<i>Standard Deviation SP</i>	835,094																				
ASSESSMENT LEVEL																					
<i>Arithmetic mean ratio</i>	0.896																				
<i>Median Ratio</i>	0.934																				
<i>Weighted Mean Ratio</i>	0.874																				
UNIFORMITY																					
<i>Lowest ratio</i>	0.5995																				
<i>Highest ratio:</i>	1.3761																				
<i>Coeffient of Dispersion</i>	14.15%																				
<i>Standard Deviation</i>	0.1620																				
<i>Coefficient of Variation</i>	18.08%																				
<i>Price-related Differential</i>	1.03																				
RELIABILITY																					
95% Confidence: Median		These figures reflect measurements before posting new values.																			
<i>Lower limit</i>	0.839																				
<i>Upper limit</i>	0.987																				
95% Confidence: Mean																					
<i>Lower limit</i>	0.854																				
<i>Upper limit</i>	0.938																				
SAMPLE SIZE EVALUATION																					
<i>N (population size)</i>	1329																				
<i>B (acceptable error - in decimal)</i>	0.05																				
<i>S (estimated from this sample)</i>	0.1620																				
Recommended minimum:	41																				
<i>Actual sample size:</i>	57																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
<i># ratios below mean:</i>	25																				
<i># ratios above mean:</i>	32																				
<i>z:</i>	0.794719414																				
Conclusion:	Normal*																				
*i.e., no evidence of non-normality																					

Area 017 - U District
2016 Assessment Year
Ratios After Completion of Revalue

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
051000-2104	1,740,500	1,694,500	3/21/2014	1.0271	0.0243
051000-2340	1,204,700	1,220,000	1/15/2014	0.9875	0.0153
051000-2531	581,700	550,000	11/18/2013	1.0576	0.0548
085450-0020	377,100	369,000	7/17/2013	1.0220	0.0191
092504-9372	2,716,100	3,100,000	2/6/2014	0.8762	0.1266
114200-1070	2,015,000	2,090,000	7/28/2015	0.9641	0.0387
182504-9050	1,498,400	1,500,000	5/29/2015	0.9989	0.0039
206110-0074	659,900	676,000	7/30/2015	0.9762	0.0266
206110-0075	659,900	650,000	7/30/2015	1.0152	0.0124
275770-0335	1,082,600	1,100,000	6/9/2015	0.9842	0.0186
286210-0187	994,800	1,032,500	5/28/2015	0.9635	0.0393
288770-0596	744,200	750,000	12/4/2014	0.9923	0.0105
297980-0230	584,500	560,099	4/24/2013	1.0436	0.0408
358950-0240	618,100	526,000	7/24/2013	1.1751	0.1723
392003-0050	577,600	518,000	7/24/2014	1.1151	0.1123
395666-0010	990,200	1,000,000	6/8/2015	0.9902	0.0126
395666-0020	668,800	675,000	9/15/2015	0.9908	0.0120
409230-0448	1,527,400	1,450,000	8/19/2013	1.0534	0.0506
420690-1030	772,700	934,000	9/10/2015	0.8273	0.1755
508785-0010	459,300	450,000	1/8/2015	1.0207	0.0179
510040-2506	500,400	499,000	5/13/2014	1.0028	0.0000
510040-2507	500,400	499,950	12/12/2014	1.0009	0.0019
510040-2512	535,100	530,000	11/12/2014	1.0096	0.0068
510040-3432	586,300	575,000	3/27/2013	1.0197	0.0168
510140-2200	1,795,800	1,700,000	1/24/2013	1.0564	0.0535
510140-2710	505,800	535,000	2/13/2013	0.9454	0.0574
510140-4524	509,500	450,000	6/10/2013	1.1322	0.1294
511800-0020	185,100	170,000	5/8/2013	1.0888	0.0860
639200-0395	1,506,100	2,050,000	10/10/2014	0.7347	0.2681
664857-0030	286,900	306,000	4/15/2015	0.9376	0.0652
686520-0355	728,700	770,000	6/11/2014	0.9464	0.0564
688480-0105	542,200	572,463	10/13/2014	0.9471	0.0557
717480-0335	635,900	555,000	6/10/2013	1.1458	0.1430
717480-0365	743,700	705,000	10/6/2013	1.0549	0.0521
717480-0625	581,000	530,000	4/22/2014	1.0962	0.0934
721210-0480	517,600	470,000	7/10/2013	1.1013	0.0985
797420-0506	577,200	775,000	4/30/2014	0.7448	0.2580
797470-0160	4,955,100	5,184,000	6/9/2015	0.9558	0.0470
861580-0070	3,105,400	3,125,000	7/30/2014	0.9937	0.0091
867900-0010	1,132,800	1,050,000	12/18/2014	1.0789	0.0761
867900-0020	410,200	410,000	10/15/2014	1.0005	0.0023
881640-0180	1,732,500	1,600,000	8/26/2013	1.0828	0.0800
881640-0345	2,005,600	1,900,000	2/22/2014	1.0556	0.0528
881640-0930	1,389,400	1,400,000	11/24/2015	0.9924	0.0104
881740-0070	1,601,200	1,520,000	1/23/2015	1.0534	0.0506
881740-0085	1,584,600	1,838,000	11/10/2015	0.8621	0.1407

Area 017 - U District
 2016 Assessment Year
 Ratios After Completion of Revalue

Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
881990-0015	1,454,200	1,425,000	6/16/2014	1.0205	0.0177
882390-0030	929,600	700,000	12/19/2013	1.3280	0.3252
882390-0170	853,600	790,000	12/9/2014	1.0805	0.0777
882390-0915	1,238,300	1,250,000	7/31/2013	0.9906	0.0122
882390-1060	1,238,500	1,325,000	5/8/2015	0.9347	0.0681
882390-1185	1,600,000	1,695,950	10/6/2014	0.9434	0.0594
882390-1250	1,107,000	1,100,000	8/3/2015	1.0064	0.0036
882390-1340	1,420,300	1,240,000	7/2/2013	1.1454	0.1426
882390-1590	1,084,500	1,126,000	10/15/2014	0.9631	0.0397
882790-1205	728,900	974,900	11/13/2014	0.7477	0.2551
955020-1085	691,700	650,000	5/30/2013	1.0642	0.0613

