

Commercial Revalue

2016 Assessment roll

AREA
19

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.

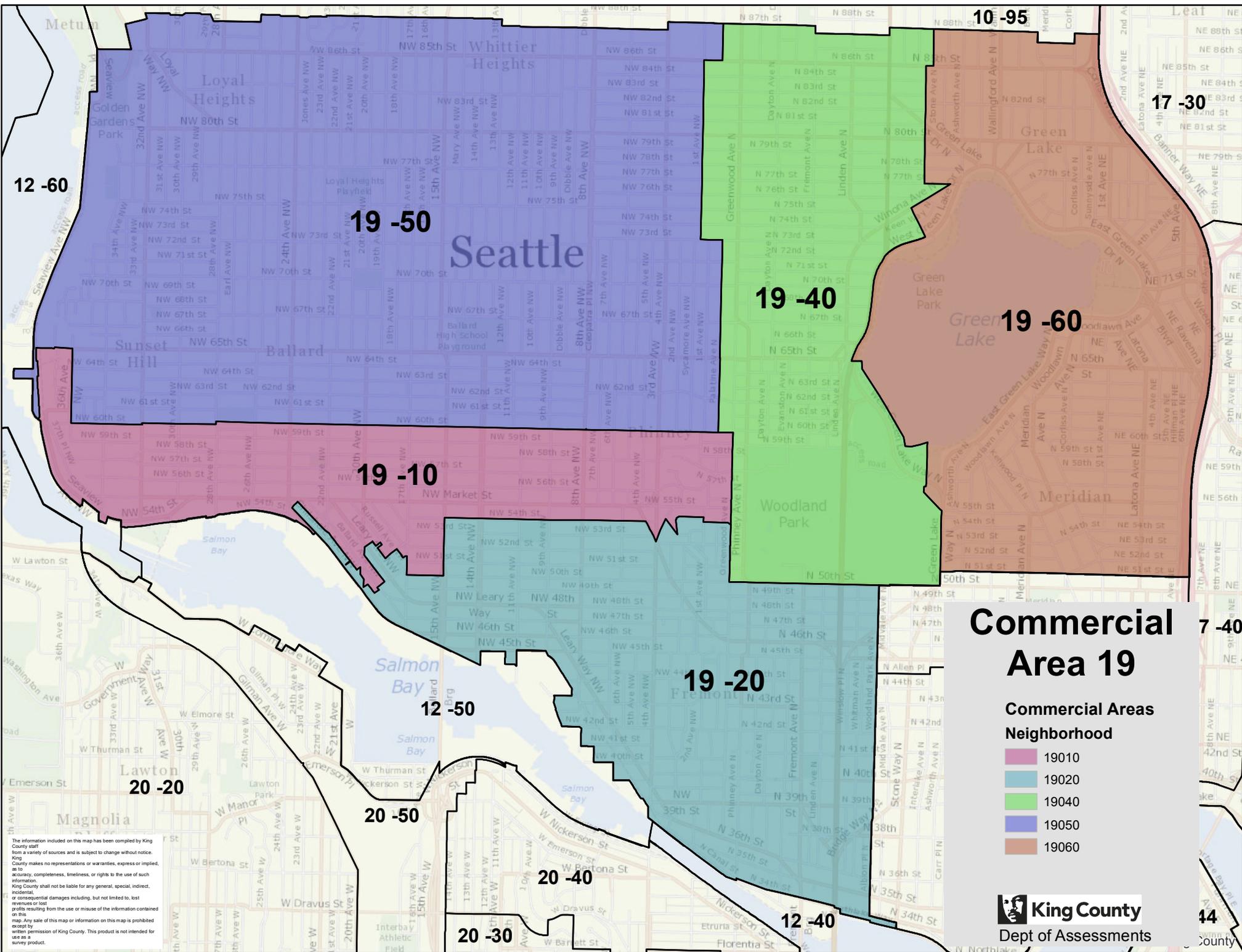
We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along 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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Commercial Area 19

Commercial Areas Neighborhood

- 19010
- 19020
- 19040
- 19050
- 19060

King County
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14 County

Executive Summary Report

Appraisal Date 1/1/2016

Geographic Appraisal Area:

Area 19: Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Sales – Improved Summary:

Number of Sales: 108

Range of Sales Dates: 01/01/2013– 12/31/2015

Sales – Ratio Study Summary:

	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2015 Value	\$1,010,400	\$1,142,000	88.50%	8.64%
2016 Value	\$1,097,200	\$1,142,000	96.10%	7.12%
Abs. Change	\$86,800		7.60%	-1.52%
% Change	8.59%		8.59%	-17.59%

*Coefficient of Dispersion (COD) is a measure of uniformity. The lower the number the better the uniformity.

Sales used in analysis: All improved sales that were verified as good sales that 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	\$1,326,760,800	\$652,811,800	\$1,979,572,600
2016 Value	\$1,549,907,500	\$620,529,100	\$2,170,436,600
% Change	16.82%	-04.94%	9.64%

Number of Parcels in the Ratio Study Population: 1,600, including vacant and improved parcels: excluding specialty properties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2016 revalue have increased 9.64%.

The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2016 Assessment Year.

IDENTIFICATION OF THE AREA

Name or Designation

Area 19- Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Area 19 Neighborhoods

19-10 Ballard

19-20 Fremont/Industrial Ballard

19-40 Greenwood/Phinney Ridge

19-50 Crown Hill/North Ballard

19-60 Green lake

Boundaries

West – Seaview Ave NW, Shilshole Bay N to Puget Sound

North – NW 87th Street

East – Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50th Street

South –The Ship Canal

Maps

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

Area Overview

Area 19 is centrally located just north of downtown Seattle and the Denny Regrade. With excellent transportation, stunning city, mountain and water views, the subject area is very desirable from a real estate perspective. This location is where you can find port-oriented industrial assets, technology core areas and several high-density metro areas containing apartments, work lofts and residential/commercial condominium units.

The majority of the parcels in area 19 are located in older, established communities with a mix of residential, commercial and industrial properties. There are neighborhood shopping districts that include restaurants, grocery stores, and small retail outlets. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and the subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. New construction can be found around every corner. The City of Seattle has imposed a new linkage fee where developers pay between \$10 and \$12 per square feet if the developer does not include affordable housing units in new residential and commercial projects.

Area 19 has excellent access to downtown Seattle, Interstate 5, and Seattle Pacific University. The Burke-Gilman Trail is also located in this area. Most of the industrial properties in area 19 are in the Industrial Ballard/Fremont subarea (19-20). Community services such as churches, schools, parks, playgrounds and recreational facilities are satisfactory. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Ballard Hiram M. Chittenden Locks and Woodland Park Zoo, are all located in area 19.

In 2014 and 2015 there was a trend of increased land sales, many were obsolesced properties with increased sales prices. Throughout area 19 investors purchased these properties for live/work townhouses, mixed use buildings, retirement facilities and rooming houses. The 2016 land revalue supports these land sales for all of the zoning designations.

A review of market income data for the January 1, 2016 valuation indicates growing income fundamentals for properties located in area 19. Sales activity has shown increases from 96 sales in the 2015 revalue to 108 sales in the 2016 revalue. Foreign investments have increased in the Seattle area making up about 20% of all such sales. The valuation models resulted in an overall total value increase of 9.64%.

Analysis Process

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: March 08, 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. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000.00 is assigned to the improvements.

Interim Use: In many instances, a property's highest and best use may change in the near 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 will likely be developed in a few years. Similarly, there may not be enough demand for office space at the present time to justify the construction of a multistory office building, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short time.

Standards and Measurement of Data Accuracy:

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

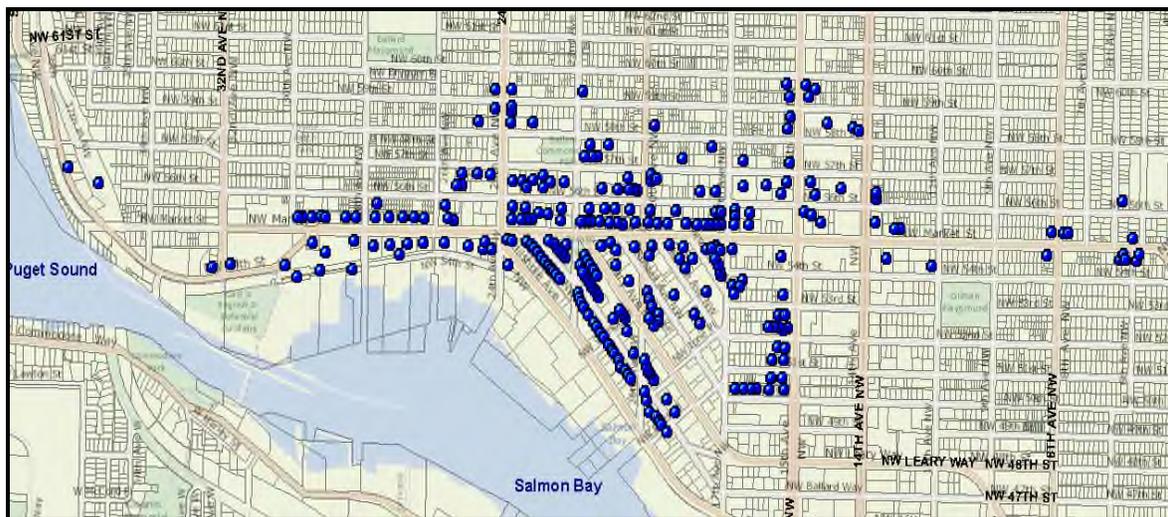
This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).
Sales from 01/01/2013 to 12/31/2015 were considered in all analysis.

Ballard: Area 19-10

Neighborhood 19-10 boundaries:

- North: NW 60th Street
- East: Greenwood Ave North and Woodland Park Ave N south of N 50th Street
- West: Seaview Ave N.W.
- South NW 54th Street to NW 50th Street

Each blue dot on the map insets in this report identifies the location of a commercial property.



Neighborhood Description:

Ballard has become one of Seattle's most popular and fastest growing urban neighborhoods and a vibrant place to live, work, shop, eat, and play. This locality has a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical office buildings, banks, and other mixed use properties. Ballard Hospital provides medical care and services to this community. The Ballard Avenue Landmark District was created by the Seattle City Council in 1976 and has become a popular location to rehabilitate older buildings while creating an infusion of five star rated restaurants, retail, and other commercial establishments. Buildings throughout the District embody the distinctive characteristics of modest commercial architecture from the 1890s through the 1940s.

Visitors to this unique neighborhood will find boutiques, artist studios, and galleries side by side with manufacturers of fishing equipment and even a television studio. There are numerous long standing businesses: Ballard Blossom, Old Pequiliar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. Other historic edifices located along NW Market Street are the Majestic Bay Theater and The Ballard Carnegie Library which is now a commercial establishment for retail and restaurants. Recently, Ballard added more venues for live music, high-end restaurants, and a new luxury hotel.

Ballard has become headquarters for high and mid-rise mixed use apartment and condominium structures. These projects are replacing longstanding neighborhood businesses such as Sunset Bowl, Archie McPhee's, Jacobsen's Marine, and Burger King. But there's another type of noticeable development in Ballard: residential townhouses, live-work units, and narrow single family homes built on subdivided lots. Newest multifamily developments are micro-apartments/micro housing/congregate housing which are attractive to the single person population due to their affordable rents. The idea is to fill up the extra space in Seattle with more housing; essentially building dwellings on limited available land. It's density in a milder, more subtle form.

Some projects completed in 2015 and proposed developments for the near future:



2428 NW Market Street

Construction of the new Amli Ballard Jacobsen Apartment located at 2428 NW Market Street began in May of 2012 and was recently completed in 2015. The new project is a seven-story wood frame mixed use building with 304 residential units, two levels of retail space with 21,770 square feet, and an underground parking garage for 395 vehicles. The mixed use apartment has a total area of 418,285 square feet with 241,384 square feet of rentable space and the complex occupies six parcels with total land area of 71,368 square feet.



2014 NW 57th Street.

At 2014 NW 57th Street the new Cheryl Crow Court (LIHI Ballard) opened on 1/1/2015. It is a low income housing for seniors. There are 51 units with the average size of 479 square feet. It has a rooftop garden for the seniors.



The Vik Condominium

The VIK Condominium project located at 1760 NW 56th Street was completed in 2015. The new condominium is a six-story mixed use structure with two levels of below grade parking. The building consists of 1,249 square feet of street-level retail space with 117 residential units above and two levels of below grade parking for 120 vehicles. The project sits on four parcels Residential units are being marketed with list prices starting at \$321,900.

The Flora, an apodment micro congregate housing structure located at 1510 NW 52nd Street was completed in 2015. It is five-stories tall with basement living area. The total building area is 14,777 square feet with 57 residential sleeping rooms and four shared kitchens.





The new Ballard mixed use apartment complex is located on the site of the former Old Seattle Public Library at 5711 24th Avenue NW. Construction began November of 2013 and it was recently completed. The Soren Apartments is a six story wood frame mixed use building consisting of 111 apartment units, 4 live/work units and 4,565 square feet of street level retail space with two parking levels.

Permits and plans have been issued by the city of Seattle for the Keelson Ballard project at 1537 NW 56th Street. The land use application was approved for a seven-story apartment structure containing 102 residential units with four live-work units and parking for 86 vehicles. Construction is set to begin in late 2016.



2003 NW 57th Street in Ballard

A new mixed use project is proposed on the current site of the 1945 colonial revival style funeral building known as Wiggen and Son Funeral Home located at 2003 NW 57th Street. Tiscareno Associates is designing the Modera Ballard, a six story apartment complex with 118 residential units, 14 live-work units, and two levels of below grade parking for 102 vehicles. There will be a dog run and deck on the roof. The new Modera Ballard will have studios, open and traditional one-bedrooms, two-bedrooms, and three-bedrooms residential units. The unit size will range from 530 to 1,200 square feet.

There are a limited number of office buildings in Ballard. Martin Selig Real Estate is planning a new project at 15th Ave Northwest and Northwest Market Street. The office will have approximately 204,000 square feet. Trupanion, a Seattle company that provides



pet insurance, is planning to move into part of the space when it is built. A Burger King, Shell gas station, two older story office building and a small parking lot now occupy the four parcels. The new building is scheduled to be complete in late 2017.

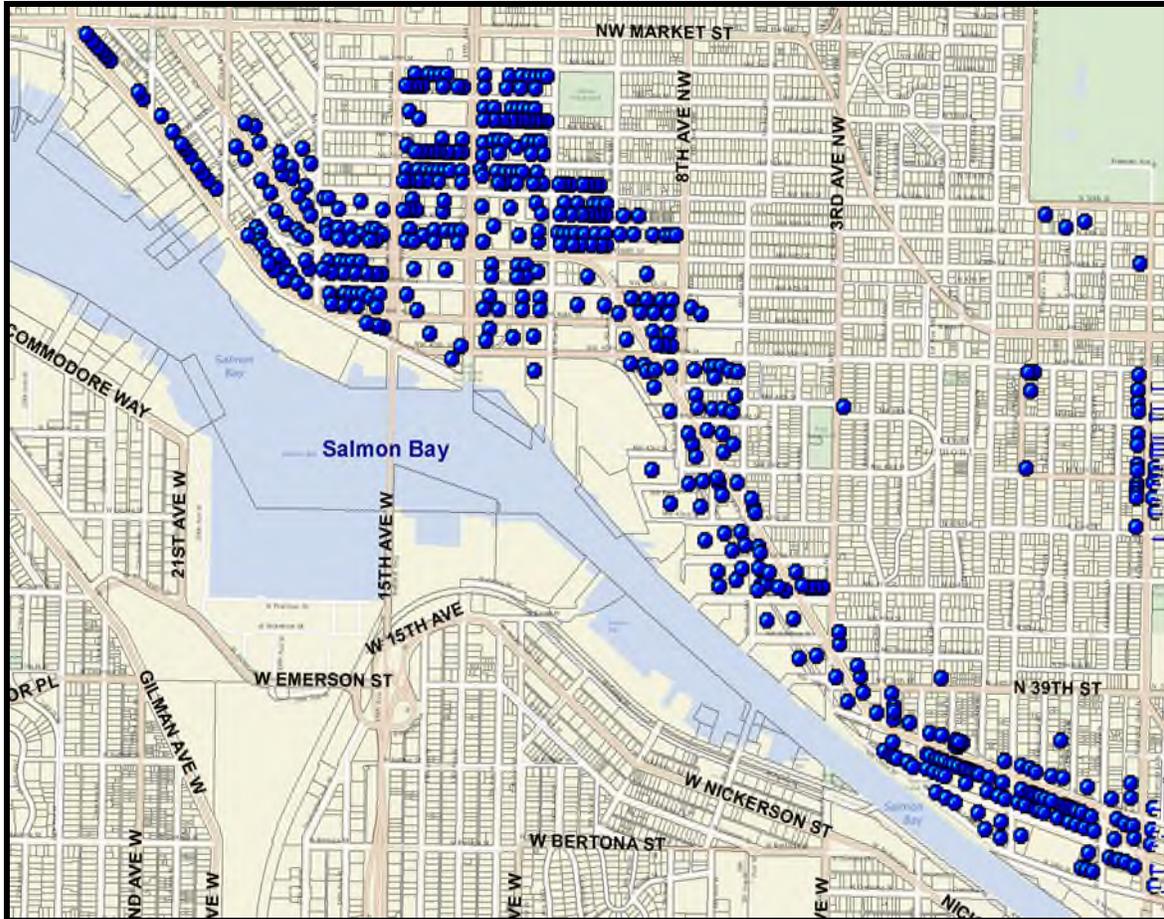
15th Ave NW & NW Market Street

Industrial Ballard/Fremont: Area 19-20

Neighborhood 19-20 boundaries:

- North: NW 54th Street
- East: Woodland Park Ave N.
- West: Shilshole Ave NW
- South: Ship Canal

Each blue dot on the map insets in this report identifies the location of a commercial property.



