

Commercial Revalue

2016 Assessment roll

AREA
85

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.

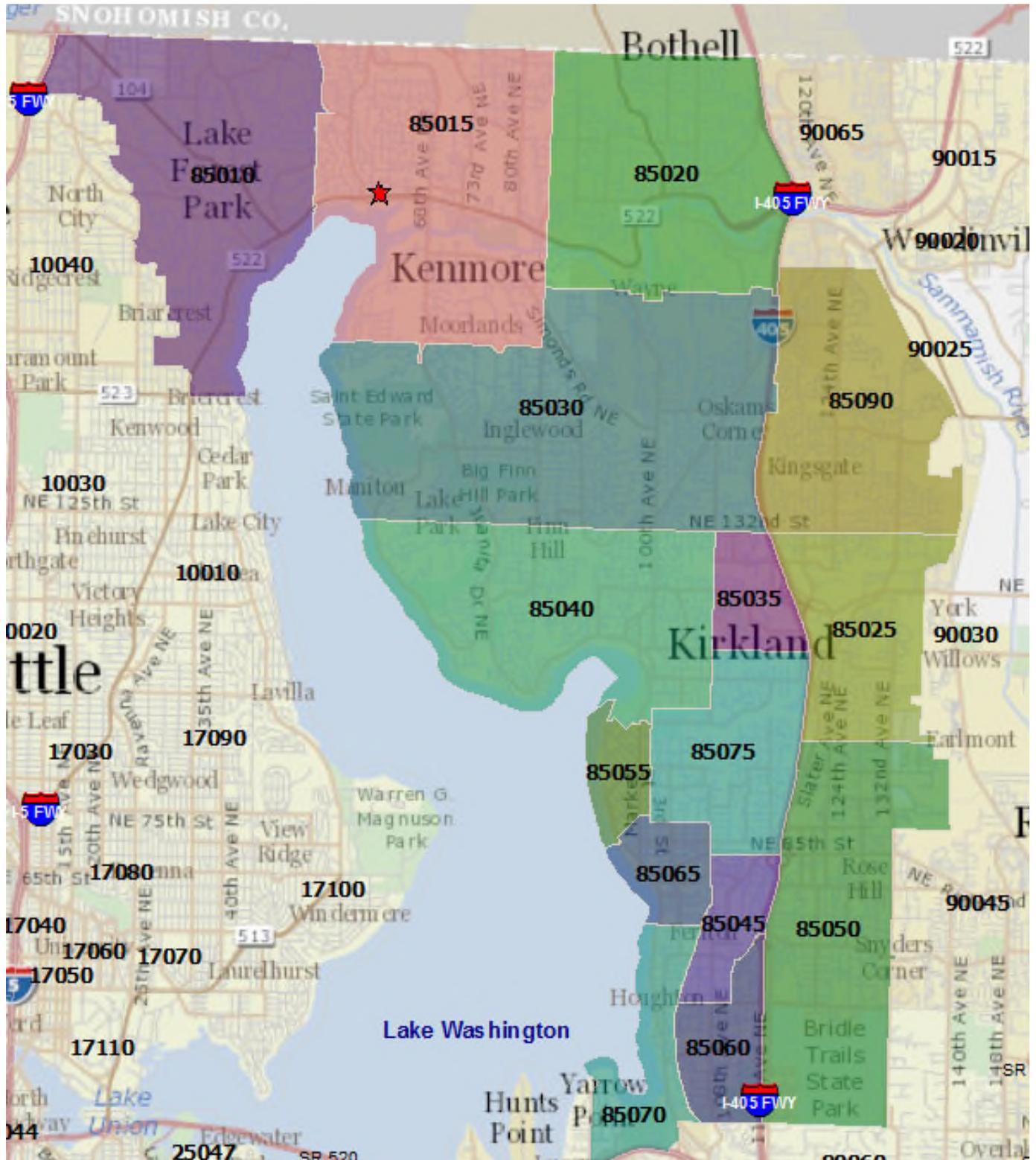
Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

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

Area 85 Neighborhood Map



Executive Summary Report

Appraisal Date 1/1/16

Geographic Appraisal Area:

- Area 85: Lake Forest Park/Kenmore/Bothell/Kirkland - NE Lake Washington Corridor

Sales – Improved Summary

- Number of Sales: 51
- Range of Sales Dates: 04/5/2013– 12/29/2015

Sales – Ratio Study Summary

Sales -- Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2015 Value	\$2,675,300	\$3,510,100	76.20%	14.34%
2016 Value	\$3,190,700	\$3,510,100	90.90%	7.54%
Abs. Change	\$515,400		14.70%	-6.80%
% Change	19.27%		19.29%	-47.42%

*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 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	Improvements	Total
2015 Value	\$1,121,366,200	\$890,080,815	\$2,011,447,015
2016 Value	\$1,245,113,800	\$912,907,200	\$2,158,021,000
% Change	11.04%	2.56%	7.29%

Number of Parcels in the population: **1,268**, excluding specialties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2016 revalue have increased 7.29%. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2016 Assessment Year. All of the cities in this geographic area are actively redeveloping their downtown areas.

Identification of the Area

Name or Designation

- **Area 85 (Lake Forest Park/Kenmore/Bothell/Kirkland - NE Lake Washington Corridor)**

Area 85 Neighborhood

- 85-10 – Lake Forest Park and Ballinger Way
- 85-15 – Kenmore
- 85-20 – Bothell
- 85-25 – East Totem Lake
- 85-30 – Finn Hill/North Juanita
- 85-35 – West Totem Lake
- 85-40 – Juanita
- 85-45 – Houghton/South Kirkland
- 85-50 – East Kirkland
- 85-55 – NW Kirkland (Market Street)
- 85-60 – SE Kirkland
- 85-65 – Kirkland CBD
- 85-70 – SE Kirkland (Lake Washington Corridor)
- 85-75 – NE Kirkland
- 85-90 - Kingsgate

Boundaries

- West – Lake Washington and the western-most Lake Forest Park and Ballinger Way area
- North – Snohomish County
- East – Kirkland city limits
- South – Bellevue

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

Kirkland is working with developers in redevelopment of the Totem Lake Mall and Parkplace Properties. Totem Lake Mall consists of a 26-acre site with projected mall area up to one million square feet of mixed use buildings. Parkplace on Central Way will be redeveloped to include 1.2 million square feet of commercial and residential buildings. Two major tenants include Tableau Software and Wave each with about 90,000 square feet. Downtown Bothell has about ten development projects underway. A conservation group has reached a deal to purchase the Wayne Golf Course for public recreation. Kenmore is redeveloping their downtown with a community center called Town Green, 94 apartment units in Spencer Square, and mixed use projects in Kenmore Village along with street improvements on SR 522. Lake Forest Park passed rezoning of the old Elks Lodge property and it is being redeveloped as Southern Gateway Village with 114 residential units.

Analysis Process

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: March 24, 2016

The following appraiser did the valuation for this geographic area:

- Richard Welch – Commercial Appraiser I

Highest and Best Use Analysis

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

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

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

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

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

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

Area Description

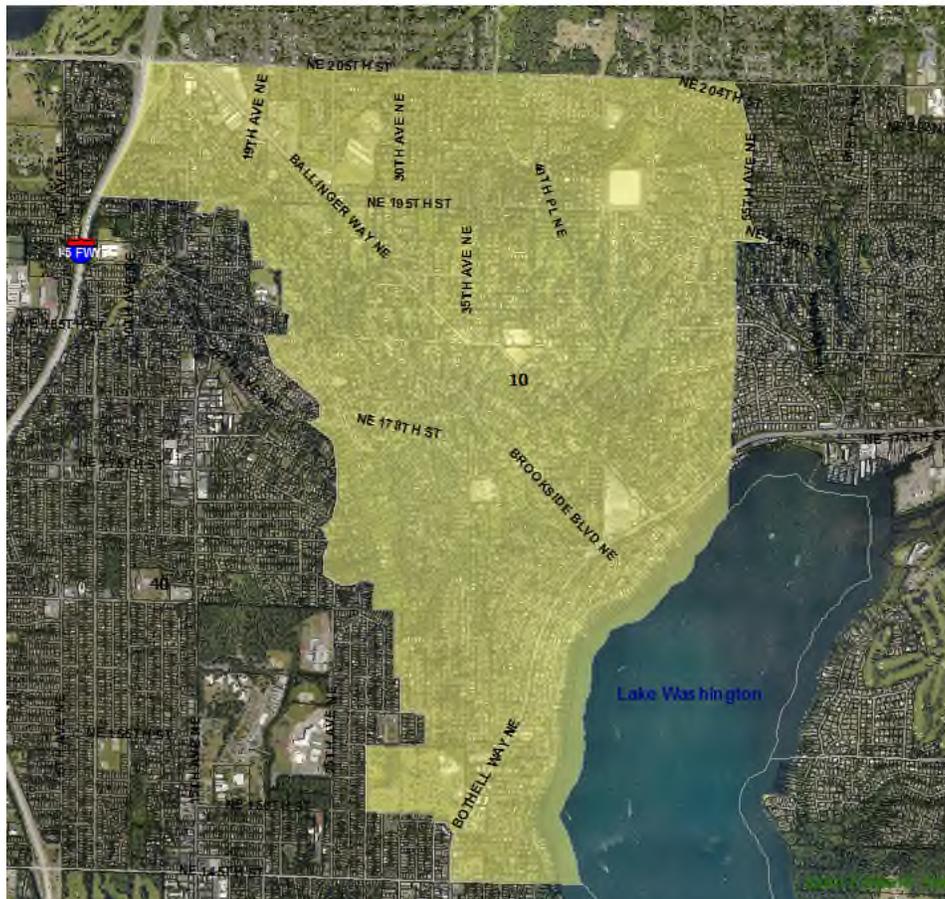
Geographic Area 85 consists of cities and neighborhoods located northeast of Lake Washington, which boundaries are generally defined as the King/Snohomish County line to the north, State Route 520 to the south, the Kirkland to the east, and Lake Washington/western-most portion of Lake Forest Park and Ballinger Way Area.

Within the Geographic Area 85, there are fifteen distinct neighborhoods that have been established for valuation purposes. The City of Lake Forest Park and Ballinger Way area of Shoreline are found in the northwestern portion of Area 85. Located to the east of Lake Forest Park is the City of Kenmore. The City of Bothell is situated in the northern sector of Area 85, while the City of Kirkland encompasses Area 85's southern section. Located between the City of Bothell to the north and the City of Kirkland to the south are three neighborhoods known as North Juanita, Finn Hill, and Kingsgate.

City of Lake Forest Park and Ballinger Way: Area 85-10

Neighborhood 85-10 Boundaries:

- North– Snohomish County
- South–NE 145th Street
- East– City of Kenmore
- West– City of Shoreline



Neighborhood Description: The City of Lake Forest Park is a heavily forested area that is a primarily residential community located 12 miles north of downtown Seattle. The majority of businesses are situated near the Lake Forest Towne Centre complex at Bothell Way NE and Ballinger Way NE. This shopping center has been established for years and includes the City Hall, Third Place Books, Haggen, Starbucks, and Bank of America. However, there is a new commercial area called Southern Gateway Village which is located at NE 145th St and Bothell Way NE, the former site of the Elks Lodge. Southern Gateway encompasses 7.1 acres, was started in early 2014 and the complete build out is projected to be in 2017. It will have 86 townhomes and 28 single family residences. It is an urban in-fill project with 1.2 acres of parks, open space, and roads maintained by the association. The entitlements have been completed and the next construction phase is the building of the townhomes.

Lyon Creek flood mitigation project starts near the intersection of NE 174th St and 44th Ave NE behind the lots of the east side of 44th Ave NE. The creek was day lighted where possible and four twenty foot wide culverts were installed under parking lots and roadways. Also, numerous barriers to fish were removed, woody channel debris were installed, and reestablished two wetlands in public parks.

City of Kenmore: Area 85-15

Neighborhood 85-15 Boundaries:

- North – Snohomish County
- South – Lake Washington and NE 155th Street
- East – 84th Avenue NE
- West – City of Lake Forest Park



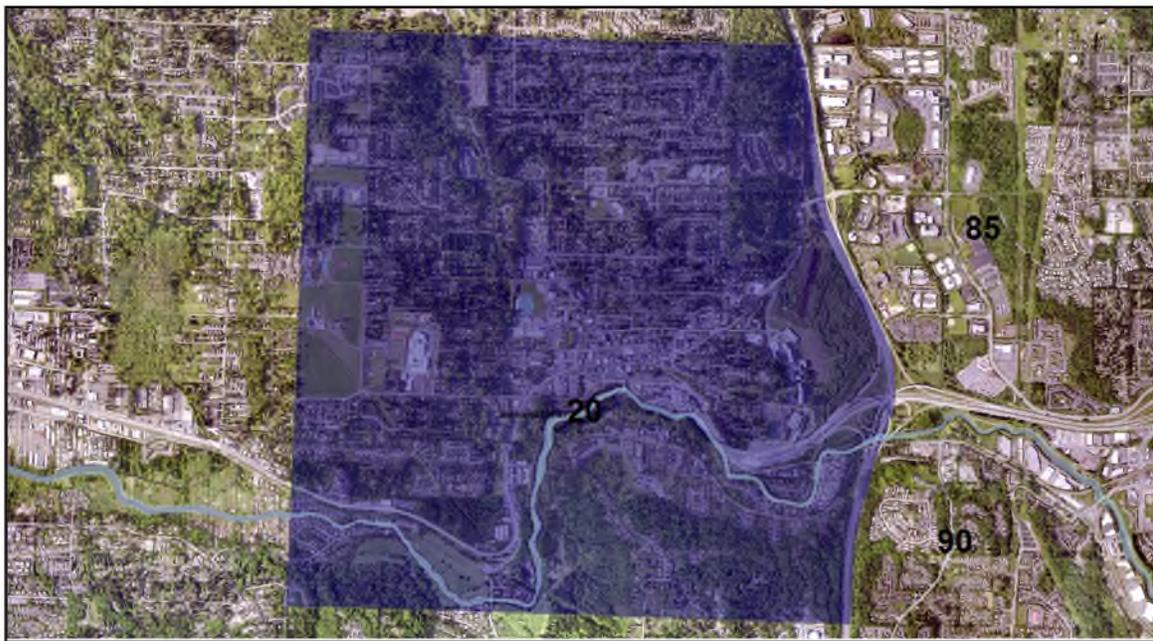
Neighborhood Description: The residents of Kenmore drive or commute to employment cities including: Seattle, Bellevue, and Everett. The large projects that are currently underway in Kenmore include: Spencer 68 Phase II containing 94 apartment units behind the finished Phase I that has 138 units, street improvements to NE Bothell Way from 61st Ave NE to 68th Ave NE is on-going, Town Green Community Building will contain 4,600 sf in the Kenmore Village shopping center.

Kenmore is waiting for the right developer to come along to develop Lakepointe, which is a 45 acre site owned by Pioneer Towing Co with waterfrontage on Lake Washington. Permits have been extended several times for 206,000 sf office, 440,000 sf retail and commercial, with a movie theater and hotel, 1,200 residential units, a 27 boat slip marina, and 4,464 parking spaces. No developer has stepped forward yet but the city is motivated to get the project going once the land is no longer needed for the staging of the State Route 520 Bridge.

City of Bothell: Area 85-20

Neighborhood 85-20 Boundaries:

- North – Snohomish County
- South – NE 165th Street
- East – Interstate 405
- West – City of Kenmore



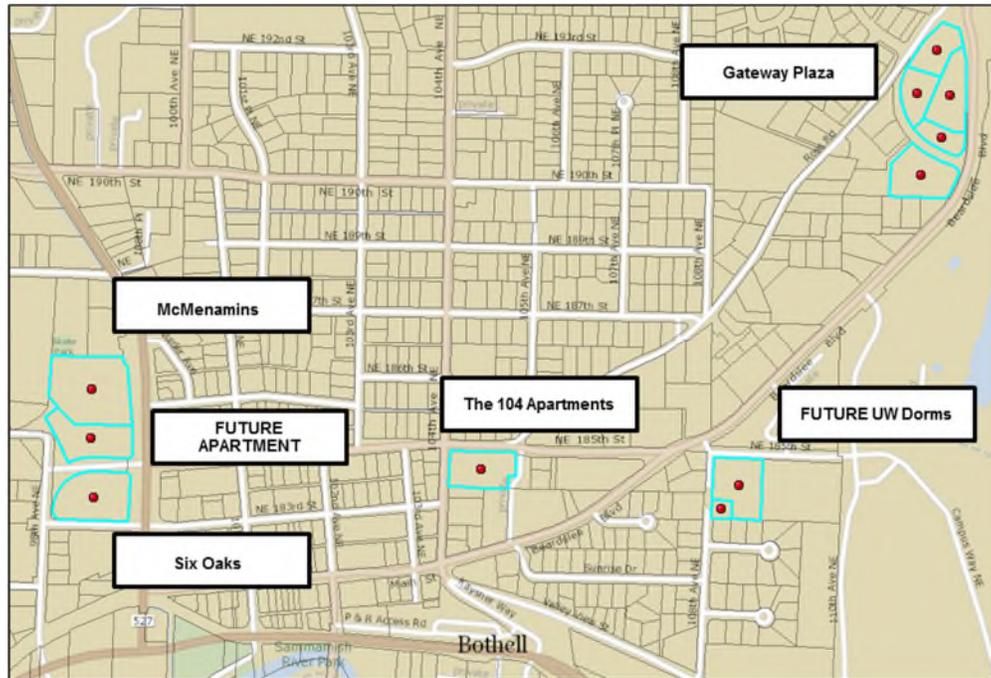
Neighborhood Description: Residents may commute from Bothell to Seattle, Bellevue, or Everett, which are a reasonable distance away. About half of Bothell is located in King County and the other half in Snohomish County. The area offers unique regional shopping, such as Bothell's Country Village and downtown Main Street. Further, the University of Washington at Bothell and Cascadia Community College share a 124-acre campus located just northwest of the intersection of I-405 and SR-522.

Currently, the City of Bothell is executing its **Downtown Revitalization Plan**. Over the last several years, the City of Bothell has acquired 25 acres throughout downtown as part of a plan to inject private development funding for redevelopment into the heart of the city. These include: the extension and expansion of Main Street (on-going), the building of a new city hall (completed), and the creation of an additional park at Bothell Landing (on-going) with a new bridge over the slough. Additional development includes: Weidner Apartments (180 units) and the 104 Apartments (115 units).

The plan also features two major transportation projects that will enhance State Routes 522 and 527 by shifting the placement of two major intersections. These highway realignments will reconnect downtown to the riverfront and have resulted in the creation of new development properties. Numerous public and private development projects have already occurred on several of these new parcels, and more still are slated to take shape within the downtown Bothell area over the next several years.



Downtown Bothell has seen several new high-density residential projects come to fruition in recent years. The Six Oaks Apartments and Retail, a 203-unit project, was permitted in late 2013, and finished in 2014, on one of the new parcels created by the City of Bothell. The Gateway Plaza, a phased project with 442 apartments and 45,000 square feet of commercial space broke ground in 2013 and continued construction through 2015. Further, another 1.9 acre parcel was purchased by a private developer for construction of a mixed-use residential/retail/office building was started in 2015.



The Anderson School building complex, was transformed into a 70-room hotel with accompanying spa, pool, bar, restaurant, and cinema, to be owned and operated by McMenamins.

In 2014 The University of Washington purchased a site for development as a residence hall. Construction is planned to begin on the dorms in early 2017.

East Totem Lake (East of I-405): Area 85-25

Neighborhood 85-25 Boundaries:

- North – NE 132nd Street
- South – NE 104th Street
- East – 136th Avenue NE
- West – Interstate 405



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, industrial, multi-family, and low-rise medical office buildings. The northern sector of this neighborhood is dominated by Evergreen Hospital and supported by medical office buildings surrounding it. Totem Lake Mall and Lake Washington Institute of Technology are the major properties located in the central area.

The Totem Lake Mall sold to CenterCal and they will redevelop the 26-acre site northwest of the intersection of 124th Street NE and Interstate 405. They plan on keeping the freestanding Auto Zone structure and the building that houses Car Toys, Famous Footware, and Ross. There is a Conceptual Master Plan that was formulated in 2005 with the idea of a contemporary regional mixed use shopping mall project that will include public plaza, pedestrian amenities, landscaping, and external circulation systems. Multi-story mixed use buildings including: department stores, fast food, coffee shops, offices, retail, restaurants, residential, hotel, and a cinema totaling one million square feet. This will be one of the largest developments in Kirkland over the next few years.

Finn Hill/North Juanita: Area 85-30

Neighborhood 85-30 Boundaries:

- North – NE 155th Street
- South – NE 132nd Street
- East – Interstate 405
- West – Lake Washington



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, multi-family and low-rise office buildings. Within this neighborhood are St. Edwards State Park and Bastyr University.

Bastyr University is recognized as one of the leading naturopathic universities in the country. In 2012, the university completed construction of a new student housing village consisting of 11 individual LEED-built cottages, each housing 12 students.

Each cottage is three-stories tall and incorporates a common living area, kitchen, study/laundry, and private bedrooms and baths.



The Seminary building at Saint Edwards State Park has a concept proposal for the 90,000 sf building into a lodge or retreat facility. The building needs \$40 million in restoration and Daniels Real Estate of Seattle has until this fall to finalize their proposal.

West Totem Lake (West of I-405): Area 85-35

Neighborhood 85-35 Boundaries:

- North – NE 132nd Street
- South – NE 116th Street
- East – Interstate 405
- West – 108th Avenue NE



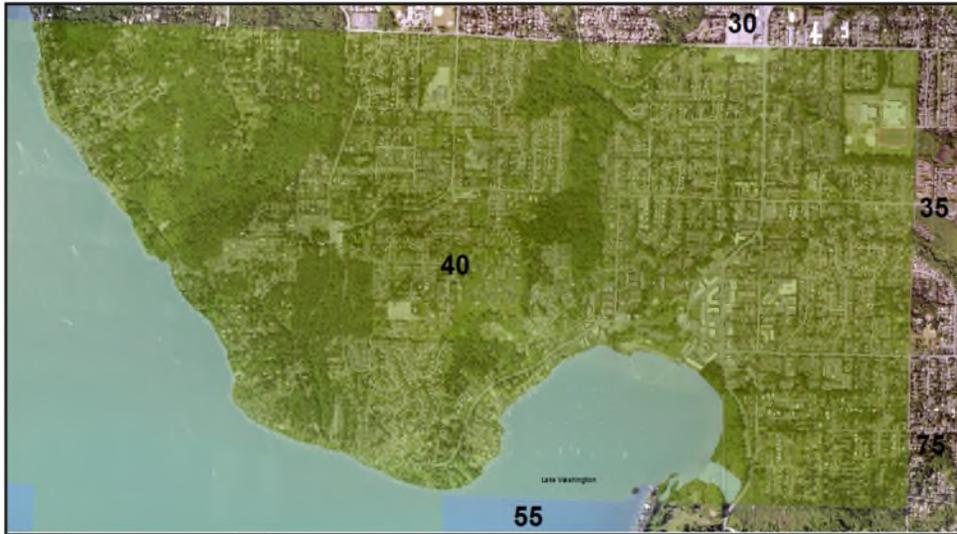
Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail, industrial, multi-family, and low/mid-rise medical/office buildings. West Totem Lake is best known for its retail service core which includes line-retail, restaurants, and the Fred Meyer Shopping Complex. The area is also home to the Kirkland 405 Corporate center, a multi-building suburban office park home to numerous companies.

The City of Kirkland has converted the former Costco Furniture Warehouse into the Kirkland Public Safety Building which is home to the city's police, corrections, and court services. This neighborhood will probably have the most to gain from the tenants being priced out of the redevelopment of the Totem Lake Mall due to proximity.

Juanita: Area 85-40

Neighborhood 85-40 Boundaries:

- North – NE 132nd Street
- South – NE 108th Street
- East – 108th Avenue NE
- West – Lake Washington



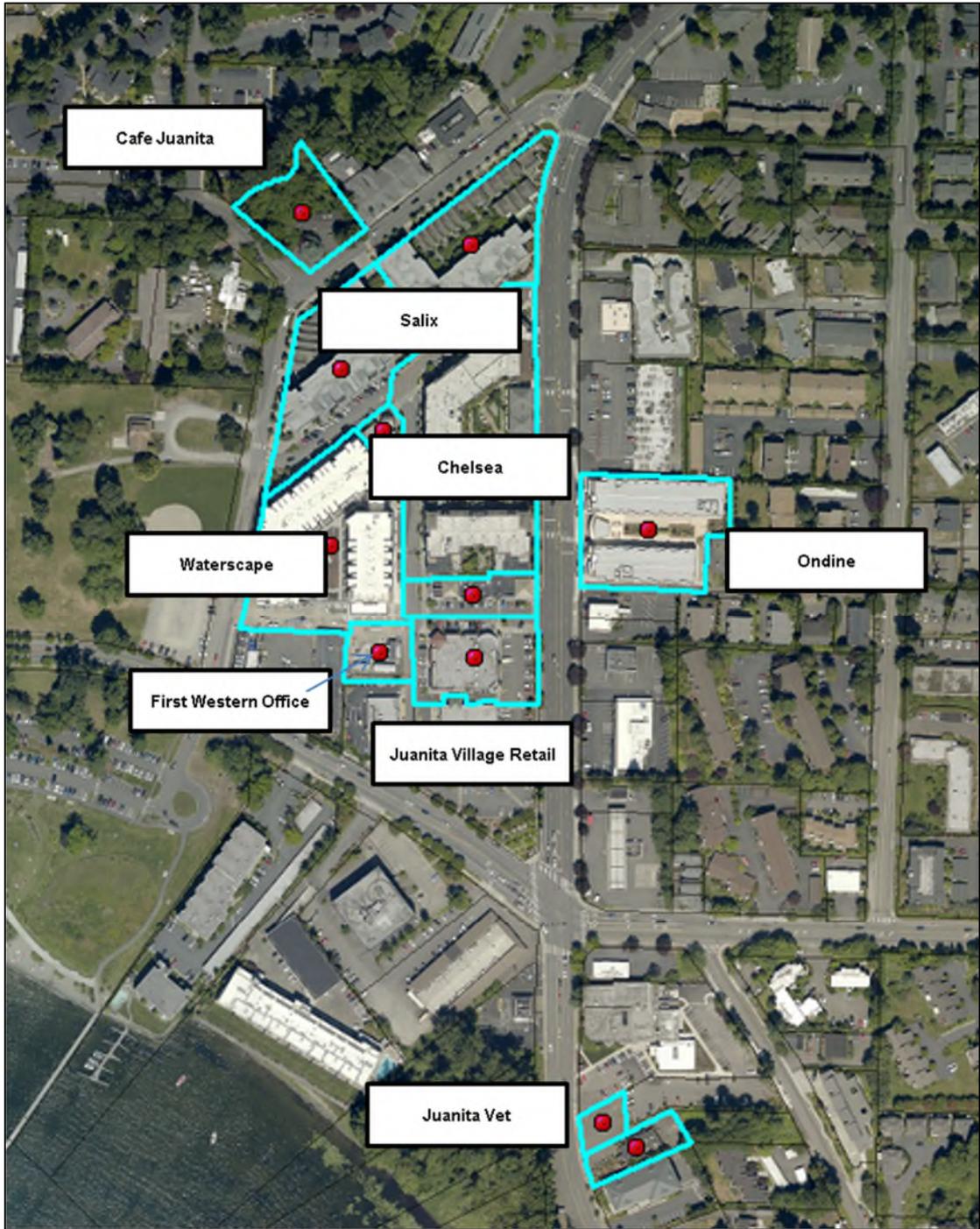
Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail buildings, apartments, condominiums, and professional low rise office buildings. Juanita Village is a modern take on the traditional mixed-use residential/commercial urban neighborhood center that also serves as the heart of the community.