Area 017 - U District
2016 Assessment Year
Ratios After Completion of Revalue

Quadrant/Crew:	Appr date :	Date:	Sales Dates:		
North Crew	1/1/2016	2/11/2016	1/24/13 - 11/21/15		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
17	JPLA	Improvement	N		
SAMPLE STATISTICS					
<i>Sample size (n)</i>	57	<p style="text-align: center;">Ratio Frequency</p>			
<i>Mean Assessed Value</i>	1,087,300				
<i>Mean Sales Price</i>	1,102,500				
<i>Standard Deviation AV</i>	789,335				
<i>Standard Deviation SP</i>	835,094				
ASSESSMENT LEVEL					
<i>Arithmetic mean ratio</i>	1.006	<p>These figures reflect measurements after posting new values.</p>			
<i>Median Ratio</i>	1.003				
<i>Weighted Mean Ratio</i>	0.986				
UNIFORMITY					
<i>Lowest ratio</i>	0.7347				
<i>Highest ratio:</i>	1.3280				
<i>Coeffient of Dispersion</i>	6.92%				
<i>Standard Deviation</i>	0.1012				
<i>Coefficient of Variation</i>	10.06%				
<i>Price-related Differential</i>	1.02				
RELIABILITY					
95% Confidence: Median					
<i>Lower limit</i>	0.991				
<i>Upper limit</i>	1.027				
95% Confidence: Mean					
<i>Lower limit</i>	0.980				
<i>Upper limit</i>	1.032				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	1329				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.1012				
Recommended minimum:	16				
<i>Actual sample size:</i>	57				
Conclusion:	OK				
NORMALITY					
Binomial Test					
<i># ratios below mean:</i>	29				
<i># ratios above mean:</i>	28				
<i>z:</i>	0				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Improvement Sales for Area 017 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	030	510140	2200	4,790	2586227	\$1,700,000	01/24/13	\$354.91	PANDORA'S ADULT CABARET	C1-65	1	Y	
017	030	510140	2710	3,900	2589344	\$535,000	02/13/13	\$137.18	MODERN PRODUCTS CO	SF 5000	1	Y	
017	060	882390	2480	7,776	2591310	\$1,200,000	02/25/13	\$154.32	THETA CHI ANNEX	LR3	1	34	Use-change after sale; not in ratio
017	030	510040	3432	2,400	2597096	\$575,000	03/27/13	\$239.58	CHUCK'S AUTO REPAIR	LR2 RC	1	Y	
017	030	297980	0230	2,840	2602932	\$560,099	04/24/13	\$197.22	Maple Leaf Professional Center	C1-40	1	Y	
017	080	511800	0020	617	2605112	\$170,000	05/08/13	\$275.53	MAPLELEAF VIEW CONDOMINIUM	NC2-40	1	Y	
017	020	955020	1085	3,450	2614805	\$650,000	05/30/13	\$188.41	50TH ST DELI MART	NC1-30	1	Y	
017	030	510140	4524	3,000	2612018	\$450,000	06/10/13	\$150.00	RETAIL/OFFICE	LR2 RC	1	Y	
017	060	717480	0335	2,360	2612623	\$555,000	06/10/13	\$235.17	SFR - Rooming House	SF 5000	1	Y	
017	060	882390	1340	6,900	2618683	\$1,240,000	07/02/13	\$179.71	SFR - Rooming House	SF 5000	1	Y	
017	010	721210	0480	2,098	2617728	\$470,000	07/10/13	\$224.02	REGATA CONDOMINIUM	C1-40	1	Y	
017	070	085450	0020	1,143	2619058	\$369,000	07/17/13	\$322.83	BLAKELEY PLACE CONDOMINIUM	NC2-40	1	Y	
017	040	358950	0240	2,020	2620318	\$526,000	07/24/13	\$260.40	ROOMING HOUSE	NC2-40	1	Y	
017	060	882390	0915	3,760	2623329	\$1,250,000	07/31/13	\$332.45	11 Bdrm Duplex	SF 5000	1	Y	
017	040	409230	0448	4,638	2627596	\$1,450,000	08/19/13	\$312.63	18 bedrooms 3 rooming houses	LR3	3	Y	
017	050	881640	0180	8,960	2626283	\$1,600,000	08/26/13	\$178.57	ROBBINS BLDG	NC3P-65	1	Y	
017	060	717480	0365	2,760	2635589	\$705,000	10/06/13	\$255.43	11 bedroom rooming house	LR3	1	Y	
017	020	051000	2531	1,662	2641974	\$550,000	11/18/13	\$330.93	Live Work Townhouse	NC2-40	1	Y	
017	060	882390	0030	3,450	2646640	\$700,000	12/19/13	\$202.90	SFR - Rooming House	SF 5000	1	Y	
017	020	051000	2340	3,856	2649681	\$1,220,000	01/15/14	\$316.39	GOLDIES TAVERN	NC2P-40	1	Y	
017	070	092504	9372	4,880	2652951	\$3,100,000	02/06/14	\$635.25	Village Auto Care & Domino's Pizza	C1-65	1	Y	
017	050	881640	0345	7,502	2654921	\$1,900,000	02/22/14	\$253.27	RETAIL/OFFICE	NC3P-65	1	Y	
017	020	051000	2104	6,076	2659012	\$1,694,500	03/21/14	\$278.88	RETAIL STORES & DUPLEX	NC2P-40	1	Y	
017	060	717480	0625	1,860	2664264	\$530,000	04/22/14	\$284.95	SFR	LR2	1	Y	
017	090	797420	0506	2,090	2666148	\$775,000	04/30/14	\$370.81	OFFICE/APT	NC1-30	1	Y	
017	030	510040	2506	1,390	2668426	\$499,000	05/13/14	\$358.99	Live/Work	NC2P-40	1	Y	
017	020	686520	0355	2,082	2673516	\$770,000	06/11/14	\$369.84	MODERN DESIGNERS	NC2-30	1	Y	
017	070	881990	0015	5,800	2674845	\$1,425,000	06/16/14	\$245.69	THE CAMERON BLDG	NC1-40	1	Y	
017	040	392003	0050	1,617	2682321	\$518,000	07/24/14	\$320.35	WORK LOFT	NC2-40	1	Y	
017	060	861580	0070	7,646	2682843	\$3,125,000	07/30/14	\$408.71	27 bed rooming house	LR3	1	Y	
017	060	882390	1185	3,220	2694947	\$1,695,950	10/06/14	\$526.69	SFR - Rooming House	SF 5000	1	Y	
017	090	639200	0395	5,168	2695577	\$2,050,000	10/10/14	\$396.67	RETAIL & APT	NC2-30	1	Y	
017	030	688480	0105	870	2695184	\$572,463	10/13/14	\$658.00	MEDITERRANEAN GRILL CAFE	C1-40	1	Y	
017	060	882390	1590	3,136	2696775	\$1,126,000	10/15/14	\$359.06	ROOMING HOUSE	LR3	1	Y	
017	070	867900	0020	1,094	2696053	\$410,000	10/15/14	\$374.77	TREMEZZO CONDOMINIUM	C1-40	1	Y	

Improvement Sales for Area 017 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	030	510040	2512	1,390	2703204	\$530,000	11/12/14	\$381.29	live/ work unit	NC2-40	1	Y	
017	070	882790	1205	1,606	2701666	\$974,900	11/13/14	\$607.04	Office	NC1-30	1	Y	
017	040	674670	1775	13,860	2703395	\$2,900,000	11/20/14	\$209.24	SCARCROW VIDEO	NC2-40	2	26	Imp changed after sale; not in ratio
017	030	288770	0596	2,706	2704122	\$750,000	12/04/14	\$277.16	RED CARPET REALTY	C1-40	1	Y	
017	060	882390	0170	3,168	2715366	\$790,000	12/09/14	\$249.37	SFR - Rooming House	SF 5000	1	Y	
017	030	510040	2507	1,390	2706318	\$499,950	12/12/14	\$359.68	1 live/work unit	NC2-40	1	Y	
017	070	867900	0010	4,357	2707215	\$1,050,000	12/18/14	\$240.99	TREMEZZO CONDOMINIUM	C1-40	1	Y	
017	080	508785	0010	1,531	2710871	\$450,000	01/08/15	\$293.93	MAPLE COURT SEATTLE CONDOMINIUM	LR2 RC	1	Y	
017	050	881740	0070	4,617	2711031	\$1,520,000	01/23/15	\$329.22	Cedars of Lebanon Restaurant & others	NC3-65	1	Y	
017	070	092504	9118	26,384	2713442	\$12,000,000	02/09/15	\$454.82	CHASE BANK / OFFICE BLDG	C1-40	1	34	Use-change after sale; not in ratio
017	050	664857	0030	755	2724416	\$306,000	04/15/15	\$405.30	PARK MODERN	NC2P-40	1	Y	
017	060	882390	1060	4,050	2730520	\$1,325,000	05/08/15	\$327.16	SFR - Rooming House	SF 5000	1	Y	
017	060	717480	0104	4,214	2731439	\$1,200,000	05/15/15	\$284.77	CHAMBERED NAUTILUS conv to SFR	LR3	1	34	Use-change after sale; not in ratio
017	040	286210	0187	4,605	2733568	\$1,032,500	05/28/15	\$224.21	SFR with ADU on lower floor	SF 5000	1	Y	
017	010	182504	9050	4,756	2734602	\$1,500,000	05/29/15	\$315.39	ROBERT L ROLLER CO	C1-40	1	Y	
017	040	395666	0010	2,606	2735789	\$1,000,000	06/08/15	\$383.73	LA TERRAZZA CONDOMINIUM	C1-65	1	Y	
017	100	275770	0335	4,354	2739148	\$1,100,000	06/09/15	\$252.64	OFFICE BLDG	NC2-40	1	Y	
017	100	797470	0160	17,549	2737249	\$5,184,000	06/09/15	\$295.40	HAWTHORNE HILLS PROF CENTER	NC2-30	2	Y	
017	050	114200	1070	8,000	2747205	\$2,090,000	07/28/15	\$261.25	FAYZA Restaurant	NC3P-65	1	Y	
017	030	206110	0074	1,941	2747294	\$676,000	07/30/15	\$348.27	live/work unit	NC1-40	1	Y	
017	030	206110	0075	1,941	2746987	\$650,000	07/30/15	\$334.88	Live/Work Unit	NC1-40	1	Y	
017	060	882390	1250	3,620	2750668	\$1,100,000	08/03/15	\$303.87	SFR - Rooming House	SF 5000	1	Y	
017	010	420690	1030	3,192	2756443	\$934,000	09/10/15	\$292.61	Duplex- Rooming house	SF 5000	1	Y	
017	040	395666	0020	1,760	2756085	\$675,000	09/15/15	\$383.52	LA TERRAZZA CONDOMINIUM	C1-65	1	Y	
017	050	881740	0085	4,600	2766433	\$1,838,000	11/10/15	\$399.57	Itadakimasu Restaurant	NC3-65	1	Y	
017	050	881640	0930	4,000	2769281	\$1,400,000	11/24/15	\$350.00	MAIL & DENTAL OFFICE	NC3P-65	1	Y	
017	070	092504	9385	7,870	2774615	\$3,100,000	01/04/16	\$393.90	retail	C1-40	1	34	Use-change after sale; not in ratio