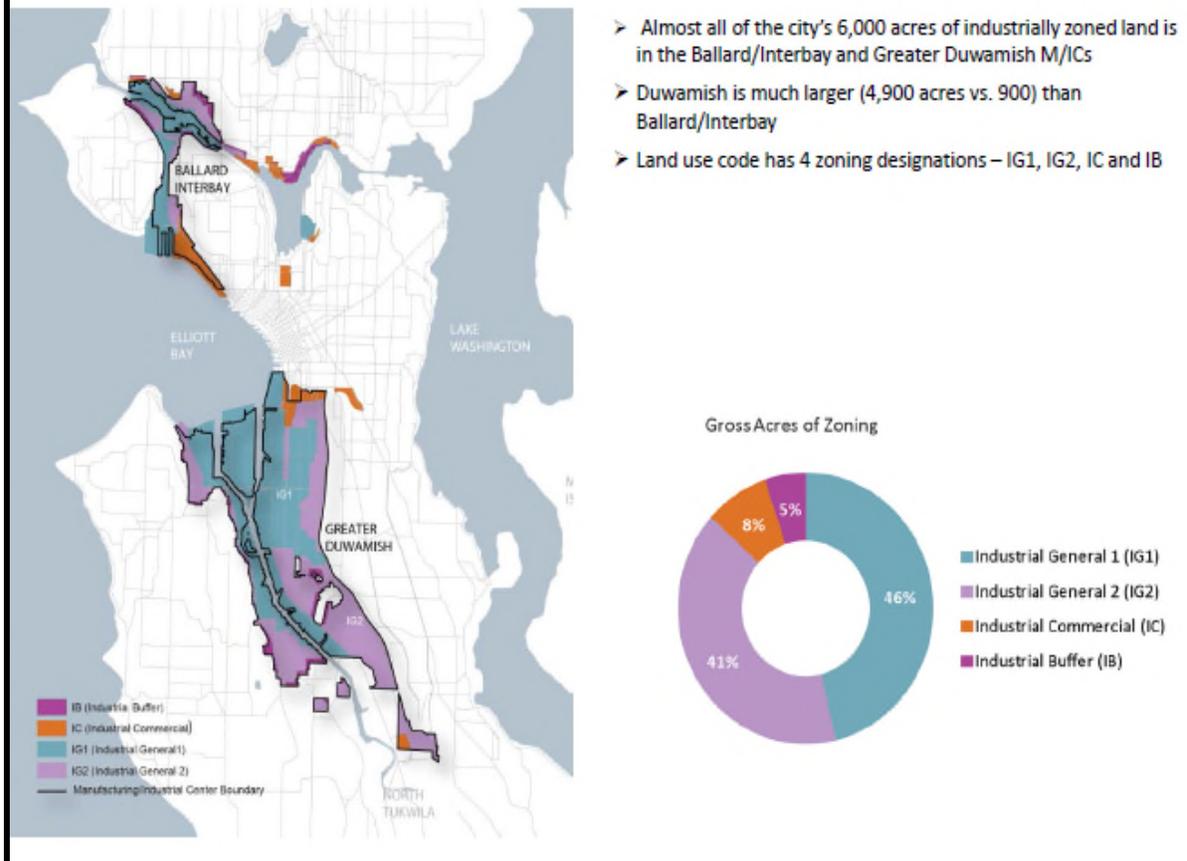
Neighborhood Description:

This area is the largest sub-area within area 19 with 37% of the total number of parcels and is comprised of two neighborhoods; Industrial Ballard and Fremont.

Ballard is best known for its Scandinavian influence. There are several historical brick buildings located in the area. Ballard Ave NW is now protected as a local and national historic district after its formal dedication April 11, 1976 by King Carl XVI Gustav of Sweden. Seattle residents and visitors enjoy the romantic and unique nature of this area. In 1988, Thomas Burke and Daniel Gilman assembled a large track of land. The widely used Burke-Gilman Trail is named after these developers.

The majority of industrial land for area 19 is located in this neighborhood. The industrial Ballard area is zoned IC, IBU and IGU. The Seattle Department of Planning and Development is doing a land-use study of this area to accommodate proposals for any required changes to the Comprehensive Land Use Code to support the vision of heavily traveled routes in the area. The following map describes the proposal by the City of Seattle 2035 Industrial Lands Policy.

Seattle's Industrial Lands MICs and Zoning



If the City of Seattle land use policies are approved, all M/IC lands would have no new Industrial Commercial zoning in a designated M/IC and land could not be removed from a designated Manufacturing/Industrial Center zoning unless:

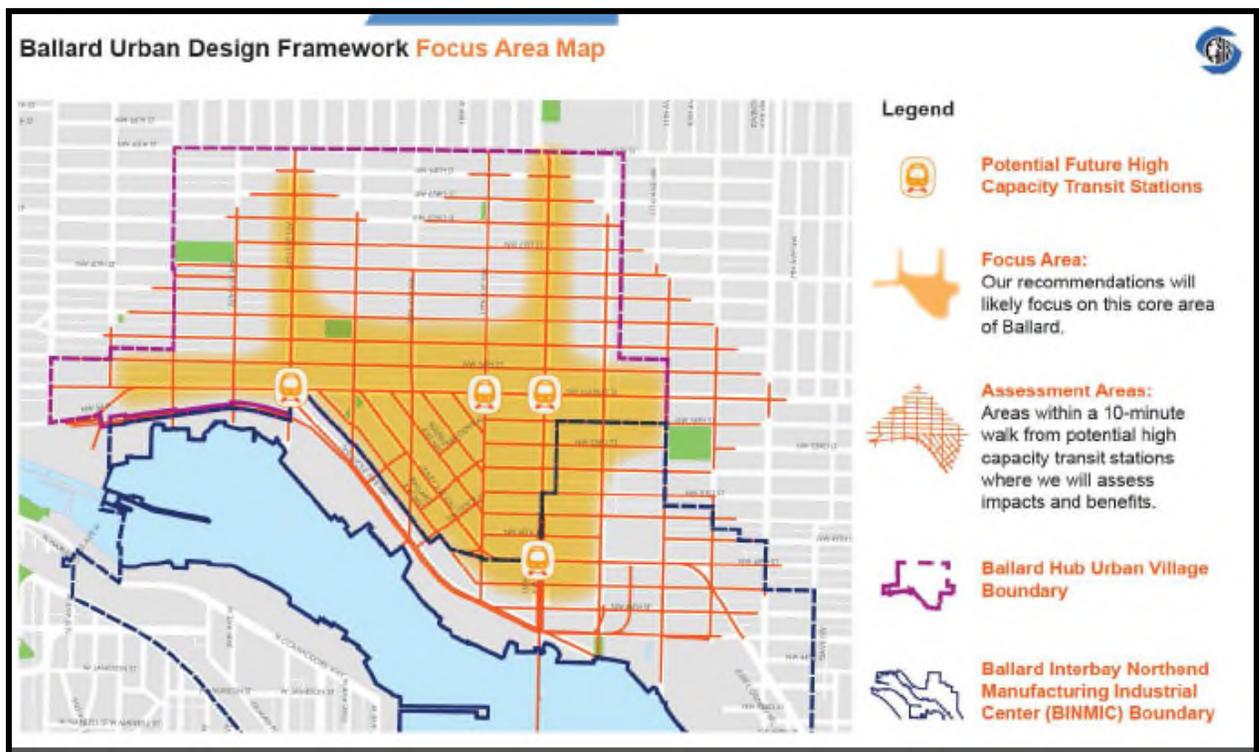
- the proposed use would not displace an existing industrial use
- The proposed use would not adversely affect nearby industrial operations
- The proposed use would be identified
- There is insufficient zoned land elsewhere in the city for the proposed use

The commute from Ballard to the downtown offices has become more time consuming in recent years because of the population growth in Ballard brought about by all the new constructed apartments nearby. People increasingly want to live and work close to home. The area has become denser as it became attractive to younger people and to families with children.

The Ballard and Fremont areas have seen a transition in recent years with the addition of many new condominiums, restaurants and microbreweries. Ballard saw three microbreweries open in the last four years, and now has ten breweries in a five-mile radius and is becoming a tourist destination for beer aficionados. Many of these

breweries are located in old warehouses. According to recent newspaper articles, this area is home to more breweries than any other Seattle or Portland neighborhood.

In 2008, the voters of Seattle approved a Sound Transit measure that provided for a joint study by the Seattle Department of Transportation (SDOT) and Sound Transit. The city is holding open houses to get community input about future development as well as planning for light rail to Ballard. The proposal is for either new routes for streetcars or light rail routes between downtown Seattle and Ballard. Sound Transit is planning to build light rail stations. None of the proposed routes will use the aging Ballard Bridge because of its age and new traffic projections.



Fremont is also included in Area 19-20. Fremont is a mix of restaurants, galleries, studios, retail shops, and older mixed-use properties. Fremont is now considered the bike shop center of Seattle with five bike shops in just a 15-block area. New bicycle lanes now run up and down Fremont Ave N and N 34th Street. The city has added “Advisory Bike Lanes” which have dotted instead of solid lines and no painted centerline for two-way streets. Vehicles are to use the center of the road when cyclists are present.

Redevelopment of some of the Fremont landmark properties has recently occurred. This neighborhood is renowned for the Fremont Bridge, a drawbridge which opens to accommodate boat traffic in the Ship Canal. A statue of Lenin, which was salvaged from Slovakia, is located at Fremont’s center. Another attraction to Fremont is an artist depiction of a car-munching Troll that sits beneath the Aurora Bridge.

The commercial core of this area is located one block north of the Fremont Bridge at N 35th St. and Fremont Place N. The area between N 41st Street and N 44th Street on Fremont Ave is now being called Fremont Village or Upper Fremont. It is a tight cluster of newer shops and eateries and is a very popular area.

Some projects completed in 2015 and proposed developments for the near future:

A four story mini-warehouse and caretaker unit was completed in 2015 at 1515 NW Leary Way. It has a total of 99,751 square feet with below grade parking.



1515 NW Leary Way

There is renewed interest in building smaller residential apartment buildings in this area.

- 3837 Evanston Ave N. and 3835 Evanston Ave N. Two eight-unit townhouse apartments that were built in 2015.
- 3813 Aurora Ave now has four townhouse apartments that were completed in 2015.

Hal Real Estate, a Seattle-based subsidiary of an international holding company, is planning an office building at 744 N 34th Street. It will have 105,432 square feet of office and lobby space plus 15,200 square feet of retail space with underground parking for 258 cars and 60 bicycles. It will achieve at least a LEED silver certification, with a partially green roof and a bio-filtration system to filter storm water. The Tableau Software Company has already leased some of the space. Two new restaurants will also occupy the

first floor. Construction is expected to begin in 2016 and they plan to occupy the building in 2018. Tableau software is leasing 50,000 square feet across the street on N 34th Street. Fremont is a hub for technology companies like Adobe and Google and is called “Silicon Canal”. This area has a highly trained and educated workforce that desires office space in urban areas that feature nightlife, good restaurants, and easy access to transit facilities.



744 N 34th Street

At 3519 Fremont Place N. a 12-unit apartment building that was built in 1916 will be torn down to make way for a planned six-story mixed-use building. It will consist of 45 residential units located above 2,700 square feet of retail with no proposed parking.

In late 2015 a new permit for another office building on a small 3,000 square foot parcel zoned IG2/65 was issued. A two bedroom house at 114 N.W. Canal Street will be torn down and a smaller 5,200 square foot office with no parking will be built. It is located in the heart of Fremont.

At 3601 Greenwood Ave N, a 64 residential unit building, one work loft and 3,573 square feet of commercial space is being built and scheduled for occupancy in late 2016. The building also will have on-site parking. It will be called “The Vibe”.



Another project in the planning stages that recently received a permit is located at 743 N 35th St. The existing 1952 office building will be torn down for a new 56 unit residential and retail building. It will have 25 below-grade parking stalls. Construction is expected to start in 2016.

Greenwood/Phinney Ridge: Area 19-40

Neighborhood 19-40 boundaries:

- North: N 87th Street
- East: Stone Ave N
- West: Palatine Ave N
- South: N 50th Street

Each blue dot on the map insets in this report identifies the location of a commercial property.



Neighborhood Description:

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

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The commercial center surrounds the intersection of Greenwood Ave N and N 85th Street and has ongoing new construction and renovations. It is a flourishing shopping district with free parking. New mixed use multifamily, live-work townhouses, and the newest micro-apartments/micro-congregate housing structures are in the process of permitting. Development and revitalization in this vicinity is on-going.

The Seattle City Council's land use and sustainability committee are meeting on allowing more apartments and cottages to be build.



This is a designed backyard cottage in Phinney Ridge for a retired couple looking to downsize and rent their main house.

Some proposed developments for the near future:

The Isola Greenwood, a mixed use luxury condominium, is a future project to be located at 6800 Greenwood Avenue North. The proposed mixed use building will be a four-story structure containing 32 luxury residential units and 4,000 square feet of retail space at ground level. Below grade there will be an additional 1,500 square feet of retail area with parking for 28 vehicles. The 32 residential units will range in size from 550 to 1,030 square feet. The unit mix will be: 12 one-bedrooms, 11 one-bedrooms-plus-den, and 9 two-bedrooms. Other amenities will be outdoor spaces with both private and shared roof decks and views of Green Lake, downtown, and the mountains. Ground level units will have private yards and high ceilings. The firm is targeting the Phinney Ridge /Greenwood neighborhood because rents are lower than in Capitol Hill plus this area has

few apartments and since retail is limited, Isola plans call for commercial space. They started construction in 2015.



6800 Greenwood Ave North

Another new project calls for a four story apartment building with 37 small efficiency units located at 9002 Greenwood Avenue North. The existing structure will be demolished. It's in the design and review process at the City of Seattle.



9002 Greenwood Ave North-to be demolished

A 1958, 596 square foot used car office at 8228 Green Lake Drive N will be replaced in the future with a 66 residential units and 4 live-work units. There will be surface parking for 34 vehicles. The project is in the design guidance review stage.

At 6726 Greenwood Ave North another project is under review. It will be a four-story structure with 56 residential units and three live-work units and 4,000 square feet of commercial space. A 1927 restaurant/tavern will be demolished.

Crown Hill/North Ballard: Area 19-50

Neighborhood 19-50 boundaries:

- North: NW 87th Street
- East: Palatine Ave N
- West: Seaview Ave NW
- South: NW 60th Street

Each blue dot on the map insets in this report identifies the location of a commercial property.



Neighborhood Description:

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

Residential dwellings include single family homes, apartments, townhouses, and now live-work units. The construction of apartments, townhouses and live-work structures has become more common because local zoning allows and encourages multi-family and commercial development.

Some projects completed in 2015 and proposed developments for the near future:



At 7715 15th Ave NW four new live/work units were completed in 2015. They have sold for approximately \$450,000. They have approximately 1,002 square feet of residence and 533 square feet of office area.

A new five-story micro congregate rooming house called the 85th Street Studio located at 143 NW 85th Street was completed in 2015. The five-story multi-family building has six live-work units and 33 units with average room size of 230 square feet.



There are three projects that will be completed in 2016. They are 75% to 90% done by 1/1/2016.

- 358 NW 85th-four-story mixed micro congregate rooming house 90%
- 6404 24th Ave NW-a five story mixed use apartment buildings 90%
- 6700-15th Ave NW-six live-work units-75%

A single family home at 1436 NW 62nd Street was demolished to make room for a new four-story 30 unit apartment building. All work is in the design and review stage at the city.

Tyson Alexander of Xander Real Holdings LLC is planning to construct a new four-story apartment structure with 40 residential units located at 1506 NW 61st Street. The site is currently occupied with a 1901 single family home in poor condition that is slated for demolition. The parcel has 1060 square feet. The project is in the permitting and review stage at the City of Seattle.

Crown Hill townhouses are planned for 8559 Mary Ave NW The 21 townhouses with covered parking are in the design review state as of 1/1/2016.

Along 15th Ave N.W. there are several projects under review:

- 1501 NW 59th Street-21 small efficiency dwellings over retail.
- 6301 15th Ave NW-four-story structure with 61 residential units, two live-work units and retail with no parking.
- 7016 15th Ave NW-89 residential units above 2,500 square feet retail and four live-work units with parking for 49 vehicles.
- 7500 15th Ave NW-20 two-bedroom live-work units and 33 three-bedroom townhouses with private elevators.
- 7730 15th Ave NW-four-story with 66 residential units above 5,430 square feet of retail with parking.

Green Lake: Area 19-60

Neighborhood 19-60 boundaries:

- North: N 87th Street
- East: I-5 Freeway
- West: Stone Ave N
- South: N 51th Street
-

Each blue dot on the map insets in this report identifies the location of a commercial property.



Neighborhood Description:

Green Lake is located in this neighborhood and attracts pedestrians from all over Seattle as well as surrounding suburbs. It remains a top attraction all year round. Green Lake is a vibrant neighborhood in north central Seattle. The centerpieces are the lake and park which were named by David Phillips. In September of 1855, Mr. Phillips conducted a survey for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared green in color due the algae blooms in the water.

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

The major commercial properties in this neighborhood are located on the streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65th Street to NE 75th Street. These ccommercial properties

consist primarily of retail stores, restaurants and cafes, banks, small offices and mixed-use properties.