Chelsea Apartment Community, the Salix apartments, and most recently the Waterscape apartments, a 196-unit mixed-use building with 6,715 square feet of commercial space. The Village also contains dedicated retail and business areas. Additional recent development has occurred around the Village, as it serves as the major commercial hub. Across the street from the Village is the Ondine at Juanita Bay, a 102-unit apartment building on 98th Ave NE. In 2014 the Juanita Bay Veterinary Hospital razed its previous improvements and completed a new building, with an additional office space on the second floor. The popular nearby Juanita Café has been recently remodeled and enlarged.

The most significant development in this neighborhood is Juanita Village, a master-planned mixed-use residential and retail urban village located adjacent to the Juanita Bay of Lake Washington. Juanita Village features the

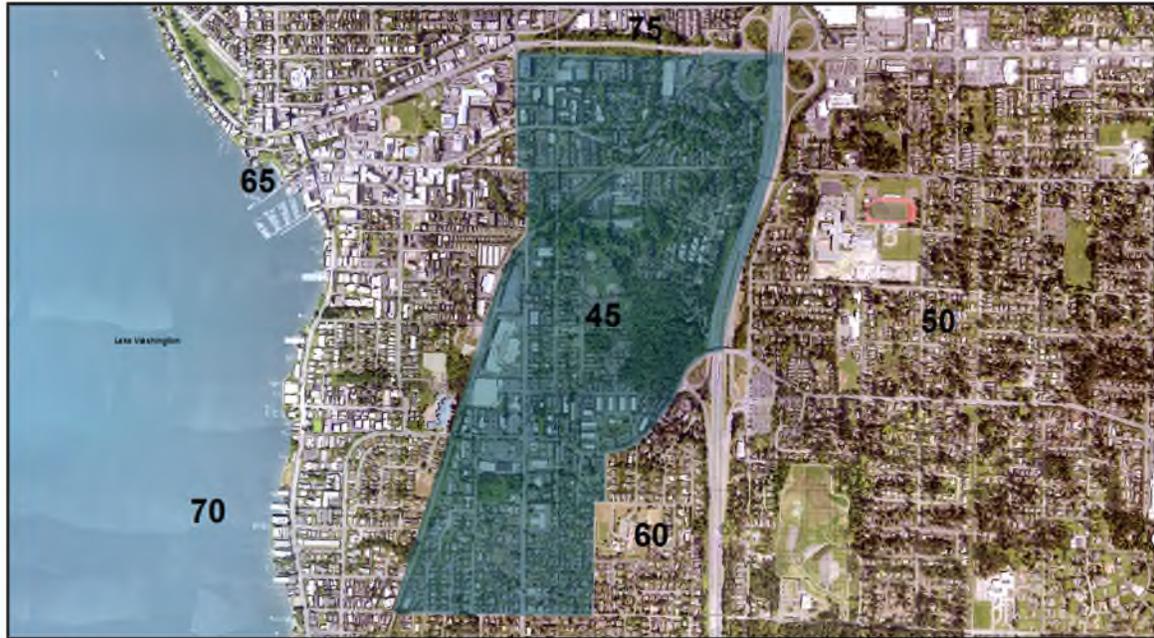




Houghton/South Kirkland: Area 85-45

Neighborhood 85-45 Boundaries:

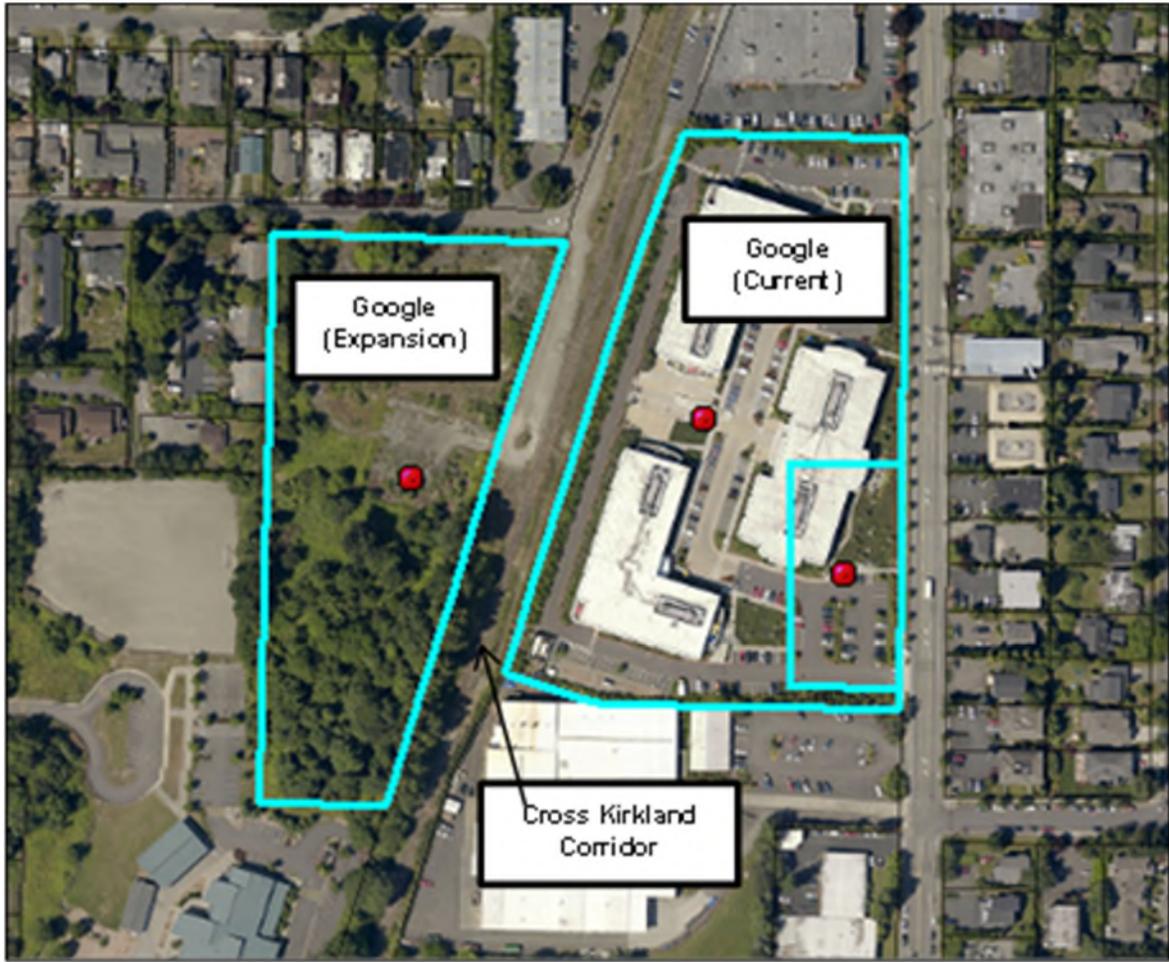
- North – NE 85th Street
- South – NE 60th Street
- East – Interstate 405
- West – Burlington Northern Railroad (Cross Kirkland Corridor)



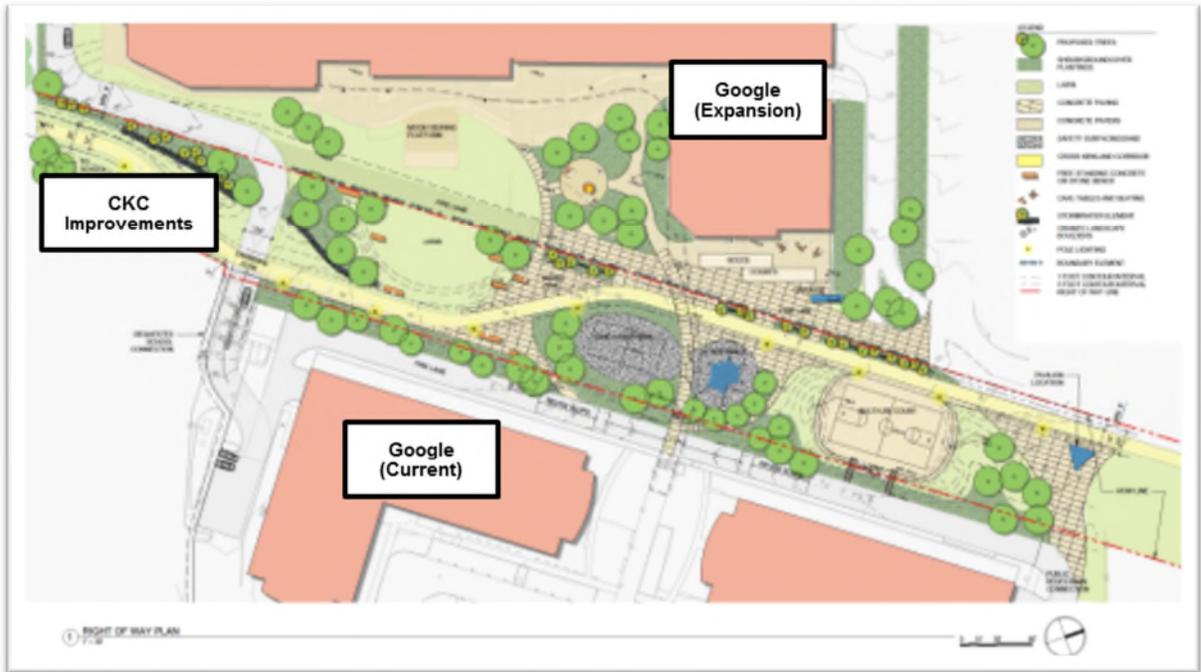
Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of retail buildings, low to mid-rise office buildings, and industrial properties. This area is home to Google's 195,000 square foot Kirkland campus.



Google's plans to double the size of their Kirkland campus with the addition of two new office buildings, containing 160,000 square feet of office area, began to materialize in 2013 when the company which built the current campus for Google purchased the long-vacant Pace Chemical Co. site, immediately west of the current campus.



In order to achieve the feel and convenience of a single campus, a bridge is connecting the two sites via surface-level and aerial walkways between the current and expansion buildings.

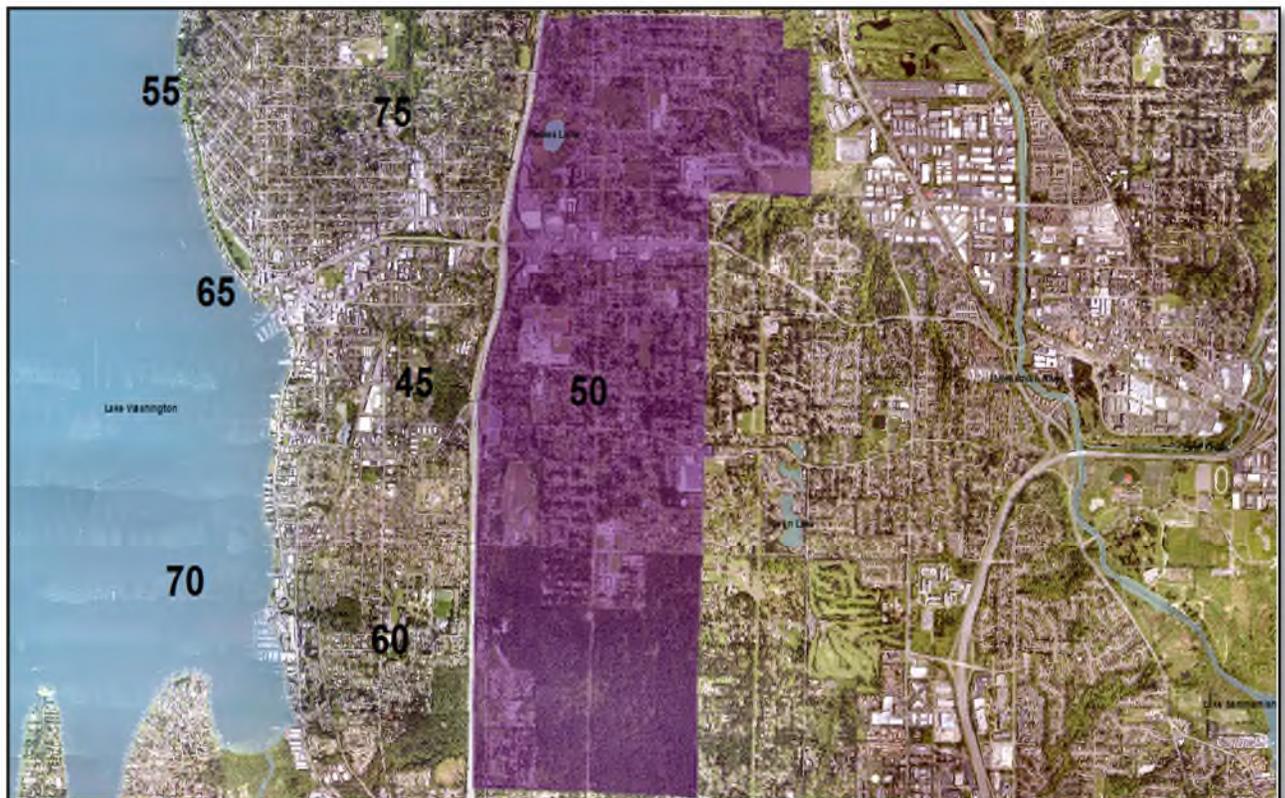


Google has constructed a pedestrian bridge across the current hiking trail of the former BNSF railroad corridor which passes between the two sites. In exchange for the easement, the campus owners/developers have agreed to pay for and develop a trail and other public amenities along that portion of the trail between the two sites. Proposed improvements include pathways, open picnic areas and recreational courts. Construction on the campus expansion, as well as Corridor improvements, continued in earnest in 2015.

East Kirkland (East of I-405): Area 85-50

Neighborhood 85-50 Boundaries:

- North – NE 104th Street
- South – NE 40th Street
- East – 132nd Place NE
- West – Interstate 405



Neighborhood Description: The predominant land uses within this neighborhood include a mixture of retail, low-rise office buildings, and some multi-family units. The retail oriented businesses include neighborhood shopping centers, line retail, restaurants, and car dealerships, mostly occurring along NE 85th Street.

Recent construction activity includes the completion of a new Taco Time at the corner of NE 85th St and 120th Ave NE, a former gas station site.

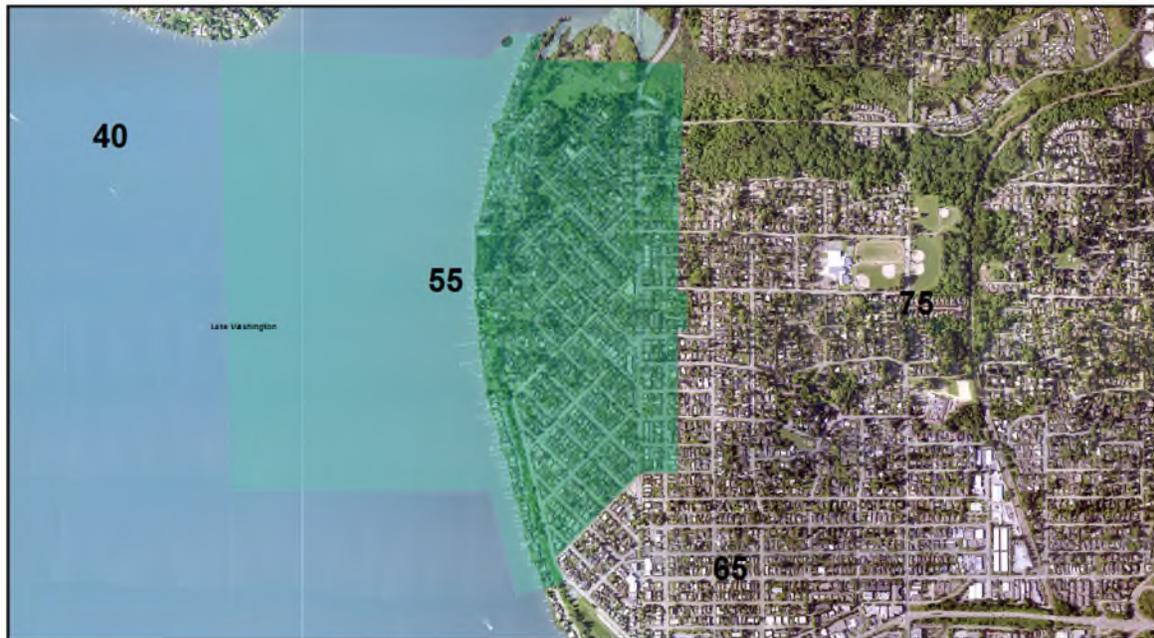
In 2014, construction began on a 3,000 square foot office just south of NE 85th Street, in a predominately residential area. A single family residence, built in 1955, had recently been converted to commercial office use. This structure was razed to make place for the new office. It was completed in 2015.



NW Kirkland (Market Street): Area 85-55

Neighborhood 85-55 Boundaries:

- North – Juanita Bay Park
- South – 3rd Street W
- East – 1st Street
- West – Lake Washington



Neighborhood Description: The predominant land uses within this neighborhood include small neighborhood retail establishments and low-rise office buildings, sometimes of the single family residential conversion variety.



Recent land sales and above market sales of single family residences, previously converted for commercial use, indicate that this area could be slowly entering a revitalization stage with possible redevelopment activity of a residential (e.g., townhome) nature on the horizon. Along Market Street, a small 4-plex residence built in 1960 was purchased in 2012. In 2013, those improvements were razed, and in 2014, construction was concluded of a new duplex/office building. Just south of this site, the cornerstone

parcel of a larger assemblage was purchased in late 2013. This parcel, improved with a converted single family residence, is slated along with the two parcels to the south for redevelopment of townhomes. As of the date of this report, construction had not begun.



SE Kirkland: Area 85-60

Neighborhood 85-60 Boundaries:

- North – NE 68th Street
- South – NE 39th Place
- East – Interstate 405
- West – Lake Washington Blvd

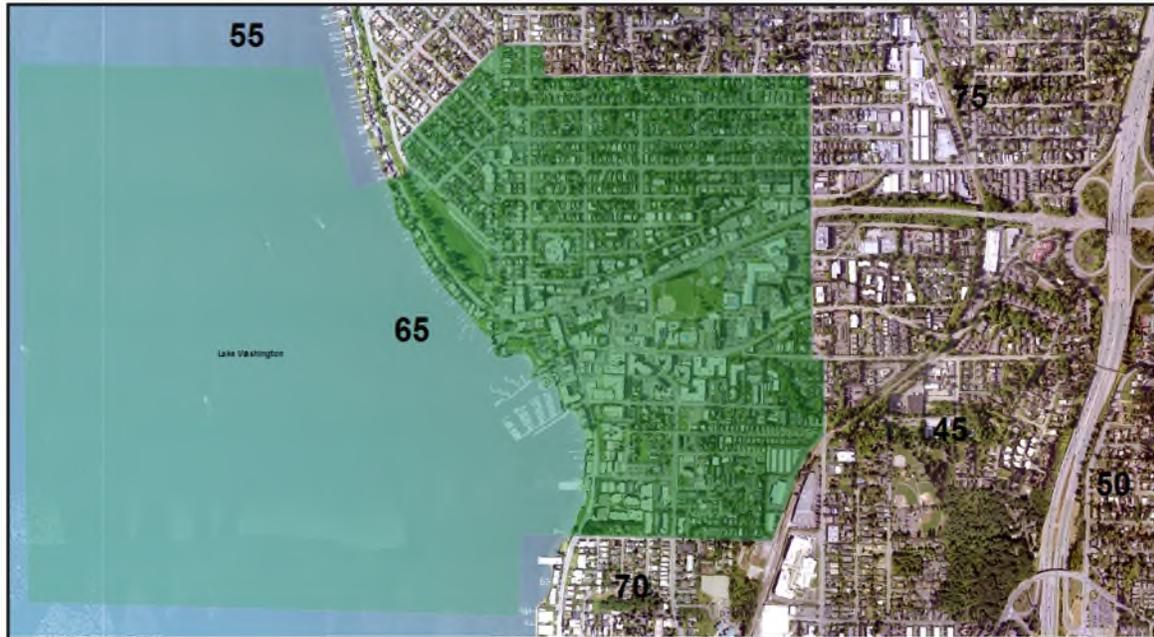


Neighborhood Description: The predominant land uses within this neighborhood include mid-rise office buildings and small light industrial warehouse buildings. In addition, Northwest University is located in the northern part of this area.

Kirkland CBD: Area 85-65

Neighborhood 85-65 Boundaries:

- North – 10th Avenue
- South – 7th Avenue S
- East – 6th Street S
- West – Lake Washington



Neighborhood Description: The City of Kirkland is located on the eastern shore of Lake Washington, north of Bellevue and west of Redmond. Within a half square mile, it boasts one of the most dynamic downtowns in the state. New office and condominium projects continue to be built at a moderate pace, with older retail buildings being renovated into art galleries, restaurants, apartments, offices, and boutiques along Lake Street, Park Lane, and Central Way. They reflect the vitality and strength of the immediate area and the region. A healthy mix of small business, corporate headquarters, light industrial and manufacturing, and a growing base of high-tech and home based businesses characterize Kirkland's local economy. A competitive business climate, with no local Business and Occupation (B&O) Tax, and high quality of life make Kirkland a desirable location for both local and world class enterprises.

Two high density residential projects are currently underway along Central Way. At the site of the former White Swan Car Wash, an apartment building is nearing completion. Just a couple hundred feet up the street, at the site of the former Crab Cracker Restaurant, the Arete Apartments are nearly completed. The Crab Cracker has moved temporarily to Parkplace, just across the street.

Kirkland Parkplace is the most significant redevelopment project being proposed for downtown Kirkland area. Parkplace sits on 11.7 acres adjacent to Peter Kirk Park, and features a thirty year old retail and office complex. A significant redevelopment plan has been in the works since at least 2007 with various entities partnering to deliver the project. Talon Private Capital announced their plans to construct up to 1.2 million square feet with 605,000 sf of office space, 200,000 sf of retail, and up to 300 residences. Talon also wishes to create about two acres of public space, with

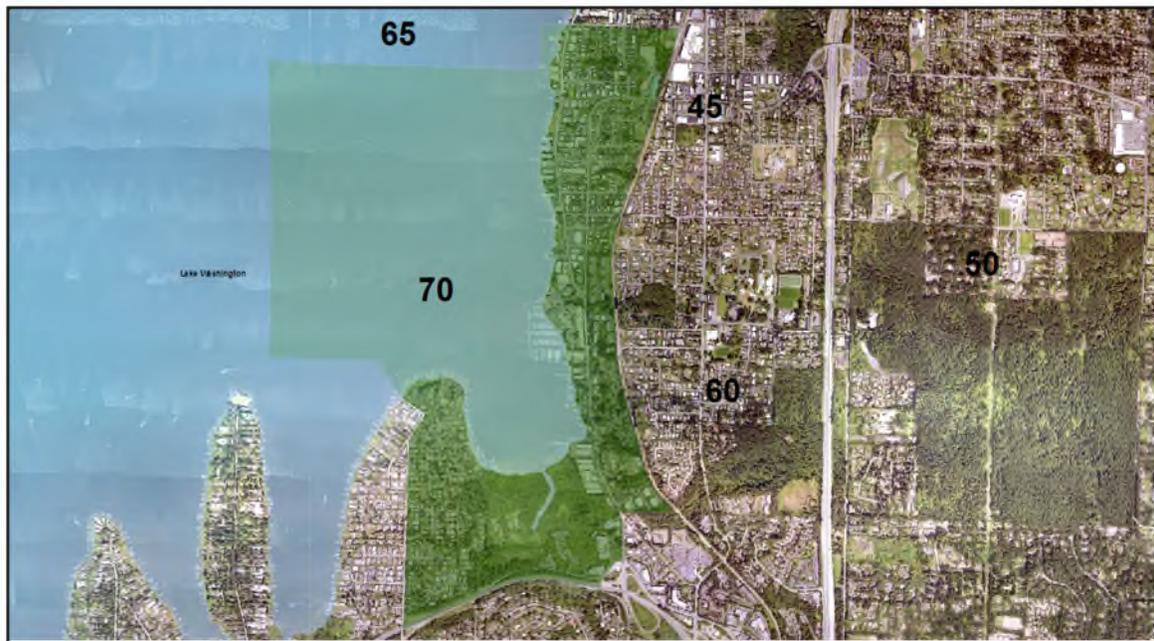
plazas, outdoor art and walkways. Talon received approval in December 2015 from the city's design review board for the first phase. The first phase will consist of enlarging the QFC grocery store, constructing two 190,000 sf office buildings, and 205 unit residential building. Tableau (software) leased 90,000 sf and Wave (broadband provider) leased about the same amount. The new mixed use project is called Kirkland Urban.

The nearly one acre site of the Antiques Mall sold in 2015 and will be developed into a 5-story mixed use building with two levels of subterranean parking across the street from Peter Kirk sport field.