Vacant Sales for Area 017 with Sales Used

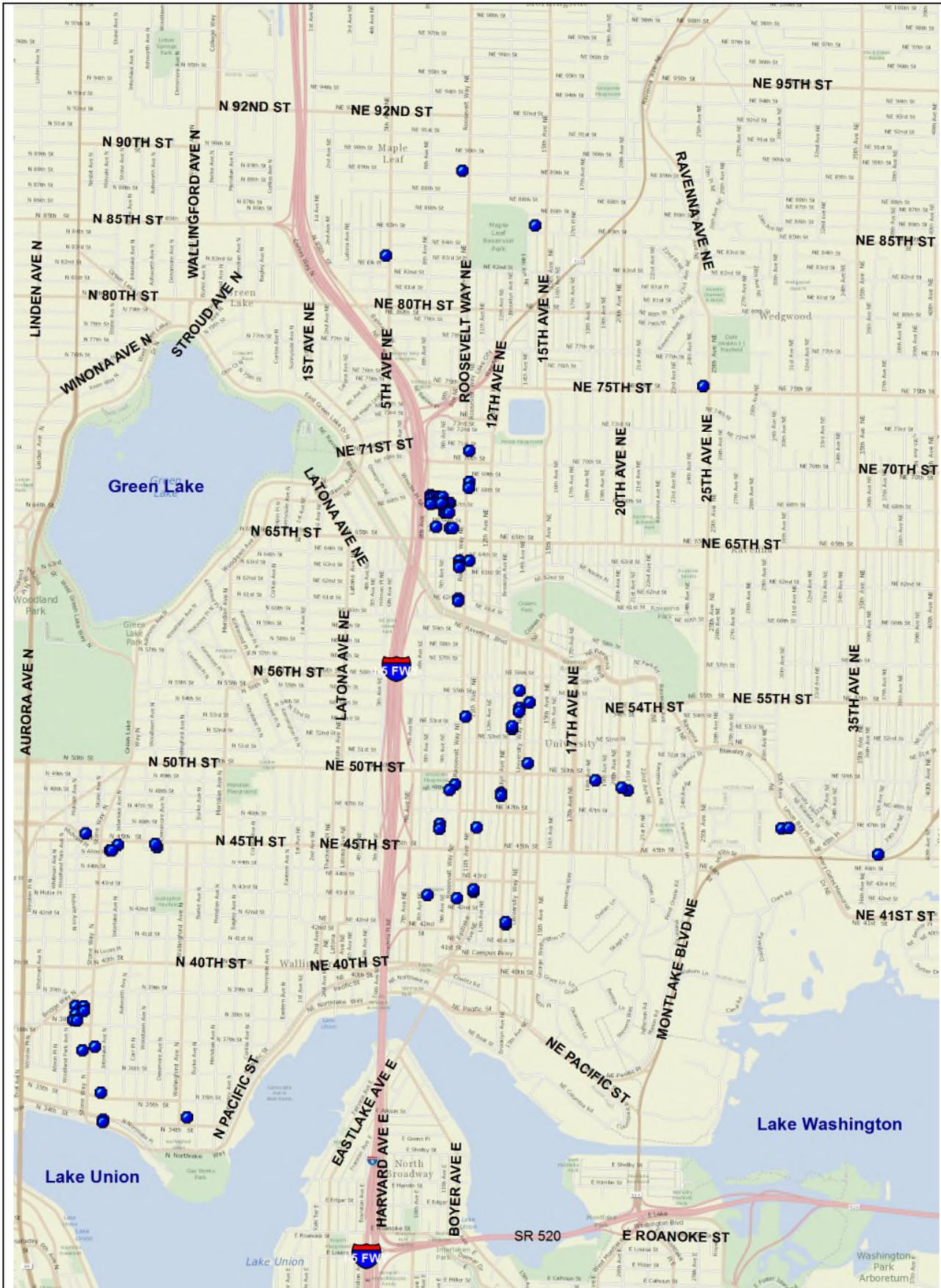
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
017	010	182504	9034	3,485	2774296	\$600,000	12/31/15	\$172.17	OFFICE	NC2P-40	1	Y
017	010	182504	9151	12,041	2720155	\$650,743	03/23/15	\$54.04	vacant uplands adj to Burke Gilman Trail	IC-45	1	Y
017	010	226150	0045	18,850	2641360	\$3,600,000	10/29/13	\$190.98	Daviscourt Construction	C1-40	3	Y
017	010	226150	0060	6,500	2641400	\$1,100,000	10/29/13	\$169.23	Redevelopment	C1-40	1	Y
017	010	226150	0085	3,239	2606702	\$650,000	05/21/13	\$200.68	VALUE IN THE LAND	C1-40	1	Y
017	010	226150	0086	23,121	2641405	\$3,400,000	10/31/13	\$147.05	Redevelopment	C1-40	2	Y
017	010	226450	1095	9,394	2618488	\$850,000	07/15/13	\$90.48	L & O CO VALUE IN THE LAND	IC-45	2	Y
017	010	408330	6670	88,920	2653894	\$17,100,000	02/07/14	\$192.31	AVTECH/ redevelopment planned	C2-40	6	Y
017	010	408880	4710	6,150	2720157	\$1,000,000	03/24/15	\$162.60	J J JEFFERSON & SON	IC-45	1	Y
017	010	803370	0065	12,040	2641402	\$2,175,000	10/29/13	\$180.65	Redevelopment	C1-40	2	Y
017	010	803370	0075	11,880	2641403	\$2,050,000	11/05/13	\$172.56	Redevelopment	C1-40	2	Y
017	010	803370	0140	38,140	2734174	\$7,110,000	05/28/15	\$186.42	MORGAN'S PLUMBING REDEVELOPMENT	C2-40	3	Y
017	010	803370	0215	36,003	2643129	\$5,100,000	11/26/13	\$141.65	Value in the Land	C2-40	2	Y
017	020	048000	0175	3,420	2680732	\$715,000	06/25/14	\$209.06	redevelopment	NC2-40	1	Y
017	020	048000	0190	6,840	2654530	\$1,450,000	02/13/14	\$211.99	SALON & RESTAURANT	NC2P-40	3	Y
017	020	772110	0005	5,833	2706425	\$910,000	12/10/14	\$156.01	WALLINGFORD CHIROPRACTIC & BACK PAIN CLINIC	NC2-40	1	Y
017	020	782120	0125	28,123	2668195	\$5,207,354	05/12/14	\$185.16	redevelopment underway	NC2-40	7	Y
017	020	782120	0210	3,333	2628336	\$600,000	08/29/13	\$180.02	redevelopment planned	NC2-40	1	Y
017	020	782120	0215	3,334	2646701	\$520,000	12/12/13	\$155.97	SFR	NC2-40	1	Y
017	030	206110	0075	7,445	2670587	\$750,000	05/28/14	\$100.74	Live/Work Unit	NC1-40	6	Y
017	030	510040	0200	9,859	2612038	\$1,000,000	06/10/13	\$101.43	WALT'S AUTO RENOVATING	NC2-40	1	Y
017	030	510040	0245	56,771	2709153	\$4,235,000	01/08/15	\$74.60	redevelopment to assisted living	LR2	1	Y
017	030	510040	2508	2,893	2761531	\$310,000	10/09/15	\$107.16	proposed development	NC2P-40	1	Y
017	040	114200	0735	16,000	2738142	\$5,800,000	06/22/15	\$362.50	PARKING Lot	C1-65	3	Y
017	040	114200	0880	4,120	2615996	\$850,000	06/26/13	\$206.31	IMP TO BE TORN DOWN	MR	1	Y
017	040	114200	0885	4,120	2616218	\$850,000	07/05/13	\$206.31	VALUE IN THE LAND	MR	1	Y
017	040	179750	0830	4,000	2726576	\$1,420,000	04/28/15	\$355.00	vacant retail store	NC3P-65	1	Y
017	040	365870	0410	8,160	2701080	\$1,590,000	11/13/14	\$194.85	Redevelopment permit issued	NC2-40	1	Y
017	040	365870	0420	12,240	2701082	\$2,390,000	11/13/14	\$195.26	Redevelopment permit issued	NC2-40	2	Y
017	040	409230	1270	3,325	2712373	\$588,000	01/20/15	\$176.84	DUPLEX	LR3	1	Y
017	040	533520	0040	9,000	2661914	\$2,150,000	04/07/14	\$238.89	INDIA HOUSE RESTAURANT redevelopment	NC3-65	1	Y
017	040	533520	0210	4,500	2712781	\$615,000	01/30/15	\$136.67	permit for 8 unit apt	LR2	1	Y
017	040	533520	0555	9,753	2641858	\$2,075,000	11/15/13	\$212.76	DUPLEX	MR	2	Y
017	040	533520	0576	3,088	2641840	\$600,000	11/15/13	\$194.30	Redevelopment	MR	1	Y
017	040	671670	0056	4,800	2760739	\$805,000	09/29/15	\$167.71	Plans for 4 story 30 unit apt	NC2-40	1	Y