Some projects completed in 2015 and proposed developments for the near future:

The new Hearthstone (West) Building is located at 6850 Woodlawn Avenue NE and construction was completed in 2015 for this mixed use senior retirement living complex. The structure has four stories with 28 apartment units, retail space of 2,740 square feet on the main level, and below grade parking for 28 vehicles. The unit mix contains one-bedroom and two-bedrooms with full size kitchens, in unit washers and dryers, and expanded cable services with WI-FI. Other amenities include a modern fitness center, massage therapy sessions, and its own staff. Excavation started in 2012 and construction stopped. It was re-started in July of 2014. This project involves three phases and they are currently on phase one. The next phase of construction will be the adjacent site located at 6569 4th Avenue NE. It has not begun as of 1/1/2016.



Located at 414 NE Ravenna Blvd, a permit was issued to construct a new mixed use apartment building with a below grade parking garage. Application for the permit was submitted to the City of Seattle on March 20, 2014 and it was issued on May 12, 2015. Construction has just started and the building will have 62 residential units and 2,245 square feet of retail plus 10 parking stalls.

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a six-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. Areas 19-40 and part of area 19-20 were physically inspected for the 2016 assessment year. The inspection area comprised 254 parcels, or approximately 15.88 % of the 1600 total parcels located in Area 19 (not including specialty improvements and government-owned properties). A list of the physically inspected parcels is included in the addendum of this report.

Tenants and owners of these parcels were also interviewed for income data or sales verification when possible. Survey letters were sent to all owners in the physical

inspection area prior to the field inspection. The return rate was very small. Several properties in this area have older leases.

SCOPE OF DATA

Land Value Data: Land market sales from 01/01/2013 through 12/31/2015 were given primary consideration for valuing land. There were 36 market land sales in Area 19 during this period. Sales in adjacent Commercial areas (area 20 and area 17) and residential teardown sales in close proximity were also considered in valuing land. Those sales are in their respective area revaluation reports. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

Improved Parcel Total Value Data: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales that were considered in this revaluation were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate broker. Characteristic data is verified for all sales whenever possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

The primary unit of comparison considered was based on price per square foot of land area. “Shell” sales, interim use sales, tear down sales, and land transactions that included plans and permits were considered in the analysis of the land values. The comparative sales approach generally is considered the most reliable method for land valuation. Zoning, location, and site size were primary variables considered in the valuation process. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. 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.

LAND VALUE

Land Sales, Analysis, Conclusions

The Seattle market has experienced upward pressure on land values in the last three years. Within Geographic Area 19, there were approximately 36 verified commercial land sales that occurred during the last three years that were utilized for the 2016 revalue. There were fifteen sales in 2013, twelve sales in 2014 and nine sales in 2015. The sales represented a good mix of commercial, industrial and multi-family zones. In the absence of land sales in a given neighborhood, land sales from nearby neighborhoods were considered. There were also several residential teardown land sales with multi-family

zoning to support area land values. The increased availability of commercial financing has greatly helped the commercial market. There are also several new building permits in the pipeline. Area 19 has seen an increase in land values because it includes the extremely popular areas of Ballard, Fremont, Greenwood, Crown Hill, and Greenlake.

Recorded sales showed price variations based on zoning, location, traffic and utility of individual sites. New land values are also based on similar zoning designation sales found elsewhere in the city. A list of Area 19 land sales used to develop the land model and those considered not reflective of market value are included in the following sections. Land sales in geographical areas adjacent to area 19 were also reviewed and considered. They include Commercial Area 17 and Commercial Area 20. The residential teardown sales considered for area 19 include Residential areas 19, 39, 42, 43 and 82. A list of those sales is available in the King County Area Reports for their respective areas. There have been several land sales that have been segregated and many transferred to the Residential Department after single-family improvements were built. During, and after the model development, field inspections were completed to review models as necessary.

The recommended land value for the 2016 assessment year resulted in a total change from the 2015 assessments of +17.34%. The total assessed land value for the 2015 assessment year for Area 19, including specialty land, is \$2,497,843,800. The total assessed land value for the 2016 assessment year for area 19, including Specialty land, is \$2,931,004,700.

CHANGE IN ASSESSED LAND VALUE BY AREA*

Neighborhood	2015 Land Value	2016 Land Value	% Change
19-10	\$741,878,900	\$875,529,600	15.27
19-20	\$813,043,700	\$965,503,000	18.75
19-40	\$269,833,100	\$311,921,400	15.60
19-50	\$451,087,000	\$535,865,100	18.79
19-60	\$222,001,100	\$242,185,600	9.09
TOTAL	\$2,497,843,800	\$2,931,004,700	17.34

***These land value conclusions include specialty parcels.**

Neighborhoods and Sales:

Ballard: Area 19-10

This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the land sales according to use and their respective sales price per square foot in this neighborhood. The 15 land transactions were sold with the existing older improvements that were torn down or they have permits to tear down existing structures for redevelopment purposes of new mixed-use structures, live/work

units and even residential townhouse buildings. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties and sales from neighboring areas were also considered as a basis for determining land values.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
19-10	276770-3660/3715	10,000	2597085	\$2,000,000	3/28/2013	\$200	NC3-85
19-10	276770-3631/3657/3720/3725/3730/3738	37,045	2597081	\$8,750,000	4/01/2013	\$236	NC3-85
19-10	276770-3631/3657/3720/3725/3730/3738	37,045	2597089	\$8,893,500	4/1/2013	\$240	NC3-85
19-10	276770-3656/3660/3715	12,000	2597091	\$2,656,500	4/1/2013	\$221	NC3-85
19-10	276770-0500/0480/0481/0490	23,400	2616635	\$5,110,000	7/9/2013	\$218	NC3-65
19-10	276770-3410	12,100	2633928	\$1,500,000	9/18/2013	\$124	C1-65
19-10	276770-0295/0300	7,800	2633296	\$1,400,000	9/27/2013	\$179	NC3-65
19-10	867340-0185	4,700	2648650	\$575,000	12/23/2013	\$122	LR-3
19-10	867340-0200	15,368	2652837	\$1,610,000	1/27/2014	\$105	IB U/45
19-10	276760-4045	4,650	2651886	\$650,000	1/29/2014	\$140	LR-3
19-10	276770-0395	5,000	2676411	\$910,000	6/20/2014	\$182	NC3-65
19-10	276770-1650	14,270	2681714	\$1,850,000	7/29/2014	\$130	C1-65
19-10	276770-0040	5,000	2687354	\$705,000	8/22/2014	\$141	LR-3
19-10	276770-0615/0616	7,800	2737506	\$2,300,000	6/15/2015	\$295	NC3-85
19-10	276770-0270	22,800	2761561	\$4,575,000	10/15/2015	\$201	NC3-65

E# 2597085,2597081,2597089 and 2597091 The year 2013 was a very busy period for land sales in area 19-10 (Ballard). There were eight land sales in that year. The first four sales involved a Chicago based Equity firm, EQR-Tallman LLC. It is the nation's largest publically traded investor and builder of multi-family properties. The sales involved plans and permits to build two seven-story apartment buildings totaling 303 residential units plus 240 parking stalls. The sales involved the majority of an entire block in Ballard.

E# 2616635 On 7/9/2013, a sale involving four parcels on 29th Ave NW in Ballard also included plans and permits for 120 mixed-use condominiums. The zoning for the site is NC3-65 and it is 23,400 square feet in size. An existing older building containing law offices were torn down on the site.

E# 2633928 A 1920 service garage was demolished to make room for a parking lot at 5208 20th Ave NW. A sale on 09/18/2013 for this C1-65 zoned land involved several bids and the lot was marketed for 500 days according to the broker involved.

E# 2633296 This sale at 5601 20th Ave NW involved two NC3-65 zoned parcels, 276770-0295/-0300. A land use application to allow a six-story mixed-use building with

36 residential units, live-work units and retail has been issued. Construction has not yet been started. The sale occurred on 9/27/2013.

E# 2648650 On 12/23/2013 an LR-3 zoned parcel sold for \$575,000 at 2651 NW 56th Street. A new 42-room congregation rooming house is being built with six shared kitchens.

E# 2652837 The first sale in 2014 was for a larger 15,368 square foot vacant parcel zoned IBU/45. The parcel was on the market for approximately 191 days. A former gas station on the site had been demolished. Old plans for retail and office space had expired. The new owner will build a new two-story 11,700 square foot Retail/Industrial building with underground parking. The permit was taken out after the sale closed.

E# 2651886 The second sale in 2014 occurred at 2418 NW 58th Street. The sale involved a 1906 single family home that was torn down. A new 42-room micro-congregate rooming house was built with five shared kitchens.

E# 2676411 On 6/20/2014, parcel 276770-0395 with only 5,000 square feet sold for \$910,000. A small existing apartment building is going to be replaced with a six-story building with 51 residential units.

E# 2681714 The property at 1516 NW 51st Street sold on 7/29/2014 for \$1,850,000. A new apartment/live-work building has recently been started.

E# 2687354 The last sale in 2014 involved a LR-3 zoned parcel at 2417 NW 57th Street. A 1963 built duplex will be demolished to make room for a 25 unit apartment building.

E# 2737506 This year, 2015, has only seen two land sales, the first occurred on 6/15/2015 and involved two parcels 276770-0651/-0616. The sales price was \$2,300,000 for 7,800 square feet of NC3-85 zoned land. An older office building is going to be torn down a seven-story building consisting of 84 residential units.

E# 2761561 A larger, 22,800 square feet, parcel of NC3-65 zoned land with an existing funeral home located on it sold for \$4,575,000 on 10/15/2015. The sale involved plans for a six-story building with 118 residential units plus 14 live-work units and 102 parking stalls.

Fremont: Area 19-20

This area has had several land sales. There were 11 land sales: six commercial, two multi-family and three industrial zone sales.

E# 2587642 and E# 2702645 A sale involving parcel 952110-1071 occurred on January of 2013. This is a small site located behind two other parcels, with the only access via an easement across an adjoining parcel. Due to the size, location, and access, it sold for just

\$30 per square foot because of these special circumstances. It then sold again in November 2014 for \$26,500 (\$38 per square foot).

E# 2601666 Four parcels (276830-0425/-0430/-0435/-0440) sold on April 15, 2013 for a commercial building to house a custom craft space, retail space and a restaurant. A permit was issued in 2014. Older, single family homes were demolished and construction on the new building began the summer of 2015. The parcels were listed for sale on the open market. The combined parcels create are a larger site than most in the area.

E# 2612677 A new, four-story building with 66 residential units, one live- work unit, and commercial space is being built on parcel 197220-0290. The land sale occurred on 6/18/2013 and a 1950 era warehouse was torn down in 2014.

E# 2632535 The last sale in 2013 was for a boarded up four-plex on parcel 276830-0980 and is located at 5101 14th Ave NW. The buyer stated it was listed for sale on the open market and they are going to build a new improvement. A demolition permit was issued and the existing improvement was removed in July 2014.

E# 2668084 and E# 2668088 Two sales in 2014 involved parcels across the street from each other. They were listed for sale from 2012. The parcels are 276830-1755 and 276830-0925 and they are located on 15th Ave NW. Parcel number 2276830-0925 is a boarded-up Chinese restaurant. Parcel number 276830-1755 contained parking for the restaurant. Both parcels are now back on the market as land listings. Parcel 276830-1755 is listed for \$1,250,000 and parcel 276830-0925 is listed for \$4,995,000 and marketed as a 150-unit apartment site.

E#2693744 This sale occurred on 9/26/2014 and involved two parcels 197220-1325/-1330. This is L-2 zoned land with 6,720 square feet. Two residential improvements were torn down. A new 35 small efficiency dwelling units (micro units) are going to be built in 2016.

E# 2716264 The first sale in 2015 occurred at 3838 Aurora Ave N. The sale occurred on 02/25/2015 for \$1,130,000. It is a level C1-40 site on a busy street. Development has not been started.

E# 2731608 On 05/19/2015 an LR3 RC zoned 5,179 square foot piece of land sold for \$725,000. It is located at 4212 Fremont Ave North. Two small improvements were torn down to make room for new townhouses.

E# 2759153 A triangular lot at 4204 Leary Way NW sold on 09/29/2015 for \$175,000. There were plans for a work loft on the small site (1,342 square feet) but the new buyers decided to construct a medical service building called Leary Way Wellness Center. The parcel is zone C1-40. The new construction has not started at this time but permits have been issued.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
19-20	952110-1071	700	2587642	\$21,000	1/29/2013	\$30	C1-40
19-20	276830-0425/0430/0435/0440	20,000,	2601666	\$1,700,000	4/15/2013	\$85	IG2 U/65
19-20	197220-0290	15,100	2612677	\$2,332,600	6/18/2013	\$154	C1-40
19-20	276830-0980	4,700	2632535	\$447,,000	9/18/2013	\$95	IG2 U/65
19-20	276830-0925	18,730	2668088	\$2,498,000	5/13/2014	\$133	C1-65
19-20	276830-1755	7,492	2668084	\$750,000	5/13/2014	\$100	IG2 U/65
19-20	197220-1325/-1330	6,720	2693744	\$900,000	9/26/2014	\$134	LR-2
19-20	952110-1071	700	2702645	\$26,500	11/21/2014	\$38	C1-40
19-20	197220-1675	12,392	2716264	\$1,130,000	2/25/2015	\$91	C1-40
19-20	569500-0155	5,179	2731608	\$725,000	5/19/2015	\$140	LR3 RC
19-20	251600-0232	1,342	2759153	\$175,000	9/29/2015	\$130	C1-40

Greenwood: Area 19-40

The Greenwood area only had two sales from 2013 through 2015.

E# 2647045 This area had one 2013 land sale of an older, 1925 built retail building at 7612 Aurora Ave North. There are plans for 34 apartment units and 3,308 square feet of retail space with 27 parking stalls. The sale occurred on 12/18/2013 for \$1,120,000 after deducting for plans and permits. The parcels is zone NC3-40. They put the parcel back on the market for \$2,360,000 on October 2014 but it has not sold yet.

E# 2724323 The second sale was for a 16,553 square foot car lot with C1-40 zoning. The 4/15/2015 sale for \$1,500,000 did not include any plans or permits. The small 596 square foot sales office will be demolished next year for a four-story mixed-use building with 65 residential units and 4 work-lofts with 36 parking stalls.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
19-40	551160-0230	10,020	2647045	\$1,120,000	12/18/2013	\$112	NC3-40
19-40	339290-0005	16,553	2724323	\$1,500,000	4/15/2015	\$91	C1-40

Crown Hill: Area 19-50

There were six land sales in this area during this period. There was one sale in 2013, two sales in 2014, and three sales in 2015. This area has become very active in recent years due to the proximity to downtown and affordable land values.

E# 2626966 The first sale in this area involved a parcel at 127 NW 85th Street. It is zoned NC2-40 and the sale price was \$400,00 on 8/26/2013. A new mixed-use building has been started and should be completed in late 2016.

E# 2655707 A vacant retail and a residential building at 6722 15th Ave NW was sold on 2/20/2014 to a developer who will eventually build four live-work townhouses. The land is zoned NC2-40 and only has 3,750 square feet. The property was on the open market for 2 years.

E# 2701486 On 11/03/2014 a sale of a parcel of land with a single family that had been converted to a restaurant sold and then the building was demolished to make room for four row-houses and two live-work units. The sale of NC2-40 zoned land was for \$595,000. Construction is just starting.

E# 2727934 A 2002 brick bank building located at 6301 15th Ave NW sold on 4/22/2015 for \$1,218,000. The land has 10,000 square feet and is zoned NC3-40. The property was listed for sale since 2012. A permit for a four-story mixed-use building with apartments and live-work units has recently been issued.

E# 2764403 The sale on parcel 276760-1101 at 1703 NW 64th Street occurred on 10/14/2015. The 6,000 square foot land zoned LR-1 will have seven row house townhouses. A 1947 four-plex will be demolished according to the building department. The land sold for \$900,000.

E# 2764822 The last sale in this are involved two vacant NC2P-30 zoned parcels. The land totaled 12,750 square feet. The sales price was \$1,320,000 or \$104 per square foot. It was listed on the open market.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
19-50	291920-0045	4,181	2626966	\$400,000	8/26/2013	\$96	NC2-40
19-50	305270-0080	3,750	2655707	\$375,000	2/20/2014	\$100	NC2-40
19-50	277660-0113	5,310	2701486	\$595,000	11/03/2014	\$112	NC2-40
19-50	276760-0975	10,000	2727934	\$1,218,000	4/22/2015	\$122	NC3-40
19-50	276760-1101	6,000	2764403	\$900,000	10/14/2015	\$150	LR-1
19-50	276960-1865/-1900	12,750	2764822	\$1,320,000	10/29/2015	\$104	NC2P-30

Greenlake: Area 19-60

This neighborhood consists primarily of very dense development. Locations near Green Lake are very desirable due to the lakefront neighborhood setting and close proximity to Interstate 5.

E# 2638237 A commercially zoned parcel at 414 NE Ravenna sold on 10/29/2013. The sales price of \$1,575,000 was acquired after several market bids. A 1961 wood-framed office was demolished to make room for a 62 unit apartment building with street retail and underground parking. Plans and permits were included with the sale but the value was deducted from the gross sales price. They have just started construction and it is named the Crosby Greenlake Apartments.

E# 2674597 The second sale occurred on 06/19/2014 for \$1,177,000. A 1947 light-industrial building is going to be torn down and replaced with a four story Lutheran Retirement Home with 25 residential units with retail on the 1st floor. The location is 6569 4th Ave NE.