SE Kirkland (Lake Washington Corridor): Area 85-70

Neighborhood 85-70 Boundaries:

- North – 7th Avenue S
- South – State Route 520 and Bellevue
- East – Burlington Northern Railroad (Cross Kirkland Corridor)
- West – Lake Washington

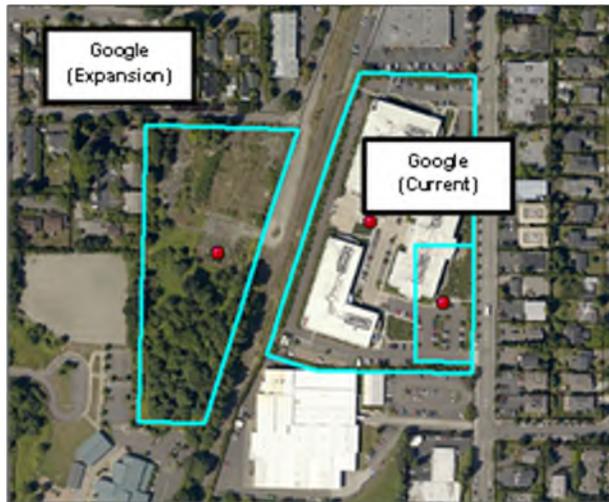


Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of neighborhood retail buildings, mid-rise professional office buildings, apartments, and condominiums. Major “Class A” office developments within this area include Carillon Point, Lake Washington Park, The Plaza at Yarrow Bay, and Waterfront Place office.



Waterfront Place is a marquee property in Area 85-70. This three-story office was built in 2008 and features 52,948 square feet of net rentable area with a two-story underground parking garage adjacent to a marina, along the waterfront of Lake Washington. Each floor affords excellent views of the Cascades, downtown Seattle and the lake. This has been called a “jewel-box” building, with high-end finishes and all-around views, located in what has become known as Kirkland’s “Gold Coast”. The property sold in 2014 for over \$590 per square foot.

There has been little new construction activity in this area in the last few years, but some new projects are starting to come on line. As presented in the previous discussion of Area 85-45, Google Kirkland is expanding into a second property. The new campus occurs at the northeast boundary of Area 85-70 (while the existing campus is in Area 85-45).



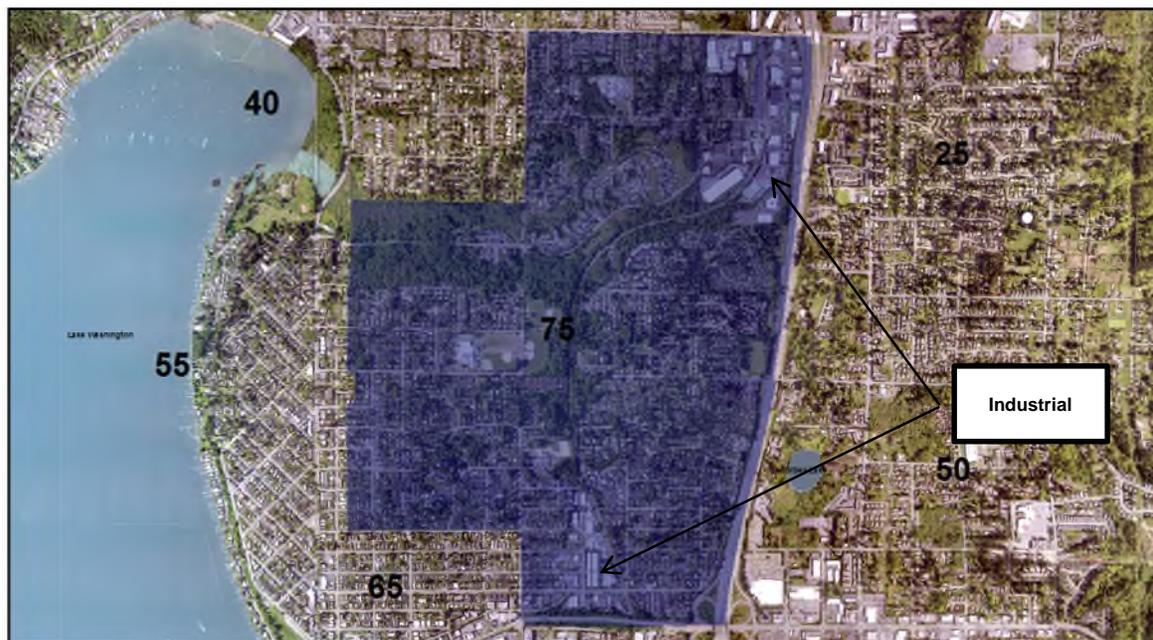
Potala Village Kirkland is a proposed mixed-use project, originally planned to consist of 143 luxury apartment units, with secured parking, guest parking, and 6,000 square feet of retail space plus retail parking. This proposed 100% smoke free LEED silver certified building is to be located in the northwest of Area 85-70, along Lake Street S, at 10th Avenue S, near the Kirkland waterfront. The previous retail improvements on the site have already been razed. However, a recent zoning related ruling permits the developer to build fewer than half of the planned unit count. To date, this project has stalled and there is no indication as to when or if it will regain momentum.



NE Kirkland: Area 85-75

Neighborhood 85-75 Boundaries:

- North – NE 116th Street
- South – NE 85th Street
- East – Interstate 405
- West – 108th Avenue NE (North)/ 1st Street (Center)/6th Street (South)



Neighborhood Description: The predominant commercial land uses within this neighborhood include a mixture of small neighborhood low-rise office buildings and light industrial manufacturing buildings. Very little new construction has occurred in this neighborhood recently; however, sales of industrial properties have been relatively high.

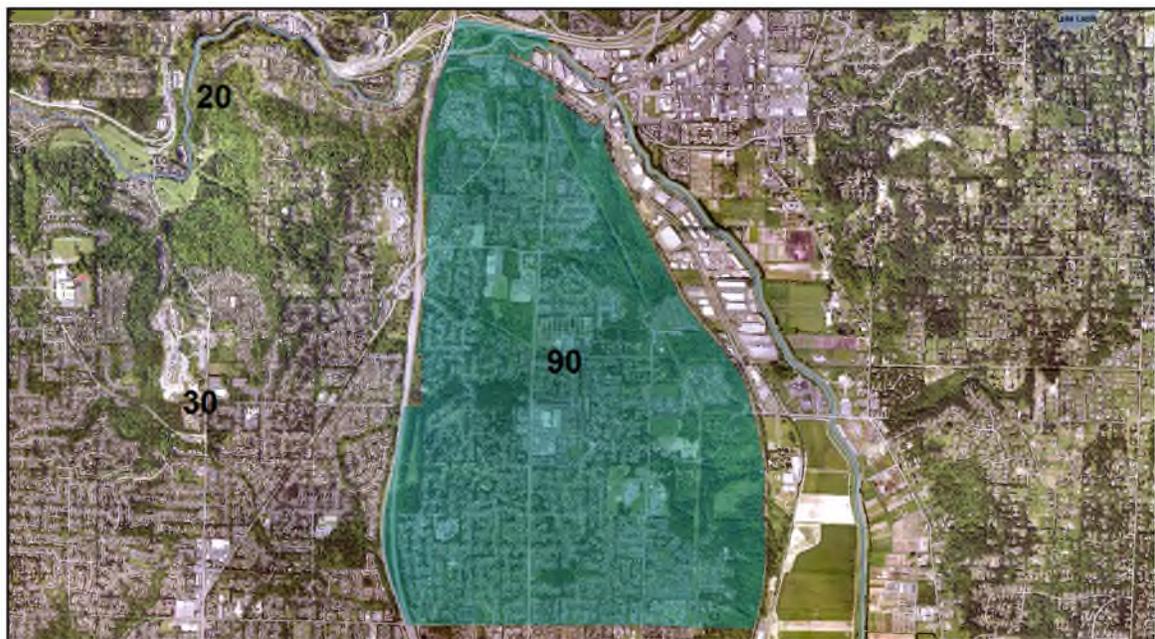


Area 85-75 contains two distinct industrial areas, both of which align along the paved hiking trail of the former BNSF railway. The first and most prominent is at the northeast of the area which features larger business park style industrial developments. The second smaller section is a triangle at the south end of the neighborhood (shown at the left). This vicinity features smaller scale, often times owner user light industrial and warehouse buildings. This area is adjacent to an older residential neighborhood and some of the parcels actually lie in the LIT (Light Industrial) zoned triangle (inscribed in the orange circle). As such, some of these older homes have been purchased over the last 6 years for re-development to a more conforming use.

Kingsgate: Area 85-90

Neighborhood 85-90 Boundaries:

- North – NE 169th Street
- South – NE 132nd Street
- East – Eastside Rail Corridor
- West – Interstate 405



Neighborhood Description: The commercial land uses within this neighborhood are a mixture of retail, office, and multi-family uses. The improvements built in neighborhood 85-90 are generally older with most buildings constructed between 1965 and 1985. The Kingsgate shopping center is the major commercial retail area in the neighborhood.



In 2012, Friends of Youth a non-profit organization providing services for youth and their families, began converting a church into a group home and office. Those efforts were completed in 2014. The group subsequently expanded the site with the development of single family residences.

Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. That portion of Area 85-15 Kenmore with 190 parcels, Area 85-20 located south of SR-522 with 50 parcels, Area 85-60 SE Kirkland with 14 parcels, and 85-90 Kingsgate with 40 parcels were physically inspected for the 2016 assessment year. This inspection area comprises Kenmore, Bothell, SE Kirkland, and Kingsgate for a total of 294 parcels or 23.19% of the 1,268 total parcels located in Area 85 (not including specialties and government-owned properties). A list of the physically inspected parcels is included in the addendum of this report.

Scope of Data

Land Value Data: Vacant sales from 1/01/2013 to 12/31/2015 were given primary consideration for valuing land. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sale. Since January of 2013, there were 49 land sales that were considered in Area 85. The sales verified as “good” were coded “Y” in the Assessor’s records. There were 26 good land 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 considered were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides on the Assessor’s website.

Land Value

Land Sales, Analysis, Conclusions

Within Geographic Area 85, there are approximately 26 verified commercial land sales that occurred during the last three years that were utilized for the 2016 revalue. This is an increase from the 17 verified sale transactions utilized for the 2015 revalue. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In some neighborhoods, new commercial development sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

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.

The total recommended assessed land value for the 2016 assessment year is \$3,519,213,700. Overall land values in Area 85 increased 11.00%. The strongest increases occurred in SE Kirkland (Area 85-70: 13.64%), East Totem Lake (Area 85-25: 13.49%), Finn Hill/North Juanita (Area 85-30: 11.53%), and the Kirkland CBD (85-65: 11.38%). The preceding totals include all taxable and nontaxable parcels in Area 85, excluding government owned parcels.

Change in Assessed Land Value by Area			
Neighborhood	2015 Land Value	2016 Land Value	% Change
85-10	\$203,284,600	\$225,057,100	10.71%
85-15	\$237,215,200	\$260,173,700	9.68%
85-20	\$241,312,950	\$265,872,900	10.18%
85-25	\$358,534,700	\$406,894,300	13.49%
85-30	\$180,942,800	\$201,808,700	11.53%
85-35	\$147,983,500	\$163,940,700	10.78%
85-40	\$255,408,200	\$283,966,900	11.18%
85-45	\$251,694,500	\$271,797,200	7.99%
85-50	\$198,211,000	\$216,179,400	9.07%
85-55	\$43,112,200	\$46,580,400	8.04%
85-60	\$53,910,100	\$59,943,400	11.19%
85-65	\$385,977,701	\$429,908,800	11.38%
85-70	\$411,387,798	\$467,516,200	13.64%
85-75	\$100,844,000	\$112,078,000	11.14%
85-90	\$100,553,500	\$107,496,000	6.90%
Totals	\$3,170,372,749	\$3,519,213,700	11.00%

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

Neighborhoods and Sales

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

Area 85-10- Lake Forest Park and Ballinger Area

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	10	397170	0005	13,650	2612924	\$250,000	06/07/13	\$18.32	CB
85	10	766370	0215	286,341	2650635	\$8,665,337	01/21/14	\$30.26	SG-T
85	10	741770	0265	25,090	2698522	\$379,000	10/27/14	\$15.11	CB
85	10	741770	0552	32,200	2703746	\$1,725,000	12/01/14	\$53.57	CB

E# 2612924 – This sale property is located at 20340 14th Avenue NE and sold @ \$250,000 or \$18.32/sf on 6/7/13. Zoning is CB Community Business for Shoreline. This property is improved with a storage garage with the improvements only given \$1,000 value. The site is irregularly shaped and at the end of a cul-de-sac, with limited development potential.

E# 2650635 – The sale is located at 145xx NE 145th St and sold @ \$8,665,337 or \$30.26/sf on 01/21/14. This sale was the former Elks Lodge site that is zoned for multi-residential use. It is currently in the process of being developed with 114 residential units. At the time of sale all of the parcels were zoned multi-residential. The zoning is currently Southern Gateway Single Family and Southern Gateway Transition. The Elks Lodge was demolished after the sale.

E# 2698522 – Location of this sale is at 200xx Ballinger Way NE, sold @ \$379,000 or \$15.11/sf on 10/27/14 and does not have street frontage. Ingress and egress is through the Umpqua Bank parking lot, which is the parcel to the east. Zoning is CB Community Business for Shoreline. This site was vacant at the time of sale.

E# 2703746 – Sale property is located at 18xx NE 205th St and sold @ \$1,725,000 or \$53.57/sf on 12/1/14. It is a vacant level site that is rectangular in shape. The buyer has a permit to construct 108 apartments units. The shoreline zoning is CB Community Business, which allows apartments and higher intensity mixed use developments.

Area 85-15 Kenmore Area

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	15	011410	0961	24,000	2591819	\$300,000	02/27/13	\$12.50	R18
85	15	794630	0195	22,222	2619497	\$775,000	07/17/13	\$34.88	DC
85	15	011410	1232	16,699	2637234	\$550,000	10/02/13	\$32.94	RB
85	15	794630	0035	17,250	2712244	\$950,000	01/20/15	\$55.07	RB

E# 2591819 – This sale property is located at 18138 73rd Avenue NE and sold @ \$300,000 or \$12.50/sf on 2/27/13. This site is improved with a small office building containing 2,064 sf and it was the former Kenmore Library with limited dollars of improvement value. Because the rear portion of the site is a wetland, there is limited development potential. Zoning is R18, which allows 18 residential units per acre.

E# 2619497 – Sale property is located at 6532 NE Bothell Way and sold @ \$775,000 or \$34.88/sf on 7/17/13. This site was a former gas station site consisting of two parcels on the northwest corner with split zoning DC Downtown Commercial and RB Regional Business. However, currently they are both zoned DC with a 35’ height limit. This site has a view of Lake Washington. The city is currently allowing a construction company that is completing the street improvements to NE Bothell Way to use this site for a staging area and a coffee shop has been constructed at the southern edge of the site.

E# 2637234 – Location of the sale at 8042 NE Bothell Way and sold @ \$550,000 or \$32.94/sf on 10/2/13. This site was the Wagon Wheel Motel but the city required that it be converted into apartments, which included the interior of the units being remodeled. At the time of sale the improvements had very little value. Zoning is RB Regional Business with frontage on NE Bothell Way with good exposure on a heavy traffic street.

E# 2712244 – This sale property is located on 6251 NE Bothell Way and sold @ \$950,000 or \$55.07/sf on 1/20/15. Zoning is RB Regional Business with 35’ height limit for retail, wholesale, and services. This site has a good view of Lake Washington and with frontage on NE Bothell Way exhibiting good exposure on a heavy traffic street.

Area 85-20 – Bothell

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	20	082605	9300	74,250	2700740	\$1,950,000	11/13/14	\$26.26	GDC
85	20	072605	9180	21,997	2748618	\$2,375,000	08/04/15	\$107.97	DC
85	20	062605	9038	29,679	2756969	\$645,000	09/16/15	\$21.73	GDC
85	20	082605	9050	34,050	2765513	\$975,000	10/30/15	\$28.63	R2800, OP
85	20	052605	9095	12,242	2773164	\$350,000	12/14/15	\$28.59	GDC
85	20	052605	9060	42,324	2773163	\$900,000	12/17/15	\$21.26	GDC

E# 2700740 – Located at 10816 NE 185th St and sold @ \$1,950,000 or \$26.26/sf on 11/13/14. The purchaser is the University of Washington and the UW Bothell campus is close to this site. Zoning is GDC General Downtown Corridor. This property was on the market for almost 6 years. It is a vacant corner site.

E# 2748618 – The property located at 18504 Bothell Way NE sold @ \$2,375,000 or \$107.97/sf on 8/4/15. This site is located in downtown Bothell where there is major redevelopment in progress. It is a corner site with good visibility and heavy traffic. Zoning is DC Downtown Commercial. This property consists of four parcels with good potential for redevelopment.

E# 2756969 – Parcel is located at 9611 NE 191st St and sold @ \$645,000 or \$21.73/sf on 9/16/15. This is a multi-parcel sale of vacant land of a slightly irregular site and is next to a shopping center. Zoning is GDC General Downtown Corridor.

E# 2765513 – Located at 10420 E Riverside Dr. and sold @ \$975,000 or \$28.63/sf on 10/30/15. This property is improved with a storage warehouse and the improvements have been carried as \$1,000 in improvements for a number of years and the seller stated that the value is in the land. The property backs to the Burke-Gilman Trail and the Sammamish River. Zoning is R2800 Residential with one unit per 2,800 sf of site and OP Office Professional.

E# 2773164 - This sale property is located at 18821 Beardslee Blvd and sold @ \$350,000 or \$28.59/sf on 12/14/15. This property has a single family residence, which is a tear down on a triangular site with good frontage on Beardslee Blvd. The improvements are valued at \$1,000 by the Assessor. This neighborhood is being redeveloped into hotels, apartments, restaurants, and offices due to proximity to UW Bothell campus. This site has a territorial view to the southeast.

E# 2773163 – The property located at 188xx Beardslee Blvd and sold @ \$900,000 or \$21.26/sf on 12/17/15. This is a multi-parcel sale with frontage on Beardslee Blvd and it is an upsloping site to the rear with a territorial view to the southeast. Zoning is GDC General Downtown Corridor.

Area 85-25 – East Totem Lake

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	25	272605	9061	259,437	2621194	\$4,100,000	07/31/13	\$15.80	TL7
85	25	692840	0020	1,117,993	2725575	\$33,494,900	04/21/15	\$29.96	TL2
85	25	866335	0120	315,891	2772122	\$130,000	12/07/15	\$1.65	P

E# 2621194 – Located at 132xx NE 126th Pl and sold @ \$4,100,000 or \$15.80/sf on 7/31/13. It’s the future location of Toyota of Kirkland car dealership and currently improved with an industrial building with \$1,000 on the improvements. Zoning is TL7 Totem Lake Seven; a commercial property zoning.

E# 2725575 – Sale property is located at 12600 Totem Lake Blvd and sold @ \$33,494,900 after being adjusting for the RCNLD of \$2,005,100 for the buildings that won’t be razed. The buildings that will be retained are Car Toys, Ross, Famous Footware, and Auto Zone. The adjusted sale price is \$29.96/sf on 4/21/15. This is the sale of the Totem Lake Mall property excluding the two bank sites for Wells Fargo and Chase Bank on the upper northeastern parcel. The new mall will include up to one million square feet or more of office, retail, and multi-family space. There will be surface parking and parking structures. The site consists of 26 acres and CenterCal expects the construction to take several years and the build out will start in about one year with a cost of over \$200 million. Zoning is TL2 Totem Lake Two; a commercial property zoning.

E# 2772122 – This property is located at 12509 130th Ln NE and sold @ \$130,000 or \$1.65/sf of buildable land area of 78,973 sf on 12/7/15. This is a vacant site with sloping terrain and about 75% is not buildable. Zoning is P Park/Open Space. The northern 2/3 is dedicated protected conservation easement, which allows no development. The majority of the property is impacted by steep slopes. There are also some wetland areas on this site.

Area 85-30 – Finn Hill/North Juanita

Area 85-30 is Finn Hill/North Juanita area of Kirkland. There have been no land sales in this market area since 2013. This area is primarily a residential area with limited commercial zoned land.

Area 85-35 – West Totem Lake

Area 85-35 is West Totem Lake business district of Kirkland. There have been no land sales in this market area since 2013. Activity for the West Totem Lake area should pick-up during the redevelopment of the Totem Lake Mall. As the development progresses at the mall, the surrounding areas will also prosper with tenants looking for affordable rental space.

Area 85-40 - Juanita

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	40	919410	0015	149,050	2716012	\$3,190,000	02/05/15	\$21.40	RSX7.2

E# 2716012 – This parcel is located at 12342 93rd Ln NE and sold @ \$3,190,000 or \$21.40/sf on 2/5/15. This is a manufactured home park containing 31 pads on one cul-de-sac off of NE 124th St. Zoning is RSX 7.2 single family residential zone requiring 7,200 sf per dwelling. The potential number of units for the site is rounded to 21, which indicates a price per potential site at \$151,905/site and it was a land sale.

Area 85-45 – Houghton/South Kirkland

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	45	123890	0115	17,692	2632069	\$1,995,000	09/19/13	\$112.76	PLA5C

E# 2632069 – This property is located at 220 6th St and sold @ \$1,995,000 or \$112.76/sf on 9/19/13. The improvements are valued at \$1,000 for the single family residence, which was converted into an office/storage building. Zoning is PLA 5C Planned Area Development. This was verified to be a land sale for future development.

Area 85-50 – East Kirkland

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	50	092505	9010	278,090	2608227	\$4,100,000	05/29/13	\$14.74	RSX7.2

E# 2608227 – Located at 75xx 127th Pl NE and sold @ \$4,100,000 or \$14.74/sf on 5/29/13. This development is off of 128th Avenue NE and is a 35 parcel subdivision consisting of 6 tracts. See primary 689140 and minors 0010-0380. Zoning is RSX 7.2 Planned Area Development. The potential number of units for this site is 35 parcels for a parcel value of \$52,500/site and it was a vacant land sale.

Area 85-55 – NW Kirkland

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	55	124500	1060	7,650	2607655	\$640,000	05/24/13	\$83.66	MSC1

E# 2607655 – Sale property is located at 1818 Market St and sold @ \$640,000 or \$83.66/sf on 5/24/13. Site had an existing residence that has since been razed and replaced with a duplex that is about 50% completed. Zoning is MSC1 Market Street Corridor.

Area 85-60 – SE Kirkland

Area 85-60 is at the southern portion of Kirkland and includes several office and industrial properties near the northwest section of Bellevue. There have been no land sales in this neighborhood since 2013.

Area 85-65 – Kirkland CBD

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	65	390010	0805	19,074	2727576	\$2,600,000	03/25/15	\$136.31	PLA 7B
85	65	124450	0330	41,995	2721533	\$12,000,000	03/30/15	\$285.75	CBD-1B

E# 2727576 – Sale property is located at 230 4th Avenue and sold @ \$2,600,000 or \$136.31/sf on 3/25/15. This sale contains two interior sites with an alley at the rear. The future use is to be improved with a 12 unit condominium and there are four-units currently on each site. The zoning is PLA 7B Planned Area Development.

E# 2721533 – This property is located at 113 3rd St and sold @ \$12,000,000 or \$285.75/sf on 3/30/15. It is a street to street site from Main St to 3rd St and south of Park Ln. This property is located in the Central Business District of Kirkland. Across 3rd Street are the Peter Kirk sport field and the library. The 1-story retail building constructed in 1951 is slated to be torn down and replaced with a 5-story mixed use building consisting of commercial on the ground level and four stories of multi-family residences above. Zoning is CBD 1B Central Business District part of subzone 1B.

Area 85-70 – SW Kirkland

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	\$/SF	Zoning
85	70	082505	9251	17,820	2610781	\$1,214,400	06/03/13	\$68.15	RM 3.6
85	70	788260	0120	221,025	2629978	\$7,833,000	09/10/13	\$35.44	PLA 6G (2)
85	70	788260	0512	14,090	2717091	\$1,050,000	02/23/15	\$74.52	RM 3.6

E# 2610781 – This parcel is located at 102xx NE 62nd St and sold @ \$1,214,400 or \$68.15/sf on 6/3/13. This property is a flag lot with access on NE 62nd St. This is a vacant site and the buyer is a home builder known as John Buchan Homes. Zoning is RM 3.6 Multi-Family Residential with one unit per 3,600 sf of site area.

E# 2629978 – Property sale is located at 451 7th Avenue S and sold @ \$7,833,000 or \$35.44/sf on 9/10/13. This property is an irregular shaped parcel on 7th Avenue S and sides to the paved trail since the railroad tracks have been removed. This is the Google Phase II campus that has now been constructed. Main permit is for office and parking structure with 720 stalls. Zoning is PLA 6G Planned Area part of subzone 6G.

E# 2717091 – This property is located at 1060 State St and sold @ \$1,050,000 or \$74.52/sf on 2/23/15. The subject's site is on the northeast corner of State St and NE 68th St. Zoning is RM 3.6 Multi-Family Residential with one unit per 3,600 sf of site area.

Area 85-75 – NE Kirkland

Area 85-75 is a varied neighborhood, with multi-family, large office, and industrial developments. There have not been land sales in this area since 2013. As the redevelopment of the Park Place Properties occurs, the rental rates may increase and vacancy will likely rise as well. In a period of time, the vacancy and occupancy rates will stabilize. This should have a positive effect on the stability of the neighborhood and the long term real estate values.

Area 85-90 – Kingsgate

Area 85-90 is primarily a residential market area in the northeastern section of Kirkland. It features neighborhood retail and multi-family developments. There have been no land sales in this market area since 2013. The development of the Totem Lake Mall should have a positive effect on this neighborhood, due to affordable rental rates.

The following table summarizes the land valuation model as it was applied to the properties in Area 85. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations. Included after the following table are descriptions of zoning designations pertaining to this market area.