Vacant Sales for Area 017 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
017	040	674670	1275	22,016	2643344	\$6,000,000	11/05/13	\$272.53	Value in the Land	NC3-85	4	Y
017	040	674670	2050	3,780	2751123	\$861,000	08/17/15	\$227.78	Value in the Land	NC2-40	1	Y
017	040	922140	0375	11,430	2678881	\$2,824,100	07/03/14	\$247.08	redevelopment	NC3P-65	2	Y
017	040	922140	0395	3,810	2657135	\$1,275,000	03/07/14	\$334.65	redevelopment	NC3P-65	1	Y
017	040	922140	0400	3,810	2667248	\$975,000	05/07/14	\$255.91	redevelopment	NC3P-65	1	Y
017	040	922140	0835	4,445	2707303	\$730,000	12/06/14	\$164.23	REDEVELOPMENT IMPS TO BE DEMO	NC2-40	1	Y
017	040	922140	0845	6,096	2704805	\$940,000	12/09/14	\$154.20	REDEVELOPMENT DEMO IMPS	NC2-40	1	Y
017	040	952810	2180	7,226	2773650	\$1,400,000	12/17/15	\$193.74	Millumino	NC2-40	2	Y
017	040	952810	2585	4,295	2656924	\$975,000	03/05/14	\$227.01	tear down	MR	1	Y
017	040	952810	2590	4,320	2656914	\$925,000	03/05/14	\$214.12	tear down	MR	1	Y
017	040	952810	2592	3,750	2656906	\$900,000	03/06/14	\$240.00	tear down	MR	1	Y
017	040	952810	2605	6,180	2656910	\$1,260,000	03/04/14	\$203.88	tear down	MR	1	Y
017	040	952810	2615	4,635	2656927	\$945,000	03/06/14	\$203.88	tear down	MR	1	Y
017	040	952810	2619	3,090	2640053	\$700,000	11/06/13	\$226.54	tear down	MR	1	Y
017	040	952810	2620	3,090	2640015	\$700,000	11/07/13	\$226.54	800 NE 67th St	MR	1	Y
017	040	952810	2630	6,180	2656922	\$1,298,000	03/04/14	\$210.03	tear down	MR	1	Y
017	040	952810	2640	9,269	2675456	\$1,946,000	06/24/14	\$209.95	tear down	MR	2	Y
017	040	952810	2655	4,635	2656903	\$978,000	03/04/14	\$211.00	tear down	MR	1	Y
017	040	952810	2685	3,090	2746826	\$705,000	07/17/15	\$228.16	REDEVELOPMENT	MR	1	Y
017	040	952810	2690	3,090	2746774	\$705,000	07/10/15	\$228.16	TEAR DOWN	MR	1	Y
017	040	952810	2700	4,635	2640064	\$850,000	11/07/13	\$183.39	tear down	MR	1	Y
017	040	952810	2710	3,090	2639997	\$700,000	11/07/13	\$226.54	tear down	MR	1	Y
017	040	952810	2865	4,120	2717328	\$794,500	02/26/15	\$192.84	TEAR DOWN	MR	1	Y
017	040	952810	2870	4,120	2717319	\$818,900	03/04/15	\$198.76	TEAR DOWN	MR	1	Y
017	040	952810	2875	4,120	2717324	\$815,900	03/02/15	\$198.03	TEAR DOWN	MR	1	Y
017	040	952810	2995	2,453	2746843	\$625,000	07/27/15	\$254.79	TEAR DOWN	NC3-65	1	Y
017	040	952810	3060	6,180	2631164	\$1,200,000	09/09/13	\$194.17	Redevelopment	NC3-65	1	Y
017	040	952810	3095	8,240	2631160	\$2,000,000	09/19/13	\$242.72	Redevelopment	NC3P-85	2	Y
017	050	114200	1490	4,120	2755831	\$1,599,600	09/15/15	\$388.25	TRIPLEX	MR-RC	1	Y
017	050	114200	1495	8,240	2755827	\$2,700,000	09/15/15	\$327.67	Redevelopment	MR-RC	2	Y
017	050	871460	0090	7,440	2716628	\$2,020,000	02/23/15	\$271.51	value in the land	NC2P-40	2	Y
017	050	881640	0435	26,040	2748751	\$8,120,000	08/05/15	\$311.83	Imps boarded up redevelopment planned	NC3P-65	1	Y
017	050	881640	0685	7,440	2605917	\$1,530,000	05/17/13	\$205.65	RAT & RAVEN VALUE IN THE LAND	NC3P-65	1	Y
017	050	881640	0720	3,720	2614027	\$698,000	06/20/13	\$187.63	VALUE IN THE LAND Wayward Vegan	NC3P-65	1	Y
017	050	881640	0730	7,440	2727158	\$2,100,000	04/27/15	\$282.26	MARS RESTAURANT-LATE NITE EATS	NC3P-65	1	Y