Area	Parcel	Land Area	Excise #	Sales Price	Sale Date	SP/Land Area	Zone
19-60	952810-3625	11,000	2638237	\$1,575,000	10/29/2013	\$143	NC2-40
19-60	952810-4725/-4735	8,800	2674597	\$1,177,000	6/19/2014	\$134	NC3-40

A list of Area 19 vacant land sales that were used along with those that were considered not reflective of current market conditions is included in the following sections. Sales of vacant land in adjacent areas are provided in their respective area reports.

The following table represents the land valuation for geographic area 19. All values are based on dollars per square foot of land for the typical land parcel.

TYPICAL LAND VALUES BY NEIGHBORHOOD AND LAND USE 2016 REVALUATION					
ZONING	19-10 BALLARD	19-20 FREMONT/ INDUSTRIAL BALLARD	19-40 GREENWOOD	19-50 CROWN HILL	19-60 GREENLAKE
<i>Multi-family</i>					
L-1, L-2	\$115-\$120	\$115-\$120	\$100-\$105	\$105-\$110	\$115-\$120
L-3	\$130	\$130	\$110	\$120	\$130

MR	\$160	\$160			
<i>Industrial</i>					
IG1,IG2 IB, IC	\$90-\$100	\$80-\$100			
<i>Commercial</i>					
C1-30, C1-40,C1-65	\$130-\$165	\$110-\$145	\$85-\$90	\$105-\$115	\$120-\$125
NC2-30, NC2-40, NC2-65	\$140	\$130-\$135	\$115	\$105-\$110	\$130-\$140
NC3-40, NC3-65	\$145-\$195	\$145-\$160	\$115	\$115	\$135
NC3-85	\$205				

NC1

Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.

Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.



Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

Street-level Non-residential Design

Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Dwelling units must be at least 4' above, or 10' back, from a sidewalk, unless conversion of a nonresidential space to a residential use is authorized.

Maximum Size of Commercial Use

10,000 square feet for most uses.

Parking Location

At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'. Within a structure, street level parking must be separated from the facade by a nother permitted use.

Parking Access

Must be from the alley if feasible. Curbcuts are limited.

Parking Quantity

Depends on land use and location. No minimum parking is required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

NC2

Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

Typical Land Uses

Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level, similar to the NC1 zone.



Street-level Non-residential Design

Same as NC1 zone.

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

Parking Location and Quantity

Same as NC1 zone.

Parking Access

Same as NC1 zone.

NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

Same as NC2 zone.

Street-level Non-residential Design

Same as NC1 zone.



Illustration: Val Thomas



Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Parking Quantity

Same as NC1 zone.

P

Pedestrian-Designated Zones

P designations are applied to NC zones along pedestrian-oriented commercial streets

The P designation preserves and encourages an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.

Street-level Uses

Limited to pedestrian-oriented nonresidential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Drive-in or drive-thru businesses are prohibited.

Parking Quantity

Depends on land use and location. No parking is required for the first 4,000 to 5,000 square feet of retail businesses. Or, no minimum parking may be required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

Parking Location

In addition to NC zone standards, surface parking is prohibited adjacent to principal pedestrian streets.

Parking Access

Must be from alley or side-street if feasible, otherwise a two-way curb cut on the principal pedestrian street is allowed.



C1

Commercial 1

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

Typical Land Uses

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

Building Types

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

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

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

Street-level Residential Design

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

Maximum Size of Commercial Use

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

Parking Location

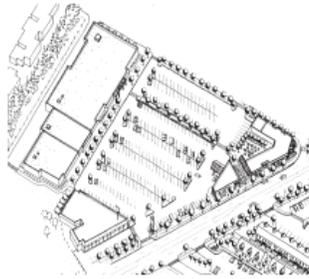
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access

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

Parking Quantity

Same as NC1 zone.



C2

Commercial 2

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

Typical Land Uses

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

Building Types

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

Street-level Uses

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

Street-level Non-residential Design

Same as C1 zone.

Maximum Size of Commercial Use

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

Parking Location

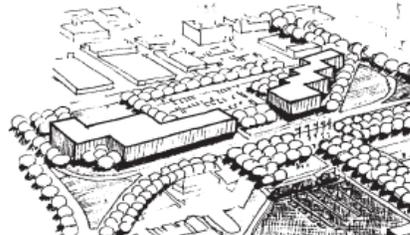
Same as C1 zone.

Parking Access

Same as C1 zone.

Parking Quantity

Same as C1 zone.



INDUSTRIAL ZONING

IG1

General Industrial 1 (IG1)

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

Typical Land Uses

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

Height

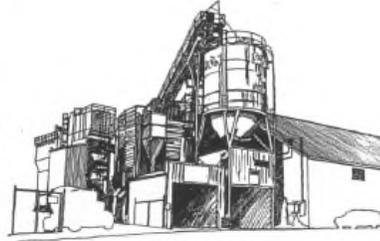
No maximum height limit, except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map.

Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.

Office uses: 10,000 square feet.

Some exceptions apply to maximum size of use limits (23.50.027.B).

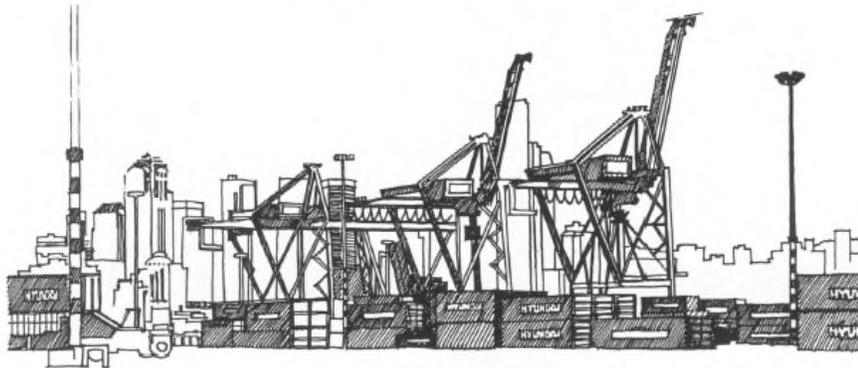


FAR

2.5

Setbacks

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



IG2

General Industrial 2 (IG2)

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

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

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

FAR

2.5

Setbacks

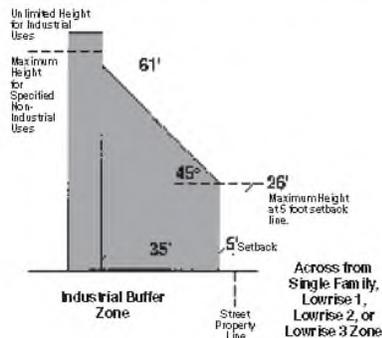
A setback may be required in order to make street improvements. Screening and landscaping may be required.



IB Industrial Buffer (IB)

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

Typical Land Uses: Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses.
Height: Same as IG1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



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



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

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

FAR: 2.5

Setbacks: Same as IG1 and IG2, plus

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

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

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

Major Odor Sources: Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.
Light and Glare: Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

IC Industrial Commercial (IC)

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

Typical Land Uses:

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

Height:

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

Maximum size of use:

Retail sales and service and entertainment uses: 75,000 square feet.

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

FAR:

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

Setbacks:

Same as IG1 and IG2, plus

When abutting a residentially zoned lot, setback varies with the height of the structure and when street trees are

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

Screening and Landscaping:

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

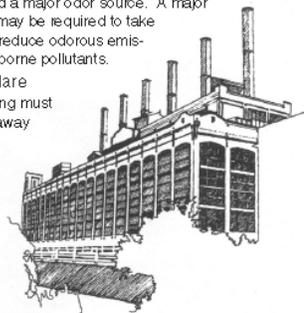
Major Odor Sources:

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

Light and Glare:

Exterior lighting must be shielded away from residential zones.

Facade materials which may result in glare may be required to be modified.



MULTI-FAMILY ZONING

Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMG 23.84.032 for complete housing type definitions.

Cottage Housing



Individual cottage house structures are arranged around a common open space. 950 SF is the maximum size allowed for each cottage.

Rowhouse



Rowhouses are attached side-by-side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units cannot be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,000 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18 + 7' for a roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 9' minimum Rear: 0' with Alley, 7' no Alley Side: 9' minimum	Front: 9' minimum Rear: 0' with Alley, 7' average, 9' minimum Side: 0, 9 on lots next to single family zones	Front: 7' Average, 9' minimum Rear: 7' Average, 9' minimum Side: 9' if building is 40' or less in length, or 7' Average 9' min.	Front: 9' minimum Rear: 10' minimum with Alley, 19' minimum no Alley Side: 9' if building is 40' or less in length, or 7' Average 9' min.
Building Width Limit	60	60	60	49
Max. Facade Length	Applies to all: 65% of lot depth for portions within 19' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 19' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18 + 7' for a roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch	30 + 9' for roof with minimum 6:12 pitch or 30 + 4' for partially below grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90	90
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 19' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 19' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

			Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.6 on a street with frequent transit)
Building Height	18 + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses 30 + 9' for roof with min. 6:12 pitch and +4' for partially below grade floor, or +10' for roof with min. 6:12 pitch (no height added for below grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).			40	30
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	+9' for roof with min. 6:12 pitch, or +4' for partially below grade floor, 30' limit if within 50' of a single family zone.
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	
Max. Facade Length	Applies to all: 65% of lot depth for portions within 19' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 19' of a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units	Optional	Optional	Optional

*Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.

**The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMG 23.85, 510.C).

***Growth Areas include urban centers, urban villages, and station area overlay districts.

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.

The two major aspects of appraisal accuracy; appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity.

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean also is the ratio of the average assessed value to the average sales price value. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high and low- value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 19 shows a weighted mean ratio of 0.885 which is below the IAAO guidelines, indicating that the current assessment level, as measured using recent sales, is in the unacceptable range.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. The preliminary ratio study for Area 19 shows a COD of 8.64%, which is within the IAAO guidelines, indicating that the current level of assessment uniformity, as measured using recent sales, is in the acceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above

1.03 indicate regressively in the data where assessment level decreases with increases in sales price. The preliminary ratio study for Area 19 shows a PRD of 1.05 which is not within the IAAO guidelines.

A Ratio Study was completed just prior to the application of the 2016 recommended values. This study benchmarks the current assessment level using 2015 posted values. The Coefficient of Dispersion was met but the ratio was low. The study showed the assessment level needed to be adjusted for uniformity.

RECOMMENDED RATIO STUDIES IAAO STANDARDS	
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

Improved Parcel Total Values

Sales Comparison Approach Model Description

Sales of improved parcels for Area 19 were verified and entered into the Frozen Sales File. Verification of the sales data consisted of contact with Buyer, Seller or Broker, if possible, or information gathered from the CoStar Real Estate Sales Verification Service. At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates. When necessary, sales of similar improved properties in adjacent neighborhoods were also considered.

The improved sales used in the sales comparison approach range in date from 01/01/2013 to 12/31/2015. There were 108 improved sales in Area 19 that were considered fair-market transactions and used in the overall analysis and included in the ratio study. Sales that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

The market comparison approach is primarily used to value commercial condominium units and work lofts townhouses used for commercial purposes.

The following table summarizes the value parameters used for valuation in area 19. Some properties require deviation from the typical value range due to issues including,

but not limited to, location, age, view, size and condition and appraiser judgment. The sales used to derive these parameters were collected from Commercial Areas 17, 19 and 20. All sales are available in the individual area reports.

PROPERTY TYPE	ADJUSTMENT RANGE PER SF		
Commercial Condominiums	\$210	-	\$400
Live/Work Townhouses	\$240	-	\$350

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established by an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market area.

Cost Approach model description

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

Cost calibration

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

Income Capitalization Approach model description

The income approach is considered a reliable approach to valuation in area 19 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with each sale. In addition, owners, tenants, and real estate brokers of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. This revalue produced about a 13% return. Telephone interviews

are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them.

As a supplement, lease information is gathered from CoStar and other websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

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.

In 2015, Area 19 has seen capitalization rates decrease in desirable locations and vacancy rates reduced. Rental rates have stabilized with a slight increase in some property types, such as retail and industrial uses.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, surveys, appeals, and physical inspection. 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 19 that are valued by the income approach include, but are not limited to, offices, retail stores, warehouses, and mixed-use buildings.

Area 19 Commercial Income Parameters

2013 Year End Metrics			
	Office	Retail	Industrial
Vacancy Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Rental Rate	↔ (stable)	↗ (slight increase)	↗ (slight increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Land Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)

SEATTLE / REGIONAL CAP RATES

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

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 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% 6.30%	- -	- -	Office CBD – 1 st Tier Properties 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
			-	-	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% 5.50%	- -	- -	Overall - 4.00% to 9.00% 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
			RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015	Seattle	4.70%	-	Apartments – All Classes
-	7.00%	Hotels – All Classes			
West Region	3.80% - 8.00%	-			Apartments – 1 st Tier Properties
	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

Income approach calibration

Income tables were developed for each of the five neighborhoods in area 19. The tables pertain to the several general property types. The models were calibrated after setting economic rents by using adjustments on size, quality of construction, and the effective year built. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. When the value of the property by the income approach was less than the land value, a minimal \$1,000 value was allocated to the improvements.

The following table contains the results of an analysis of this information and stratifies the major property types for in Area 19 and the income parameters that were used to set value. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

PROPERTY TYPE	RENT RANGE PER SQUARE FOOT	VACANCY	EXPENSES	CAPITALIZATION RATE %
Retail, Discount Store, Mixed-Use Retail,	\$17.00 to \$34.00	5%	10%	6.75% to 7.50%
Offices, Medical Offices Under 13,000 sq.ft.	\$17.00 to \$34.00	8% -10%	10%	6.75% to 7.50%
Offices, Medical Offices Over 13,000 sq. ft.	\$19.50 to \$34.00	8% - 10%	25%	6.75% to 7.50%
Industrial Warehouse	\$ 7.25 to \$8.50	4% -5%	8% -10%	6.75% to 7.00%
Garage/Auto Repair	\$11.00 to \$20.00	5%	8% -10%	6.75% to 7.50%
Storage Building	\$ 6.25 to \$ 12.00	5%	10%	6.75% to 7.50%
Restaurant	\$17.00 to \$34.00	5%-6%	10%	6.75% to 7.50%
Apartment, Multiple Residence	\$15.50 to \$23.00	4.0% - 5%	30%-35%	5.00% to 6.75%
Warehouse Office Mezzanines Office Supermarket	\$12.00 to \$19.00	4%-5%	8%-10%	6.75% to 7.50%

Reconciliation

All parcels were individually reviewed for correct application of the model 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 ample 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. 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 VALUATION

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Individual values are selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

In the 2016 valuation model, the income approach is used to value the majority of the income producing properties that are not obsolesced (where land value is greater than the value produced by the income method), as there are an insufficient number and variety of sales to value the different sectors by the market approach. The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. This may be that some of these properties are purchased by owner-users. In the case of interim use properties, they might be purchased for investment value or future income rather than current income.

The standard statistical measures of valuation performance are presented in the Executive Summary and the 2015 and 2016 Ratio Analysis charts included in this report. Comparison of the 2015 and 2016 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level improved from 88.5% to 96.10%. The Coefficient of Dispersion (COD) changed from 8.64% to 7.12%; the Coefficient of Variation (COV) changed from 14.77% to 11.30%. The Price-related Differential (PRD) changed from 1.05 to 1.02. These values are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity.

The total assessed value in area , for the 2015 assessment year, was \$1,979,572,600 and the total recommended assessed value for the 2016 assessment year is \$2,170,436,600.

Application of these recommended values for the 2016 assessment year results in an average total change from the 2015 assessments of 9.64%.

CHANGE IN TOTAL ASSESSED VALUE

2015 TOTAL VALUE	2016 TOTAL VALUE	\$ CHANGE	% CHANGE
\$1,979,572,600	\$2,170,436,600	\$190,864,000	9.64%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the

appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification and identifying new construction and the recording the corresponding data.
- No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 4 June 1990 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made

part of each real property parcel, is a matter of public record and this certification by reference.