Typical Land Value Ranges

By Neighborhood and Land Use
2016 Revaluation

Area 85 Neighborhoods	Multi-Family Land Uses		Commercial Land Uses		Industrial Land Uses	
	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range	Zoning Designation	\$/SF Range
85-10 Lake Forest Pk	RS7200, RS9600, RS15000	\$14 - \$18	CC	\$12 - \$29		
	RM900, RM2400, RM3600	\$28 - \$53	TC	\$33 - \$40		
	SG-SF	\$42 - \$42	SG-C, SG-T	\$33 - \$47		
85-10 Shoreline	R6, R12	\$13 - \$25	CB, CZ, MB, NB	\$12 - \$40		
	R18, R24, R48	\$20 - \$44	TC	\$20 - \$44		
85-15 Kenmore	R1, R12, R18, R24	\$5 - \$37	CB, DC, DR	\$13 - \$35		
	R4, R6, R48	\$7 - \$22	NB, RB	\$15 - \$55		
	P	\$7				
85-20 Bothell	R-2800, R-2800/OP, R-4000,	\$10 - \$30	522, GDC, R-2800/OP	\$20 - \$33		
	R-5400a OP, R-7200	\$10 - \$26	DC, DN	\$22 - \$78		
	R-8400, R-9600, R-9600 SSHO	\$6 - \$24	DT, GC	\$10 - \$33		
85-25 East Totem Lake	RSX 7.2	\$15	PR18	\$20	TL 7	\$11 - \$27
	RM 1.8, RM 2.4, RM 3.6, RM 5.0, R4	\$15 - \$33	TL 1A, 1B, 2, 4A, 5, 6A, 8	\$22 - \$32	TL 9A	\$20
			NRH 1A, 1B, 2, 3, 4, 5	\$15 - \$26		
85-30 Finn Hill/ North Juanita	RMA 1.8, 2.4, 3.6, 5.0; PRA 1.8	\$15 - \$27	BNA, BC 1	\$22 - \$30		
	RSA 4, 6, 8; R-AC.OP,NB	\$6 - \$15	PRA 1.8	\$15 - \$26		
	R 7200, R 9600	\$5 - \$10	NB	\$17 - \$22		
	R5400a, R2800, R12, R18	\$8 - \$24	R-AC,OP,NB	\$3 - \$12		
85-35 W Totem Lake	PR 1.8, 3.6, RM 1.8, 3.6, 5.0	\$15 - \$26	TL 4B, 4C, 6B	\$18 - \$35		
			TL 10A, B, TL 11	\$10 - \$28		
85-40 Juanita	RM 1.8, 2.4, 3.6, RMA 1.8, 3.6, 5.0	\$10 - \$44	BNA	\$24 - \$25		
	RS 8.5	\$22 - \$24	JBD 1, 4, 5	\$33 - \$59		
	RSA 4, 6, 8	\$10 - \$38	JBD 2	\$11 - \$55		
	RSX 7.2	\$14 - \$34	JBD 3, 6	\$24 - \$38		
	PR 2.4, 3.6	\$20 - \$26	PR 2.4, 3.6	\$20 - \$26		
85-45 Houghton/ South Kirkland	PLA 5A, 5D, 5E	\$67 - \$70	BC	\$40 - \$70	LIT	\$20 - \$60
	RM 3.6, 5.0	\$15 - \$70	PLA 5B, 5C	\$72 - \$90		
			PO, PR 3.6, 5.0	\$60 - \$70		
85-50 East Kirkland	PLA 16	\$5 - \$12	BCX, BN, NC/C	\$24 - \$25	LIT	\$22 - \$27
	PLA 17, 17A	\$9 - \$40	PR 3.6	\$25 - \$44		
	RM 1.8, 2.4, 3.6	\$20 - \$44	RH 1A, 1B, 2A, 2B 2C	\$20 - \$48		
	RS 12.5, 7.2, 8.5, RSX 35, 7.2	\$7 - \$19	RH 3, 5A, 5B, 5C, 7, 8	\$27 - \$48		
85-55 NW Kirkland	RS 5.0, 7.2	\$44 - \$80	MSC 1, 2, 3, 4	\$60 - \$75		
85-60 SE Kirkland	PLA 1	\$12 - \$14				
	RM 3.6	\$46 - \$60				
	RS 8.5, 12.5	\$14 - \$38				
85-65 Kirkland CBD	PLA 6A	\$92 - \$125	CBD 1, 1B, 2, 3, 4	\$50 - \$120	PLA 6G	\$23 - \$24
	PLA 6C, 6D, 6E, 6J, 7A, 7B, 7C, RM 3.6	\$50 - \$85	CBD 5, 6, 7	\$60 - \$95		
	RS 5.0, 7.2	\$47	CBD 8	\$85 - \$115		
	**WD I	\$30 - \$85	PLA 6B, MSC 4	\$65 - \$75		
			PR 2.4	\$75 - \$85		
85-70 SW Kirkland	PLA 2, PLA 15B, 3B, 6F	\$25 - \$105	BN, PR 3.6, PR 8.5	\$65 - \$110	PLA 6G	\$35
	RM 3.6, RS 12.5, PR 3.6	\$40 - \$130	PLA 3A, PR 8.5	\$48 - \$65		
	**WD I, WD III	\$40 - \$175	PLA 3B	\$48		
85-75 NE Kirkland	PLA 9	\$9 - \$30	TL 10C, 10D, 10E	\$17 - \$20	LIT	\$22 - \$33
	RM 3.6	\$45 - \$58				
	RS 7.2, 8.5, RSX 7.2	\$20				
85-90 Kingsgate	R-AC,OP,NB	\$19 - \$29	BC 2; R-AC,OP,NB	\$19 - \$33		
	RMA 1.8, RMA 2.4, RMA 3.6,	\$12 - \$25				
	RSA 4, RSA 6	\$6 - \$23				

*Please note that this table is a summary of "typical" land values and is therefore not all inclusive

**The unit of value measure for WD I and WD III sites is typically \$/SF of DRY area, and/or \$/front foot, producing a wide array of S/SF TOTAL area indications.

ZONING DESIGNATIONS

PER JURISDICTION OF AREA 85

Residential Land Uses		
Jurisdictions	Zoning Designation	Description
City of Bothell	R-2800	1DU per 2800SF NRA Bld
	R-2800/OP	1DU per 2800SF NRA Bld / Office
	R-4000	1DU per 4000SF NRA Bld
	R-5400a OP	1DU per 5400SF NRA Bld / Office
	R-7200	1DU per 7200SF NRA Bld
	R-8400	1DU per 8400SF NRA Bld
	R-9600	1DU per 9600SF NRA Bld
	R-9600 SSHO	1DU Per 9600SF NRA Bld/Senior Housing
	R-AC,OP,NB	Res, Office, Neighborhood Business
City of Lake Forest Park	RM900	Res Multi Family, min 900SF lot
	RM 2400	Res Multi Family, min 2,400SF lot
	RM3600	Res Multi Family, min 3,600SF lot
	RS 7200	Res Single Family, min 7,200 SF lot
	RS 9600	Res Single Family, min 9,600SF lot
	RS 15000	Res Single Family, min 15,000SF lot
City of Kenmore	SG-SF	Res Multi Family, min 2,178SF lot
	R1	Res Single Family, min 1 acre site
	R4	Res Single Family, min 10,890SF lot
	R6	Res Single Family, min 7,260SF lot
	R12	Res Single Family, min 3,630SF lot
	R18	1DU per 2,420SFBld
	R24	1DU per 1,815SF Bld
	R48	1DU per 908SF Bld
DR	MF 48-72/acre	
City of Kirkland	RM / RMA 1.8	Res Multi Family, min 1800SF Lot
	RM / RMA 2.4	Res Multi Family, min 2400SF Lot
	RM / RMA 3.6	Res Multi Family, min 3600SF Lot
	RM / RMA 5.0	Res Multi Family, min 5000SF Lot
	PR / PRA 1.8	Professional Office / Res , min 1800SF Lot
	PR / PRA 2.4	Professional Office / Res , min 2400SF Lot
	PR / PRA 3.6	Professional Office / Res , min 3600SF Lot
	RSA 4	Res Single Family, min 4000SF Lot
	RS 5.0	Res Low Density, min 5000SF Lot
	RS 7.2	Res Low Density, min 7200SF Lot
	RSA 6	Res Single Family, min 6000SF Lot
	RS/RSX 7.2	Res Single Family, min 7200SF Lot
	RSA 8	Res Single Family, min 8000SF Lot
	RS 8.5	Res Low Density, min 8500SF Lot
	RSA 8.5	Res Single Family, min 8500SF Lot
	RS 12.5	Res Single Family, min 12500SF Lot
	PLA 2	Planned Area 2 - Med Density Res
	PLA 3B	Planned Area 3B - Med Density Res
	PLA 6A	Planned Area 6A - High Density Res
	PLA 6C	Planned Area 6C - Low Density Res
	PLA 6D	Planned Area 6D - High Density Res
	PLA 6E	Planned Area 6E - High Density Res
	PLA 6F	Planned Area 6F - Med Density Res
	PLA 6J	Planned Area 6J - High Density Res
	PLA 7A	Planned Area 7A - High Density Res
	PLA 7B	Planned Area 7B - High Density Res
	PLA 7C	Planned Area 7C - Med Density Res
	PLA 5A	Planned Area 5A - High Density Res
	PLA 5D	Planned Area 5D - High Density Res
	PLA 5E	Planned Area 5E - High Density Res
	PLA 9	Planned Area 9 - Med Density Res
	PLA 15B	Planned Area 15B - Med Density Res
PLA 16	Planned Area 16 - Low Density Res	
PLA 17 / 17A	Planned Area 17(A) - Low Density Res	
WD I	Waterfront District I - Med Density Res	
WD III	Waterfront District III - Med Density Res	
City of Shoreline	R6	Res Single Family, min 7,260SF lot
	R12	1DU per 3,630SF lot
	R18	1DU per 2,420SF lot
	R24	1DU per 2,420SF lot
	R48	1DU per 908SF lot

ZONING DESIGNATIONS

PER JURISDICTION OF AREA 85

Commercial Land Uses

Jurisdictions	Zoning Designation	Description
City of Bothell	522	Highway 522
	GC	General Commercial
	GDC	General Downtown Corridor
	DC	Downtown Commercial
	DN	Downtown Neighborhood
	DT	Downtown Transition
	R-AC, OP, CB, LI R-AC,OP,NB	Res, Office, Comm'l Business, Light Ind Res, Office, Neighborhood Business
City of Lake Forest Park	CC	Corridor Commercial
	SG-C	Southern Gateway Commercial
	SG-T	Southern Gateway Transition
	TC	Town Center
City of Kenmore	CB	Community Business
	DC	Downtown Commercial
	NB	Neighborhood Business
	P	Public and Private Facilities
	RB	Regional Business
City of Kirkland	CBD 1	Central Business District 1
	CBD 1B	Central Business District 1B
	CBD 2 - 8	Central Business District 2 - 8
	JBD 1 - 8	Juanita Beach District 1 - 8
	MSC 1	Market Street Corridor 1 - Office
	MSC 2	Market Street Corridor 2 - Commercial
	MSC 3	Market Street Corridor 3 - Commercial
	MSC 4	Market Street Corridor 4 - Office
	NRH 1A, 1B, 4	North Rose Hill 1A, 1B, 4 - Commercial
	NRH 2, 3, 5, 6	North Rose Hill 2, 3, 5, 6 - Office
	PLA 3B	Planned Area 3B
	PLA 5B	Planned Area 5B
	PLA 5C	Planned Area 5C
	PLA 6B	Planned Area 6B
	RH 1A, 1B, 2A, 2B, 2C, 3, 5A, 5B, 5C, 7	Rose Hill 1A, 1B, 2A, 2B, 2C, 3, 5A, 5B, 5C, 7 - Commercial
	RH 4, 8	Rose Hill 4, 8 - Office
	TL 1A	Totem Lake 1A - Office
	TL 1B	Totem Lake 1B - Office
	TL 2	Totem Lake 2 - Commercial
	TL 3A, 3B, 3C, 3D	Totem Lake 3A, 3B, 3C, 3D - Institutions
	TL 4A, 4B, 4C, 5, 6A, 6B, 8	Totem Lake 4A, 4B, 4C, 5, 6A, 6B, 8 - Commercial
	TL 10A, 10B, 10C, 10D, 10E, 11	Totem Lake 10A, 10B, 10C, 10D, 10E, 11 - Office
	BC/BCX	Business - Commercial
	BC 1	Business - Commercial 1
	BC 2	Business - Commercial 2
	BN/BNA	Neighborhood Business
	PO	Professional Office
PR / PRA 1.8	Professional Office / Res , min 1800SF Lot	
PR 2.4	Professional Office / Res , min 2400SF Lot	
PR 3.6	Professional Office / Res , min 3600SF Lot	
PR 5.0	Professional Office / Res , min 5000SF Lot	
PR 8.5	Professional Office / Res , min 8500SF Lot	
City of Shoreline	CB	Community Business
	MB	Mixed Business
	NB	Neighborhood Business
	TC	Town Center
	CZ	Mixed Use Contract Zone

ZONING DESIGNATIONS		
PER JURISDICTION OF AREA 85		
Industrial Land Uses		
Jurisdictions	Zoning Designation	Description
City of Bothell	R-AC, OP, CB, LI	Res, Office, Comm'l Business, Light Ind
City of Kirkland	LIT	Light Industrial
	PLA 6G	Industrial
	TL 7	Totem Lake 7 - Industrial
	TL 9A	Totem Lake 9A - Industrial

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 is the sum of the assessed values divided by the sum of the sales. 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.

A Preliminary Ratio Study was done just prior to the application of the 2016 recommended values. This study benchmarks the current assessment level using 2015 posted assessment values. The preliminary ratio analysis showed a weighted mean ratio, or appraisal level, of .762, a Coefficient of Dispersion (COD) of 14.34%, and a price-related differential (PRD) of 1.06. Compare these preliminary results to the International Association of Assessing Officers (IAAO) ratio study standards below.

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

The preliminary appraisal level falls below the IAAO standard, though the COD falls within the acceptable range. COD is a measure of assessment uniformity, where the lower the number is, the greater the uniformity. PRD measures the differential between the arithmetic mean of ratios, and the weighted mean of ratios, where the sales prices themselves represent the weight. As the PRD approaches 1.0, there is a greater indication that specific property ratios of sale price to assessment level are falling within the acceptable range, rather than just the arithmetic mean of the entire population being in the acceptable range. Thus, property specific assessment level is being measured. These preliminary results indicated that the assessment level needed to be raised; the overall uniformity was in line and property specific assessments needed adjustment.

Improved Parcel Total Values

Current Economic Conditions

The regional economy, including the Eastside Market Area, has been steadily expanding. Employment growth has outpaced the national economy, with the strongest gains in construction and manufacturing. Commercial real estate sales transaction volume has increased and underlying economic fundamentals have improved. Fueled by the spike in demand for apartment housing, and the consequential tightening of vacancy rates and upward pressure on rental rates, development of new multi-family apartment projects is continuing at a fast pace. Much of the new construction in Area 85 over the last few years has been multi-family apartment projects.

An improvement in investor sentiment is also putting downward pressure on Capitalization Rates for other market segments such as industrial and office. As regional employment growth continues to be healthy, the office market has continued to strengthen with a number of sale transactions over the year. In addition, strong activity at the regional ports, coupled with an improvement in consumer demand, has made the industrial market one of the strongest commercial real estate markets in the area. With present low interest rates, many smaller companies are finding that it is financially advantageous to become an owner/user and purchase property for their business. As a result, there has been an increase in sales activity in the smaller industrial properties.

2015 Year End Metrics			
	Office	Retail	Industrial
Vacancy	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)
Land Values	↗ (increase)	↗ (increase)	↗ (increase)

Market Sectors

Below follow discussion of individual market sector conditions. These are synopses of economic income parameters that are useful to the Assessor in valuation of improved properties in Area 85.

Office Market Conditions: The regional office market continues to improve to a point of relative stabilization, as evidenced by positive, but slowing overall absorption. The slowing absorption, along with lower overall vacancy rates, has helped to spike overall asking rates as well. In general, rental rates in the Eastside market area increased slightly while the vacancy rate is slightly declined. It's reported that the continued improvements in vacancy rates and rental rates has caused leasing concessions to decline both in frequency and value.

Surveyed market reports indicate that Eastside "Class A" office space had reported asking rent ranging from \$27/sf to \$37/sf, while reported "Class B" asking rents ranged from \$25/sf to \$26/sf. The SR-520 corridor market reported "Class A" asking rents for \$34/sf, while the "Class B" office asking rates were \$29/sf. The eastside market area total (direct and sublet) office vacancy rate decreased from 11.0% to 9.3% from Q4 2014 to Q4 2015. The overall vacancy for this market area has decreased except for Bothell due to amount of new office space being added.

Office Market Statistics						
	Market	Total	Vacancy	Class A Avg	Rent	2015 Net
	Size (sf)	Vacancy %	Change	Asking Rate	Change	Absorption (sf)
SR 520	1,173,045	10.50%	-3.7%	\$33.93	18.1%	8,716
Kirkland	1,264,218	1.20%	-73.3%	\$40.81	13.5%	4,847
Bothell	2,418,253	15.30%	31.9%	\$26.96	1.9%	-22,005
Eastside (all)	21,989,491	8.60%	-21.8%	\$32.94	4.2%	183,511

Source: 4th Qtr 2015 CBRE Puget Sound Office Marketview Shapshot

Retail Market Conditions: The Seattle/Puget-Sound Region again experienced positive net absorption and the overall vacancy rate dropped to 2.8%, down from 4.9% at year-end 2014. The Eastside submarket general retail market showed positive absorption this year, rents increased slightly, and the total vacancy rate decreased. Within Area 85 submarkets, quoted rates increased in the 520 Corridor and Kirkland submarkets with a slight decrease in Bothell. The table below summarizes vacancy rates and quoted rent rates for general retail properties in market areas within Area 85.

Retail Market Statistics					
	Market	Total	Vacancy	Quoted	Rent
	Size (sf)	Vacancy %	Change	Rates	Change
SR 520	1,159,038	0.2%	-81.8%	\$26.01	1.6%
Kirkland	1,658,789	1.1%	-15.4%	\$24.33	0.6%
Bothell	2,074,501	1.3%	-40.9%	\$22.78	-5.7%
Eastside (all)	10,886,372	2.5%	-16.7%	\$20.81	-2.7%

Source: CoStar year end 2015 Seattle/Puget Sound

Industrial Market Conditions:

The Eastside market area constitutes approximately 10% of the region's gross leasable area. Vacancy rates are currently at 8.9%, down from 9.2% last year. Further, average direct asking rates increased slightly from \$0.97/sf to \$0.98/sf.

Industrial Market Statistics						
	Market	Total	Vacancy	Direct	Rent	2,015
	Size (sf)	Vacancy %	Change	Asking Rent	Change	Absorption (sf)
Eastside (all)	25,242,936	8.9%	-3.3%	\$0.98	1.0%	-63,813

Source: 4th Qtr 2015 CBRE Puget Sound Industrial Marketview

Sales comparison approach model description

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

The improved sales used range in sale dates from 1/24/2013 to 12/29/2015. There were 61 improved sales in Area 85 that were considered as fair market transactions and used in the overall analysis. Of these, 51 were included in the ratio study. 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; non-representative specialty properties (e.g., churches, etc.); sales that had major renovation after sale, or have been segregated or merged since being purchased.

The four property types listed below were typically valued by the sales comparison approach when there were sufficient comparable sales available. The list presents the property type and the typical value per square foot range. The range is a function of property size, age, condition and specific neighborhood. When necessary, sales of similar property types from other market areas were considered.

Typical Value Parameters		
Property Type	Adjustment Range per SF	
Single Family Conversions	\$235	\$400
Service Building/Garages < 10,000 SF	\$100	\$175
Offices	\$200	\$350
Daycare Centers	\$125	\$250

Sales comparison calibration

Neighborhoods were treated independent of one another as dictated by the market. Individual values were applied based on various characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Specific variables and price ranges for neighborhoods were discussed in general detail above. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Cost figures were 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 income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings that are valued by the Cost method might be fraternal halls, daycares, and new or on-going 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

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

The valuation model includes the following steps:

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

The Income Approach, using direct capitalization was considered a reliable approach to valuation throughout Area 85 for most improved property types since income and expense data was available to ascertain market rates.

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

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 85, the Assessor used triple net expenses for retail/mixed-use and industrial type uses. For typical office/medical buildings, the assessor used full service gross expenses.

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

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

The following tables recap the rates as reported by the industry publications.

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2015 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75% 4.50% - 5.25% 5.75% - 7.00% 5.25% - 6.00% 6.50% - 7.50% 6.50% - 7.00% 7.50% - 9.00% 5.25% - 5.75% 5.50% - 6.00% 6.50% - 7.50% 6.25% - 6.75% 7.00% - 8.00% 7.00% - 8.00% 7.50% - 8.50%	- - - - - - - - - - - - - - -	- - - - - - - - - - - - - - -	CBD – Class AA CBD – Class A CBD – Class A – Value Added CBD – Class B CBD – Class B – Value Added CBD – Class C CBD – Class C – Value Added Suburban – Class AA Suburban – Class A Suburban – Class A – Value Added Suburban – Class B Suburban – Class B – Value Added Suburban – Class C Suburban – Class C – Value Added Class A Class A – Value Added Class B Class B – Value Added Class C Class C – Value Added Class A (Neigh./Comm. w/Grocery) Class A (Neigh./Comm.) – Value Added Class B (Neigh./Comm. w/Grocery) Class B (Neigh./Comm.) – Value Added Class C (Neigh./Comm. w/Grocery) Class C (Neigh./Comm.) – Value Added Class A (Power Centers) Class A (Power Centers) – Value Added Class B (Power Centers) Class B (Power Centers) – Value Added Class C (Power Centers) Class C (Power Centers) – Value Added High Street Retail (Urban Core)
IRR: Viewpoint for 2015	Year-end 2015	Seattle West Region	5.50% 6.00% 6.00% 6.50% - - - 6.03% 6.63% 6.41% 6.96% - - - -	- - - - 5.00% 7.30% - - - - 6.00% 6.81% - -	- - - - - - 6.00% 6.30% - - - - - 6.12% 6.27% 6.48%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial – Class A Flex Industrial – Class A Community Retail – Class A 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%	-	-	Overall - 4.00% to 9.00%
			5.50%	-	-	CBD Office
			6.60%	-	-	Suburban Office
		Pac. NW	6.08%	-	-	Overall - 4.00% to 9.00%
			5.52%	-	-	CBD Office
			6.64%	-	-	Suburban Office
			-	5.25%	-	Warehouse – (3.75% - 7.00%)
ACLI	4Q 2015	Seattle – Bellevue - Everett MSA	5.34%	7.12%	6.60%	All Classes
		Pacific Region	5.56%	5.93%	4.73%	All Classes

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)	Seattle	4.00% - 4.50%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.75% - 5.25%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.50% - 6.00%	-	Infill – Class C
			5.25% - 6.25%	-	Infill – Class C – Value Added
			4.50% - 5.00%	-	Suburban – Class A
			4.75% - 5.00%	-	Suburban – Class A – Value Added
			5.00% - 5.50%	-	Suburban – Class B
			5.25% - 5.75%	-	Suburban – Class B – Value Added
			5.75% - 6.25%	-	Suburban – Class C
			6.00% - 6.50%	-	Suburban – Class C – Value Added
			-	5.50% - 6.00%	CBD – Luxury
			-	5.75% - 6.25%	CBD – Full-Service
			-	6.00% - 6.50%	CBD – Select-Service
			-	7.50% - 8.50%	CBD – Economy
			-	6.00% - 7.00%	Suburban – Luxury
-	7.00% - 7.50 %	Suburban – Full-Service			
-	7.25% - 8.00%	Suburban – Select-Service			
-	8.25% - 9.25%	Suburban – Economy			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015	Seattle	4.70%	-	Apartments – All Classes
			-	7.00%	Hotels – All Classes
		West 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

NATIONAL 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
		National	4.00% -9.00% 5.50% - 9.50%	- - 4.50% - 9.00% 5.00% - 9.00% 5.00% - 9.00%	- - - - 4.00% - 9.00% 5.00% - 9.00% 5.00% - 9.00%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint for 2016	Yr. End 2015	West Region	6.03% 6.63% 6.41% 6.96% 7.00% 6.60%	- - - - 6.00% 6.81%	- - - - - - 6.12% 6.27% 6.48% 7.55% 8.07%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Medical Office Medical Office – Non-Campus Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail Hotel - Full Service Hotel - Limited Service
ACLI	4Q 2015	National	5.35% 7.07% 6.66% 6.01% 5.13%	6.19% 7.00% 7.21% 6.75% 6.06%	5.31% 6.94% 6.65% 5.76% 4.78%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz	4Q 2015	National	5.68% 6.36% 6.84%	- - - 7.15% 5.48%	- - - - 6.03% 6.31% 6.38%	CBD Office - (3.50% - 8.00%) Sub. Office - (4.25% - 9.00%) Medical Office - (4.75% - 10.00%) Flex/R&D - (5.75% - 9.00%) Warehouse - (3.00% - 7.00%) Mall- A+ = .4.63%; A = 5.23%; B+ = 6.28% Power Center - (4.75% - 8.00%) Neigh. Strip Ctrs. - (4.50% - 9.50%)
PWC / Emerging Trends in Real Estate	Reports 2/2016	National	5.60% 6.90% 6.40%	- - - 6.10% 6.70% 6.10%	- - - - - 6.30% 6.50% 6.00%	U.S. Central City Office U.S. Suburban Office Medical Office U.S. Warehouse Industrial U.S. R&D Industrial U.S. Fulfillment Centers U.S. Neigh. Shopping Ctrs. U.S Power Centers U.S. Regional Malls
The Boulder Group: Net Lease Market Report	4Q 2015	National	7.00% - - - - - - - - -	7.44% - - - 6.10% 6.70% 6.10%	6.25% 6.08% 5.20% 6.75% 6.59% 5.75% 6.70% 5.50%	Overall (Average) Big Box "Overall" Big Box "Investment Grade" Big Box "Non-Investment Grade" Jr. Big Box - (20,000/SF – 39,999/SF) Mid. Big Box - (40,000/SF – 79,999/SF) Mega Big Box - (80,000/SF +) Overall (Average)
Marcus & Millichap	4Q 2015	National	5.80% 7.50%	- -	- -	U.S. Central City Office U.S. Suburban Office

SEATTLE / PACIFIC NW LEASE RATES

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

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

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 85 to develop the income model. The range of capitalization rates in the income model for Area 85 reflects the variety of properties in this area.

Income Approach Calibration

Income tables were developed for each of the fifteen neighborhoods that comprise Area 85. The tables pertain to the following property types: Retail, Industrial Buildings, Medical and Dental Offices, Discount Stores, Storage Garage, Restaurant, Storage Warehouse, and Office, in addition to an exclusion table indicating property uses not covered by an income table. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. All tables are included in the addendum of this report.

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

Typical income model parameters for the various markets that make up Area 85 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Area 85-10 – Lake Forest Park

Typical Income Parameters 85-10				
Land Use	Rent Range	Vacancy & Collection Loss	Expenses per sf or % of EGI	Capitalization Rate %
Office/Medical Office	\$12.00 to \$25.00	5% to 10%	7.5% to 32%	6.50% to 8.75%
Retail/Mixed Use	\$12.00 to \$24.00	5%	7.50%	6.75% to 8.75%
Industrial/Whse.	\$4.00 to \$13.00	5%	7.50%	6.50% to 8.75%

Office property rents in Lake Forest Park are similar to the previous assessment year, while vacancy and capitalization rates are lowered. Retail properties experienced slight raise in rents, but vacancy and capitalization rates are stable. Industrial properties are not prolific in this area and economic income parameters have remained flat, except for a slight decrease in cap rates.