Vacant Sales for Area 017 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
017	050	881640	0820	4,120	2693033	\$780,000	09/27/14	\$189.32	TEAR DOWN	LR2	1	Y
017	050	881640	0825	4,120	2692952	\$780,000	09/19/14	\$189.32	REDEVELOPMENT	LR2	1	Y
017	050	881740	0100	4,150	2670484	\$1,200,000	05/13/14	\$289.16	VACANT LAND	NC3-65	1	Y
017	050	881740	0105	8,288	2670505	\$2,225,000	05/20/14	\$268.46	redevelopment with 881740-0110	NC3-65	2	Y
017	060	092504	9124	4,261	2628784	\$700,000	09/06/13	\$164.28	re-developed	LR3	1	Y
017	060	092504	9230	4,500	2616464	\$720,000	07/01/13	\$160.00	redevelopment (micro-housing)	LR3	1	Y
017	060	882390	1705	4,320	2652645	\$750,000	02/01/14	\$173.61	HOUSE redevelopment planned	LR3	1	Y
017	070	102504	9043	3,200	2609460	\$550,000	06/04/13	\$171.88	Redevelopment Planned	NC2-30	1	Y
017	070	243720	0020	24,066	2718867	\$4,900,000	03/11/15	\$203.61	WHSE & OFFICE	C2-65	1	Y
017	070	243720	0026	9,000	2683268	\$2,000,000	08/01/14	\$222.22	68 unit apt w retail planned	C2-65	1	Y
017	080	508140	0375	9,400	2764811	\$1,100,000	10/07/15	\$117.02	vacant	NC1-30	1	Y



Land Sales Used for 2016 Assessment

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King County
Assessments
5/25/16

Improvement Sales for Area 017 with Sales not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	182504	9042	4,704	2754766	\$846,000	08/27/15	\$179.85	ALLIED PHOTOCOPY CORP	C1-40	1	15	No market exposure
017	010	182504	9150	15,415	2657607	\$709,900	03/10/14	\$46.05	Mixed Use - Office/Retail - Blue Roos	IC-45	1	22	Partial interest (1/3, 1/2, etc.)
017	010	226150	0090	9,900	2754655	\$846,000	09/08/15	\$85.45	ROBERT MCNEEL & ASSOCIATES	C1-40	2	15	No market exposure
017	010	408330	5620	1,600	2584507	\$750,000	01/03/13	\$468.75	SBA LANDSCAPE ARCHITECTS	LR2 RC	1	58	Preliminary shortplat approval
017	020	048000	0175	1,240	2740736	\$380,938	06/30/15	\$307.21	DUPLEX	NC2-40	1	51	Related party, friend, or neighbor
017	020	782120	0160	28,668	2646080	\$12,750,000	12/18/13	\$444.75	WALGRENS DRUG STORE & office	NC2-40	1	15	No market exposure
017	030	510040	0245	17,130	2592225	\$2,367,397	02/27/13	\$138.20	SEATTLE/KING COUNTY CAMP FIR	LR2	1	63	Sale price updated by sales id group
017	030	510040	2516	1,390	2748829	\$168,750	08/05/15	\$121.40	live/work unit	NC2P-40	1	11	Corporate affiliates
017	040	179750	0810	4,225	2706529	\$950,000	12/18/14	\$224.85	RETAIL VACANT	NC3P-65	1	15	No market exposure
017	040	179750	1235	2,540	2610596	\$730,000	05/22/13	\$287.40	Rooming House	SF 5000	1	15	No market exposure
017	040	286210	0695	11,770	2757325	\$32,300	09/17/15	\$2.74	PATIO APTS & OFFICE	NC2-40	2	24	Easement or right-of-way
017	040	533520	0380	61,868	2712082	\$13,700,000	01/27/15	\$221.44	UNIVERSITY BUSINESS CENTER	NC3-85	5	15	No market exposure
017	040	674670	0610	3,940	2658028	\$895,000	03/14/14	\$227.16	Rooming House	LR2	1	15	No market exposure
017	040	674670	1750	4,231	2725112	\$1,687,000	04/14/15	\$398.72	Office, Restaurant, & Warehouse	NC2-40	1	36	Plottage
017	040	913810	0481	2,288	2597215	\$765,000	03/28/13	\$334.35	Perfect Wheels & Vintage Costumers	NC2-40	1	15	No market exposure
017	040	952810	2740	2,536	2773708	\$2,312,464	12/21/15	\$911.85	RETAIL	NC3P-65	1	22	Partial interest (1/3, 1/2, etc.)
017	050	522630	0235	4,748	2689701	\$122,647	09/09/14	\$25.83	COWEN PARK GROCERY & DUPL	SF 5000	1	22	Partial interest (1/3, 1/2, etc.)
017	050	674670	0140	14,520	2649199	\$8,640,000	12/20/13	\$595.04	Walgreen's	NC3-65	2	15	No market exposure
017	060	221800	0060	2,277	2605721	\$550,000	05/13/13	\$241.55	Blvd Grocery	SF 5000	1	15	No market exposure
017	060	882390	0935	4,278	2684501	\$450,000	08/06/14	\$105.19	SFR - Rooming House	SF 5000	1	15	No market exposure
017	060	882390	2700	20,296	2601040	\$3,451,880	04/22/13	\$170.08	CHABAD HOUSE	LR3	2	15	No market exposure
017	070	085330	0485	1,080	2694794	\$380,000	10/06/14	\$351.85	BLAKELEY COMMONS	C1-40	1	15	No market exposure
017	070	092504	9406	25,735	2620541	\$13,744,690	07/26/13	\$534.09	OFFICE DEPOT	C1-65	1	15	No market exposure
017	070	102504	9232	8,100	2645515	\$3,000,000	12/13/13	\$370.37	LAURELHURST PROF CTR	NC2-30	1	36	Plottage
017	070	243620	0900	1,020	2753023	\$1,400,000	08/30/15	\$1,372.55	redevelopment planned	NC2P-40	1	15	No market exposure

Vacant Sales for Area 017 with Sales not Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	010	226450	1025	5,434	2634816	\$440,000	10/03/13	\$80.97	VACANT COMM LAND	C1-30	1	15	No market exposure
017	010	226450	1030	4,334	2634817	\$440,000	10/03/13	\$101.52	Land used for parking	C1-30	1	12	Estate administrator, guardian, or e
017	040	114200	0735	8,000	2691936	\$2,220,000	09/25/14	\$277.50	PARKING Lot	C1-65	2	52	Statement to dor
017	040	114200	0745	8,000	2692148	\$2,150,000	09/19/14	\$268.75	VACANT LOT	C1-65	1	15	No market exposure
017	040	114200	0885	8,240	2641618	\$2,600,000	11/19/13	\$315.53	HOUSE	MR	2	65	Plans and permits
017	040	671670	0190	3,750	2649886	\$20	01/13/14	\$0.01	Side yard for minor 0180	NC2-40	2	32	\$1,000 sale or less
017	040	881240	0295	6,420	2671921	\$600,000	06/02/14	\$93.46	vacant	MR	2	46	Non-representative sale
017	040	952810	2620	3,090	2640013	\$400,000	11/07/13	\$129.45	tear down	MR	1	51	Related party, friend, or neighbor
017	040	952810	2640	4,634	2613443	\$420,000	06/06/13	\$90.63	tear down	MR	1	36	Plottage
017	050	114200	1050	4,120	2678349	\$304,552	06/27/14	\$73.92	PARKING LOT	NC3P-65	1	15	No market exposure
017	080	052504	9030	47,574	2750622	\$6,829,660	08/01/15	\$143.56	VACANT BLDG	NC2P-65	8	18	Quit claim deed
017	080	297980	0140	10,400	2615582	\$156,000	05/23/13	\$15.00	UNIVERSITY MOTORSPORTS	C1-40	1	52	Statement to dor
017	080	864150	0125	28,876	2670604	\$900,000	05/22/14	\$31.17	SEATTLE AUTO (CAR LOT)	C1-40	1	44	Tenant
017	100	536420	0720	88,441	2643648	\$3,008,350	12/03/13	\$34.02	VACANT LOT	SF 5000	2	51	Related party, friend, or neighbor