Area 019 - Ballard, Fremont, Greenwood, Crown Hill/North Ballard, Greenlake
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Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
046100-2824	865,400	965,000	4/29/2015	0.8968	0.0885
046100-2975	345,900	460,000	9/23/2015	0.7520	0.2333
046100-3466	305,900	400,000	12/7/2015	0.7648	0.2205
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0224
047500-0005	605,800	600,000	6/19/2013	1.0097	0.0244
054600-0560	641,800	620,000	5/10/2013	1.0352	0.0499
091700-0053	410,000	373,000	1/25/2013	1.0992	0.1139
091700-0053	410,000	439,000	4/14/2014	0.9339	0.0513
091700-0056	400,000	419,000	5/22/2014	0.9547	0.0306
091700-0275	697,700	725,000	8/28/2013	0.9623	0.0229
102503-9164	680,000	690,000	7/29/2013	0.9855	0.0002
102503-9164	680,000	730,000	4/29/2015	0.9315	0.0538
102503-9337	640,000	640,000	11/5/2013	1.0000	0.0147
102503-9338	680,000	676,000	3/4/2014	1.0059	0.0206
102503-9339	680,000	689,000	11/7/2013	0.9869	0.0016
123200-1148	450,000	449,000	3/4/2015	1.0022	0.0169
123200-1149	480,000	480,000	12/19/2014	1.0000	0.0147
123200-1154	450,000	449,000	2/3/2015	1.0022	0.0169
123200-1155	450,000	450,000	3/5/2015	1.0000	0.0147
125420-0115	915,900	914,250	11/6/2013	1.0018	0.0165
132715-0020	258,200	259,000	8/26/2013	0.9969	0.0116
164650-0265	517,100	535,000	6/12/2013	0.9665	0.0187
193130-0185	630,000	625,000	7/30/2013	1.0080	0.0227
197220-0120	2,721,300	3,350,000	6/2/2014	0.8123	0.1730
197220-0280	439,200	399,800	10/7/2013	1.0985	0.1133
197220-0282	429,500	410,000	1/14/2014	1.0476	0.0623
197220-0283	385,200	399,800	3/26/2014	0.9635	0.0218
197220-0284	445,300	495,000	10/24/2013	0.8996	0.0857
197220-0286	445,300	505,000	11/4/2013	0.8818	0.1035
197220-0287	492,100	470,000	11/13/2013	1.0470	0.0617
197220-2635	6,591,500	7,300,000	9/4/2014	0.9029	0.0823
197220-2815	1,671,400	1,920,000	8/26/2013	0.8705	0.1148
197220-4245	814,900	812,000	12/26/2013	1.0036	0.0183
197220-4255	512,700	560,000	6/5/2013	0.9155	0.0698
198220-1145	1,077,800	1,025,000	10/8/2013	1.0515	0.0662
198220-1610	1,290,000	1,665,000	10/31/2014	0.7748	0.2105
198220-1695	779,800	750,000	4/30/2013	1.0397	0.0544
251600-0230	514,500	655,000	3/30/2015	0.7855	0.1998
276760-0545	1,725,400	1,700,000	10/14/2014	1.0149	0.0297
276760-1480	1,323,400	1,537,300	10/10/2014	0.8609	0.1244
276770-0950	1,215,200	1,480,000	4/10/2015	0.8211	0.1642
276770-1805	990,000	980,000	9/16/2013	1.0102	0.0249
276770-2295	843,900	1,050,000	5/17/2015	0.8037	0.1816
276770-2306	684,600	2,100,000	7/24/2015	0.3260	0.6593
276770-2501	574,600	525,000	6/3/2013	1.0945	0.1092
276770-2501	574,600	613,000	10/29/2014	0.9374	0.0479

Area 019 - Ballard,Fremont,Greenwood,Crown Hill/North Ballard,Greenlake
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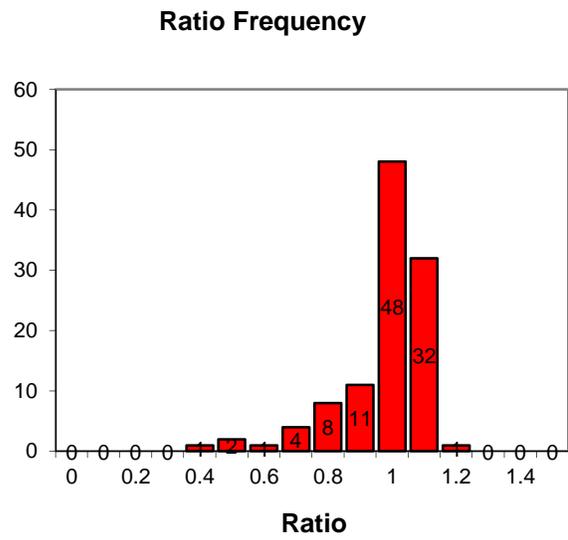
276770-2565	1,972,100	1,900,000	2/27/2014	1.0379	0.0527
276770-2715	2,997,300	3,273,800	11/3/2014	0.9155	0.0697
276770-2870	2,288,000	3,700,000	7/28/2015	0.6184	0.3669
276770-2950	4,774,300	5,505,000	6/9/2014	0.8673	0.1180
276770-4007	871,000	1,160,000	6/29/2015	0.7509	0.2344
276770-4815	2,019,400	2,050,000	2/14/2013	0.9851	0.0002
276800-0320	923,300	1,030,000	12/4/2015	0.8964	0.0889
276810-0225	888,200	899,500	1/17/2014	0.9874	0.0021
276810-0230	845,700	900,000	6/6/2014	0.9397	0.0456
276830-0175	601,000	1,250,000	11/5/2015	0.4808	0.5045
276830-1615	1,190,100	1,250,000	8/12/2014	0.9521	0.0332
276830-1665	422,800	900,000	10/1/2015	0.4698	0.5155
276830-1680	1,126,000	1,625,000	10/30/2015	0.6929	0.2924
276830-1975	547,800	535,000	8/6/2014	1.0239	0.0386
276830-2495	1,602,800	1,553,250	7/2/2013	1.0319	0.0466
276830-2590	8,692,100	8,925,865	2/13/2015	0.9738	0.0115
276830-3070	943,000	1,825,000	10/19/2015	0.5167	0.4686
287710-3845	823,200	840,000	10/2/2013	0.9800	0.0053
287710-3851	605,800	650,000	11/18/2013	0.9320	0.0533
291920-0725	1,396,200	1,335,000	12/24/2014	1.0458	0.0606
291920-1260	2,289,500	2,020,000	9/18/2015	1.1334	0.1481
291920-1300	1,081,800	1,074,000	4/26/2013	1.0073	0.0220
291920-1305	1,346,200	1,300,000	4/12/2013	1.0355	0.0502
291920-1320	863,200	875,000	4/5/2013	0.9865	0.0012
291920-1330	574,600	600,000	4/12/2013	0.9577	0.0276
292270-0577	325,000	415,000	9/4/2015	0.7831	0.2022
305270-0090	540,900	545,000	8/18/2014	0.9925	0.0072
330070-0945	549,400	550,000	9/19/2014	0.9989	0.0136
330070-0974	957,600	950,000	2/5/2013	1.0080	0.0227
335950-0645	681,700	684,600	10/10/2013	0.9958	0.0105
336390-0216	1,404,300	1,545,000	1/12/2015	0.9089	0.0764
338837-0020	342,000	345,000	5/29/2014	0.9913	0.0060
338837-0030	339,000	330,000	6/5/2014	1.0273	0.0420
369240-0050	279,600	280,000	1/22/2014	0.9986	0.0133
379700-2120	491,900	500,000	5/6/2015	0.9838	0.0015
390250-0020	299,600	312,500	10/8/2014	0.9587	0.0266
394410-0010	165,300	240,000	4/10/2015	0.6888	0.2965
444980-0004	365,000	369,950	8/6/2014	0.9866	0.0013
444980-0005	365,000	365,000	4/11/2014	1.0000	0.0147
569350-0645	1,960,600	2,669,900	8/2/2015	0.7343	0.2510
569500-0205	813,500	800,000	6/14/2013	1.0169	0.0316
602150-3280	536,800	705,000	4/7/2015	0.7614	0.2239
602150-3464	548,700	560,000	4/9/2015	0.9798	0.0055
643000-0190	453,900	460,000	10/14/2013	0.9867	0.0014
643000-0191	384,500	390,000	10/7/2013	0.9859	0.0006
643050-0300	2,046,100	2,000,000	6/27/2014	1.0231	0.0378
643050-0305	919,300	950,000	3/24/2014	0.9677	0.0176
751850-0510	460,700	535,000	5/4/2015	0.8611	0.1242
755930-0560	413,000	412,000	11/5/2014	1.0024	0.0171

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775990-0010	5,157,700	8,150,000	5/4/2015	0.6328	0.3524
873243-0010	507,300	515,000	2/26/2013	0.9850	0.0002
873243-0020	558,600	565,000	8/22/2013	0.9887	0.0034
913610-0006	1,245,600	1,300,000	8/31/2013	0.9582	0.0271
923190-0305	400,000	399,950	10/24/2013	1.0001	0.0148
923190-0306	400,000	415,000	11/14/2013	0.9639	0.0214
923190-0307	500,000	499,950	11/22/2013	1.0001	0.0148
923190-0308	500,000	505,000	10/29/2013	0.9901	0.0048
923190-0312	500,000	505,000	10/16/2013	0.9901	0.0048
923190-0313	535,000	499,950	10/17/2013	1.0701	0.0848
923190-0313	535,000	562,500	2/9/2015	0.9511	0.0342
952110-1072	301,000	325,000	3/5/2015	0.9262	0.0591
955020-4350	507,400	510,000	6/2/2014	0.9949	0.0096

Area 019 - Ballard, Fremont, Greenwood, Crown Hill/North Ballard, Greenlake
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Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2015	3/7/2016	1/1/13 - 01/01/16
Area	Appr ID:	Prop Type:	Trend used?: Y / N
19	SELF	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	108		
Mean Assessed Value	1,010,400		
Mean Sales Price	1,142,000		
Standard Deviation AV	1,211,612		
Standard Deviation SP	1,430,803		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.931		
Median Ratio	0.985		
Weighted Mean Ratio	0.885		
UNIFORMITY			
Lowest ratio	0.3260		
Highest ratio:	1.1334		
Coefficient of Dispersion	8.64%		
Standard Deviation	0.1376		
Coefficient of Variation	14.77%		
Price-related Differential	1.05		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.962		
Upper limit	0.991		
95% Confidence: Mean			
Lower limit	0.905		
Upper limit	0.957		
SAMPLE SIZE EVALUATION			
N (population size)	1448		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1376		
Recommended minimum:	30		
Actual sample size:	108		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	32		
# ratios above mean:	76		
z:	4.137676929		
Conclusion:	Non-normal		
*i.e., no evidence of non-normality			



These figures reflect measurements before posting new values.

Area 019 - Ballard, Fremont, Greenwood, Crown Hill/North Ballard, Greenlake
2016 Assessment Year

<i>Parcel Number</i>	<i>Assessed Value</i>	<i>Sale Price</i>	<i>Sale Date</i>	<i>Ratio</i>	<i>Diff: Median</i>
046100-2824	912,400	965,000	4/29/2015	0.9455	0.0462
046100-2975	456,500	460,000	9/23/2015	0.9924	0.0007
046100-3466	311,800	400,000	12/7/2015	0.7795	0.2122
046470-0010	1,410,800	1,400,000	1/16/2013	1.0077	0.0160
047500-0005	586,300	600,000	6/19/2013	0.9772	0.0145
054600-0560	882,100	620,000	5/10/2013	1.4227	0.4310
091700-0053	418,500	373,000	1/25/2013	1.1220	0.1303
091700-0053	418,500	439,000	4/14/2014	0.9533	0.0384
091700-0056	437,100	419,000	5/22/2014	1.0432	0.0515
091700-0275	736,500	725,000	8/28/2013	1.0159	0.0241
102503-9164	700,000	690,000	7/29/2013	1.0145	0.0228
102503-9164	700,000	730,000	4/29/2015	0.9589	0.0328
102503-9337	640,000	640,000	11/5/2013	1.0000	0.0083
102503-9338	680,000	676,000	3/4/2014	1.0059	0.0142
102503-9339	680,000	689,000	11/7/2013	0.9869	0.0048
123200-1148	445,100	449,000	3/4/2015	0.9913	0.0004
123200-1149	445,100	480,000	12/19/2014	0.9273	0.0644
123200-1154	452,800	449,000	2/3/2015	1.0085	0.0167
123200-1155	445,100	450,000	3/5/2015	0.9891	0.0026
125420-0115	986,100	914,250	11/6/2013	1.0786	0.0869
132715-0020	258,200	259,000	8/26/2013	0.9969	0.0052
164650-0265	544,900	535,000	6/12/2013	1.0185	0.0268
193130-0185	629,100	625,000	7/30/2013	1.0066	0.0148
197220-0120	2,979,500	3,350,000	6/2/2014	0.8894	0.1023
197220-0280	439,200	399,800	10/7/2013	1.0985	0.1068
197220-0282	429,500	410,000	1/14/2014	1.0476	0.0558
197220-0283	429,500	399,800	3/26/2014	1.0743	0.0826
197220-0284	445,300	495,000	10/24/2013	0.8996	0.0921
197220-0286	445,300	505,000	11/4/2013	0.8818	0.1099
197220-0287	492,000	470,000	11/13/2013	1.0468	0.0551
197220-2635	6,591,500	7,300,000	9/4/2014	0.9029	0.0888
197220-2815	1,895,000	1,920,000	8/26/2013	0.9870	0.0047
197220-4245	858,100	812,000	12/26/2013	1.0568	0.0651
197220-4255	521,100	560,000	6/5/2013	0.9305	0.0612
198220-1145	1,113,300	1,025,000	10/8/2013	1.0861	0.0944
198220-1610	1,445,400	1,665,000	10/31/2014	0.8681	0.1236
198220-1695	826,500	750,000	4/30/2013	1.1020	0.1103
251600-0230	604,000	655,000	3/30/2015	0.9221	0.0696
276760-0545	1,686,600	1,700,000	10/14/2014	0.9921	0.0004
276760-1480	1,157,800	1,537,300	10/10/2014	0.7531	0.2386
276770-0950	1,283,600	1,480,000	4/10/2015	0.8673	0.1244
276770-1805	1,291,000	980,000	9/16/2013	1.3173	0.3256
276770-2295	902,200	1,050,000	5/17/2015	0.8592	0.1325
276770-2306	886,700	2,100,000	7/24/2015	0.4222	0.5695
276770-2501	612,000	525,000	6/3/2013	1.1657	0.1740
276770-2501	612,000	613,000	10/29/2014	0.9984	0.0067

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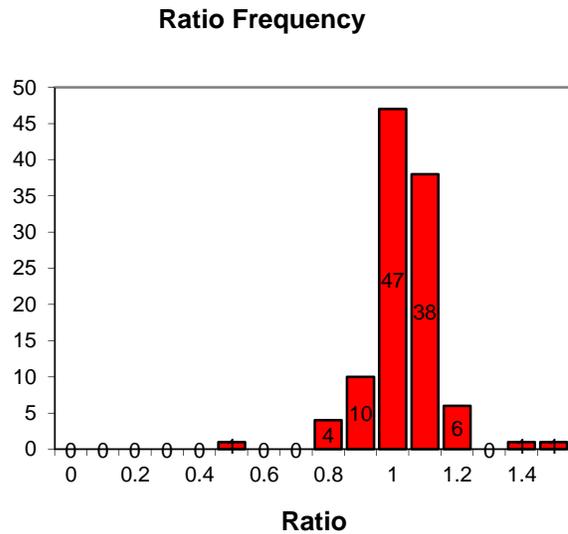
276770-2565	2,243,000	1,900,000	2/27/2014	1.1805	0.1888
276770-2715	2,997,300	3,273,800	11/3/2014	0.9155	0.0762
276770-2870	2,988,000	3,700,000	7/28/2015	0.8076	0.1841
276770-2950	5,443,100	5,505,000	6/9/2014	0.9888	0.0030
276770-4007	1,132,000	1,160,000	6/29/2015	0.9759	0.0159
276770-4815	2,019,400	2,050,000	2/14/2013	0.9851	0.0066
276800-0320	946,100	1,030,000	12/4/2015	0.9185	0.0732
276810-0225	907,900	899,500	1/17/2014	1.0093	0.0176
276810-0230	864,000	900,000	6/6/2014	0.9600	0.0317
276830-0175	1,084,700	1,250,000	11/5/2015	0.8678	0.1240
276830-1615	1,219,900	1,250,000	8/12/2014	0.9759	0.0158
276830-1665	723,300	900,000	10/1/2015	0.8037	0.1880
276830-1680	1,482,000	1,625,000	10/30/2015	0.9120	0.0797
276830-1975	539,000	535,000	8/6/2014	1.0075	0.0158
276830-2495	1,658,100	1,553,250	7/2/2013	1.0675	0.0758
276830-2590	9,403,400	8,925,865	2/13/2015	1.0535	0.0618
276830-3070	1,315,100	1,825,000	10/19/2015	0.7206	0.2711
287710-3845	830,900	840,000	10/2/2013	0.9892	0.0025
287710-3851	605,800	650,000	11/18/2013	0.9320	0.0597
291920-0725	1,228,400	1,335,000	12/24/2014	0.9201	0.0716
291920-1260	2,158,300	2,020,000	9/18/2015	1.0685	0.0767
291920-1300	1,102,600	1,074,000	4/26/2013	1.0266	0.0349
291920-1305	1,271,500	1,300,000	4/12/2013	0.9781	0.0136
291920-1320	915,300	875,000	4/5/2013	1.0461	0.0543
291920-1330	574,500	600,000	4/12/2013	0.9575	0.0342
292270-0577	394,600	415,000	9/4/2015	0.9508	0.0409
305270-0090	568,100	545,000	8/18/2014	1.0424	0.0507
330070-0945	605,600	550,000	9/19/2014	1.1011	0.1094
330070-0974	964,300	950,000	2/5/2013	1.0151	0.0233
335950-0645	685,400	684,600	10/10/2013	1.0012	0.0095
336390-0216	1,413,800	1,545,000	1/12/2015	0.9151	0.0766
338837-0020	370,000	345,000	5/29/2014	1.0725	0.0807
338837-0030	371,000	330,000	6/5/2014	1.1242	0.1325
369240-0050	279,600	280,000	1/22/2014	0.9986	0.0069
379700-2120	508,700	500,000	5/6/2015	1.0174	0.0257
390250-0020	310,800	312,500	10/8/2014	0.9946	0.0028
394410-0010	220,400	240,000	4/10/2015	0.9183	0.0734
444980-0004	348,300	369,950	8/6/2014	0.9415	0.0502
444980-0005	361,300	365,000	4/11/2014	0.9899	0.0019
569350-0645	2,120,900	2,669,900	8/2/2015	0.7944	0.1973
569500-0205	830,000	800,000	6/14/2013	1.0375	0.0458
602150-3280	617,000	705,000	4/7/2015	0.8752	0.1165
602150-3464	516,600	560,000	4/9/2015	0.9225	0.0692
643000-0190	464,100	460,000	10/14/2013	1.0089	0.0172
643000-0191	400,600	390,000	10/7/2013	1.0272	0.0355
643050-0300	1,911,200	2,000,000	6/27/2014	0.9556	0.0361
643050-0305	951,000	950,000	3/24/2014	1.0011	0.0093
751850-0510	482,600	535,000	5/4/2015	0.9021	0.0897
755930-0560	413,000	412,000	11/5/2014	1.0024	0.0107

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775990-0010	8,030,000	8,150,000	5/4/2015	0.9853	0.0064
873243-0010	507,300	515,000	2/26/2013	0.9850	0.0067
873243-0020	558,600	565,000	8/22/2013	0.9887	0.0030
913610-0006	1,218,500	1,300,000	8/31/2013	0.9373	0.0544
923190-0305	425,000	399,950	10/24/2013	1.0626	0.0709
923190-0306	425,000	415,000	11/14/2013	1.0241	0.0324
923190-0307	525,000	499,950	11/22/2013	1.0501	0.0584
923190-0308	525,000	505,000	10/29/2013	1.0396	0.0479
923190-0312	525,000	505,000	10/16/2013	1.0396	0.0479
923190-0313	525,000	499,950	10/17/2013	1.0501	0.0584
923190-0313	525,000	562,500	2/9/2015	0.9333	0.0584
952110-1072	311,300	325,000	3/5/2015	0.9578	0.0339
955020-4350	506,400	510,000	6/2/2014	0.9929	0.0012

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Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2016	3/7/2016	1/1/13 - 01/01/16
Area	Appr ID:	Prop Type:	Trend used?: Y/N
19	SELF	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	108		
Mean Assessed Value	1,097,200		
Mean Sales Price	1,142,000		
Standard Deviation AV	1,393,482		
Standard Deviation SP	1,430,803		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.983		
Median Ratio	0.992		
Weighted Mean Ratio	0.961		
UNIFORMITY			
Lowest ratio	0.4222		
Highest ratio:	1.4227		
Coefficient of Dispersion	7.12%		
Standard Deviation	0.1110		
Coefficient of Variation	11.30%		
Price-related Differential	1.02		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.985		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.962		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	1448		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1110		
Recommended minimum:	19		
Actual sample size:	108		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	43		
# ratios above mean:	65		
z:	2.020725942		
Conclusion:	Non-normal		
*i.e., no evidence of non-normality			



These figures reflect measurements after posting new values.