Area 85-15 – Kenmore

Typical Income Parameters 85-15				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	%
Office/Medical Office	\$11.00 to \$25.00	5% to 10%	7.5% to 32%	6.00% to 8.75%
Retail/Mixed Use	\$12.00 to \$25.00	5%	7.50%	6.75% to 8.75%
Industrial/Whse.	\$6.00 to \$15.00	5%	7.50%	6.50% to 8.75%

Office property rents show a slight bump in Kenmore to the previous assessment year, while vacancy and capitalization rates are down. Retail properties experienced a slight increase in rents, decrease in vacancy, stable expenses and decreasing capitalization rates. Industrial properties are not prolific in this area but rents have grown and cap rates have decreased.

Area 85-20 – Bothell

Typical Income Parameters 85-20				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$18.00 to \$30.00	7%	35%	6.00% to 8.25%
Retail/Mixed Use	\$6.00 to \$19.00	6%	7.50%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$16.00	6%	7% to 7.50%	6.50% to 8.75%

Office property rents in Bothell are slightly boosted from the previous assessment year, while vacancy and capitalization rates are reduced. Retail properties experienced slight increased rates, but vacancy, and capitalization rates are down. Industrial properties are not prolific in this area but rents have increased and vacancy, and cap rates have diminished slightly.

Area 85-25 – East Totem Lake (East of I-405)

Typical Income Parameters 85-25				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$18.00 to \$32.00	6.5% to 12%	35% to 40%	6.00% to 8.00%
Retail/Mixed Use	\$11.00 to \$26.00	7% to 8%	7.00% to 7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	6.50% to 7.25%	7.75%	6.00% to 8.75%

Rental rates for office properties in East Totem Lake have increased from the previous assessment year, while overall vacancy is stable and capitalization rates are down. Retail properties experienced increased rates and a slight upsurge in vacancy though capitalization rates are lower. Industrial properties showed increase lease rates, stable vacancy, and reduction in capitalization rates.

Area 85-30 - Finn Hill/North Juanita

Typical Income Parameters 85-30				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$18.00 to \$27.00	5% to 13%	25% to 35%	6.50% to 8.00%
Retail/Mixed Use	\$7.00 to \$24.00	7% to 7.5%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$9.00	7%	7.50%	6.50% to 8.5%

Office property income parameters have remained mostly stable in this neighborhood of Kirkland, with some decrease in cap rates. Retail properties also remained relatively stable with decrease in capitalization rates. Industrial properties are not prolific in this area and economic income parameters have remained stable.

Area 85-35 - West Totem Lake (West of I-405)

Typical Income Parameters 85-35				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$22.00 to \$31.00	6.5% to 12%	27% to 45%	6.50% to 8.00%
Retail/Mixed Use	\$11.00 to \$25.00	7%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$9.00	7% to 7.25%	7.75%	6.50% to 8.00%

Rental rates for office properties in West Totem Lake are slightly above the previous assessment year, while overall vacancy and cap rates are stagnant. Retail properties experienced stable rates and vacancy, but capitalization rates have dipped slightly. Industrial properties have stepped up lease rates and capitalization rates dropped nominally.

Area 85-40 - Juanita

Typical Income Parameters 85-40				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$18.00 to \$31.00	6.5% to 8%	25% to 40%	6.50% to 8.00%
Retail/Mixed Use	\$7.00 to \$30.00	7% to 8%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$9.00	6.5% to 7%	7.75%	6.50% to 8.25%

Office property rents increased slightly over the previous assessment year while vacancy was flat and capitalization rates fell. Retail rents barely rose while vacancy and capitalization rates have stagnated. Industrial properties are not prolific in this area and economic income parameters have remained stable, except for a slight lowering of the cap rates.

Area 85-45 – Houghton/South Kirkland

Typical Income Parameters 85-45				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$20.00 to \$31.00	6% to 11%	28% to 45%	6.25% to 8.00%
Retail/Mixed Use	\$8.00 to \$25.00	8%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	6.5% t 7%	7.75%	6.50% to 8.25%

Office property rents swelled slightly in the Houghton area, with a decline in vacancy, and stable capitalization rates. Retail property rents are flat with a slightly diminution of vacancy and capitalization rates. Industrial property income parameters are relatively stable.

Area 85-50 – East Kirkland (East of I-405)

Typical Income Parameters 85-50				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$20.00 to \$31.00	7% to 10%	27% to 42%	6.50% to 8.25%
Retail/Mixed Use	\$7.00 to \$25.00	7% to 8%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	6.50%	7.75%	6.50% to 8.25%

Office property rents in East Kirkland are slightly up from the previous assessment year though vacancy is flat and capitalization rates declined. The economic picture for retail properties has been somewhat flat. Industrial properties are not prolific in this area and economic income parameters have increased slightly.

Area 85-55 - NW Kirkland

Typical Income Parameters 85-55				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$20.00 to \$30.00	5% to 6%	27% to 40%	6.50% to 8.25%
Retail/Mixed Use	\$15.00 to \$24.00	6%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	6.50%	7.75%	6.50% to 8.25%

The office market has shown a slight bump in rents, a slip in vacancy, and flat cap rates. Retail uses have seen stabilized rental rates, vacancy and slightly lower capitalization rates. Industrial properties are not prolific in this area and economic income parameters have seen modest improvement.

Area 85-60 - SE Kirkland

Typical Income Parameters 85-60				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$20.00 to \$31.00	5% to 9%	27% to 40%	6.50% to 8.25%
Retail/Mixed Use	\$14.00 to \$26.00	6%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	7% to 8%	7.75%	6.50% to 8.25%

Office properties are prevalent in this south Kirkland area. Rents are slightly up, slightly lowered vacancy, and capitalization rates have remained relatively unchanged. Retail uses are not well represented here with rates just a little higher, flat vacancy, and slightly lower capitalization rates firm. The industrial market is unchanged except for a small rent increase.

Area 85-65 - Kirkland CBD

Typical Income Parameters 85-65				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$21.00 to \$34.00	6% to 9%	26% to 38%	6.00% to 8.25%
Retail/Mixed Use	\$19.00 to \$29.00	7% to 7.5%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$10.00	7%	7.75%	6.50% to 8.25%

Downtown Kirkland continues to see market strengthening in all property types. Office and industrial lease rates have increased. The economic factors of vacancy are basically level and the central business district saw a small dip in capitalization rates.

85-70 – SW Kirkland

Typical Income Parameters 85-70				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$21.00 to \$35.00	6% to 10%	24% to 42%	6.50% to 8.25%
Retail/Mixed Use	\$19.00 to \$29.00	7%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$9.00	6%	7.75%	6.50% to 8.25%

Office properties are prevalent in this south Kirkland neighborhood and the parameters remain steady except for small increases in rent. Retail uses are not well represented here thus there is only a small uptick. The industrial market is scarce here and has seen no real change.

85-75 – East Kirkland (West of I-405)

Typical Income Parameters 85-75				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$14.00 to \$32.00	6% to 10%	25% to 40%	6.50% to 8.25%
Retail/Mixed Use	\$16.00 to \$24.00	6%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$11.00	5% to 6%	7.75%	6.25% to 8.00%

Office income and capitalization rates parameters have stabilized here. Retail properties are not prolific here and there is little change. Industrial properties are the most prevalent in this neighborhood, where rents have increased, vacancy has diminished, and capitalization rates leveled.

85-90 – Kingsgate

Typical Income Parameters 85-90				
Land Use	Rent Range	Vacancy &	Expenses	Capitalization
	Per sf	Collection Loss	per sf or % of EGI	Rate %
Office/Medical Office	\$20.00 to \$28.00	8% to 10%	28% to 40%	6.50% to 8.25%
Retail/Mixed Use	\$14.00 to \$22.00	7% to 8%	7.75%	6.50% to 8.25%
Industrial/Whse.	\$4.00 to \$9.00	7%	7.75%	6.50% to 8.25%

The office market in Kingsgate has stable rents, lowered vacancy and capitalization rates. The retail economic factors have remained constant except for a reduction in capitalization rates. The industrial market rents and vacancy are flat and capitalization rates have seen an incremental decrease.

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 in determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Ruth Peterson, Senior Appraiser for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations and Validation

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

In this valuation model, the income approach is used to value the majority of the income producing properties that aren't obsolesced (land value is greater than value by income method) because 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.

Comparison of the 2015 Ratio Study Analysis with the 2016 Ratio Study Analysis indicates that the weighted mean ratio, or assessment level, improved from 76.2% to 90.9%. The Coefficient of Dispersion (COD) went down from 14.34% to 7.54%, the Coefficient of Variation (COV) went down from 18.95% to 9.23%, and the Price-related Differential (PRD) went from 1.06 to 1.02. All of these changes represent improvements of the statistical measurements 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 improvement in uniformity.

For this revalue period, land values have resulted in a fairly substantial increase with some additional minor increases in select areas and zonings. The most recognizable increases have occurred in SE Kirkland (Yarrow Bay area of Kirkland), East Totem Lake (location of the Totem Lake Mall with a \$200 million remodel and additions), Finn Hill and North Juanita (area annexed to Kirkland in 2011), and Kirkland CBD (major redevelopment of Parkplace with proposed 1.2 million square feet of mixed use properties). Income parameters have resulted in an incremental increase over the recent term as a result of a downward pressure on capitalization rates, as well as diminished vacancy rates and healthy rental rates for most property types.

The total assessed values for Area 85 for the 2015 assessment year was \$2,011,447,015 and the total recommended value for the 2016 assessment year is \$2,158,021,000. This does not include specialty or government properties but it does include commercial condos (not multi-family units). In addition, the 2016 total does not include the value of new construction parcels which will be determined later, and it does not reflect the downward contamination adjustments that will be applied later to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2016 assessment year (taxes payable in 2017) results in a total value increase of +7.29% from the previous year.

Change in Total Assessed Value			
2015 Total Value	2016 Total Value	\$ Change	% Change
\$2,011,447,015	\$2,158,021,000	\$146,573,985	7.29%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*

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



Richard Welch
Commercial Appraiser I

Date: 3/24/2016

Area 085 - 085
2016 Assessment Year

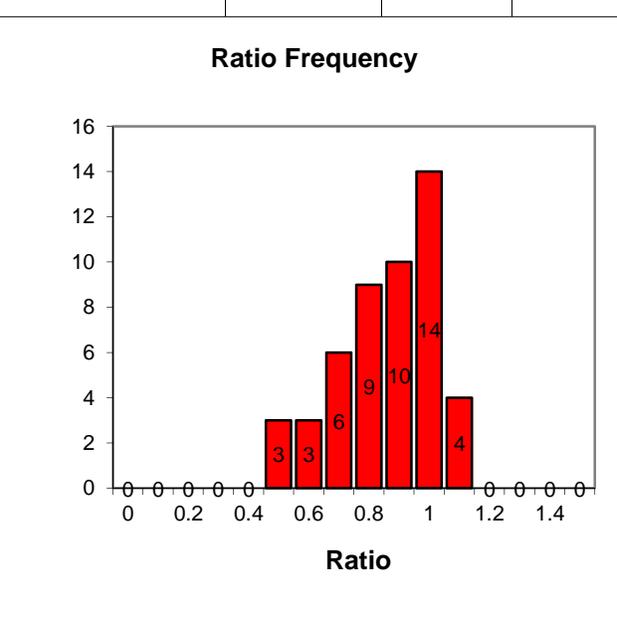
Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
011410-0740	1,435,600	1,695,000	9/9/2014	0.8470	0.0140
012000-0361	568,600	1,300,000	2/17/2015	0.4374	0.3956
052505-9053	524,400	1,150,000	9/24/2015	0.4560	0.3770
052505-9070	2,191,200	2,594,829	9/14/2015	0.8444	0.0114
062505-9020	2,507,500	2,490,000	5/16/2013	1.0070	0.1740
062605-9032	1,459,700	1,875,000	10/23/2013	0.7785	0.0545
062605-9088	1,711,500	2,250,000	4/6/2015	0.7607	0.0723
072605-9204	999,600	1,200,000	9/25/2015	0.8330	0.0000
072605-9342	1,800,600	1,800,000	7/15/2013	1.0003	0.1673
082505-9035	5,366,600	6,550,000	12/19/2014	0.8193	0.0137
082505-9097	6,017,000	6,670,000	10/14/2014	0.9021	0.0691
082505-9312	1,324,200	2,000,000	12/21/2015	0.6621	0.1709
096700-0230	519,500	650,000	9/16/2014	0.7992	0.0338
112604-9115	2,011,600	2,950,000	10/7/2015	0.6819	0.1511
123510-0024	8,206,400	12,000,000	7/16/2014	0.6839	0.1491
124870-0135	20,297,500	24,500,000	6/28/2013	0.8285	0.0045
172505-9114	20,998,600	31,455,000	8/19/2014	0.6676	0.1654
192605-9111	724,000	895,000	9/11/2015	0.8089	0.0241
250550-0151	884,900	950,000	1/31/2014	0.9315	0.0985
263690-0187	3,597,600	4,800,000	6/17/2014	0.7495	0.0835
263690-0335	2,764,520	3,000,000	10/31/2014	0.9215	0.0885
282605-9096	656,400	727,410	10/6/2015	0.9024	0.0694
282605-9169	2,929,000	4,350,000	3/25/2015	0.6733	0.1597
292605-9125	6,501,300	11,200,000	12/17/2015	0.5805	0.2525
329140-0020	2,967,000	3,275,000	1/10/2014	0.9060	0.0730
329140-0030	5,441,200	6,050,000	11/13/2013	0.8994	0.0664
332605-9074	4,978,600	6,500,000	7/1/2015	0.7659	0.0671
332605-9080	2,849,900	3,975,000	9/12/2014	0.7170	0.1160
347180-0065	757,600	1,000,000	12/29/2015	0.7576	0.0754
364910-0513	399,600	400,000	11/19/2014	0.9990	0.1660
376245-0050	348,600	375,000	10/29/2015	0.9296	0.0966
376250-0020	305,500	531,000	12/27/2013	0.5753	0.2577
388580-0180	767,000	850,000	1/31/2014	0.9024	0.0694
388580-0985	3,892,300	4,500,000	12/4/2015	0.8650	0.0320
388580-3370	755,400	890,000	11/25/2013	0.8488	0.0158
388580-3875	1,789,700	1,800,000	4/5/2013	0.9943	0.1613
388580-4755	757,000	1,100,000	9/4/2015	0.6882	0.1448
388580-7460	653,700	1,215,000	8/5/2015	0.5380	0.2950
388580-8720	2,491,200	3,450,000	10/12/2015	0.7221	0.1109
388690-1180	1,185,975	1,285,000	2/13/2014	0.9229	0.0899
389250-0210	1,608,000	3,800,000	10/28/2014	0.4232	0.4098
402770-0895	866,700	900,000	4/17/2013	0.9630	0.1300
403010-0370	294,500	370,000	8/4/2015	0.7959	0.0371
674470-0062	2,408,900	2,450,000	11/10/2015	0.9832	0.1502
773850-0005	653,300	680,000	12/24/2013	0.9607	0.1277

Area 085 - 085
2016 Assessment Year

794630-0135	403,300	450,000	9/17/2015	0.8962	0.0632
794630-0190	960,300	960,000	6/3/2014	1.0003	0.1673
872687-0010	1,517,900	1,550,000	9/18/2015	0.9793	0.1463
883250-0010	174,000	170,000	8/18/2015	1.0235	0.1905

Area 085 - 085
2016 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2015	3/22/2016	1/1/13 - 02/29/16
Area	Appr ID:	Prop Type:	Trend used?: Y / N
85	RWEL	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	49		
Mean Assessed Value	2,759,700		
Mean Sales Price	3,624,000		
Standard Deviation AV	4,152,942		
Standard Deviation SP	5,728,141		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.809		
Median Ratio	0.833		
Weighted Mean Ratio	0.762		
UNIFORMITY			
Lowest ratio	0.4232		
Highest ratio:	1.0235		
Coefficient of Dispersion	14.84%		
Standard Deviation	0.1565		
Coefficient of Variation	19.35%		
Price-related Differential	1.06		
RELIABILITY			
95% Confidence: Median	These figures reflect measurements before posting new values.		
Lower limit	0.766		
Upper limit	0.902		
95% Confidence: Mean			
Lower limit	0.765		
Upper limit	0.853		
SAMPLE SIZE EVALUATION			
N (population size)	1205		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1565		
Recommended minimum:	38		
Actual sample size:	49		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	21		
# ratios above mean:	28		
z:	0.857142857		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			



Area 085 - 085
2016 Assessment Year

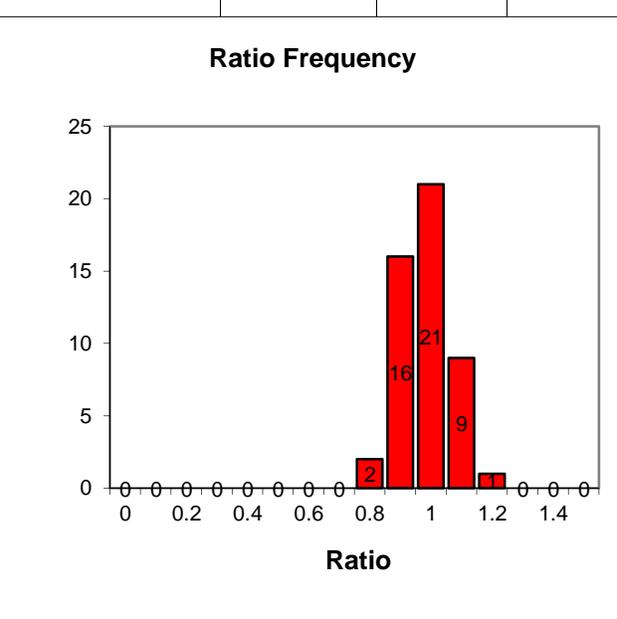
Parcel Number	Assessed Value	Sale Price	Sale Date	Ratio	Diff: Median
011410-0740	1,623,400	1,695,000	9/9/2014	0.9578	0.0310
012000-0361	1,166,700	1,300,000	2/17/2015	0.8975	0.0293
052505-9053	1,060,700	1,150,000	9/24/2015	0.9223	0.0044
052505-9070	2,350,700	2,594,829	9/14/2015	0.9059	0.0208
062505-9020	2,590,800	2,490,000	5/16/2013	1.0405	0.1137
062605-9032	1,511,800	1,875,000	10/23/2013	0.8063	0.1205
062605-9088	2,006,600	2,250,000	4/6/2015	0.8918	0.0349
072605-9204	1,064,300	1,200,000	9/25/2015	0.8869	0.0398
072605-9342	1,898,600	1,800,000	7/15/2013	1.0548	0.1280
082505-9035	5,565,400	6,550,000	12/19/2014	0.8497	0.0771
082505-9097	6,316,700	6,670,000	10/14/2014	0.9470	0.0203
082505-9312	1,836,700	2,000,000	12/21/2015	0.9184	0.0084
096700-0230	560,500	650,000	9/16/2014	0.8623	0.0644
112604-9115	2,370,400	2,950,000	10/7/2015	0.8035	0.1232
123510-0024	10,185,900	12,000,000	7/16/2014	0.8488	0.0779
124870-0135	23,774,300	24,500,000	6/28/2013	0.9704	0.0436
172505-9114	27,162,300	31,455,000	8/19/2014	0.8635	0.0632
192605-9111	837,100	895,000	9/11/2015	0.9353	0.0086
250550-0151	930,700	950,000	1/31/2014	0.9797	0.0529
263690-0187	4,205,000	4,800,000	6/17/2014	0.8760	0.0507
263690-0335	2,892,300	3,000,000	10/31/2014	0.9641	0.0373
282605-9096	685,000	727,410	10/6/2015	0.9417	0.0149
282605-9169	3,170,200	4,350,000	3/25/2015	0.7288	0.1980
292605-9125	9,837,700	11,200,000	12/17/2015	0.8784	0.0484
329140-0020	3,277,100	3,275,000	1/10/2014	1.0006	0.0739
329140-0030	6,010,000	6,050,000	11/13/2013	0.9934	0.0666
332605-9074	5,728,900	6,500,000	7/1/2015	0.8814	0.0454
332605-9080	3,955,800	3,975,000	9/12/2014	0.9952	0.0684
347180-0065	869,400	1,000,000	12/29/2015	0.8694	0.0574
364910-0513	451,800	400,000	11/19/2014	1.1295	0.2027
376245-0050	375,000	375,000	10/29/2015	1.0000	0.0732
376250-0020	474,400	531,000	12/27/2013	0.8934	0.0333
388580-0180	813,000	850,000	1/31/2014	0.9565	0.0297
388580-0985	4,170,400	4,500,000	12/4/2015	0.9268	0.0000
388580-3370	816,200	890,000	11/25/2013	0.9171	0.0097
388580-3875	1,861,400	1,800,000	4/5/2013	1.0341	0.1074
388580-4755	990,400	1,100,000	9/4/2015	0.9004	0.0264
388580-7460	973,800	1,215,000	8/5/2015	0.8015	0.1253
388580-8720	2,643,200	3,450,000	10/12/2015	0.7661	0.1606
388690-1180	1,355,400	1,285,000	2/13/2014	1.0548	0.1280
389250-0210	3,420,800	3,800,000	10/28/2014	0.9002	0.0265
402770-0895	966,800	900,000	4/17/2013	1.0742	0.1475
403010-0370	318,300	370,000	8/4/2015	0.8603	0.0665
674470-0062	2,584,900	2,450,000	11/10/2015	1.0551	0.1283
773850-0005	661,600	680,000	12/24/2013	0.9729	0.0462

Area 085 - 085
2016 Assessment Year

794630-0135	438,700	450,000	9/17/2015	0.9749	0.0481
794630-0190	1,028,100	960,000	6/3/2014	1.0709	0.1442
872687-0010	1,549,100	1,550,000	9/18/2015	0.9994	0.0727
883250-0010	170,900	170,000	8/18/2015	1.0053	0.0785

Area 085 - 085
2016 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
North Crew	1/1/2016	3/22/2016	1/1/13 - 02/29/16
Area	Appr ID:	Prop Type:	Trend used?: Y / N
85	RWEL	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	49		
Mean Assessed Value	3,296,100		
Mean Sales Price	3,624,000		
Standard Deviation AV	5,145,871		
Standard Deviation SP	5,728,141		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.934		
Median Ratio	0.927		
Weighted Mean Ratio	0.910		
UNIFORMITY			
Lowest ratio	0.7288		
Highest ratio:	1.1295		
Coefficient of Dispersion	7.44%		
Standard Deviation	0.0856		
Coefficient of Variation	9.16%		
Price-related Differential	1.03		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.897		
Upper limit	0.970		
95% Confidence: Mean			
Lower limit	0.910		
Upper limit	0.958		
SAMPLE SIZE EVALUATION			
N (population size)	1205		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0856		
Recommended minimum:	12		
Actual sample size:	49		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	25		
# ratios above mean:	24		
z:	0		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			



These figures reflect measurements after posting new values.