2016 Physically Inspected Parcels
17-30

Major	Minor	Property Name	Situs Address
199620	0070	CASCADE HALL RESIDENTIAL FACILITY	204 NE 94TH ST
206110	0074	live/work unit	8301 5TH AVE NE
206110	0075	Live/Work Unit	8301 5TH AVE NE
246440	0145	OFFICE	559 NE 80TH ST
246440	0645	COA MEXICAN EATERY AND TEQUILERIA	7917 ROOSEVELT WAY NE
246440	0730	FAIRVIEW CHURCH AND CHRISTIAN SCHOOL	7801 ROOSEVELT WAY NE
287860	0005	SAN MARCO GROCERY (WITH LINE RETAIL)	8410 5TH AVE NE
287860	0400	CRYSTAL CREST APTS	8320 5TH AVE NE
287860	0530	PIZZA/SALON/GALLERY	8300 5TH AVE NE
322604	9066	OLYMPIC VIEW COMMUNITY CHURCH	425 NE 95TH ST
508785	0000	MAPLE COURT SEATTLE CONDOMINIUM	9222 ROOSEVELT WAY NE
508785	0010	MAPLE COURT SEATTLE CONDOMINIUM	9222 ROOSEVELT WAY NE
508785	0020	MAPLE COURT SEATTLE CONDOMINIUM	9222 ROOSEVELT WAY NE
510040	0125	ST CATHERINES CHURCH & SCHOOL	800 NE 85TH ST
510040	0200	WALT'S AUTO RENOVATING	8521 ROOSEVELT WAY NE
510040	0215	ART TILE	8511 ROOSEVELT WAY NE
510040	0220	RESERVOIR TAVERN	8509 ROOSEVELT WAY NE
510040	0225	THE BRANCH (COWORKING OFFICE) / COLDNET	8501 ROOSEVELT WAY NE
510040	0245	SEATTLE/KING COUNTY CAMP FIRE	8511 15TH AVE NE
510040	0250	AKC CORPORATION	8523 15TH AVE NE
510040	1099	WESTERN PROPERTY MGMT	8626 ROOSEVELT WAY NE
510040	1170	SIENA CENTER	8610 8TH AVE NE
510040	1240	MERRY MAIDS	8613 ROOSEVELT WAY NE
510040	1528	Northgate Auto Care Center	8829 ROOSEVELT WAY NE
510040	1534	EARLY MASTERS (SMALL SCHOOL/RESIDENCE -	8815 ROOSEVELT WAY NE
510040	1537	MAXINE'S FLORAL AND GIFT SHOP	8811 ROOSEVELT WAY NE
510040	1538	RETAIL AND APARTMENTS (FORMER GLORIAS)	8807 ROOSEVELT WAY NE
510040	1543	Cloud City Coffee	8801 ROOSEVELT WAY NE
510040	1546	NORTH ROOSEVELT PHARMACY/Roosevelt Ale H	8830 ROOSEVELT WAY NE
510040	1555	WILD ROOT SALON & APARTMENT	8814 ROOSEVELT WAY NE
510040	2325	Math-n-Stuff	8926 ROOSEVELT WAY NE
510040	2335	VIACOM CABLEVISION	8900 ROOSEVELT WAY NE
510040	2497	MAPLE LEAF GRILL	8929 ROOSEVELT WAY NE
510040	2500	MIDWIFE SEATTLE (AROMATHEREPY CENTER)	8925 ROOSEVELT WAY NE
510040	2503	JUDY FU'S SNAPPY DRAGON	8917 ROOSEVELT WAY NE
510040	2506	Live/Work	8911 ROOSEVELT WAY NE
510040	2507	1 live/work unit	8905 ROOSEVELT WAY NE
510040	2508	proposed New Residential Townhouse Units	852 NE 89TH ST
510040	2509	Live/work	8911 ROOSEVELT WAY NE
510040	2512	live/ work unit	8907 ROOSEVELT WAY NE
510040	2516	live/work	8901 ROOSEVELT WAY NE
510040	2517	live/work	8903 ROOSEVELT WAY NE

2016 Physically Inspected Parcels
17-30

Major	Minor	Property Name	Situs Address
510040	2519	live/work	8903 ROOSEVELT WAY NE
510040	2695	RENTAL RESIDENCE	9041 ROOSEVELT WAY NE
510040	2698	RENTAL RESIDENCE	9037 ROOSEVELT WAY NE
510040	2704	THE PERKINS SCHOOL	9005 ROOSEVELT WAY NE
510040	2710	OFFICE AND SFR (ACCY)	9026 ROOSEVELT WAY NE
510040	2713	RECKLESS VIDEO (SFR USED FOR RETAIL OFFI	9020 ROOSEVELT WAY NE
510040	2719	ACE HARDWARE	9000 ROOSEVELT WAY NE
510040	3230	NORTHWEST PUPPET CENTER	9123 15TH AVE NE
510040	3247	7-11 & HIGHLANDER CTR	9116 ROOSEVELT WAY NE
510040	3426	NORTH END CHIROPRACTIC CLINIC	9123 ROOSEVELT WAY NE
510040	3432	CHUCK'S AUTO REPAIR	9115 ROOSEVELT WAY NE
510040	3462	LEARNING & LANGUAGE CLINIC	9100 5TH AVE NE
510040	3816	HANG FIRE (ART SUPPLIES/SERVICES)	9211 ROOSEVELT WAY NE
510040	3835	MATH-N-STUFF / APARTMENT (SHERRY AUTO SU	9212 ROOSEVELT WAY NE
510040	3837	THOMAS MEDICAL DENTAL CENTER	9200 ROOSEVELT WAY NE
510140	2710	MODERN PRODUCTS CO	851 NE 94TH ST
510140	2711	A.W. HOSS & SON FURNITURE & UPHOLSTERY	9221 ROOSEVELT WAY NE
510140	4430	LAKEVIEW FREE METHODIST CHURCH	9412 15TH AVE NE
510140	4518	CABINETWORKS	9422 ROOSEVELT WAY NE
510140	4524	RETAIL/OFFICE	9412 ROOSEVELT WAY NE
510140	4527	CODE PUBLISHING CO.	9410 ROOSEVELT WAY NE
510140	4677	VECTOR PHONE TOWER	9417 ROOSEVELT WAY NE
510140	4680	ROOSEVELT ASSOCIATES	9415 ROOSEVELT WAY NE
511800	0000	MAPLELEAF VIEW CONDOMINIUM	8804 ROOSEVELT WAY NE
511800	0010	MAPLELEAF VIEW CONDOMINIUM	8804 ROOSEVELT WAY NE
511800	0020	MAPLELEAF VIEW CONDOMINIUM	8804 ROOSEVELT WAY NE
511800	0030	MAPLELEAF VIEW CONDOMINIUM	8804 ROOSEVELT WAY NE
511800	0040	MAPLELEAF VIEW CONDOMINIUM	8804 ROOSEVELT WAY NE
681620	0000	A PLACE OF OUR OWN	8623 ROOSEVELT WAY NE
681620	0010	A PLACE OF OUR OWN	8623 ROOSEVELT WAY NE
681620	0020	A PLACE OF OUR OWN	8623 ROOSEVELT WAY NE
920600	0005	KONA KITCHEN (WITH STORE / APT)	8501 5TH AVE NE