Improvement Sales for Area 019 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	046470	0010	7,235	2585008	\$1,400,000	01/16/13	\$193.50	BALLARD PLACE CONDOMINIUM (	NC3-65	1	Y	
019	010	047500	0005	1,600	2617685	\$600,000	06/19/13	\$375.00	LE GOURMAND RESTAURANT	NC1-30	1	Y	
019	010	132715	0020	771	2627100	\$259,000	08/26/13	\$335.93	CANAL STATION NORTH CONDOM	C1-65	1	Y	
019	010	276770	0865	3,895	2597856	\$750,000	04/01/13	\$192.55	BALLARD CAMERA	NC3-85	1	34	Use-change after sale; not in ratio
019	010	276770	0950	4,100	2724018	\$1,480,000	04/10/15	\$360.98	RESTAURANT	NC3P-65	1	Y	
019	010	276770	1805	5,600	2631897	\$980,000	09/16/13	\$175.00	ISUZU DIESEL	C2-65	1	Y	
019	010	276770	2306	2,500	2746158	\$2,100,000	07/24/15	\$840.00	MIXED USE OFFICE AND RETAIL B	NC3-65	1	Y	
019	010	276770	2501	1,800	2698392	\$613,000	10/29/14	\$340.56	SFR HOUSE STRUCTURE USE AS	NC2-65	1	Y	
019	010	276770	2501	1,800	2609607	\$525,000	06/03/13	\$291.67	SFR HOUSE STRUCTURE USE AS	NC2-65	1	Y	
019	010	276770	2565	13,500	2655741	\$1,900,000	02/27/14	\$140.74	MIXED-USE RETAIL/OFFICE BUILD	NC2-65	1	Y	
019	010	276770	2715	7,564	2699097	\$3,273,800	11/03/14	\$432.81	MIXED USE APARTMENT	NC2-65	1	Y	
019	010	276770	2870	8,326	2746446	\$3,700,000	07/28/15	\$444.39	RETAIL	NC3P-65	1	Y	
019	010	276770	2950	10,220	2673067	\$5,505,000	06/09/14	\$538.65	KING HOTEL BUILDING	C1-65	3	Y	
019	010	276770	4007	3,490	2740833	\$1,160,000	06/29/15	\$332.38	BALLARD MEDICAL CENTER	MIO-65-N	1	Y	
019	010	276770	4815	4,000	2589369	\$2,050,000	02/14/13	\$512.50	BLOCKBUSTER VIDEO	NC3-40	1	Y	
019	010	276800	0320	3,840	2771342	\$1,030,000	12/04/15	\$268.23	WEST WOODLAND GOSPEL HALL	SF 5000	1	Y	
019	010	276810	0225	4,112	2650465	\$899,500	01/17/14	\$218.75	OFFICE BLDG	NC2-40	1	Y	
019	010	276810	0230	2,160	2672591	\$900,000	06/06/14	\$416.67	MEDICAL & NEUROLOGIC CLINIC	NC2-40	1	Y	
019	010	276830	0175	4,776	2766399	\$1,250,000	11/05/15	\$261.73	PIONEER MASONRY AND RESTOR	C1-65	1	Y	
019	010	338837	0020	913	2670996	\$345,000	05/29/14	\$377.88	HJEM	LR2	1	Y	
019	010	338837	0030	938	2672915	\$330,000	06/05/14	\$351.81	HJEM	LR2	1	Y	
019	010	394410	0010	551	2724608	\$240,000	04/10/15	\$435.57	KRISTINE'S CONDOMINIUM	MR-RC	1	Y	
019	020	193130	0185	8,352	2620890	\$625,000	07/30/13	\$74.83	CHURCH	SF 5000	1	Y	
019	020	197220	0120	12,530	2672001	\$3,350,000	06/02/14	\$267.36	RETAIL	C1-40	1	Y	
019	020	197220	0280	1,220	2635284	\$399,800	10/07/13	\$327.70	LIVE WORK UNITS	C1-40	1	Y	
019	020	197220	0282	1,193	2650254	\$410,000	01/14/14	\$343.67	WORK LOFT	C1-40	1	Y	
019	020	197220	0283	1,070	2660750	\$399,800	03/26/14	\$373.64	WORKLOFT	C1-40	1	Y	
019	020	197220	0284	1,237	2637944	\$495,000	10/24/13	\$400.16	WORKLOFT	C1-40	1	Y	
019	020	197220	0286	1,237	2641378	\$505,000	11/04/13	\$408.25	WORKLOFT-NEW SEG	C1-40	1	Y	
019	020	197220	0287	1,367	2641036	\$470,000	11/13/13	\$343.82	WORKLOFT-NEW SEG	C1-40	1	Y	
019	020	197220	2635	26,291	2688872	\$7,300,000	09/04/14	\$277.66	NORTHLAKE PLAZA	C1-65	1	Y	
019	020	197220	2815	3,600	2626655	\$1,920,000	08/26/13	\$533.33	THE LAKEVIEW BLDG	NC3-40	1	Y	
019	020	197220	4245	3,430	2648030	\$812,000	12/26/13	\$236.73	CONVERTED IMP	IG2 U/65	1	Y	
019	020	197220	4255	1,681	2610721	\$560,000	06/05/13	\$333.14	CONVERTED IMP	IG2 U/65	1	Y	
019	020	198220	1145	8,824	2635157	\$1,025,000	10/08/13	\$116.16	INDUSTRIAL BULD	IB U/45	1	Y	
019	020	198220	1610	6,861	2698418	\$1,665,000	10/31/14	\$242.68	CAR REPAIR	IB U/45	1	Y	
019	020	198220	1695	5,258	2607599	\$750,000	04/30/13	\$142.64	PETERSONS AUTOMOTIVE	IB U/45	1	Y	
019	020	251600	0230	2,237	2725061	\$655,000	03/30/15	\$292.80	CONVERTED IMP	C1-40	1	Y	
019	020	276770	2295	6,000	2733196	\$1,050,000	05/17/15	\$175.00	STEWART'S MARINE	IG2 U/65	1	Y	
019	020	276830	1615	5,770	2684878	\$1,250,000	08/12/14	\$216.64	US TECHS	IG2 U/65	1	Y	
019	020	276830	1665	3,750	2759367	\$900,000	10/01/15	\$240.00	FROSTY'S MARINE SERVICE	IG2 U/65	1	Y	
019	020	276830	1680	3,494	2764443	\$1,625,000	10/30/15	\$465.08	ECI GENERAL CONTRACTOR	IB U/45	1	Y	
019	020	276830	1975	3,000	2685889	\$535,000	08/06/14	\$178.33	MICHAEL'S AUTOMOTIVE MARINE	IG2 U/65	1	Y	
019	020	276830	2495	7,400	2615865	\$1,553,250	07/02/13	\$209.90	SHERWIN-WILLIAMS & PINNACLE P	IG2 U/65	1	Y	

Improvement Sales for Area 019 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	276830	2590	40,445	2713874	\$8,925,865	02/13/15	\$220.69	CHURCH	IG2 U/65	1	Y	
019	020	276830	3070	8,453	2763737	\$1,825,000	10/19/15	\$215.90	PLATT ELECTRIC	IG2 U/65	1	Y	
019	020	569350	0645	7,704	2751138	\$2,669,900	08/02/15	\$346.56	RESTAURANT/DUPLEX	NC2P-40	1	Y	
019	020	569500	0205	3,424	2611464	\$800,000	06/14/13	\$233.64	INSURANCE AGENCIES	C1-40	1	Y	
019	020	744200	0405	3,630	2621262	\$785,000	07/22/13	\$216.25	WALRUS MACHINE	IB U/45	1	26	Imp changed after sale; not in ratio
019	020	775990	0010	21,132	2728200	\$8,150,000	05/04/15	\$385.67	SHIP CANAL OFFICE CENTER	IG2 U/65	7	Y	
019	020	952110	1072	1,320	2718008	\$325,000	03/05/15	\$246.21	SALON	C1-40	1	Y	
019	040	091700	0053	1,350	2663812	\$439,000	04/14/14	\$325.19	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	040	091700	0053	1,350	2587809	\$373,000	01/25/13	\$276.30	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	040	091700	0056	1,340	2669961	\$419,000	05/22/14	\$312.69	LIVE/WORK LOFT TOWNHOUSE UNIT	NC1-40	1	Y	
019	040	091700	0275	3,315	2628821	\$725,000	08/28/13	\$218.70	ADVANCE PAYDAY LOAN	C1-40	2	Y	
019	040	164650	0265	2,268	2611019	\$535,000	06/12/13	\$235.89	RETAIL STORE (MULTI-TENANTS)	NC2-40	1	Y	
019	040	287710	3845	4,129	2634596	\$840,000	10/02/13	\$203.44	FRANCINE SEDERS GALLERY	NC2-40	2	Y	
019	040	287710	3851	2,400	2643756	\$650,000	11/18/13	\$270.83	MAIKU RESTAURANT (SFR CONVE	NC2-40	1	Y	
019	040	291920	0725	5,208	2707487	\$1,335,000	12/24/14	\$256.34	RETAIL STORE	NC2P-40	1	Y	
019	040	291920	1260	12,107	2756499	\$2,020,000	09/18/15	\$166.85	RETAIL & OFFICE MIXED-USE	NC2P-40	1	Y	
019	040	291920	1285	6,080	2597852	\$835,000	04/02/13	\$137.34	THE 2ND HAND ROSE THRIFT SHC	NC2P-40	1	26	Imp changed after sale; not in ratio
019	040	291920	1300	6,577	2602217	\$1,074,000	04/26/13	\$163.30	MIXED-USE RESTAURANT W/12 RC	NC2P-40	2	Y	
019	040	291920	1305	6,560	2599916	\$1,300,000	04/12/13	\$198.17	RETAIL STORES	NC2P-65	1	Y	
019	040	291920	1320	1,806	2599911	\$875,000	04/05/13	\$484.50	RETAIL/RESTAURANT STORE	NC2P-65	1	Y	
019	040	291920	1330	2,436	2599923	\$600,000	04/12/13	\$246.31	RETAIL STORE (MULTI-TENANT)	NC2P-65	1	Y	
019	040	336390	0216	6,687	2709968	\$1,545,000	01/12/15	\$231.05	MIXED USE RETAIL & 5 UNIT APAR	NC2-40	1	Y	
019	040	379700	2120	2,700	2729361	\$500,000	05/06/15	\$185.19	MIXED USE RETAIL & 2 MULTI-FAM	NC3-40	1	Y	
019	040	379700	2325	2,820	2665205	\$310,000	04/25/14	\$109.93	BUTCH'S GUN SHOP	NC3-40	1	26	Imp changed after sale; not in ratio
019	040	643000	0190	2,088	2636282	\$460,000	10/14/13	\$220.31	DUPLEX	C1-40	1	Y	
019	040	643000	0191	1,630	2635526	\$390,000	10/07/13	\$239.26	OFFICE BUILDING	C1-40	1	Y	
019	040	643050	0300	7,020	2677102	\$2,000,000	06/27/14	\$284.90	LEARN, PLAY, SWEAT	NC2P-40	4	Y	
019	040	643050	0305	4,032	2660396	\$950,000	03/24/14	\$235.62	ALLEGRA PRINT & IMAGING	NC2P-40	1	Y	
019	040	755930	0560	1,502	2699871	\$412,000	11/05/14	\$274.30	SAPPHIRE CONDOMINIUM	NC3P-40	2	Y	
019	050	046100	2824	3,160	2727967	\$965,000	04/29/15	\$305.38	MIXED USE APARTMENT (COML &	NC2-40	1	Y	
019	050	046100	2975	1,836	2758666	\$460,000	09/23/15	\$250.54	COSMOPOLITAN KIDS CHILDREN'S	LR2 RC	1	Y	
019	050	046100	3466	594	2770763	\$400,000	12/07/15	\$673.40	ARTS AND CRAFTS STUDIO (SMAL	LR2 RC	1	Y	
019	050	054600	0560	2,228	2605502	\$620,000	05/10/13	\$278.28	GARAGE, SERVICE REPAIR	LR2	1	Y	
019	050	102503	9164	2,295	2728434	\$730,000	04/29/15	\$318.08	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	102503	9164	2,295	2621533	\$690,000	07/29/13	\$300.65	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	102503	9337	2,209	2640712	\$640,000	11/05/13	\$289.72	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	102503	9338	2,172	2656733	\$676,000	03/04/14	\$311.23	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	102503	9339	2,028	2645098	\$689,000	11/07/13	\$339.74	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	050	123200	1148	1,535	2718378	\$449,000	03/04/15	\$292.51	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	123200	1149	1,535	2707258	\$480,000	12/19/14	\$312.70	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	123200	1154	1,535	2714839	\$449,000	02/03/15	\$292.51	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	123200	1155	1,535	2718877	\$450,000	03/05/15	\$293.16	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	125420	0115	5,520	2640512	\$914,250	11/06/13	\$165.63	MIXED USE RETAIL/APARTMENT	LR2 RC	1	Y	
019	050	276760	0545	5,696	2695535	\$1,700,000	10/14/14	\$298.46	EXCEL PLAZA	NC3-40	1	Y	

Improvement Sales for Area 019 with Sales Used

03/07/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	276760	1480	4,155	2696376	\$1,537,300	10/10/14	\$369.99	DENTISTRY FOR ADULTS & CHIDR	LR3 RC	2	Y	
019	050	292270	0577	1,644	2755836	\$415,000	09/04/15	\$252.43	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	050	305270	0090	4,100	2685503	\$545,000	08/18/14	\$132.93	GARAGE SERVICE REPAIR	NC2-40	1	Y	
019	050	330070	0945	3,320	2692067	\$550,000	09/19/14	\$165.66	GOOFYS	NC3P-40	1	Y	
019	050	330070	0974	4,976	2587909	\$950,000	02/05/13	\$190.92	BAKERY	NC3P-40	1	Y	
019	050	369240	0050	1,190	2650593	\$280,000	01/22/14	\$235.29	JENNIFER ROSE BUILDING COND	NC2-40	1	Y	
019	050	444980	0004	1,290	2684872	\$369,950	08/06/14	\$286.78	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0005	1,338	2663141	\$365,000	04/11/14	\$272.80	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	602150	3280	2,616	2724284	\$705,000	04/07/15	\$269.50	LOYAL REALTY	NC2-40	1	Y	
019	050	602150	3464	1,400	2723660	\$560,000	04/09/15	\$400.00	RETAIL/OFFICE	LR3	1	Y	
019	050	751850	0046	4,069	2721936	\$695,000	04/01/15	\$170.80	BALLARD VETERINARY CLINIC	NC2-40	1	34	Use-change after sale; not in ratio
019	050	751850	0510	3,070	2728482	\$535,000	05/04/15	\$174.27	O'HARA CORPORATION (SFR HOU	NC2-40	1	Y	
019	050	923190	0305	2,425	2638472	\$399,950	10/24/13	\$164.93	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (	1	Y	
019	050	923190	0306	2,425	2641213	\$415,000	11/14/13	\$171.13	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (	1	Y	
019	050	923190	0307	1,878	2643092	\$499,950	11/22/13	\$266.21	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (	1	Y	
019	050	923190	0308	1,878	2638470	\$505,000	10/29/13	\$268.90	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (	1	Y	
019	050	923190	0312	1,878	2636854	\$505,000	10/16/13	\$268.90	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	050	923190	0313	1,878	2715224	\$562,500	02/09/15	\$299.52	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	050	923190	0313	1,878	2637127	\$499,950	10/17/13	\$266.21	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	
019	060	335950	0645	3,250	2636294	\$684,600	10/10/13	\$210.65	MIXED USE 3-PLEX (Soci Hair Salon	NC1-30	1	Y	
019	060	390250	0020	749	2694394	\$312,500	10/08/14	\$417.22	KIRKWOOD PLACE	NC1-30	1	Y	
019	060	873243	0010	1,691	2591499	\$515,000	02/26/13	\$304.55	225 AT GREENLAKE CONDOMINIUM	NC1-30	1	Y	
019	060	873243	0020	2,069	2625946	\$565,000	08/22/13	\$273.08	225 AT GREENLAKE CONDOMINIUM	NC1-30	1	Y	
019	060	913610	0006	4,640	2629193	\$1,300,000	08/31/13	\$280.17	RETAIL/RES/APTS	NC1-30	1	Y	
019	060	955020	4350	1,558	2672648	\$510,000	06/02/14	\$327.34	ROOMING HOUSE	SF 5000	1	Y	