Improvement Sales for Area 085 with Sales Used

03/24/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	015	618170	0456	20,329	2598087	\$1,250,000	04/03/13	\$61.49	QFC GROCERY & RETAIL (KENMO	DC	1	26	Imp changed after sale; not in ratio
085	055	388580	3875	7,500	2598757	\$1,800,000	04/05/13	\$240.00	MARKET SQUARE BUILDING	MSC 1	1	Y	
085	015	402770	0895	6,125	2600177	\$900,000	04/17/13	\$146.94	BETHEL CHURCH	R6	1	Y	
085	040	375790	0015	2,533	2602945	\$1,800,000	04/26/13	\$710.62	STARBUCK'S AT JUANITA VILLAGE	JBD 1	1	69	Net Lease Sale; not in ratio
085	065	062505	9020	12,728	2606058	\$2,490,000	05/16/13	\$195.63	FLAME BUILDING	CBD 2	1	Y	
085	025	282605	9068	49,260	2621442	\$13,050,000	06/27/13	\$264.92	LA Fitness	TL 4A	1	69	Net Lease Sale; not in ratio
085	065	124870	0135	75,753	2615565	\$24,500,000	06/28/13	\$323.42	CONTINENTAL PLAZA	CBD 5	1	Y	
085	020	072605	9342	12,249	2618385	\$1,800,000	07/15/13	\$146.95	NORTHLAKE MONTESSORI	GC	1	Y	
085	020	062605	9032	6,712	2638826	\$1,875,000	10/23/13	\$279.35	COLLIER-VINE PROF BLDG	GDC	1	Y	
085	025	329140	0030	19,623	2641190	\$6,050,000	11/13/13	\$308.31	EVERGREEN MEDICAL CENTER	TL 1B	1	Y	
085	055	388580	3370	2,703	2643284	\$890,000	11/25/13	\$329.26	MARKET STREET DENTAL OFFICE	MSC 1	1	Y	
085	065	124450	0176	6,837	2647591	\$3,750,000	12/20/13	\$548.49	RETAIL	CBD 1	2	69	Net Lease Sale; not in ratio
085	010	773850	0005	3,290	2647261	\$680,000	12/24/13	\$206.69	DEPAPE ARCHITECTS	NB	1	Y	
085	040	376250	0020	1,186	2648226	\$531,000	12/27/13	\$447.72	JUANITA PROFESSIONAL PLAZA C	JBD 6	1	Y	
085	025	329140	0020	9,831	2649645	\$3,275,000	01/10/14	\$333.13	EVERGREEN PLACE MEDICAL BUI	TL 1B	1	Y	
085	045	250550	0151	2,916	2651999	\$950,000	01/31/14	\$325.79	OFFICE	PR 5.0	1	Y	
085	055	388580	0180	3,068	2651859	\$850,000	01/31/14	\$277.05	JENSEN BUILDING	MSC 4	2	Y	
085	075	388690	1180	11,295	2653676	\$1,285,000	02/13/14	\$113.77	OFFICE & SHOP (Assoc. pkgng. on lo	LIT	2	Y	
085	015	794630	0190	4,676	2671498	\$960,000	06/03/14	\$205.30	Cooley's Dental Office	DC	2	Y	
085	010	263690	0187	14,546	2673907	\$4,800,000	06/17/14	\$329.99	NORTHWEST HAND SPECIALIST	NB	1	Y	
085	045	123510	0024	29,646	2679784	\$12,000,000	07/16/14	\$404.78	KIRKLAND GATEWAY BUILDING	LIT	1	Y	
085	070	172505	9114	52,948	2685758	\$31,455,000	08/19/14	\$594.07	WATERFRONT PLACE	PLA 15A	1	Y	
085	050	124190	0014	2,501	2690184	\$1,300,000	09/08/14	\$519.79	7-11 STORE	RH 8	1	34	Use-change after sale; not in ratio
085	015	011410	0740	13,672	2689439	\$1,695,000	09/09/14	\$123.98	BOTHELL WORSHIP CENTER	R4	1	Y	
085	075	332605	9080	27,294	2690335	\$3,975,000	09/12/14	\$145.64	HASSETT BUSINESS PARK - SOUT	TL 10E	2	Y	
085	020	096700	0230	1,787	2691223	\$650,000	09/16/14	\$363.74	ATTORNEYS OFFICE	DC	1	Y	
085	015	618170	0497	5,498	2691279	\$675,000	09/17/14	\$122.77	Restaurant	DC	1	34	Use-change after sale; not in ratio
085	065	082505	9097	5,876	2696240	\$6,670,000	10/14/14	\$1,135.13	Residential Unit w/Retail	CBD 2	1	Y	
085	050	389250	0210	33,029	2697777	\$3,800,000	10/28/14	\$115.05	KIRKLAND HUNT CLUB	PLA 16	2	Y	
085	010	263690	0335	13,963	2698647	\$3,000,000	10/31/14	\$214.85	OFFICE BUILDING	MB	1	Y	
085	030	364910	0513	3,475	2704370	\$400,000	11/19/14	\$115.11	EURO-TECH AUTO SERVICE	NB	1	Y	
085	020	096700	0070	10,620	2702627	\$2,250,000	11/21/14	\$211.86	MERCANTILE BLDG RETAIL STORE	DC	2	34	Use-change after sale; not in ratio
085	075	388580	5765	10,904	2704589	\$2,174,990	12/09/14	\$199.47	KIRKLAND CUSTOM CANNERY	LIT	1	34	Use-change after sale; not in ratio
085	050	082505	9035	21,561	2706787	\$6,550,000	12/19/14	\$303.79	LAKEVIEW PLACE	PR 3.6 (1	1	Y	
085	045	012000	0361	3,564	2714024	\$1,300,000	02/17/15	\$364.76	THE FENCE CONNECTION	LIT	1	Y	
085	025	282605	9169	11,648	2721698	\$4,350,000	03/25/15	\$373.45	LINE RETAIL	TL 5	1	Y	
085	020	096700	0160	2,121	2722974	\$500,000	04/01/15	\$235.74	BOTHELL FOE (SFR CONV)	DN	1	34	Use-change after sale; not in ratio
085	020	062605	9088	9,116	2723721	\$2,250,000	04/06/15	\$246.82	ROMERO PROFESSIONAL BUILDIN	GDC	1	Y	
085	075	332605	9074	63,148	2740536	\$6,500,000	07/01/15	\$102.93	Par Mac Building	TL 10C	1	Y	
085	010	403010	0370	1,430	2747635	\$370,000	08/04/15	\$258.74	ASIA TODAY	C.C.	2	Y	
085	075	388580	7460	2,507	2747934	\$1,215,000	08/05/15	\$484.64	PUGET SOUND ANIMAL HOSPITAL	LIT	1	Y	
085	010	156810	0660	2,800	2754761	\$350,000	09/04/15	\$125.00	RAPID RUDY'S TV SALES & SERVI	SG-C	1	34	Use-change after sale; not in ratio
085	055	388580	4755	2,896	2755814	\$1,100,000	09/04/15	\$379.83	Page & Beard Architects	MSC 1	1	Y	
085	030	192605	9111	3,083	2755451	\$895,000	09/11/15	\$290.30	CHIROPRACTOR & DENTAL	BC 1	1	Y	

Improvement Sales for Area 085 with Sales Used

03/24/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	045	052505	9070	10,003	2757509	\$2,594,829	09/14/15	\$259.41	903 FIFTH AVENUE BUILDING	PLA 5C	1	Y	
085	015	794630	0135	1,872	2758815	\$450,000	09/17/15	\$240.38	Tenant vacated	DC	1	Y	
085	010	872687	0010	18,645	2758099	\$1,550,000	09/18/15	\$83.13	25TH PLACE CONDOMINIUM	CB	3	Y	
085	065	052505	9053	2,414	2758481	\$1,150,000	09/24/15	\$476.39	PROFESSIONAL TRAVEL SERVICE	PR 2.4	1	Y	
085	020	072605	9204	5,400	2758645	\$1,200,000	09/25/15	\$222.22	BOTHELL CENTER	522	1	Y	
085	035	282605	9096	3,281	2761273	\$727,410	10/06/15	\$221.70	OFFICE	TL 6B	1	Y	
085	015	112604	9115	10,490	2760565	\$2,950,000	10/07/15	\$281.22	UPLAKE DENTAL BLDG	RB	1	Y	
085	065	388580	8720	9,539	2761146	\$3,450,000	10/12/15	\$361.67	RETAIL/OFFICE	CBD 8	1	Y	
085	040	376245	0050	1,465	2764936	\$375,000	10/29/15	\$255.97	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	010	674470	0062	7,682	2765981	\$2,450,000	11/10/15	\$318.93	PERRY BOYER REALTY	SG-C	3	Y	
085	055	388580	0985	11,121	2771338	\$4,500,000	12/04/15	\$404.64	OFFICES & LUXURY APT (JOSHUA	MSC 3	1	Y	
085	035	292605	9125	37,000	2772055	\$11,200,000	12/17/15	\$302.70	KIRKLAND 405 CORP CTR BLDG A	TL 10A	1	Y	
085	045	082505	9312	5,800	2773512	\$2,000,000	12/21/15	\$344.83	OFFICE	PR 3.6	1	Y	
085	070	347180	0065	2,484	2774338	\$1,000,000	12/29/15	\$402.58	OFFICE (SFR CONV)	PR 3.6	1	Y	

Vacant Sales for Area 085 with Sales Used

03/22/2016

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	397170	0005	13,650	2612924	\$250,000	06/07/13	\$18.32	LANDSCAPE SVCS (ACCESS 14 AV N	CB	1	Y	
085	010	766370	0215	286,341	2650635	\$8,665,337	01/21/14	\$30.26	LAKE CITY ELKS LODGE #1800	SG-T	6	Y	
085	010	741770	0265	25,090	2698522	\$379,000	10/27/14	\$15.11	Ballinger Way	CB	1	Y	
085	010	741770	0552	32,200	2703746	\$1,725,000	12/01/14	\$53.57	VACANT	CB	1	Y	
085	015	011410	0961	24,000	2591819	\$300,000	02/27/13	\$12.50	LIBRARY	R18	1	Y	
085	015	794630	0195	22,222	2619497	\$775,000	07/17/13	\$34.88	VACANT LAND	DC	2	Y	
085	015	011410	1232	16,699	2637234	\$550,000	10/02/13	\$32.94	WAGON WHEEL MOTEL ANNEX	RB	2	Y	
085	015	794630	0035	17,250	2712244	\$950,000	01/20/15	\$55.07	Lakeview Yoga (Assoc. Pkng. on minor	RB	4	Y	
085	020	082605	9300	74,250	2700740	\$1,950,000	11/13/14	\$26.26	VACANT LAND	GDC	2	Y	
085	020	072605	9180	21,997	2748618	\$2,375,000	08/04/15	\$107.97	BOTHELL PEDIATRIC AND HAND TH	DC	4	Y	
085	020	062605	9038	29,679	2756969	\$645,000	09/16/15	\$21.73	VACANT	GDC	2	Y	
085	020	082605	9050	34,050	2765513	\$975,000	10/30/15	\$28.63	KENT GYPSUM	2800, C	1	34	Use-change after sale; not in ratio
085	020	052605	9095	12,242	2773164	\$350,000	12/14/15	\$28.59	SFR on commercial zoned land	GDC	1	Y	
085	020	052605	9060	42,324	2773163	\$900,000	12/17/15	\$21.26	Vacant Lot	GDC	2	Y	
085	025	272605	9061	259,437	2621194	\$4,100,000	07/31/13	\$15.80	EASTSIDE DISPOSAL	TL 7	1	Y	
085	025	692840	0020	1,117,993	2725575	\$33,494,900	04/21/15	\$29.96	TOTEM LAKE SHOPPING CTR-LOWE	TL 2	4	Y	
085	025	866335	0120	315,891	2772122	\$130,000	12/07/15	\$0.41	TOTEM VALLEY BUSINESS PARK	P	1	Y	
085	040	919410	0015	149,050	2716012	\$3,190,000	02/05/15	\$21.40	LAND SALE	RSX 7.	1	Y	
085	045	123890	0115	17,692	2632069	\$1,995,000	09/19/13	\$112.76	HART ASSOC	PLA 50	1	Y	
085	050	092505	9010	278,090	2608227	\$4,100,000	05/29/13	\$14.74	RADIO STATION	RSX 7.	1	Y	
085	055	124500	1060	7,650	2607655	\$640,000	05/24/13	\$83.66	Commercial SFR	MSC 1	1	Y	
085	065	390010	0805	19,074	2727576	\$2,600,000	03/25/15	\$136.31	4-PLEX	PLA 7E	2	Y	
085	065	124450	0330	41,995	2721533	\$12,000,000	03/30/15	\$285.75	RETAIL-ANTIQUA STORE	CB 1E	1	Y	
085	070	082505	9251	17,820	2610781	\$1,214,400	06/03/13	\$68.15	MOSS BAY SUNSET CLUB II	RM 3.6	1	Y	
085	070	788260	0120	221,025	2629978	\$7,833,000	09/10/13	\$35.44	GOOGLE KIRKLAND PH II	A 6G	1	Y	
085	070	788260	0512	14,090	2717091	\$1,050,000	02/23/15	\$74.52	VACANT LAND	RM 3.6	1	Y	

Improvement Sales for Area 085 with Sales not Used

03/23/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	015	011410	0470	4,220	2587469	\$850,000	01/09/13	\$201.42	FENCE WORKS	DR	3	10	Tear down
085	030	192605	9199	2,800	2584564	\$1,650,000	01/14/13	\$589.29	CONVENIENCE MARKET (7-11)	BC 1	1	15	No market exposure
085	090	162605	9153	7,600	2586704	\$1,200,900	01/24/13	\$158.01	OFFICE BLDG	NB	1	13	Bankruptcy - receiver or trustee
085	045	052505	9064	10,800	2592462	\$3,050,000	02/26/13	\$282.41	911 KIRKLAND PLACE	PLA 5C	1	64	Sales/leaseback
085	020	082605	9307	720	2604425	\$155,000	05/06/13	\$215.28	OFFICE	522	1	51	Related party, friend, or neighbor
085	075	388580	5550	10,092	2608977	\$1,750,000	05/31/13	\$173.40	EWING IRRIGATION	LIT	2	23	Forced sale
085	030	364910	0510	2,500	2611071	\$610,000	06/08/13	\$244.00	ROCKY MARKET	NB	1	60	Short sale
085	045	347297	0010	0	2617649	\$1,771,000	06/26/13	\$0.00	HOUGHTON 6TH STREET	PR 5.0	3	44	Tenant
085	040	607650	0462	3,133	2617155	\$475,000	07/01/13	\$151.61	Juanita Retail	BNA	2	60	Short sale
085	015	112604	9020	0	2638293	\$11,191,044	09/16/13	\$0.00	KENMORE PRE-MIX	RB	1	52	Statement to dor
085	025	389310	0992	21,098	2635803	\$4,250,000	10/09/13	\$201.44	SUN COAST BUILDING	NRH 2	1	44	Tenant
085	015	112604	9009	42,750	2639585	\$2,500,000	11/05/13	\$58.48	DAVIDSON'S UPLAKE MARINA	RB	1	51	Related party, friend, or neighbor
085	020	096700	0415	1,160	2641593	\$450,000	11/13/13	\$387.93	Episcopal Thrift Store	DN	1	44	Tenant
085	015	794630	0325	1,457	2667571	\$1,280	11/19/13	\$0.88	RETAIL	RB	1	63	Sale price updated by sales id group
085	025	282605	9026	6,016	2643921	\$1,050,000	12/03/13	\$174.53	Office Building	NRH 6	1	44	Tenant
085	040	376245	0090	1,452	2645479	\$325,000	12/13/13	\$223.83	JUANITA PROFESSIONAL CENTER	JBD 6	1	44	Tenant
085	020	072605	9203	2,269	2648731	\$1,550,000	12/27/13	\$683.12	Car Sales Office (Dream City Sport C	522	3	61	Financial institution resale
085	020	082605	9207	1,775	2649510	\$430,000	01/03/14	\$242.25	General Office (ASSOC. PKNG. ON I	DC	2	44	Tenant
085	025	692840	0015	41,348	2654174	\$1,603,161	02/03/14	\$38.77	EVERGREEN PROFESSIONAL (BLD	TL 1A	1	51	Related party, friend, or neighbor
085	025	692840	0032	7,000	2653963	\$2,340,000	02/05/14	\$334.29	Retail Building	TL 8	1	64	Sales/leaseback
085	035	292605	9280	6,000	2658329	\$2,500,000	03/20/14	\$416.67	RETAIL PAD - TOTEM LAKE QFC	TL 6B	1	15	No market exposure
085	070	347180	0070	3,078	2665530	\$1,075,000	04/28/14	\$349.25	OFFICE (SFR CONV)	PR 3.6	1	15	No market exposure
085	015	618170	0086	4,516	2681666	\$15,400	07/23/14	\$3.41	SHERWIN WILLIAMS PAINT	CB	1	66	Condemnation/eminent domain
085	070	172505	9114	52,948	2685870	\$357,123	08/19/14	\$6.74	WATERFRONT PLACE	PLA 15A	1	15	No market exposure
085	025	282605	9113	1,210	2695018	\$454,283	08/20/14	\$375.44	Old SFR	NRH 5	1	52	Statement to dor
085	040	302605	9271	3,344	2692972	\$985,000	09/30/14	\$294.56	CAFE JUANITA	JBD 6	1	44	Tenant
085	015	112604	9114	10,518	2702477	\$1,200,000	11/18/14	\$114.09	MORRISON BLDG-OFFICE & RETAI	RB	1	33	Lease or lease-hold
085	020	096700	0025	3,360	2712803	\$600,000	02/02/15	\$178.57	EVERGREEN KARATE	DC	2	44	Tenant
085	035	282605	9096	3,281	2717762	\$272,500	02/18/15	\$83.05	OFFICE	TL 6B	1	51	Related party, friend, or neighbor
085	030	364910	0045	2,800	2716487	\$825,000	02/20/15	\$294.64	KENMORE RETAIL BUILDING	NB	1	15	No market exposure
085	025	282605	9060	30,000	2718234	\$8,400,000	03/13/15	\$280.00	FORD OF KIRKLAND	TL 6A	1	44	Tenant
085	075	388690	1360	23,383	2721593	\$4,275,000	03/31/15	\$182.83	PARKADE OFFICE BUILDING	LIT	2	15	No market exposure
085	035	282605	9114	20,081	2725618	\$8,300,000	04/17/15	\$413.33	TOTEM HILL PLAZA (LINE RETAIL &	TL 4B	1	15	No market exposure
085	025	329140	0010	14,492	2748466	\$521,955	08/02/15	\$36.02	EVERGREEN MEDICAL BUILDING	TL 1B	1	22	Partial interest (1/3, 1/2, etc.)
085	020	082605	9155	1,197	2748891	\$525,000	08/04/15	\$438.60	MICHAEL'S DRYWALL CONST	R 2800, C	1	10	Tear down
085	025	329140	0010	14,492	2748456	\$1,007,325	08/05/15	\$69.51	EVERGREEN MEDICAL BUILDING	TL 1B	1	22	Partial interest (1/3, 1/2, etc.)
085	010	162604	9013	113,456	2765055	\$500	09/02/15	\$0.00	ACACIA MEMORIAL PARK	RS 7200	1		
085	040	376245	0070	1,175	2764939	\$335,000	10/29/15	\$285.11	JUANITA PROFESSIONAL CENTER	JBD 6	1	12	Estate administrator, guardian, or e
085	015	416410	0115	17,450	2766713	\$3,500,000	11/10/15	\$200.57	MASONRY CONSTRUCTION CO	RB	1	18	Quit claim deed
085	025	282605	9205	11,264	2773132	\$462,500	12/21/15	\$41.06	EVERGREEN PARK NORTHWEST I	TL 1B	1		
085	025	282605	9205	11,264	2773130	\$975,000	12/21/15	\$86.56	EVERGREEN PARK NORTHWEST I	TL 1B	1		

Vacant Sales for Area 085 with Sales not Used

03/22/2016

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	741770	0552	32,200	2634776	\$699,000	10/02/13	\$21.71	VACANT	CB	1	12	Estate administrator, guardian, or e
085	010	156810	0665	3,811	2754762	\$75,000	09/01/15	\$19.68	VACANT LOT	SG-C	1	18	Quit claim deed
085	020	072605	9004	24,640	2670355	\$506,404	05/29/14	\$20.55	DENTAL OFFICE	DN	2	51	Related party, friend, or neighbor
085	020	096700	0370	21,606	2681676	\$652,000	07/18/14	\$30.18	VACANT LAND	DN	1	63	Sale price updated by sales id group
085	020	192480	0065	11,770	2700737	\$650,000	11/06/14	\$55.23	Office	DN	2	36	Plottage
085	025	282605	9113	13,000	2625310	\$430,000	08/20/13	\$33.08	Old SFR	NRH 5	1	15	No market exposure
085	025	282605	9004	162,914	2636647	\$100,000	10/08/13	\$0.61	VACANT	TL 9B	1	51	Related party, friend, or neighbor
085	025	282605	9110	23,630	2673680	\$255,000	06/13/14	\$10.79	VACANT	TL 7	1	51	Related party, friend, or neighbor
085	030	202605	9142	35,687	2672018	\$428,226	06/04/14	\$12.00	GENERAL TELEPHONE EXCHANGE	MA 3.	1	51	Related party, friend, or neighbor
085	030	357980	0549	45,000	2706872	\$475,000	12/18/14	\$10.56	VACANT	MA 3.	1	56	Builder or developer sales
085	045	788260	0431	40,087	2725933	\$4,675,000	04/17/15	\$116.62	Apartments	RM 3.6	2	68	Non-gov't to gov't
085	055	388580	8230	5,610	2648646	\$799,000	12/23/13	\$142.42	SOZO HAIR STUDIO (SFR CONV)	MSC 4	1	15	No market exposure
085	060	202505	9277	78,628	2640627	\$3,000,000	11/12/13	\$38.15	Park and Ride Lot	YBD 1	1	15	No market exposure
085	065	187500	0190	51,734	2602041	\$954,182	04/24/13	\$18.44	Kirkland Commons	PLA 6E	1	22	Partial interest (1/3, 1/2, etc.)
085	065	390010	1275	27,459	2629020	\$4,500,000	09/09/13	\$163.88	CHEVRON/BROWN BEAR	CBD 7	1	15	No market exposure
085	065	082505	9229	2,550	2674466	\$500,000	06/03/14	\$196.08	STATE STREET MEDICAL BUILDING	PLA 6E	1	59	Bulk portfolio sale
085	065	082505	9226	3,570	2674459	\$1,000,000	06/04/14	\$280.11	STATE STREET MEDICAL BUILDING	PLA 6E	1	59	Bulk portfolio sale
085	065	082505	9227	5,100	2674462	\$1,000,000	06/04/14	\$196.08	STATE STREET MEDICAL BUILDING	PLA 6E	1	59	Bulk portfolio sale
085	065	082505	9230	3,060	2674472	\$500,000	06/04/14	\$163.40	STATE STREET MEDICAL BUILDING	PLA 6E	1	59	Bulk portfolio sale
085	065	082505	9228	3,060	2674464	\$500,000	06/05/14	\$163.40	STATE STREET MEDICAL BUILDING	PLA 6E	1	59	Bulk portfolio sale
085	065	082505	9014	51,267	2674473	\$3,500,000	06/06/14	\$68.27	VACANT LAND (PARKING LOT FOR S	PLA 6E	1	59	Bulk portfolio sale
085	070	082505	9233	32,600	2686897	\$4,300,000	08/22/14	\$131.90	PARKING LOT	BN	1	51	Related party, friend, or neighbor
085	070	788260	0514	1,408	2710989	\$88,000	01/22/15	\$62.50	VACANT LAND	RM 3.6	1	36	Plottage

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
2	85	15	011410	0470	6926 NE 182ND ST	LIGHT COMMERCIAL UTIL	FENCE WORKS	Service Building
3	85	15	011410	0473	6844 NE 182ND ST	STORAGE WAREHOUSE (	OLD STG SHED/MURPH	Warehouse
4	85	15	011410	0475	No Situs Address		Vacant Lot	Vacant(Multi-family)
5	85	15	011410	0480	18226 68TH AVE NE	INDUSTRIAL LIGHT MANU	MURPHY-AUCTIONEER	Warehouse
6	85	15	011410	0485	6906 NE 182ND ST	STORAGE WAREHOUSE (	Rainbow Towing	Warehouse
7	85	15	011410	0500	6837 NE 182ND ST		LAKEWOOD MOBILE HO	Mobile Home Park
8	85	15	011410	0512	No Situs Address		Mobile Home Park	Mobile Home Park
9	85	15	011410	0585	7000 NE 181ST ST	MIXED USE OFFICE (840)	LAKE TERRACE MOBILI	Mobile Home Park
10	85	15	011410	0590	7010 NE 181ST ST		vacant land	Vacant(Commercial)
11	85	15	011410	0605	6824 NE 181ST ST	Car Wash - Self Serve (434	CAR WASH	Car Wash
12	85	15	011410	0606	6820 NE BOTHELL WAY	RETAIL STORE (353)	All the Best Pet Care	Retail(Line/Strip)
13	85	15	011410	0610	No Situs Address		Vacant Lot	Vacant(Commercial)
14	85	15	011410	0640	7021 NE 181ST ST		TRAILER PARK	Mobile Home Park
15	85	15	011410	0650	7211 NE 181ST ST		TAVERN PARKING	Parking(Assoc)
16	85	15	011410	0657	7206 NE BOTHELL WAY		Vacant Lot	Vacant(Commercial)
17	85	15	011410	0660	7211 NE 181ST ST	RESTAURANT, TABLE SE	TAB's TAVERN	Tavern/Lounge
18	85	15	011410	0662	18001 73RD AVE NE	LIGHT COMMERCIAL UTIL	SVC BLDG w/ GARAGE	Service Building
19	85	15	011410	0663	7232 NE BOTHELL WAY	RETAIL STORE (353)	RETAIL-O'Reilly	Retail Store
20	85	15	011410	0664	7204 NE BOTHELL WAY	GARAGE, SERVICE REPA	MINI- LUBE	Service Building
21	85	15	011410	0670	7110 NE BOTHELL WAY	BANK (304)	BANK OF AMERICA	Bank
22	85	15	011410	0673	7018 NE BOTHELL WAY	APARTMENT (300)	BARBER SHOP, Donut \$	Retail Store
23	85	15	011410	0674	7016 NE BOTHELL WAY	RETAIL STORE (353)	Mixed Use Retail & Ware	Retail Store
24	85	15	011410	0690	6830 NE BOTHELL WAY	LINE RETAIL (860)	LINE RETAIL STORE	Retail(Line/Strip)
25	85	15	011410	0695	18022 68TH AVE NE	RETAIL STORE (353)	RITE AID DRUGSTORE	Retail Store
26	85	15	011410	0722	7517 NE 192ND ST	LIGHT COMMERCIAL UTIL	TELEPHONE SWITCHIN	Utility, Private(Radio/T.V.)
27	85	15	011410	0740	7915 NE 192ND ST	CHURCH WITH SUNDAY S	BOTHELL WORSHIP CE	Church/Welfare/Relig Srvc
28	85	15	011410	0855	7900 NE BOTHELL WAY	APARTMENT (300)	MR T'S TROPHIES	Retail Store
29	85	15	011410	0860	7850 NE BOTHELL WAY	RESTAURANT, TABLE SE	Thai Restaurant	Restaurant/Lounge
30	85	15	011410	0865	7800 NE BOTHELL WAY	RETAIL STORE (353)	KENMORE SQUARE	Shopping Ctr(Nghbrhood)
31	85	15	011410	0870	No Situs Address		Vacant Lot (Econ. Unit To	Vacant(Commercial)
32	85	15	011410	0881	7638 NE BOTHELL WAY		KENMORE LANES (PAR	Parking(Assoc)
33	85	15	011410	0885	7750 NE BOTHELL WAY	DISCOUNT STORE (319)	Big Box Store minus ecor	Retail Store
34	85	15	011410	0888	7638 NE BOTHELL WAY	BOWLING ALLEY (306)	KENMORE LANES	Bowling Alley
35	85	15	011410	0890	7640 NE BOTHELL WAY		KENMORE LANES (PAR	Parking(Assoc)
36	85	15	011410	0895	7614 NE BOTHELL WAY	Residence (348)	KENMORE VILLAGE (FK	Mobile Home Park
37	85	15	011410	0900	7620 NE BOTHELL WAY	RESTAURANT, TABLE SE	MIA ROMA'S RESTAUR/	Restaurant/Lounge
38	85	15	011410	0904	7520 BOTHELL WAY NE		OLD HOUSE	Single Family(C/I Zone)
39	85	15	011410	0905	7520 NE BOTHELL WAY	(unknown)	Jay's Cafe	Restaurant/Lounge
40	85	15	011410	0915	7504 NE BOTHELL WAY	CHURCH WITH SUNDAY S	KENMORE BAPTIST CH	Church/Welfare/Relig Srvc
41	85	15	011410	0936	7330 NE BOTHELL WAY	RETAIL STORE (353)	RETAIL/OFFICE/RESIDE	Retail Store
42	85	15	011410	0940	No Situs Address		Park and Ride	Retail Store
43	85	15	011410	0945	7304 NE BOTHELL WAY	DISCOUNT STORE (319)	ST. VINCENT DE PAUL	Retail(Discount)
44	85	15	011410	0950	18030 73RD AVE NE	Classroom (356)	Montessori School	School(Private)
45	85	15	011410	0961	18138 73RD AVE NE	OFFICE BUILDING (344)	High 5 Software	Office Building
46	85	15	011410	0978	18414 73RD AVE NE		Vacant site	Vacant(Multi-family)
47	85	15	011410	1211	8218 NE BOTHELL WAY	GARAGE, SERVICE REPA	NORTHSHORE GARAG	Service Building
48	85	15	011410	1240	17606 80TH CT NE	Car Wash - Self Serve (434	SELF SERVICE CAR WA	Car Wash
49	85	15	011410	1249	8030 NE BOTHELL WAY	RETAIL STORE (353)	AUTO PARTS & MACH \$	Retail Store
50	85	15	011410	1255	8020 NE BOTHELL WAY	RETAIL STORE (353)	Bothell Ski & Bike	Retail Store
51	85	15	011410	1551	8302 NE BOTHELL WAY	RETAIL STORE (353)	CARPETLAND	Service Building
52	85	15	012604	9054	8010 NE 185TH ST		POWER SUB-STATION	Utility, Public
53	85	15	022604	9016	No Situs Address		VACANT	Vacant(Commercial)
54	85	15	022604	9025	18515 68TH AVE NE		ELECTRICAL SUBSTAT	Utility, Public