2016 Physically Inspected Parcels
17-50

Major	Minor	Property Name	Situs Address
006900	0015	RENTAL HOUSE	5506 12TH AVE NE
082504	9003	MOUNTAIN BIKE	5619 UNIVERSITY WAY NE
082504	9071	R+E Cycles	5627 UNIVERSITY WAY NE
082504	9090	UNIVERSITY COOPERATIVE SCHOOL	5601 UNIVERSITY WAY NE
114200	0030	Commercial parking lot serving U Booksto	4311 15TH AVE NE
114200	0065	CROSSROADS TRADING & OFFICES	4300 UNIVERSITY WAY NE
114200	0070	SHIGA'S IMPORTS	4306 UNIVERSITY WAY NE
114200	0075	UNIVERSITY BOOK STORE w #0030	4326 UNIVERSITY WAY NE
114200	0105	Retail stores	4336 UNIVERSITY WAY NE
114200	0110	MASONIC BUILDING	4338 UNIVERSITY WAY NE
114200	0120	BARTELL DRUGS & APARTMENTS	4346 UNIVERSITY WAY NE
114200	0125	AMERICAN APPAREL	4345 UNIVERSITY WAY NE
114200	0130	RETAIL	4341 UNIVERSITY WAY NE
114200	0135	Retail	4339 UNIVERSITY WAY NE
114200	0140	EARL'S ON THE AVE	4333 UNIVERSITY WAY NE
114200	0145	VARSITY THEATRE	4329 UNIVERSITY WAY NE
114200	0150	DAVIS OPTICAL	4325 UNIVERSITY WAY NE
114200	0155	EARTH BOUND TRADING	4321 UNIVERSITY WAY NE
114200	0160	BIG 5 SPORTING GOODS	4313 UNIVERSITY WAY NE
114200	0170	RETAIL	4309 UNIVERSITY WAY NE
114200	0175	RETAIL	4301 UNIVERSITY WAY NE
114200	0235	NEPTUNE THEATER	1301 NE 45TH ST
114200	0905	vacant-Sound Transit staging area	4245 BROOKLYN AVE NE
114200	0950	ROOMING HOUSE	4211 BROOKLYN AVE NE
114200	0970	ROOMING HOUSE	4206 12TH AVE NE
114200	0975	ROOMING HOUSE & SINGLE FAMILY	4210 12TH AVE NE
114200	0995	TRIPLEX	4226 12TH AVE NE
114200	1010	ROOMING HOUSE	4238 12TH AVE NE
114200	1020	Staging area for Sound Transit	4244 12TH AVE NE
114200	1025	NESS J PEHA BLDG	4247 UNIVERSITY WAY NE
114200	1035	Sam's Smokes & China First Restaurant	4237 UNIVERSITY WAY NE
114200	1040	CHIPOTLE MEXICAN RESTAURANT	4231 UNIVERSITY WAY NE
114200	1050	PARKING LOT	4227 UNIVERSITY WAY NE
114200	1055	RETAIL	4217 UNIVERSITY WAY NE
114200	1065	RETAIL WITH APTS ABOVE	4213 UNIVERSITY WAY NE
114200	1070	FAYZA Restaurant	4209 UNIVERSITY WAY NE
114200	1080	CAFE ON THE AVE	4201 UNIVERSITY WAY NE
114200	1130	UNIVERSITY DISTRICT PARKING	4236 BROOKLYN AVE NE
114200	1145	UNIVERSITY METHODIST TEMPLE	1415 NE 43RD ST
114200	1150	Mixed Use Ofc/Retail /Apartments	1444 NE 42ND ST
114200	1220	Restaurant/ofc blg & Kaplan Education Ce	4216 UNIVERSITY WAY NE
114200	1235	Pizza Brava and #1 Thai-Vietnamese Resta	4222 UNIVERSITY WAY NE

2016 Physically Inspected Parcels
17-50

Major	Minor	Property Name	Situs Address
114200	1240	Thanh Vi Authentic Vietnamese Food & Del	4224 UNIVERSITY WAY NE
114200	1245	The Kennedy Building - - - apartments	4234 UNIVERSITY WAY NE
114200	1335	WELLS FARGO BANK	4100 UNIVERSITY WAY NE
114200	1345	UNIVERSITY TERIYAKI	4108 UNIVERSITY WAY NE
114200	1350	Schultzzy"s Sausage and Cafe Zoe	4112 UNIVERSITY WAY NE
114200	1355	Solstice Coffee House	4116 UNIVERSITY WAY NE
114200	1360	Ichiro - - Sushi, Teriyaki, Tempura, N	4120 UNIVERSITY WAY NE
114200	1370	LUTHERAN STUDENT CENTER	4128 UNIVERSITY WAY NE
114200	1375	LUTHERAN STUDENT CENTER	4128 UNIVERSITY WAY NE
114200	1380	SAMURI NOODLE	4138 UNIVERSITY WAY NE
114200	1390	RETAIL & APARTMENTS	4140 UNIVERSITY WAY NE
114200	1400	S & S Building	4141 UNIVERSITY WAY NE
114200	1405	BUCKLIN BUILDING	4137 UNIVERSITY WAY NE
114200	1420	Retail stores and offices	4125 UNIVERSITY WAY NE
114200	1425	UNIVERSITY PROFESSIONAL BLDG	4115 UNIVERSITY WAY NE
114200	1440	CHRISTIAN SCIENCE ORGANIZATION	4101 UNIVERSITY WAY NE
114200	1490	redevelopment "The Parsonage" planned w	4128 BROOKLYN AVE NE
114200	1500	edevelopment "The Parsonage" planned w #	4138 BROOKLYN AVE NE
114200	1510	Seattle Vineyard Christian Fellowship	4142 BROOKLYN AVE NE
114200	1630	ROOMING HOUSE	4142 12TH AVE NE
522630	0014	rooming house	5609 15TH AVE NE
522630	0015	DUPLEX/ rooming house	5611 15TH AVE NE
522630	0025	DUPLEX & ROOMS	5617 15TH AVE NE
522630	0090	Mixed Use Building	5628 UNIVERSITY WAY NE
522630	0130	KNARR TAVERN	5637 UNIVERSITY WAY NE
522630	0150	OASIS & OTHERS	5647 UNIVERSITY WAY NE
522630	0235	COWEN PARK GROCERY & DUPLEX	1217 NE RAVENNA BLVD
664857	0000	PARK MODERN	5611 UNIVERSITY WAY NE
664857	0010	PARK MODERN	5611 UNIVERSITY WAY NE
664857	0020	PARK MODERN	5611 UNIVERSITY WAY NE
664857	0030	PARK MODERN	5611 UNIVERSITY WAY NE
674670	0015	PARKING	4530 12TH AVE NE
674670	0035	CROSS & CROWN CHURCH	4554 12TH AVE NE
674670	0140	Walgreen's	1205 NE 50TH ST
674670	0170	Rooming House	1202 NE 50TH ST
773360	0005	WA FED SAVINGS & LOAN & QDOBA RESTAURANT	1200 NE 45TH ST
809165	0000	SUN PLAZA CONDOMINIUM	4722 12TH AVE NE
809165	0010	SUN PLAZA CONDOMINIUM	4722 12TH AVE NE
809165	0020	SUN PLAZA CONDOMINIUM	4722 12TH AVE NE
809165	0030	SUN PLAZA CONDOMINIUM	4722 12TH AVE NE
871460	0040	TRI-PLEX	5525 15TH AVE NE
871460	0055	VACANT (P PATCH)	5520 UNIVERSITY WAY NE
871460	0065	RETAIL/OFFICE	5512 UNIVERSITY WAY NE
871460	0070	VACANT THEATRE	5510 UNIVERSITY WAY NE