Vacant Sales for Area 019 with Sales Used

12/16/2015

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	197220	1675	12,392	2716264	\$1,130,000	02/25/15	\$91.19	VACANT PARCEL	C1-40	1	Y	
019	020	197220	1325	6,720	2693744	\$900,000	09/26/14	\$133.92	TWO SINGLE FAMILY	L2	2	Y	
100	130	197220	0290	15,100	2612677	\$2,332,600	06/18/13	\$154.48	KING MERCHANDISING CONCEPT	C1-40	1	Y	
019	020	251600	0232	1,342	2759153	\$175,000	09/29/15	\$130.40	VACANT LAND	C1-40	1	Y	
019	010	276760	4045	4,650	2651886	\$650,000	01/29/14	\$139.78	PROPOSED ROOMING HOUSE	LR3	1	Y	
019	050	276760	0975	10,000	2727934	\$1,218,000	04/22/15	\$121.80	FIRST MUTUAL BANK	NC3-40	1	Y	
100	145	276760	1101	6,000	2764403	\$900,000	10/14/15	\$150.00	4 PLEX	LR1	1	Y	
019	010	276770	0040	5,000	2687354	\$705,000	08/22/14	\$141.00	DUPLEX	LR3	1	Y	
019	010	276770	0270	22,800	2761561	\$4,575,000	10/15/15	\$200.66	WIGGEN & SONS FUNERAL HOME	NC3-65	1	Y	
019	010	276770	0295	7,800	2633296	\$1,400,000	09/27/13	\$179.49	U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2	Y	
019	010	276770	0500	23,400	2616635	\$5,110,000	07/09/13	\$218.38	LAW OFFICES	NC3-65	4	Y	
019	010	276770	0615	7,800	2737506	\$2,300,000	06/15/15	\$294.87	MARGARET MATTHEWS CPA	NC3-85	2	Y	
019	010	276770	1650	14,270	2681714	\$1,850,000	07/29/14	\$129.64	JUBILEE FISHERIES	C1-65	1	Y	
019	010	276770	3410	12,100	2633928	\$1,500,000	09/18/13	\$123.97	ARNE'S AUTO SERVICE	C1-65	1	Y	
100	135	276770	3631	37,045	2597081	\$8,750,000	04/01/13	\$236.20	TALLMAN MEDICAL CLINIC	NC3-85	6	Y	
100	135	276770	3631	37,045	2597089	\$8,893,500	04/01/13	\$240.07	TALLMAN MEDICAL CLINIC	NC3-85	6	Y	
100	135	276770	3656	12,000	2597091	\$2,656,500	04/01/13	\$221.38	ANGELO HAIR DESIGN	NC3-85	3	Y	
100	135	276770	3660	10,000	2597085	\$2,000,000	03/28/13	\$200.00	TALLMAN PLAZA APTS., 8 Units	NC3-85	2	Y	
100	145	276770	0395	5,000	2676411	\$910,000	06/20/14	\$182.00	5 UNIT APT	NC3-65	1	Y	
019	020	276830	0425	20,000	2601666	\$1,700,000	04/15/13	\$85.00	VACANT LAND	IG2 U/65	4	Y	
019	020	276830	0925	18,730	2668088	\$2,498,000	05/13/14	\$133.37	LOUIES CUISINE OF CHINA	C1-65	1	Y	
019	020	276830	0980	4,700	2632535	\$447,000	09/18/13	\$95.11	4 PLEX	IG2 U/65	1	Y	
019	020	276830	1755	7,492	2668084	\$750,000	05/13/14	\$100.11	VACANT PARKING	IG2 U/65	1	Y	
019	050	276960	1865	12,750	2764822	\$1,320,000	10/29/15	\$103.53	STG-NICKS' BOATS & MOTORS	NC2P-30	2	Y	
019	050	277660	0113	5,310	2701486	\$595,000	11/03/14	\$112.05	SINGLE FAMILY	NC2-40	1	Y	
019	050	291920	0045	4,181	2626966	\$400,000	08/26/13	\$95.67	PROPOSED NEW MIXED USE	NC2-40	1	Y	
019	050	305270	0080	3,750	2655707	\$375,000	02/20/14	\$100.00	CITY NAILS	NC2-40	1	Y	
019	040	339290	0005	16,553	2724323	\$1,500,000	04/15/15	\$90.62	METROPOLITAN MOTORS LLC (USE	C1-40	1	Y	
019	040	551160	0230	10,020	2647045	\$1,120,000	12/18/13	\$111.78	RETAIL STORE	NC3-40	1	Y	
019	020	569500	0155	5,179	2731608	\$725,000	05/19/15	\$139.99	SWINGSIDE CAFE	LR3 RC	1	Y	
019	010	867340	0185	4,700	2648650	\$575,000	12/23/13	\$122.34	DUPLEX	LR3	1	Y	
019	010	867340	0200	15,368	2652837	\$1,610,000	01/27/14	\$104.76	NEW RETAIL	IB U/45	1	Y	
019	020	952110	1071	700	2702645	\$26,500	11/21/14	\$37.86	VACANT COMMERCIAL LOT	C1-40	1	Y	
019	020	952110	1071	700	2587642	\$21,000	01/29/13	\$30.00	VACANT COMMERCIAL LOT	C1-40	1	Y	
019	060	952810	3625	11,000	2638237	\$1,575,000	10/29/13	\$143.18	VACANT LAND	NC2-40	1	Y	
019	060	952810	4725	8,800	2674597	\$1,177,000	06/19/14	\$133.75	PLASTIC SALES & SERVICE	NC3-40	2	Y	

Improvement Sales for Area 019 with Sales not Used

03/07/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	117500	0960	6,160	2685770	\$1,835,000	08/11/14	\$297.89	LIQUOR AND WINE RETAIL STORE	IB U/45	1	60	Short sale
019	010	276760	3400	14,905	2621601	\$1,026,720	07/29/13	\$68.88	MIXED-USE APARTMENT	NC3-40	1	22	Partial interest (1/3, 1/2, etc.)
019	010	276770	0150	14,682	2716339	\$75,000	02/27/15	\$5.11	JO ANN FABRICS AND CRAFTS ST	NC3-65	1	24	Easement or right-of-way
019	010	276830	0175	4,776	2676609	\$337,500	06/30/14	\$70.67	OFFICES	C1-65	1	44	Tenant
019	020	193130	0785	15,640	2676509	\$1,400,000	06/20/14	\$89.51	NW CASTER	C1-40	1	51	Related party, friend, or neighbor
019	020	197220	2820	13,948	2776838	\$61,092	12/23/15	\$4.38	FREMONT PROFESSIONAL CENTE	NC3P-40	1	24	Easement or right-of-way
019	020	197220	3035	1,665	2584830	\$855,000	01/07/13	\$513.51	RETAIL	NC2P-40	1	51	Related party, friend, or neighbor
019	020	197220	3225	28,715	2741710	\$2,125,000	07/02/15	\$74.00	WAREHOUSE-THEO CHOC	IG2 U/65	1	22	Partial interest (1/3, 1/2, etc.)
019	020	197220	3565	3,810	2753974	\$1,375,000	09/03/15	\$360.89	RETAIL	IB U/65	1	44	Tenant
019	020	197220	3730	1,918	2741699	\$800,000	07/08/15	\$417.10	RESTAURANT	IB U/45	1	36	Plottage
019	020	197220	3760	2,112	2699093	\$1,887,500	10/28/14	\$893.70	DIAMOND MACHINE WORKS	IB U/45	3	36	Plottage
019	020	197220	3830	5,446	2706976	\$3,400,000	12/17/14	\$624.31	OFFICE	IG2 U/65	2	51	Related party, friend, or neighbor
019	020	198220	1780	79,650	2680904	\$10,250,000	07/07/14	\$128.69	MCCALLUM ENVELOPE & PRINTIN	IB U/45	1	36	Plottage
019	020	198220	1965	3,834	2628534	\$775,000	09/04/13	\$202.14	MR J'S DELI & MART	IB U/45	1	13	Bankruptcy - receiver or trustee
019	020	198220	2046	5,744	2653453	\$280,000	02/13/14	\$48.75	IMPERIAL INTERNATIONAL	IG2 U/65	1	15	No market exposure
019	020	264370	0010	42,542	2696526	\$10,859,000	10/13/14	\$255.25	FREMONT CONDOMINIUM	NC3-40	1	63	Sale price updated by sales id group
019	020	276770	1820	1,700	2698594	\$650,000	09/29/14	\$382.35	FULLER-ANDERSON ROOFING	IC-65	1	52	Statement to dor
019	020	276770	1820	1,700	2747633	\$650,000	07/29/15	\$382.35	OFFICE/WAREHOUSE	IC-65	1	31	Exempt from excise tax
019	020	276770	1975	18,000	2765727	\$950,000	11/05/15	\$52.78	SCOTT GALVANIZING	IC-65	1	25	Fulfillment of contract deed
019	020	276770	2190	16,818	2636216	\$2,780,000	10/15/13	\$165.30	EURO PRODUCTS	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276770	2630	15,000	2746511	\$2,100,000	07/22/15	\$140.00	SALMON BAY	IG2 U/65	2	51	Related party, friend, or neighbor
019	020	276770	2795	7,210	2774387	\$1,650,000	12/29/15	\$228.85	J DESIGN FABRICATION CONSTRU	IG2 U/65	2	44	Tenant
019	020	276770	2805	2,210	2756879	\$50,000	08/24/15	\$22.62	GEO LEE'S GARAGE	IG2 U/65	1	12	Estate administrator, guardian, or e
019	020	276770	2820	22,882	2702801	\$6,200,000	11/21/14	\$270.96	OFFICE BLDG	IG2 U/65	1	15	No market exposure
019	020	276770	3800	16,300	2771423	\$3,368,500	12/11/15	\$206.66	WHSE/SHOP	IC-65	2	51	Related party, friend, or neighbor
019	020	276830	0590	3,840	2673248	\$735,000	05/20/14	\$191.41	QUALITY PLUMBING	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	1650	12,292	2720625	\$2,020,000	03/26/15	\$164.33	SALMON BAY HYDROLOGICS	IG2 U/65	3	15	No market exposure
019	020	276830	2930	36,408	2772457	\$16,999,900	12/17/15	\$466.93	DEPT OF SOCIAL & HEALTH SERV	IG2 U/65	1	15	No market exposure
019	020	276830	3225	1,050	2719049	\$216,356	03/16/15	\$206.05	RESIDENCE	IG2 U/65	1	13	Bankruptcy - receiver or trustee
019	020	276830	3225	1,050	2751961	\$450,000	08/17/15	\$428.57	RESIDENCE	IG2 U/65	1	18	Quit claim deed
019	020	569350	0635	1,742	2613978	\$689,000	06/18/13	\$395.52	RESTAURANT	NC2-40	1	51	Related party, friend, or neighbor
019	020	744200	0400	1,920	2765328	\$820,000	11/03/15	\$427.08	H & H PAINTING	IB U/45	1	13	Bankruptcy - receiver or trustee
019	020	744200	0460	18,139	2605161	\$2,220,114	05/13/13	\$122.39	DORIAN METAL FABRICATING	IG2 U/65	1	57	Selling or buying costs affecting sa
019	020	744200	0755	16,338	2672185	\$1,155,000	06/04/14	\$70.69	INDUSTRIAL CHEMICAL ETC	IG2 U/45	1	51	Related party, friend, or neighbor
019	020	775990	0080	1,240	2741484	\$620,000	07/06/15	\$500.00	SHIP CANAL OFFICE CENTER	IG2 U/65	1	36	Plottage
019	020	775990	0090	2,088	2753505	\$930,000	09/01/15	\$445.40	SHIP CANAL OFFICE CENTER	IG2 U/65	2	36	Plottage
019	040	091700	0053	1,350	2639057	\$380,000	10/01/13	\$281.48	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	18	Quit claim deed
019	040	643000	0005	622	2731009	\$255,067	05/14/15	\$410.08	TIRE HOUSE LLC	C1-40	1	44	Tenant
019	040	643050	0076	770	2761991	\$610,000	10/15/15	\$792.21	TACO DEL MAR	NC2P-40	1	44	Tenant
019	040	643150	0402	4,200	2683221	\$641,500	08/05/14	\$152.74	RETAIL STORE	NC2P-65	1	51	Related party, friend, or neighbor
019	040	946820	0032	4,000	2738973	\$1,800,000	06/23/15	\$450.00	KORT HAUS & STUMBLING GOAT	NC2-40	1	15	No market exposure

Improvement Sales for Area 019 with Sales not Used

03/07/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	040	952310	0875	11,212	2601060	\$33,000	04/13/13	\$2.94	REORGANIZED LATTER-DAY SAIN	LR3	1	18	Quit claim deed
019	050	349130	0023	1,296	2656605	\$1,175,000	03/05/14	\$906.64	BALLARD MUFFLER SHOP	NC2-40	2	23	Forced sale
019	050	751850	0945	3,570	2714649	\$565,000	02/19/15	\$158.26	METROPOLITIAN	NC2-40	1	62	Auction sale
019	050	751850	3715	2,648	2713951	\$262,500	02/12/15	\$99.13	SMOKEN PETE'S BBQ	NC1-30	1	22	Partial interest (1/3, 1/2, etc.)
019	050	758920	0135	1,956	2771681	\$750,000	12/08/15	\$383.44	BARBER SHOP & RESIDENCE	LR2 RC	1	15	No market exposure
019	060	716990	0010	932	2727870	\$400,000	04/24/15	\$429.18	RAVENNA GREENLAKE	NC2-40	1	15	No market exposure
019	060	952910	0025	7,760	2637565	\$370,324	09/24/13	\$47.72	NAUTILUS FITNESS CENTER	NC2P-65	1	52	Statement to dor

Vacant Sales for Area 019 with Sales not Used

12/16/2015

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276770	0080	5,000	2616936	\$1,500,000	07/10/13	\$300.00	SFR HOUSE	MR-RC	1	36	PLOTTAGE
019	010	276770	3420	5,000	2628903	\$500,000	08/29/13	\$100.00	PARKING FOR SWEDISH BALLARD HO	C1-65-NC3	1	17	NON-PROFIT
019	010	276810	0365	12,380	2707127	\$4,427,793	12/22/14	\$357.66	PARKING FOR ACCOUNT #276810-03	C1-65	2	15	NO MARKET EXPOSURE
019	010	276810	0465	25,000	2707123	\$6,641,689	12/23/14	\$265.67	BURGER KING	C1-65	1	15	NO MARKET EXPOSURE
019	020	193130	0770	8,115	2595619	\$542,858	03/14/13	\$66.90	MOTEL, SFR, SHED	C1-40	1	36	PLOTTAGE
019	020	197220	3620	5,280	2657857	\$795,000	03/11/14	\$150.57	LAND ONLY	IB U/45	1	36	PLOTTAGE
019	040	099300	1655	15,375	2679833	\$1,025,000	07/14/14	\$66.67	VACANT LAND	LR3	1	12	ESTATE
019	040	339290	0005	16,553	2638353	\$965,000	09/23/13	\$58.30	METROPOLITAN MOTORS LLC (USE	C1-40	1	51	RELATED PARTIES,FRIEND
019	040	643050	0158	9,706	2740654	\$1,700,000	06/26/15	\$175.15	BLEACHER'S PUP	NC2-40	1	68	NON GOV'T TO GOV'T
019	040	946820	0016	11,700	2732618	\$950,000	05/22/15	\$81.20	FORMER GAS STATION	NC2-40	1	62	AUCTION SALE
019	050	123200	1156	3,330	2594217	\$235,000	03/04/13	\$70.57	NEW LIVE WORK	NC2-40	1	13	BANKRUPTCY
019	050	276770	4295	5,000	2632862	\$508,000	09/17/13	\$101.60	SFR	LR3	1	15	NO MARKET EXPOSURE
019	050	291920	0025	4,291	2622798	\$300,000	08/06/13	\$69.91	VACANT	NC2-40	1	15	NO MARKET EXPOSURE
019	050	291920	0060	25,127	2626974	\$2,100,000	08/23/13	\$83.58	RETAIL STORE	NC2-40	3	42	DEVELOPMENT RIGHT TO CNT,CITY
100	135	276770	3656	2,000	2597088	\$680,000	04/01/13	\$340.00	ANGELO HAIR DESIGN	NC3-85	1	56	BUILDER OR DEVELOPER SALE
410	000	276810	0477	10,572	2707126	\$5,180,518	12/23/14	\$490.02	SHELL FOOD MART	C1-65	1	15	NO MARKET EXPOSURE