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
55	85	15	022604	9032	18737 68TH AVE NE	CHURCH (309)	NORTHSHORE CHRIST	Church/Welfare/Relig Srvc
56	85	15	022604	9034	6620 NE 185TH ST		NORTHLAKE LUTHERA	Church/Welfare/Relig Srvc
57	85	15	022604	9037	18518 66TH AVE NE	CHURCH (309)	NORTHLAKE LUTHERA	Church/Welfare/Relig Srvc
58	85	15	022604	9066	No Situs Address		Vacant lot next to subst	Vacant(Multi-family)
59	85	15	112604	9001	6525 NE 175TH ST	STORAGE WAREHOUSE (	OLYMPIC FOREST PRO	Warehouse
60	85	15	112604	9009	6201 NE 175TH ST	STORAGE WAREHOUSE (	DAVIDSON'S UPLAKE M	Marina
61	85	15	112604	9011	17511 68TH AVE NE	RETAIL STORE (353)	RETAIL and SERVICE G	Retail Store
62	85	15	112604	9015	6300 NE 175TH ST	HANGAR, MAINTENANCE	AIR HARBOR	Air Terminal and Hangers
63	85	15	112604	9020	No Situs Address		KENMORE PRE-MIX	Industrial(Heavy)
64	85	15	112604	9030	5723 NE BOTHELL WAY	MEDICAL OFFICE (341)	DENTAL CLINIC	Medical/Dental Office
65	85	15	112604	9033	18018 61ST AVE NE	BAR/TAVERN (442)	Savage Moose Pub	Restaurant/Lounge
66	85	15	112604	9066	6126 NE BOTHELL WAY	GARAGE, SERVICE REPA	Kenmore Automotive	Service Building
67	85	15	112604	9067	6136 NE BOTHELL WAY	STORAGE WAREHOUSE (	Jet City Printing	Service Building
68	85	15	112604	9079	18021 61ST AVE NE	WAREHOUSE OFFICE (81	PET CARE SHOP & BOA	Industrial(Gen Purpose)
69	85	15	112604	9086	6115 NE 181ST ST		VACANT LAND	Parking(Commercial Lot)
70	85	15	112604	9091	6131 NE BOTHELL WAY	BASEMENT, UNFINISHED	Lake Pointe Plumbing	Warehouse
71	85	15	112604	9092	6141 NE BOTHELL WAY	Mixed Retail w/ Office Units	SMALL OFFICES	Office Building
72	85	15	112604	9114	17455 68TH AVE NE	OFFICE BUILDING (344)	MORRISON BLDG-OFFI	Office Building
73	85	15	112604	9115	5701 NE BOTHELL WAY	MEDICAL OFFICE (341)	UPLAKE DENTAL BLDG	Medical/Dental Office
74	85	15	112604	9118	6725 NE 175TH ST	OFFICE BUILDING (344)	OFFICE-STRATHY BRO	Office Building
75	85	15	112604	9121	17425 68TH AVE NE	OFFICE BUILDING (344)	Inter-City Contractors Inc	Office Building
76	85	15	112604	9126	NE 175TH ST		VACANT LAND	Vacant(Multi-family)
77	85	15	112604	9137	No Situs Address		OLYMPIC FOREST PRO	Retail Store
78	85	15	112604	9153	6705 NE 175TH ST	STORAGE WAREHOUSE (	OFF/SHOP	Warehouse
79	85	15	112604	9158	17405 68TH AVE NE	INDUSTRIAL LIGHT MANU	CUSTOM INDUSTRIES	Industrial(Gen Purpose)
80	85	15	112604	9163	6301 NE 175TH ST	GARAGE, SERVICE REPA	AIR HARBOR	Air Terminal and Hangers
81	85	15	112604	9164	6300 NE 175TH ST	HANGAR, STORAGE (328)	AIR HARBOR	Air Terminal and Hangers
82	85	15	112604	9165	6300 NE 175TH ST	BASEMENT, UNFINISHED	AIR HARBOR	Air Terminal and Hangers
83	85	15	112604	9167	6161 NE 175TH ST	RESTAURANT, TABLE SE	KENMORE LAKE BUILD	Office Building
84	85	15	112604	9168	6161 NE 175TH ST		ASSOC. RESTAURANT/	Parking(Assoc)
85	85	15	132604	9147	16114 JUANITA DR NE	DAY CARE CENTER (426)	SPRINGTIME DAYCARE	Daycare Center
86	85	15	357730	0010	16450 JUANITA DR NE	CHURCH WITH SUNDAY S	EPIPHANY LUTHERAN (	Church/Welfare/Relig Srvc
87	85	15	381550	0185	18208 66TH AVE NE	MEDICAL OFFICE (341)	MEDICAL CLINIC (Assoc	Medical/Dental Office
88	85	15	381550	0190	18218 66TH AVE NE		MEDICAL CLINIC PARKI	Parking(Commercial Lot)
89	85	15	381800	0000	17605 80TH CT NE	CONDO, OFFICE (845)	KENMORE BUSINESS C	Condominium(Office)
90	85	15	381800	0010	17605 80TH CT NE	CONDO, OFFICE (845)	KENMORE BUSINESS C	
91	85	15	381800	0020	17605 80TH CT NE	CONDO, OFFICE (845)	KENMORE BUSINESS C	
92	85	15	381800	0030	17605 80TH CT NE	CONDO, OFFICE (845)	KENMORE BUSINESS C	
93	85	15	381800	0040	17605 80TH CT NE	CONDO, OFFICE (845)	KENMORE BUSINESS C	
94	85	15	382020	0020	18151 68TH AVE NE		Line Retail	Retail Store
95	85	15	382020	0030	6718 NE 181ST ST		Lline Retail	Retail Store
96	85	15	402770	0830	19314 55TH AVE NE	APARTMENT (300)	WINSOME OFFICE	Office Building
97	85	15	402770	0890	19804 55TH AVE NE	DAY CARE CENTER (426)	CHILDREN'S MONTESS	Daycare Center
98	85	15	402770	0895	19814 55TH AVE NE	CHURCH (309)	BETHEL CHURCH	Church/Welfare/Relig Srvc
99	85	15	414090	0005	18512 58TH AVE NE	CLUBHOUSE (311)	AQUA CLUB	Sport Facility
100	85	15	416410	0010	7204 NE 175TH ST	GARAGE, SERVICE REPA	VW REPAIR	Service Building
101	85	15	416410	0015	7202 NE 175TH ST	INDUSTRIAL LIGHT MANU	GBS SYSTEMS	Industrial(Gen Purpose)
102	85	15	416410	0020	7206 NE 175TH ST	OFFICE BUILDING (344)	SINGLE FAMILY RES US	Single Family(C/I Use)
103	85	15	416410	0025	7036 NE 175TH ST	STORAGE WAREHOUSE (	PLY WOOD SUPPLY	Warehouse
104	85	15	416410	0040	6852 NE 175TH ST		LUMBER STG YARD	Vacant(Industrial)
105	85	15	416410	0055	6838 NE 175TH ST	STORAGE WAREHOUSE (	Storage Warehouse	Warehouse
106	85	15	416410	0060	6834 NE 175TH ST	WAREHOUSE OFFICE (81	Michael Homchick Stone	Warehouse
107	85	15	416410	0065	6820 NE 175TH ST	STORAGE WAREHOUSE (	SKI MASTERS	Warehouse

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
108	85	15	416410	0070	6806 NE 175TH ST	RETAIL STORE (353)	SUPER SUPPLEMENTS	Retail Store
109	85	15	416410	0080	7610 NE 175TH ST		Vacant	Vacant(Commercial)
110	85	15	416410	0085	7604 NE 175TH ST		7600 BLK OF	Vacant(Commercial)
111	85	15	416410	0086	7534 NE 175TH ST	STORAGE WAREHOUSE (	Crossfit	Warehouse
112	85	15	416410	0094	7524 NE 175TH ST	STORAGE WAREHOUSE (	CFN PROPERTIES	Warehouse
113	85	15	416410	0100	7514 NE 175TH ST	WAREHOUSE, DISTRIBUT	Pierre's Polaris	Warehouse
114	85	15	416410	0110	7500 NE 175TH ST	LUMBER STORAGE SHED	PACIFIC TOPSOILS	Warehouse
115	85	15	416410	0115	7324 NE 175TH ST	STORAGE WAREHOUSE (	MASONRY CONSTRUCT	Warehouse
116	85	15	416410	0135	7304 NE 175TH ST	FRATERNAL BUILDING (3	KENMORE COMMUNITY	Club
117	85	15	416410	0225	7301 NE 175TH ST	CLUBHOUSE (311)	INGLEWOOD EAST MO	Mobile Home Park
118	85	15	416410	0265	7031 NE 175TH ST	CLUBHOUSE (311)	LAKEWOOD VILLA MH F	Mobile Home Park
119	85	15	416410	0270	7023 NE 175TH ST	STORAGE WAREHOUSE (	WAREHOUSE & RESIDE	Warehouse
120	85	15	416410	0275	7001 NE 175TH ST	LUMBER STORAGE SHED	B PLYWOOD SUPPLY	Warehouse
121	85	15	416410	0280	7001 NE 175TH ST	LUMBER STORAGE SHED	PLYWOOD SUPPLY	Service Building
122	85	15	416410	0285	7003 NE 175TH ST	LUMBER STORAGE SHED	PLYWOOD STORAGE	Service Building
123	85	15	416410	0290	6841 NE 175TH ST		VACANT LAND	Vacant(Commercial)
124	85	15	416410	0295	6837 NE 175TH ST		VACANT LAND	Vacant(Commercial)
125	85	15	416410	0300	6827 NE 175TH ST		VAC LAND	Single Family(C/I Use)
126	85	15	416410	0305	6815 NE 175TH ST		NORTHSHORE PAVING	Service Building
127	85	15	416410	0310	6805 NE 175TH ST	CLUBHOUSE (311)	LAKESIDE SCHOOL (SH	School(Private)
128	85	15	563450	0007	7215 NE 170TH ST	STORAGE WAREHOUSE (	Switching Station	Service Building
129	85	15	563450	0851	16910 68TH AVE NE	RETAIL STORE (353)	RETAIL & SMALL AUTO	Retail Store
130	85	15	563450	0855	16730 68TH AVE NE	GARAGE, SERVICE REPA	SUNSET TRANSMISSIO	Industrial(Gen Purpose)
131	85	15	563450	0857	6825 NE 170TH ST	RESTAURANT, TABLE SE	FORTUNE INN	Restaurant/Lounge
132	85	15	563450	0858	16928 JUANITA DR NE	CONVENIENCE MARKET (	Mixed Use Retail	Retail Store
133	85	15	618170	0005	6414 NE BOTHELL WAY	RETAIL STORE (353)	Ostrom's Drug Store	Retail Store
134	85	15	618170	0035	6461 NE 181ST ST	OPEN OFFICE (820)	RESIDENCE Converted	Duplex
135	85	15	618170	0040	6443 NE 181ST ST	OFFICE BUILDING (344)	OFFICE/Converted RES	Medical/Dental Office
136	85	15	618170	0055	6417 NE 181ST ST		VACANT LAND	Vacant(Commercial)
137	85	15	618170	0086	6410 NE BOTHELL WAY	RETAIL STORE (353)	SHERWIN WILLIAMS PA	Retail Store
138	85	15	618170	0091	6302 NE BOTHELL WAY	STORAGE WAREHOUSE (	Les Schwab	Warehouse
139	85	15	618170	0125	6340 NE BOTHELL WAY	RETAIL STORE (353)	Les Schwab Tire	Retail Store
140	85	15	618170	0126	6330 NE BOTHELL WAY	GARAGE, SERVICE REPA	Les Schwab	Retail Store
141	85	15	618170	0127	6312 NE BOTHELL WAY	RESTAURANT, TABLE SE	Tai-Ho Restaurant	Restaurant/Lounge
142	85	15	618170	0145	No Situs Address		TAI-HO RESTAURANT (	Parking(Commercial Lot)
143	85	15	618170	0270	6448 NE 181ST ST		Vacant	Vacant(Multi-family)
144	85	15	618170	0275	18119 65TH AVE NE	MEDICAL OFFICE (341)	SFR as Medical Office	Medical/Dental Office
145	85	15	618170	0325	6502 NE 181ST ST	MEDICAL OFFICE (341)	Converted SFR	Medical/Dental Office
146	85	15	618170	0345	6524 NE 181ST ST	RETAIL STORE (353)	RETAIL BUILDINGS	Retail(Line/Strip)
147	85	15	618170	0456	6708 NE 181ST ST	RETAIL STORE (353)	KENMORE CAMERA (2)	Retail Store
148	85	15	618170	0496	6610 NE 181ST ST	MEDICAL OFFICE (341)	DENTAL OFFICE & BEA	Medical/Dental Office
149	85	15	618170	0497	6620 NE 181ST ST	RETAIL STORE (353)	Speedy Reedy	Retail Store
150	85	15	618170	0498	6630 NE 181ST ST	VETERINARY HOSPITAL (	VETERINARY CLINIC	Vet/Animal Control Srv
151	85	15	794630	0005	6215 NE BOTHELL WAY	RESTAURANT, TABLE SE	THE COZY TAVERN	Tavern/Lounge
152	85	15	794630	0018	6233 NE BOTHELL WAY	RETAIL STORE (353)	Floor Store	Retail Store
153	85	15	794630	0020	6233 NE BOTHELL WAY		VACANT LAND-PARKIN	Parking(Assoc)
154	85	15	794630	0030	6251 NE BOTHELL WAY		VACANT LAND-PARKIN	Parking(Assoc)
155	85	15	794630	0035	6251 NE BOTHELL WAY	MIXED USE RETAIL (830)	Lakeview Yoga (Assoc. F	Restaurant/Lounge
156	85	15	794630	0040	6251 NE BOTHELL WAY		VACANT LAND-PARKIN	Parking(Assoc)
157	85	15	794630	0050	6319 NE BOTHELL WAY	GARAGE, SERVICE REPA	Theorem- marijuana shop	Retail Store
158	85	15	794630	0055	6319 NE BOTHELL WAY		Assoc. Parking (Imp. Car	Parking(Assoc)
159	85	15	794630	0065	6701 NE 181ST ST	BANK (304)	Chase Bank	Bank
160	85	15	794630	0066	6717 NE 181ST ST	BANK (304)	Prime Pacific BANK	Bank

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
161	85	15	794630	0100	18017 68TH AVE NE		VACANT LOT-TAVERN #	Parking(Assoc)
162	85	15	794630	0101	6744 NE BOTHELL WAY	MINI-LUBE GARAGE (423)	Jiffy Lube Auto Service	Mini Lube
163	85	15	794630	0105	18017 68TH AVE NE	RESTAURANT, TABLE SE	TAVERN - North Shore P	Tavern/Lounge
164	85	15	794630	0110	6734 NE BOTHELL WAY	OFFICE BUILDING (344)	FIX AUTO NORTHSHOR	Office Building
165	85	15	794630	0115	6722 NE BOTHELL WAY	GARAGE, SERVICE REPA	FIX AUTO NORTHSHOR	Service Building
166	85	15	794630	0120	6720 NE BOTHELL WAY	GARAGE, SERVICE REPA	U-HAUL	Service Building
167	85	15	794630	0135	6702 NE BOTHELL WAY	RESTAURANT, TABLE SE	Tenant vacated	Restaurant(Fast Food)
168	85	15	794630	0155	6505 NE 181ST ST	MEDICAL OFFICE (341)	DENTAL CLINIC	Medical/Dental Office
169	85	15	794630	0165	6515 NE 181ST ST	RETAIL STORE (353)	Maser's PET STORE	Retail Store
170	85	15	794630	0185	6541 NE 181ST ST		Assoc. Pkng. for minor #	Parking(Commercial Lot)
171	85	15	794630	0190	18031 67TH AVE NE	MEDICAL OFFICE (341)	Cooley's Dental Office	Medical/Dental Office
172	85	15	794630	0205	6522 NE BOTHELL WAY	RETAIL STORE (353)	Line RETAIL	Retail(Line/Strip)
173	85	15	794630	0210	6512 NE BOTHELL WAY	RESTAURANT, TABLE SE	Ikiiki Restaurant	Restaurant/Lounge
174	85	15	794630	0225	6504 NE BOTHELL WAY	RESTAURANT, TABLE SE	PAGLIACCI PIZZA REST	Restaurant/Lounge
175	85	15	794630	0240	6534 NE BOTHELL WAY		PARKING FOR KIDD VA	Restaurant(Fast Food)
176	85	15	794630	0250	6440 NE BOTHELL WAY	BANK (304)	U.S. BANK	Bank
177	85	15	794630	0265	6469 NE 181ST ST		ASSOC. PKNG. FOR U.S	Parking(Assoc)
178	85	15	794630	0276	6465 NE 181ST ST		vacant parking	Parking(Assoc)
179	85	15	794630	0280	6214 NE BOTHELL WAY		PARKING	Parking(Assoc)
180	85	15	794630	0290	6214 NE BOTHELL WAY		PARKING-CHURCH	Church/Welfare/Relig Srvc
181	85	15	794630	0325	6270 NE BOTHELL WAY	OFFICE BUILDING (344)	Passport Travel	Office Building
182	85	15	794630	0350	6214 NE BOTHELL WAY		VACANT LAND-CHURCH	Church/Welfare/Relig Srvc
183	85	15	794630	0360	6214 NE BOTHELL WAY		VACANT-CHURCH PRO	Church/Welfare/Relig Srvc
184	85	15	794630	0365	6214 NE BOTHELL WAY		VACANT - CHURCH PR	Church/Welfare/Relig Srvc
185	85	15	794630	0370	6220 NE 181ST ST	CHURCH (309)	CHURCH OF THE REDE	Church/Welfare/Relig Srvc
186	85	15	794630	0415	No Situs Address		Vacant church property	Church/Welfare/Relig Srvc
187	85	15	794730	0005	6211 NE BOTHELL WAY		VACANT LAND	Parking(Commercial Lot)
188	85	15	794730	0020	6214 NE BOTHELL WAY		VACANT LAND-CHURCH	Church/Welfare/Relig Srvc
189	85	15	794730	0025	6214 NE BOTHELL WAY	CHURCH (309)	Bethany Bible CHURCH	Church/Welfare/Relig Srvc
190	85	15	883250	0000	6219 NE 181ST ST	MIXED USE-RETAIL CON	UPLAKE TEN CONDOM	Condominium(Mixed Use)
191	85	15	883250	0010	6219 NW 181ST ST	MIXED USE-RETAIL CON	UPLAKE TEN CONDOM	
192	85	15	883250	0020		MIXED USE-RETAIL CON	UPLAKE TEN CONDOM	
193	85	15	883290	0005	6016 NE BOTHELL WAY	RETAIL STORE (353)	UPLAKE RETAIL CENTE	Retail(Line/Strip)

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
2	85	20	051600	0055	18321 98TH AVE NE	MEDICAL OFFICE (341)	BOTHELL PROFESSIONAL	Medical/Dental Office
3	85	20	052605	9011	10100 NE 192ND ST	CHURCH (309)	ST BRENDAN CATHOLIC C	Church/Welfare/Relig Srvc
4	85	20	052605	9052	19116 BEARDSLEE BLVD	RETAIL STORE (353)	VILLAGE AT BEARDSLEE (	Single Family(Res Use/Zone)
5	85	20	052605	9055	18819 BEARDSLEE BLVD	Residence (348)	SFR on commercial zoned l	Single Family(Res Use/Zone)
6	85	20	052605	9060	No Situs Address		Vacant Lot	Vacant(Commercial)
7	85	20	052605	9067	19528 104TH AVE NE	CHURCH (309)	EMMANUEL PRESBYTERI	Church/Welfare/Relig Srvc
8	85	20	052605	9074	10515 ROSS RD	DAY CARE CENTER (42	KIDS CORNER DAYCARE	Daycare Center
9	85	20	052605	9080	19507 104TH AVE NE	CHURCH WITH SUNDA	HERITAGE CHRISTIAN AC	School(Private)
10	85	20	052605	9081	No Situs Address		Future Med./Office Building	Vacant(Commercial)
11	85	20	052605	9084	10031 NE 195TH ST	ELEMENTARY SCHOOL	ST BRENDAN CATHOLIC S	School(Private)
12	85	20	052605	9089	19510 100TH AVE NE	CHURCH (309)	CHURCH OF THE LIVING C	Church/Welfare/Relig Srvc
13	85	20	052605	9095	18821 BEARDSLEE BLVD	Residence (348)	SFR on commercial zoned l	Single Family(Res Use/Zone)
14	85	20	052605	9108	18605 BEARDSLEE BLVD	Residence (348)	SFR on commerical zoned l	Single Family(Res Use/Zone)
15	85	20	052605	9125	18807 BEARDSLEE BLVD	MEDICAL OFFICE (341)	MEDICAL/DENTAL OFFICE	Medical/Dental Office
16	85	20	052605	9130	10051 NE 195TH ST	OFFICE BUILDING (344)	ST BRENDAN NUNNERY	Residence Hall/Dorm
17	85	20	052605	9142	18705 BEARDSLEE BLVD	Residence (348)	SFR on commerical zoned l	Single Family(Res Use/Zone)
18	85	20	052605	9160	No Situs Address		VACANT (HERITAGE CHRI	Church/Welfare/Relig Srvc
19	85	20	052605	9180	18829 BEARDSLEE BLVD	Residence (348)	SFR on commerical zoned l	Single Family(Res Use/Zone)
20	85	20	052605	9186	18827 BEARDSLEE BLVD	Residence (348)	SFR on commerical zoned l	Single Family(Res Use/Zone)
21	85	20	052605	9189	18623 BEARDSLEE BLVD	Residence (348)	SFR on commercial zoned l	Single Family(Res Use/Zone)
22	85	20	052605	9190	18825 BEARDSLEE BLVD	Residence (348)	SFR on commerical zoned l	Single Family(Res Use/Zone)
23	85	20	052605	9218	18823 BEARDSLEE BLVD	Residence (348)	SFR on commercial zoned l	Single Family(Res Use/Zone)
24	85	20	052605	9240	18607 BEARDSLEE BLVD	Residence (348)	SFR on commercial zoned l	Single Family(Res Use/Zone)
25	85	20	052605	9248	10600 NE 185TH ST	ELEMENTARY SCHOOL	NORTHSHORE MONTESS	Daycare Center
26	85	20	052605	9256	No Situs Address		Future mixed-use project	Vacant(Commercial)
27	85	20	062605	9005	No Situs Address		Vacant	Vacant(Multi-family)
28	85	20	062605	9017	19215 88TH AVE NE	CHURCH (309)	CHURCH OF LATTER DAY	Church/Welfare/Relig Srvc
29	85	20	062605	9023	9700 NE 191ST ST	RETAIL STORE (353)	RITE AID	Retail(Big Box)
30	85	20	062605	9030	18704 BOTHELL WAY NE	OFFICE BUILDING (344)	Hillcrest Professional Offices	Office Building
31	85	20	062605	9031	18512 BOTHELL WAY NE		VACANT LAND (Imps. carri	Vacant(Commercial)
32	85	20	062605	9032	19020 BOTHELL WAY NE	OFFICE BUILDING (344)	COLLIER-VINE PROF BLD	Medical/Dental Office
33	85	20	062605	9037	19419 BOTHELL WAY NE	LIGHT COMMERCIAL U	DELANDA DOG INN	Vet/Animal Control Srvc
34	85	20	062605	9038	9611 NE 191ST ST		VACANT	Vacant(Commercial)
35	85	20	062605	9075	18728 BOTHELL WAY NE	OFFICE BUILDING (344)	EDWARD JONES INVESTM	Single Family(C/I Use)
36	85	20	062605	9077	18708 BOTHELL WAY NE		VACANT LAND	Vacant(Multi-family)
37	85	20	062605	9078	No Situs Address		VACANT	Vacant(Multi-family)
38	85	20	062605	9088	19110 BOTHELL WAY NE	OFFICE BUILDING (344)	ROMERO PROFESSIONAL	Office Building
39	85	20	062605	9096	19300 BOTHELL WAY NE	MEDICAL OFFICE (341)	HORSE CREEK PROFESS	Medical/Dental Office
40	85	20	062605	9102	18714 BOTHELL WAY NE		VACANT LAND	Vacant(Multi-family)
41	85	20	062605	9120	18803 BOTHELL WAY NE	RETAIL STORE (353)	BOTHELL COURT (RETAIL	Retail Store
42	85	20	062605	9134	19109 BOTHELL WAY NE		PARKING LOT FOR RITE A	Parking(Assoc)
43	85	20	062605	9146	18800 BOTHELL WAY NE		VACANT LAND	Vacant(Multi-family)
44	85	20	062605	9176	9500 NE 191ST ST	CHURCH (309)	LIVING HOPE FREE METH	Church/Welfare/Relig Srvc
45	85	20	062605	9199	18720 BOTHELL WAY NE	APARTMENT (300)	RETAIL & 2ND FL. APT.	Office Building
46	85	20	062605	9238	19103 BOTHELL WAY NE	RESTAURANT, TABLE S	PASION TEQUILA RESTAU	Restaurant/Lounge
47	85	20	062605	9239	19105 BOTHELL WAY NE	CONVENIENCE MARKE	SUPER LUCKY	Conv Store without Gas
48	85	20	062605	9240	18925 BOTHELL WAY NE	OFFICE BUILDING (344)	CHASE BANK/OFFICES	Office Building
49	85	20	062605	9274	19215 BOTHELL WAY NE	Community Center (514)	ALYSSA BURNETT ADULT	Art Gallery/Museum/Soc Srvc
50	85	20	062605	9287	19511 100TH AVE NE		PSE NORTH BOTHELL SU	Utility, Public
51	85	20	062605	9288	9605 NE 191ST ST		VACANT	Vacant(Multi-family)
52	85	20	072605	9004	No Situs Address		DENTAL OFFICE	Medical/Dental Office
53	85	20	072605	9032	No Situs Address	OFFICE BUILDING (344)	OFFICE & LAWN SERVICE	Service Building
54	85	20	072605	9037	17210 BOTHELL WAY NE	STORAGE WAREHOUS	Auto Repair and Retail	Retail Store