2016 Physically Inspected Parcels
17-50

Major	Minor	Property Name	Situs Address
871460	0080	PIZZA & APTS	5500 UNIVERSITY WAY NE
871460	0085	RETAIL	5501 UNIVERSITY WAY NE
871460	0090	CONV SFR	5505 UNIVERSITY WAY NE
871460	0095	CONV SFR AND APTS.	5509 UNIVERSITY WAY NE
871460	0110	RETAIL & OFC and Apt.	5521 UNIVERSITY WAY NE
876000	0000	U DISTRICT STATION	4328 BROOKLYN AVE NE
876000	0010	U DISTRICT STATION	No Situs Address
876000	0020	U DISTRICT STATION	No Situs Address
881640	0013	Parking for Univ Pres Church	4547 15TH AVE NE
881640	0020	4545 BUILDING	No Situs Address
881640	0105	WELLS FARGO BANK	4502 UNIVERSITY WAY NE
881640	0120	Bella Rosa Cafe	4508 UNIVERSITY WAY NE
881640	0130	OFF THE WALL	4514 UNIVERSITY WAY NE
881640	0135	Retail and offices	4518 UNIVERSITY WAY NE
881640	0140	Pitaya (retail clothing) & restaurant sp	4520 UNIVERSITY WAY NE
881640	0160	BUFFALO EXCHANGE	4530 UNIVERSITY WAY NE
881640	0170	BENDER'S JEWELRY	4534 UNIVERSITY WAY NE
881640	0180	ROBBINS BLDG	4538 UNIVERSITY WAY NE
881640	0190	LAMBERT BLDG	4544 UNIVERSITY WAY NE
881640	0200	MIXED RETAIL	4552 UNIVERSITY WAY NE
881640	0210	UNIVERSITY CHRISTIAN CHURCH	4735 15TH AVE NE
881640	0335	RETAIL WITH APTS	4736 UNIVERSITY WAY NE
881640	0340	Retail / Rooming House	4740 UNIVERSITY WAY NE
881640	0345	RETAIL/OFFICE	4744 UNIVERSITY WAY NE
881640	0355	Retail & SFR	4752 UNIVERSITY WAY NE
881640	0360	GRAND ILLUSION CINEMA & EXPRESSO	4756 UNIVERSITY WAY NE
881640	0415	DUPLEX rooming house	5011 15TH AVE NE
881640	0435	BLDGS VACANT to be redeveloped	5006 UNIVERSITY WAY NE
881640	0470	CHRISTIAN SCIENCE READING ROOM	5034 UNIVERSITY WAY NE
881640	0555	student housing	5225 15TH AVE NE
881640	0615	TOTEM APTS - 12 UNITS	5212 UNIVERSITY WAY NE
881640	0631	mixed use apt and retail with parking	5218 UNIVERSITY WAY NE
881640	0680	FU BUILDING	5254 UNIVERSITY WAY NE
881640	0685	RAT & RAVEN PUBLIC HOUSE	5260 UNIVERSITY WAY NE
881640	0695	RETAIL & 7 APTS	5270 UNIVERSITY WAY NE
881640	0715	RETAIL & PUB	5255 UNIVERSITY WAY NE
881640	0720	WAYWARD VEGAN CAFE	5253 UNIVERSITY WAY NE
881640	0730	MARS RESTAURANT-LATE NITE EATS	5247 UNIVERSITY WAY NE
881640	0755	DR CAMPBELL DENTIST & 2 APTS; SINGLE FAM	5229 UNIVERSITY WAY NE
881640	0780	OFFICE/ RESTAURANT	5201 UNIVERSITY WAY NE
881640	0795	SFR - Rooming House	1310 NE 52ND ST
881640	0810	SFR - Rooming House	5208 BROOKLYN AVE NE
881640	0850	ROOMING HOUSE	5240 BROOKLYN AVE NE
881640	0865	ROOMING HOUSE	5252 BROOKLYN AVE NE

2016 Physically Inspected Parcels
17-50

Major	Minor	Property Name	Situs Address
881640	0900	UNIVERSITY HTS GRADE SCHOOL	5031 UNIVERSITY WAY NE
881640	0912	public open space	1300 NE 50TH ST
881640	0920	J's Market convenience store	4747 UNIVERSITY WAY NE
881640	0925	MEXICAN RESTAURANT	4745 UNIVERSITY WAY NE
881640	0930	MAIL & DENTAL OFFICE	4739 UNIVERSITY WAY NE
881640	0935	RESTAURANT/RETAIL	4733 UNIVERSITY WAY NE
881640	0940	TRUE VALUE HARDWARE	4731 UNIVERSITY WAY NE
881640	0945	UNIVERSITY SQUARE	4725 UNIVERSITY WAY NE
881640	0975	BANK OF AMERICA	4701 UNIVERSITY WAY NE
881640	1010	POR UNIV SAFEWAY STORE # 3091	4730 BROOKLYN AVE NE
881640	1065	COSTAS/APTS/U SEAFOOD	4557 UNIVERSITY WAY NE
881640	1070	STARBUCKS & RESTAURANTS	4553 UNIVERSITY WAY NE
881640	1080	CONTINENTAL RESTAURANT & PASTRY SHOP	4545 UNIVERSITY WAY NE
881640	1085	DOLLAR STORE	4535 UNIVERSITY WAY NE
881640	1100	PAGLIACCI PIZZA	4529 UNIVERSITY WAY NE
881640	1110	BBQ CHICKEN & TEA	4525 UNIVERSITY WAY NE
881640	1115	RETAIL/ RESTAURANT	4523 UNIVERSITY WAY NE
881640	1120	Kalberg Building	4517 UNIVERSITY WAY NE
881640	1130	ST MORITZ APTS	4509 UNIVERSITY WAY NE
881640	1140	Chase Bank & offices	4501 UNIVERSITY WAY NE
881640	1150	KEY BANK	1300 NE 45TH ST
881640	1195	University District Parking	4536 BROOKLYN AVE NE
881640	1220	CHRIST EPISCOPAL CHURCH	4548 BROOKLYN AVE NE
881740	0015	PARKING	4557 BROOKLYN AVE NE
881740	0030	PARKING	4534 BROOKLYN AVE NE
881740	0070	Cedars of Lebanon Restaurant & others	4759 BROOKLYN AVE NE
881740	0075	Walgreens Parking	4751 BROOKLYN AVE NE
881740	0085	Itadakimasu Restaurant	4743 BROOKLYN AVE NE
881740	0095	FRAME WORKSHOP	4733 BROOKLYN AVE NE
881740	0100	imp carried on 0110	4717 BROOKLYN AVE NE
881740	0125	CARSON CLEANERS	4701 BROOKLYN AVE NE

2016 Physically Inspected Parcels 17-110

Major	Minor	Property Name	Situs Address
114200	2575	INSTITUTE OF RELIGION	3925 15TH AVE NE
168365	0000	COLLEGE INN CONDOMINIUM	4000 UNIVERSITY WAY NE
409230	2305	Office-workshop building	704 NE NORTHLAKE WAY
409230	2345	NORTHLAKE TAVERN & PIZZA HOUSE	660 NE NORTHLAKE WAY
409230	2350	ENGINEER-CONTRACTORS INC	664 NE NORTHLAKE WAY
420740	1557	OFFSHORE CAFE , CROWN CONTROLS, TONY'S COFFEE	658 NE NORTHLAKE WAY

MAP OF 2016 PHYSICALLY INSPECTED PARCELS