2016 PHYSICAL INSPECTION AREA 19

Area	Major	Minor	SitusAddress	PropType
19	276770	0270	2003 NW 57TH ST	Apartment(Mixed Use)
19	276830	0175	1100 NW 54TH ST	Industrial(Light)
19	867340	0305	2633 NW MARKET ST	Industrial(Gen Purpose)
19	012400	0005	644 NW 44TH ST	Industrial(Gen Purpose)
19	197220	1325	3633 LINDEN AVE N	Vacant(Multi-family)
19	197220	1330	3635 LINDEN AVE N	Single Family(Res Use/Zone)
19	197220	2680	704 N 34TH ST	Retail Store
19	197220	3760	211 N 36TH ST	Industrial(Gen Purpose)
19	197220	3765	213 N 36TH ST	Industrial(Gen Purpose)
19	197220	3995	127 N 35TH ST	Office Building
19	197220	4245	108 NW 35TH ST	Office Building
19	197220	4255	102 NW 35TH ST	Apartment(Mixed Use)
19	198220	1995	849 NW 46TH ST	Retail Store
19	198220	3110	4351 8TH AVE NW	Restaurant(Fast Food)
19	251600	0080	4321 LEARY WAY NW	Office Building
19	251600	0185	4230 LEARY WAY NW	Warehouse
19	251600	0230	4208 LEARY WAY NW	Office Building
19	251600	0232	4204 LEARY WAY NW	Vacant(Commercial)
19	251600	0240	4218 6TH AVE NW	Industrial(Gen Purpose)
19	276770	1820	4912 17TH AVE NW	Retail Store
19	276770	2020	1514 NW LEARY WAY	Industrial(Gen Purpose)
19	276770	2655	2116 NW VERNON PL	Office Building
19	276770	2750	5309 22ND AVE NW	Restaurant/Lounge
19	276770	2760	5416 SHILSHOLE AVE NW	Warehouse
19	276770	2795	5448 SHILSHOLE AVE NW	Warehouse
19	276770	2800	5450 SHILSHOLE AVE NW	Warehouse
19	276770	3340	4900 LEARY AVE NW	Restaurant/Lounge
19	276770	3800	5128 RUSSELL AVE NW	Service Building
19	276830	0785	1125 NW 53RD ST	Warehouse
19	276830	0840	1128 NW 52ND ST	Service Building
19	276830	0925	5100 15TH AVE NW	Restaurant/Lounge
19	276830	0985	1406 NW 51ST ST	Industrial(Gen Purpose)
19	276830	1130	1136 NW 51ST ST	Industrial(Gen Purpose)
19	276830	1605	5014 14TH AVE NW	Office Building
19	276830	1615	5010 14TH AVE NW	Industrial(Gen Purpose)
19	276830	1650	1143 NW 51ST ST	Industrial(Gen Purpose)
19	276830	1660	1135 NW 51ST ST	Warehouse
19	276830	1680	1115 NW 51ST ST	Office Building
19	276830	1700	1100 NW 50TH ST	Warehouse
19	276830	1710	1110 NW 50TH ST	Industrial(Gen Purpose)
19	276830	1730	1124 NW 50TH ST	Industrial(Light)
19	276830	1740	1136 NW 50TH ST	Service Building
19	276830	1745	1142 NW 50TH ST	Industrial(Gen Purpose)
19	276830	1775	1433 NW 51ST ST	Service Building
19	276830	1780	1429 NW 51ST ST	Office Building
19	276830	1785	1419 NW 51ST ST	Vacant(Industrial)
19	276830	1805	5015 14TH AVE NW	Service Building
19	276830	1850	5000 15TH AVE NW	Retail Store
19	276830	1860	5000 15TH AVE NW	Retail Store
19	276830	1865	5000 15TH AVE NW	Retail Store
19	276830	1885	1401 NW 50TH ST	Industrial(Gen Purpose)
19	276830	1980	4912 14TH AVE NW	Warehouse
19	276830	1991	1148 NW LEARY WAY	Industrial(Light)
19	276830	2060	4911 11TH AVE NW	Industrial(Gen Purpose)
19	276830	2155	913 NW 50TH ST	Warehouse
19	276830	2240	929 NW 49TH ST	Warehouse
19	276830	2495	1436 NW LEARY WAY	Retail Store
19	276830	2505	1421 NW 49TH ST	Industrial(Gen Purpose)
19	276830	2515	1415 NW 49TH ST	Warehouse
19	276830	2535	1400 NW LEARY WAY	Retail Store
19	276830	2560	1426 NW LEARY WAY	Service Building
19	276830	2575	1440 NW LEARY WAY	Service Building
19	276830	2690	1455 NW LEARY WAY	Office Building
19	276830	2930	907 NW BALLARD WAY	Office Building
19	441310	0045	620 NW BRIGHT ST	School(Private)
19	441310	0060	620 NW BRIGHT ST	School(Private)
19	441310	0071	4351 6TH AVE NW	School(Private)

2016 PHYSICAL INSPECTION AREA 19

19	441310	0125	4333 LEARY WAY NW	Industrial(Heavy)
19	441310	0150	4332 LEARY WAY NW	Single Family(Res Use/Zone)
19	569400	0430	4416 FREMONT AVE N	Grocery Store
19	744200	0145	4105 LEARY WAY NW	Service Building
19	744200	0165	4121 6TH AVE NW	Warehouse
19	744200	0222	600 NW 40TH ST	Warehouse
19	744200	0316	349 NW 41ST ST	Warehouse
19	744200	0350	4020 LEARY WAY NW	Industrial(Gen Purpose)
19	744200	0385	302 NW 40TH ST	Office Building
19	744200	0405	4010 LEARY WAY NW	Restaurant/Lounge
19	744200	0425	4001 LEARY WAY NW	Restaurant(Fast Food)
19	744200	0430	4013 LEARY WAY NW	Office Building
19	744200	0455	4000 6TH AVE NW	Warehouse
19	744200	0545	3977 LEARY AVE NW	Warehouse
19	952110	0920	4905 AURORA AVE N	Service Building
19	952110	0970	4803 AURORA AVE N	Apartment(Mixed Use)
19	952110	0985	4817 AURORA AVE N	Mini Warehouse
19	952110	1035	4717 AURORA AVE N	Retail Store
19	062504	9094	7800 AURORA AVE N	Retail Store
19	200070	0391	7307 GREENWOOD AVE N	Retail Store
19	291920	1285	203 N 85TH ST	Retail Store
19	291920	1300	145 NW 85TH ST	Apartment(Mixed Use)
19	291920	1305	8419 GREENWOOD AVE N	Retail Store
19	291920	1320	8411 GREENWOOD AVE N	Retail Store
19	291920	1330	8403 GREENWOOD AVE N	Retail Store
19	339290	0005	8228 GREEN LAKE DR N	Auto Showroom and Lot
19	379700	2120	7515 AURORA AVE N	Apartment(Mixed Use)
19	643050	0158	8118 GREENWOOD AVE N	Tavern/Lounge
19	643050	0356	311 N 85TH ST	Office Building
19	643050	0357	319 N 85TH ST	Retail Store
19	643050	0360	8420 GREENWOOD AVE N	Restaurant/Lounge
19	643050	0362	8402 GREENWOOD AVE N	Restaurant/Lounge
19	643050	0363	8408 GREENWOOD AVE N	Retail Store
19	643050	0364	8410 GREENWOOD AVE N	Retail Store
19	643050	0365	8404 GREENWOOD AVE N	Retail Store
19	643150	0310	404 N 85TH ST	Bank
19	643150	0360	8500 GREENWOOD AVE N	Retail Store
19	643150	0361	320 N 85TH ST	Office Building
19	946820	0032	6726 GREENWOOD AVE N	Restaurant/Lounge
19	045200	1225	6415 8TH AVE NW	Conv Store without Gas
19	045800	0165	1420 NW 80TH ST	Church/Welfare/Relig Srvc
19	046100	2400	1460 NW 73RD ST	Church/Welfare/Relig Srvc
19	046100	2705	7302 15TH AVE NW	Retail Store
19	046100	2720	7310 15TH AVE NW	Single Family(C/I Zone)
19	046100	2824	7356 15TH AVE NW	Apartment(Mixed Use)
19	046100	2825	7358 15TH AVE NW	Apartment(Mixed Use)
19	046100	3045	7034 15TH AVE NW	Tavern/Lounge
19	046100	3055	7040 15TH AVE NW	Retail Store
19	046100	3230	1460 NW 70TH ST	Apartment(Mixed Use)
19	046100	3466	1414 NW 70TH ST	Office Building
19	046100	3470	1418 NW 70TH ST	Apartment(Mixed Use)
19	047200	0375	7501 32ND AVE NW	Duplex
19	054600	0560	1701 NW 85TH ST	Service Station
19	094500	0590	358 NW 85TH ST	Rooming House
19	094500	0620	344 NW 85TH ST	Service Building
19	094500	0630	338 NW 85TH ST	Office Building
19	094500	0640	330 NW 85TH ST	Office Building
19	094500	0650	326 NW 85TH ST	Apartment(Mixed Use)
19	094500	0660	320 NW 85TH ST	Apartment(Mixed Use)
19	094500	0700	300 NW 85TH ST	Retail Store
19	123200	1125	7701 15TH AVE NW	Retail Store
19	123200	1130	7705 15TH AVE NW	Retail Store
19	123200	1148	7717 15TH AVE NW	Townhouse Plat
19	123200	1149	7717 15TH AVE NW	Townhouse Plat
19	123200	1154	7723 15TH AVE NW	Townhouse Plat
19	123200	1155	7723 15TH AVE NW	Townhouse Plat
19	123200	1180	7743 15TH AVE NW	Duplex
19	123200	1190	7749 15TH AVE NW	Retail Store
19	123200	1200	7757 15TH AVE NW	Retail Store

2016 PHYSICAL INSPECTION AREA 19

19	123200	1285	7501 15TH AVE NW	Service Building
19	123200	1295	7509 15TH AVE NW	Restaurant/Lounge
19	123200	1305	7515 15TH AVE NW	Tavern/Lounge
19	123200	1325	7535 15TH AVE NW	Service Building
19	123200	1335	7541 15TH AVE NW	Apartment
19	123200	1340	7543 15TH AVE NW	Single Family(C/I Zone)
19	123200	1355	7551 15TH AVE NW	Apartment(Mixed Use)
19	123200	1360	7555 15TH AVE NW	Apartment(Mixed Use)
19	202870	0043	6756 DIVISION AVE NW	Townhouse Plat
19	202870	0044	6754 DIVISION AVE NW	Townhouse Plat
19	202870	0045	6757 8TH AVE NW	Retail Store
19	202870	0046	6762 DIVISION AVE NW	Townhouse Plat
19	202870	0047	6752 DIVISION AVE NW	Townhouse Plat
19	202870	0048	6760 DIVISION AVE NW	Townhouse Plat
19	202870	0049	6758 DIVISION AVE NW	Townhouse Plat
19	202870	1145	800 NW 65TH ST	Retail Store
19	276760	0545	6421 15TH AVE NW	Office Building
19	276760	0610	6416 15TH AVE NW	Restaurant(Fast Food)
19	276760	0975	6301 15TH AVE NW	Bank
19	276760	1480	6319 24TH AVE NW	Apartment(Mixed Use)
19	276760	2080	6215 15TH AVE NW	Service Building
19	276760	2200	6101 15TH AVE NW	Restaurant(Fast Food)
19	276760	2866	6018 24TH AVE NW	Apartment(Mixed Use)
19	276760	3300	6015 15TH AVE NW	Apartment(Mixed Use)
19	276770	4310	6200 15TH AVE NW	Retail Store
19	276770	4315	6100 15TH AVE NW	Bank
19	276960	1465	6300 8TH AVE NW	Retail(Big Box)
19	276960	1700	6204 8TH AVE NW	Medical/Dental Office
19	276960	2765	6259 3RD AVE NW	Apartment(Mixed Use)
19	287710	1210	6500 3RD AVE NW	Apartment(Mixed Use)
19	287710	1696	500 NW 65TH ST	Retail Store
19	287710	1906	6500 6TH AVE NW	Retail Store
19	287710	4385	7001 3RD AVE NW	Retail Store
19	288010	0300	701 NW 70TH ST	Retail Store
19	288010	0750	700 NW 65TH ST	Retail Store
19	291920	0020	145 NW 85TH ST	Office Building
19	291920	0025	143 NW 85TH ST	Rooming House
19	291920	0035	135 NW 85TH ST	Triplex
19	291920	0040	129 NW 85TH ST	Apartment(Mixed Use)
19	291920	0045	127 NW 85TH ST	Apartment(Co-op)
19	291920	0050	121 NW 85TH ST	Apartment(Mixed Use)
19	291920	0055	117 NW 85TH ST	Apartment(Mixed Use)
19	291970	0300	8310 8TH AVE NW	Retail Store
19	291970	1115	651 NW 81ST ST	Church/Welfare/Relig Srvc
19	291970	2505	331 NW 85TH ST	Industrial(Heavy)
19	291970	2545	325 NW 85TH ST	Restaurant/Lounge
19	291970	2571	315 NW 85TH ST	Apartment(Mixed Use)
19	291970	2590	301 NW 85TH ST	Retail Store
19	292270	0577	8415 8TH AVE NW	Townhouse Plat
19	292270	0578	8415 8TH AVE NW	Townhouse Plat
19	305270	0070	6726 15TH AVE NW	Service Building
19	305270	0080	6722 15TH AVE NW	Apartment(Mixed Use)
19	305270	0090	6720 15TH AVE NW	Service Building
19	305270	0120	6700 15TH AVE NW	Townhouse Plat
19	305270	0121	6702 15TH AVE NW	Townhouse Plat
19	305270	0122	6704 15TH AVE NW	Townhouse Plat
19	305270	0123	6706 15TH AVE NW	Townhouse Plat
19	305270	0124	6708 15TH AVE NW	Townhouse Plat
19	305270	0125	6710 15TH AVE NW	Townhouse Plat
19	305270	0126	6709 MARY AVE NW	Townhouse Plat
19	305270	0127	6705 MARY AVE NW	Townhouse Plat
19	305270	0128	6701 MARY AVE NW	Townhouse Plat
19	305270	0129	6701 MARY AVE NW	Townhouse Plat
19	305270	0131	6709 MARY AVE NW	Townhouse Plat
19	305270	0360	1411 NW 70TH ST	Retail(Line/Strip)
19	305270	0580	1403 NW 70TH ST	Apartment(Mixed Use)
19	330070	0930	8501 15TH AVE NW	Restaurant/Lounge
19	330070	0935	8511 15TH AVE NW	Restaurant/Lounge
19	330070	0940	8517 15TH AVE NW	Tavern/Lounge

2016 PHYSICAL INSPECTION AREA 19

19	330070	0945	8519 15TH AVE NW	Restaurant/Lounge
19	330070	0974	8541 15TH AVE NW	Grocery Store
19	330070	0990	8555 15TH AVE NW	Bank
19	349130	0011	7510 15TH AVE NW	Grocery Store
19	349130	0023	7530 15TH AVE NW	Service Building
19	349130	0035	7548 15TH AVE NW	Medical/Dental Office
19	349130	0098	7726 15TH AVE NW	Retail Store
19	349130	0109	7730 15TH AVE NW	Retail Store
19	349130	0112	7750 15TH AVE NW	Retail Store
19	349130	0130	7758 15TH AVE NW	Retail Store
19	369240	0000	7350 15TH AVE NW	Condominium(Mixed Use)
19	444380	0720	7758 EARL AVE NW	Church/Welfare/Relig Srvc
19	444980	0001	8350 28TH AVE NW	Townhouse Plat
19	444980	0002	8348 NW 85TH ST	Townhouse Plat
19	444980	0003	2767 NW 85TH ST	Townhouse Plat
19	444980	0004	2763 NW 85TH ST	Townhouse Plat
19	444980	0005	2761 NW 85TH ST	Townhouse Plat
19	602150	3190	7724 24TH AVE NW	Service Station
19	602150	3240	2401 NW 80TH ST	Retail Store
19	602150	3255	7747 24TH AVE NW	Daycare Center
19	602150	3260	7737 24TH AVE NW	Retail Store
19	602150	3270	7733 24TH AVE NW	Retail Store
19	602150	3275	7729 24TH AVE NW	Retail Store
19	602150	3280	7725 24TH AVE NW	Office Building
19	602150	3285	7723 24TH AVE NW	Retail Store
19	602150	3464	7509 24TH AVE NW	Retail Store
19	663890	0005	1130 NW 85TH ST	Office Building
19	663890	0025	1120 NW 85TH ST	Retail Store
19	663890	0035	1104 NW 85TH ST	Retail Store
19	751850	0046	6525 15TH AVE NW	Office Building
19	751850	0480	7001 15TH AVE NW	Service Building
19	751850	7115	6555 22ND AVE NW	School(Private)
19	751900	1430	601 NW 80TH ST	Apartment(Mixed Use)
19	758870	0240	8327 15TH AVE NW	Retail Store
19	758870	0285	8339 15TH AVE NW	Retail Store
19	758870	0321	8345 15TH AVE NW	Retail Store
19	758870	0350	8355 15TH AVE NW	Retail Store
19	758920	0134	8340 MARY AVE NW	Vacant(Multi-family)
19	758920	0135	8342 MARY AVE NW	Retail Store
19	774800	0005	7514 15TH AVE NW	Retail Store
19	774800	0010	7518 15TH AVE NW	Single Family(C/I Use)
19	774800	0015	7530 15TH AVE NW	Shell Structure
19	937630	0830	1111 NW 85TH ST	Retail Store