	A	B	C	D	E	F	G	H
55	85	20	072605	9060	No Situs Address		WAYNE SUB STATION	Utility, Public
56	85	20	072605	9079	17409 BOTHELL WAY NE		VACANT	Vacant(Commercial)
57	85	20	072605	9080	17321 BOTHELL WAY NE		YAKIMA FRUIT MARKET (H	Retail Store
58	85	20	072605	9081	17300 BOTHELL WAY NE		VACANT	Vacant(Commercial)
59	85	20	072605	9083	17207 BOTHELL WAY NE	RESTAURANT, TABLE S	PRESERVATION KITCHEN	Single Family(C/I Use)
60	85	20	072605	9086	17317 BOTHELL WAY NE		YAKIMA FRUIT MARKET (H	Vacant(Commercial)
61	85	20	072605	9091	17909 BOTHELL WAY NE	AUTOMOBILE SHOWRO	BROOKS BIDDLE AUTOMC	Auto Showroom and Lot
62	85	20	072605	9094	17231 BOTHELL WAY NE		VACANT	Vacant(Commercial)
63	85	20	072605	9109	18218 BOTHELL WAY NE	RESTAURANT, TABLE S	RANCH DRIVE IN	Restaurant/Lounge
64	85	20	072605	9111	18317 98TH AVE NE		Vacant	Vacant(Commercial)
65	85	20	072605	9120	18107 98TH AVE NE	Residence (348)	Future Mixed-Use Apartmen	Single Family(C/I Zone)
66	85	20	072605	9145	17716 BOTHELL WAY NE		VACANT coffee stand	Vacant(Commercial)
67	85	20	072605	9151	No Situs Address		MPI Insurance Bldg. - Future	Office Building
68	85	20	072605	9157	9025 NE BOTHELL WAY	MIXED USE OFFICE (84	SHOPS & RESIDENCE	Service Building
69	85	20	072605	9176	8826 NE BOTHELL WAY	RETAIL STORE (353)	STORES	Retail Store
70	85	20	072605	9179	8520 NE BOTHELL WAY	GARAGE, SERVICE REF	SF RES W/COM'L REPAIR	Single Family(C/I Use)
71	85	20	072605	9180	18504 BOTHELL WAY NE	OFFICE BUILDING (344)	BOTHELL PEDIATRIC AND	Office Building
72	85	20	072605	9188	No Situs Address		Vacant	Vacant(Commercial)
73	85	20	072605	9194	17312 BOTHELL WAY NE		VAC SPECIALISTS	Vacant(Commercial)
74	85	20	072605	9202	17322 BOTHELL WAY NE		RIVERSIDE LANDING CON	Condominium(Residential)
75	85	20	072605	9203	17324 BOTHELL WAY NE	OFFICE BUILDING (344)	Framers Insurance	Office Building
76	85	20	072605	9204	17208 BOTHELL WAY NE	LINE RETAIL (860)	BOTHELL CENTER line reta	Retail Store
77	85	20	072605	9221	17318 BOTHELL WAY NE	OFFICE BUILDING (344)	Autoright Motors	Office Building
78	85	20	072605	9230	17321 BOTHELL WAY NE	RETAIL STORE (353)	YAKIMA FRUIT MARKET	Retail Store
79	85	20	072605	9240	18119 98TH AVE NE	GARAGE, STORAGE (32	Future Mixed-Use Apartmen	Single Family(C/I Zone)
80	85	20	072605	9245	No Situs Address		VACANT	Vacant(Commercial)
81	85	20	072605	9246	17516 BOTHELL WAY NE		VACANT COMMERCIAL LA	Vacant(Commercial)
82	85	20	072605	9310	17331 BOTHELL WAY NE	GARAGE, SERVICE REF	CARRIAGE REBUILD	Service Building
83	85	20	072605	9318	9606 NE 180TH ST	OFFICE BUILDING (344)	OFFICE (SFR-CONV)	Office Building
84	85	20	072605	9342	17511 BOTHELL WAY NE	DAY CARE CENTER (42	NORTHLAKE MONTESSOF	Daycare Center
85	85	20	072605	9368	8516 NE BOTHELL WAY	RETAIL STORE (353)	CHAIN SAWS PLUS	Retail Store
86	85	20	072605	9371	No Situs Address		Future Mixed-Use Apartmen	Group Home
87	85	20	072605	9401	18206 BOTHELL WAY NE	RETAIL STORE (353)	SPEEDI-GLASS	Service Building
88	85	20	072605	9406	17111 BOTHELL WAY NE	GARAGE, SERVICE REF	BOTHELL COLLISION CEN	Service Building
89	85	20	072605	9421	No Situs Address			Vacant(Single-family)
90	85	20	072605	9428	17522 BOTHELL WAY NE	OFFICE BUILDING (344)	OFFICE	Office Building
91	85	20	072605	9435	9708 ORMBREK ST	VETERINARY HOSPITA	BOTHELL PET HOSPITAL	Vet/Animal Control Srvc
92	85	20	072605	9436	17422 BOTHELL WAY NE	RETAIL STORE (353)	Enterprise Rent a Car	Retail Store
93	85	20	072605	9443	No Situs Address		Vacant	Vacant(Commercial)
94	85	20	072605	9444	18323 98TH AVE NE	MEDICAL OFFICE (341)	BOTHELL PROFESSIONAL	Medical/Dental Office
95	85	20	072605	9447	17410 BOTHELL WAY NE	GARAGE, SERVICE REF	MIDAS MUFFLER	Service Building
96	85	20	072605	9455	No Situs Address		Vacant	Vacant(Multi-family)
97	85	20	072605	9492	18505 BOTHELL WAY NE		Block L - City of Bothell red	Vacant(Commercial)
98	85	20	082605	9017	10515 WOODINVILLE DR		Lazy Wheels MHP (97Pads)	Mobile Home Park
99	85	20	082605	9020	18222 104TH AVE NE	OFFICE BUILDING (344)	Law Offices	Office Building
100	85	20	082605	9024	VALLEY VIEW ST		VACANT LAND	Vacant(Multi-family)
101	85	20	082605	9025	10700 WOODINVILLE DR	STORAGE WAREHOUS	WAREHOUSE AND OFFICE	Warehouse
102	85	20	082605	9034	No Situs Address		Vacant Land	Vacant(Commercial)
103	85	20	082605	9035	10230 E RIVERSIDE DR	OFFICE BUILDING (344)	Lght. Ind. Bldd.	Industrial(Light)
104	85	20	082605	9037	10016 MAIN ST		(Assoc. Pkng. for bank on m	Parking(Assoc)
105	85	20	082605	9040	10010 MAIN ST	RETAIL STORE (353)	HILLCREST BAKERY	Retail Store
106	85	20	082605	9043	10425 E RIVERSIDE DR	Residence (348)	EASON ESTATES BED ANI	Hotel/Motel
107	85	20	082605	9049	10408 E RIVERSIDE DR	OFFICE BUILDING (344)	Malke Construction Office B	Office Building
108	85	20	082605	9050	10420 E RIVERSIDE DR	STORAGE WAREHOUS	KENT GYPSUM	Service Building

	A	B	C	D	E	F	G	H
109	85	20	082605	9051	No Situs Address			Vacant(Commercial)
110	85	20	082605	9054	No Situs Address		VACANT LAND	Vacant(Multi-family)
111	85	20	082605	9057	105TH AVE NE		VACANT LAND	Vacant(Multi-family)
112	85	20	082605	9072	10236 E RIVERSIDE DR	STORAGE WAREHOUS	SMALL OFFICE BLDG.	Office Building
113	85	20	082605	9096	10005 MAIN ST	OFFICE BUILDING (344)	BASKIN-ROBBINS	Retail Store
114	85	20	082605	9100	10610 WOODINVILLE DR	OFFICE BUILDING (344)	OFFICE	Office Building
115	85	20	082605	9102	10107 WOODINVILLE DR	MEDICAL OFFICE (341)	FORD DENTAL LAB	Medical/Dental Office
116	85	20	082605	9104	10223 WOODINVILLE DR	INDUSTRIAL LIGHT MAI	METAL PRODUCTS	Industrial(Gen Purpose)
117	85	20	082605	9111	10042 MAIN ST	RETAIL STORE (353)	RETAIL STORES (Assoc. P	Retail Store
118	85	20	082605	9112	11511 WOODINVILLE DR	LIGHT COMMERCIAL U	RIVERSIDE MOBILE HOME	Mobile Home Park
119	85	20	082605	9113	10015 MAIN ST	RESTAURANT, TABLE S	GALLO DE ORO RESTAUR	Restaurant/Lounge
120	85	20	082605	9116	102 E RIVERSIDE DR	FRATERNAL BUILDING	NORTHSHORE SENIOR CI	Resort/Lodge/Retreat
121	85	20	082605	9119	10021 183RD ST	RETAIL STORE (353)	PHILLIPS CENTER RETAIL	Retail Store
122	85	20	082605	9122	101ST AVE NE		ASSOC PARKING FOR MIN	Parking(Assoc)
123	85	20	082605	9123	10090 WOODINVILLE DR		ASSOC. PKNG. FOR IMPS	Parking(Assoc)
124	85	20	082605	9124	10015 NE 183RD ST	BANK (304)	WASHINGTON FEDERAL S	Bank
125	85	20	082605	9128	10027 MAIN ST	RETAIL STORE (353)	MARKETPLACE - BANK OF	Retail Store
126	85	20	082605	9131	10634 E RIVERSIDE DR	BASEMENT, OFFICE (70	RIVERSIDE OFFICE BLDG	Office Building
127	85	20	082605	9135	10516 S RIVERSIDE DR	OFFICE BUILDING (344)	OFFICE (SFR CONV)	Single Family(C/I Use)
128	85	20	082605	9154	No Situs Address		VACANT	Vacant(Commercial)
129	85	20	082605	9155	10614 E RIVERSIDE DR	OFFICE BUILDING (344)	MICHAEL'S DRYWALL CO	Office Building
130	85	20	082605	9156	10093 WOODINVILLE DR		VACANT LAND	Vacant(Multi-family)
131	85	20	082605	9159	10709 BEARDSLEE BLVD	MEDICAL OFFICE (341)	OFFICE	Office Building
132	85	20	082605	9160	10024 MAIN ST	MIXED USE RETAIL (830	MAIN BUILDING (MOSS HE	Retail Store
133	85	20	082605	9161	10515 WOODINVILLE DR	APARTMENT (300)	Lazy Wheels MHP (97 Pads	Mobile Home Park
134	85	20	082605	9162	18227 101ST AVE NE	MIXED USE RETAIL (830	LOVELY NAILS	Retail Store
135	85	20	082605	9165	18404 104TH AVE NE	OFFICE BUILDING (344)	SFR CONV NORTHSHORE	Office Building
136	85	20	082605	9171	18221 101ST AVE NE	MIXED USE RETAIL (830	Retail	Retail Store
137	85	20	082605	9176	10515 WOODINVILLE DR	MIXED USE OFFICE (84	Lazy Wheels MHP (97 Pads	Mobile Home Park
138	85	20	082605	9177	10404 BEARDSLEE BLVD	OFFICE BUILDING (344)	Dental Office	Retail Store
139	85	20	082605	9181	No Situs Address		Vacant	Vacant(Multi-family)
140	85	20	082605	9183	18225 101ST AVE NE	MIXED USE RETAIL (830	NAIL SALON	Retail Store
141	85	20	082605	9187	18223 101ST AVE NE	MIXED USE RETAIL (830	PRO HAIR DESIGN	Retail Store
142	85	20	082605	9194	10609 WOODINVILLE DR		Lazy Wheels MHP (97 Pads	Mobile Home Park
143	85	20	082605	9197	10305 WOODINVILLE DR		Lazy Wheels MHP (97 pads	Mobile Home Park
144	85	20	082605	9201	10412 BEARDSLEE BLVD	RETAIL STORE (353)	DJ'S LOAN & SPORT	Retail Store
145	85	20	082605	9203	108 E RIVERSIDE DR	STORAGE WAREHOUS	WAREHOUSE	Warehouse
146	85	20	082605	9205	10605 WOODINVILLE DR		Lazy Wheels MHP (97 pads	Mobile Home Park
147	85	20	082605	9207	10029 MAIN ST	OFFICE BUILDING (344)	OFFICES (ASSOC. PKNG.	Office Building
148	85	20	082605	9214	18214 104TH AVE NE	MIXED USE OFFICE (84	SFR CONV OFFICE	Single Family(C/I Use)
149	85	20	082605	9216	10038 MAIN ST	RETAIL STORE (353)	PHILLIPS CENTER RETAIL	Retail Store
150	85	20	082605	9224	No Situs Address			Single Family(Res Use/Zone)
151	85	20	082605	9231	10035 183RD ST	OFFICE BUILDING (344)	WORTHINGTON VEHICLE	Office Building
152	85	20	082605	9235	10604 E RIVERSIDE DR	OFFICE BUILDING (344)	house converted into office	Office Building
153	85	20	082605	9240	E RIVERSIDE DR		VACANT LAND	Vacant(Industrial)
154	85	20	082605	9271	No Situs Address		VACANT LAND	Vacant(Commercial)
155	85	20	082605	9272	No Situs Address		Vacant Land	Vacant(Commercial)
156	85	20	082605	9298	PINE ST		PARKING LOT	Vacant(Commercial)
157	85	20	082605	9300	10816 NE 185TH ST		VACANT LAND	Vacant(Commercial)
158	85	20	082605	9301	PINE ST		PARKING LOT	Vacant(Commercial)
159	85	20	082605	9307	10600 WOODINVILLE DR	OFFICE BUILDING (344)	OFFICE	Office Building
160	85	20	082605	9312	10622 WOODINVILLE DR		VACANT LAND	Vacant(Commercial)
161	85	20	082605	9350	No Situs Address		Vacant Lot (Seg from 08260	Vacant(Single-family)
162	85	20	082605	9358	No Situs Address		Vacant	Vacant(Multi-family)

	A	B	C	D	E	F	G	H
163	85	20	082605	9366	No Situs Address	OPEN OFFICE (820)	HEALTH AND WELLNESS	Club
164	85	20	082605	9373	No Situs Address		Vacant Lot (Assoc. Pkng. fo	Parking(Assoc)
165	85	20	082605	9374	No Situs Address		Vacant Lot for Imp. located	Parking(Assoc)
166	85	20	096110	0005	11330 E RIVERSIDE DR	LAUNDROMAT (336)	RIVER SHORE MOBILE HC	Mobile Home Park
167	85	20	096700	0005	10101 MAIN ST	RETAIL STORE (353)	TSUGA ART GALLERY ET	Retail Store
168	85	20	096700	0006	10107 MAIN ST	RETAIL STORE (353)	PEN THAI RESTAURANT	Retail Store
169	85	20	096700	0015	10109 MAIN ST	RESTAURANT, TABLE S	THREE LIONS PUB	Tavern/Lounge
170	85	20	096700	0020	10115 MAIN ST	RESTAURANT, TABLE S	ALEXA'S ON MAIN	Restaurant/Lounge
171	85	20	096700	0021	10117 MAIN ST	RETAIL STORE (353)	RETAIL	Retail Store
172	85	20	096700	0025	10121 MAIN ST	RETAIL STORE (353)	EVERGREEN KARATE	Retail Store
173	85	20	096700	0026	10133 MAIN ST	RETAIL STORE (353)	RETAIL AND OFFICES	Retail Store
174	85	20	096700	0036	10137 MAIN ST	RETAIL STORE (353)	BOTHELL MALL	Retail Store
175	85	20	096700	0040	10130 BOTHELL-WOODIN		Assoc. Pkng. for #0036	Parking(Assoc)
176	85	20	096700	0050	10120 BOTHELL-WOODIN		PARKING	Parking(Assoc)
177	85	20	096700	0055	10116 BOTHELL-WOODIN		PARKING	Parking(Assoc)
178	85	20	096700	0060	10110 BOTHELL-WOODIN		Assoc. Parking for #0006	Parking(Assoc)
179	85	20	096700	0065	10100 BOTHELL-WOODIN		PARKING	Parking(Assoc)
180	85	20	096700	0070	10201 MAIN ST	RETAIL STORE (353)	MERCANTILE BLDG RETA	Retail Store
181	85	20	096700	0085	No Situs Address		VACANT LAND	Vacant(Commercial)
182	85	20	096700	0090	10205 MAIN ST	GOVERNMENT BUILDIN	FRONTIER TELEPHONE E	Utility, Public
183	85	20	096700	0095	10300 MAIN ST		FRONTIER TELEPHONE E	Parking(Assoc)
184	85	20	096700	0130	10207 NE 183RD ST	CHURCH (309)	FIRST LUTHERAN CHURC	Church/Welfare/Relig Srvc
185	85	20	096700	0160	10234 MAIN ST	Casino (515)	BOTHELL FOE (SFR CONV	Restaurant/Lounge
186	85	20	096700	0165	10228 MAIN ST	OPEN OFFICE (820)	SUNDANCE ENERGY SER	Single Family(C/I Use)
187	85	20	096700	0175	10210 MAIN ST	BANK (304)	WELLS FARGO BANK	Bank
188	85	20	096700	0200	101ST AVE NE		PARKING (BOTHELL FURN	Parking(Assoc)
189	85	20	096700	0206	No Situs Address		PARKING (MAIN STREET M	Parking(Assoc)
190	85	20	096700	0210	FIR ST		PARKING (MUSIC & ARTS)	Parking(Assoc)
191	85	20	096700	0220	102ND AVE NE		PARKING (LOGSDON)	Parking(Assoc)
192	85	20	096700	0225	18221 102ND AVE NE	OFFICE BUILDING (344)	PROFESSIONAL BUILDING	Office Building
193	85	20	096700	0230	10134 MAIN ST	OFFICE BUILDING (344)	ATTORNEYS OFFICE	Office Building
194	85	20	096700	0235	10124 MAIN ST	RETAIL STORE (353)	LOGSDON BLDG RETAIL S	Retail Store
195	85	20	096700	0236	10130 MAIN ST	RETAIL STORE (353)	BOTHELL JEWELERS AND	Retail Store
196	85	20	096700	0240	10120 MAIN ST	RETAIL STORE (353)	MUSIC & ARTS STORE	Retail Store
197	85	20	096700	0245	10116 MAIN ST	RETAIL STORE (353)	MAIN STREET MALL (ASS	Retail Store
198	85	20	096700	0246	10114 MAIN ST	RETAIL STORE (353)	HANA SUSHI	Retail Store
199	85	20	096700	0250	10110 MAIN ST	RETAIL STORE (353)	RETAIL STORES	Retail Store
200	85	20	096700	0251	10105 MAIN ST	RETAIL STORE (353)	BOTHELL FURNITURE	Retail Store
201	85	20	096700	0330	PINE ST		PARKING LOT (FIRST CHU	Parking(Assoc)
202	85	20	096700	0335	PINE ST		PARKING LOT (FIRST CHU	Parking(Assoc)
203	85	20	096700	0340	18301 102ND AVE NE	CHURCH (309)	FIRST CHURCH OF CHRIS	Church/Welfare/Relig Srvc
204	85	20	096700	0370	10201 NE 185TH ST		VACANT LAND	Vacant(Commercial)
205	85	20	096700	0385	10309 NE 185TH ST	GOVERNMENT BUILDIN	NORTHSHORE YOUTH FA	Office Building
206	85	20	096700	0405	10230 NE 183RD ST	OPEN OFFICE (820)	OFFICE (SFR Conv)	Single Family(C/I Zone)
207	85	20	096700	0410	10222 NE 183RD ST	OFFICE BUILDING (344)	OFFICE (SFR CONV.)	Single Family(C/I Use)
208	85	20	096700	0415	10216 FIR ST	MIXED USE OFFICE (84	MAXX SALON & SPA (SFR	Retail Store
209	85	20	096700	0420	10208 NE 183RD ST	OFFICE BUILDING (344)	OFFICE	Office Building
210	85	20	096700	0425	18404 102ND AVE NE	OFFICE BUILDING (344)	QUALITY CARE PHYSICAL	Office Building
211	85	20	096700	0430	18414 103RD AVE NE	MIXED USE OFFICE (84	Center for Human Services	Office Building
212	85	20	096700	0431	18422 103RD AVE NE	OFFICE BUILDING (344)	GABBERT ARCHITECTS	Office Building
213	85	20	096700	0445	10308 NE 183RD ST	RETAIL STORE (353)	HUGG & ASSOC (SFR CON	Office Building
214	85	20	096700	0460	18224 103RD AVE NE	MORTUARY (342)	BOTHELL FUNERAL HOME	Mortuary/Cemetery/Crematory
215	85	20	096700	0475	10304 MAIN ST	BANK (304)	UNION BANK	Bank
216	85	20	096700	0500	10303 MAIN ST	RETAIL STORE (353)	BOTHELL DELI & GROCEP	Retail Store

	A	B	C	D	E	F	G	H
217	85	20	096700	0535	10037 MAIN ST	FRATERNAL BUILDING	RETAIL & LODGE	Retail Store
218	85	20	097000	0006	18518 BOTHELL WAY NE	OFFICE BUILDING (344)	OFFICE BUILDING (SFR C	Single Family(C/I Use)
219	85	20	097000	0010	No Situs Address		Assoc. Pkng. for parcel 0726	Vacant(Commercial)
220	85	20	097000	0015	No Situs Address		PARKING (LAKESHORE B	Vacant(Commercial)
221	85	20	097000	0020	10025 NE 186TH ST	MEDICAL OFFICE (341)	Lakeshore Bothell Clinic (As	Medical/Dental Office
222	85	20	097000	0030	18525 101ST AVE NE	OFFICE BUILDING (344)	OFFICES	Medical/Dental Office
223	85	20	097000	0035	18500 101ST AVE NE	MEDICAL OFFICE (341)	BOTHELL DENTAL CARE	Medical/Dental Office
224	85	20	097000	0036	No Situs Address		PARKING (LAKESHORE B	Vacant(Commercial)
225	85	20	097000	0040	No Situs Address		PARKING (LAKESHORE B	Parking(Assoc)
226	85	20	097000	0045	10120 NE 185TH ST		PARKING (LAKESHORE B	Parking(Assoc)
227	85	20	097000	0050	10130 NE 185TH ST		PARKING (LAKESHORE B	Parking(Assoc)
228	85	20	097000	0055	10140 NE 185TH ST		VACANT - Imps. carried on	Parking(Assoc)
229	85	20	097000	0060	18520 101ST AVE NE	OFFICE BUILDING (344)	FAMILY DENTISTRY (SFR	Single Family(C/I Use)
230	85	20	097000	0061	18516 101ST AVE NE	OFFICE BUILDING (344)	OFFICE & RETAIL	Single Family(C/I Use)
231	85	20	097000	0120	18610 BOTHELL WAY NE	RESTAURANT, TABLE S	CAFFE LADRO	Restaurant/Lounge
232	85	20	097000	0170	18606 BOTHELL WAY NE	OFFICE BUILDING (344)	BOTHELL PROFESSIONAL	Office Building
233	85	20	097000	0171	18612 BOTHELL WAY NE		VACANT	Vacant(Multi-family)
234	85	20	192480	0065	18120 97TH AVE NE	MEDICAL OFFICE (341)	Office	Medical/Dental Office
235	85	20	192480	0070	18110 97TH AVE NE		PARKING LOT	Parking(Assoc)
236	85	20	192480	0075	18104 97TH AVE NE		PARKING LOT	Parking(Assoc)
237	85	20	193980	0005	18806 BOTHELL WAY NE	OPEN OFFICE (820)	LAW OFFICE (SFR CONV)	Single Family(C/I Use)
238	85	20	193980	0007	18818 BOTHELL WAY NE	OPEN OFFICE (820)	LAW OFFICE (SFR CONV)	Single Family(C/I Zone)
239	85	20	193980	0019	18920 BOTHELL WAY NE	OFFICE BUILDING (344)	KAUFMAN BUILDING	Office Building
240	85	20	237420	0030	18215 BOTHELL WAY NE	SUPERMARKET (446)	SAFEWAY MARKET	Grocery Store
241	85	20	237420	0065	18107 BOTHELL WAY NE	RETAIL STORE (353)	BOTHELL SERVICE CENTE	Retail Store
242	85	20	237420	0090	No Situs Address		SHUCKS AUTO SUPPLY	Retail Store
243	85	20	237420	0091	No Situs Address			
244	85	20	255750	0100	No Situs Address			Vacant(Single-family)
245	85	20	255750	0130	No Situs Address			Vacant(Single-family)
246	85	20	255750	0140	No Situs Address			Vacant(Single-family)
247	85	20	390610	0050	10612 BEARDSLEE BLVD	OFFICE BUILDING (344)	PROFESSIONAL OFFICE	Office Building
248	85	20	390610	0060	10608 BEARDSLEE BLVD		VACANT LAND	Vacant(Commercial)
249	85	20	390610	0080	10500 BEARDSLEE BLVD		UNITED STATES POST OF	Post Office/Post Service
250	85	20	390610	0105	10414 BEARDSLEE BLVD	MEDICAL OFFICE (341)	HealthPoint - Bothell Comm	Vacant(Commercial)
251	85	20	390610	0120	18412 LINDA LN		PARKING LOT	Parking(Assoc)
252	85	20	390610	0125	PINE ST		PARKING LOT	Parking(Assoc)
253	85	20	605760	0100	10413 BEARDSLEE BLVD	OFFICE BUILDING (344)	RETAIL & OFFICE	Office Building
254	85	20	605760	0101	10415 BEARDSLEE BLVD	RETAIL STORE (353)	LYON'S DEN RETAIL STOF	Retail Store
255	85	20	605760	0102	10500 VALLEY VIEW RD	OFFICE BUILDING (344)	SOUNDTEL OFFICE BLDG	Office Building
256	85	20	615790	0096	16923 96TH AVE NE	MEDICAL OFFICE (341)	Corner on Wellness	Medical/Dental Office
257	85	20	635990	0145	18515 92ND AVE NE	CHURCH (309)	BOTHELL UNITED METHO	Church/Welfare/Relig Srvc
258	85	20	956780	0025	10316 NE 185TH ST	OFFICE BUILDING (344)	OFFICE	Office Building
259	85	20	956880	0015	10202 NE 185TH ST	DENTAL OFFICE/CLINIC	BOTHELL VISION CENTER	Single Family(C/I Use)
260	85	20	956880	0030	10132 NE 185TH ST	OFFICE BUILDING (344)	OSC VOCATIONAL SYSTE	Office Building

	A	B	C	D	E		F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress		PredominantUse	PropName	PresentUse
2	85	60	123400	0640	5311 108TH AVE NE		ELEMENTARY SCHOOL (ENTIRE) (365	KIRKLAND CHILDREN'S SCHOOL	Daycare Center
3	85	60	123400	0650	5311 108TH AVE NE		DAY CARE CENTER (426)	KIRKLAND CHILDREN'S SCHOOL	Daycare Center
4	85	60	172505	9139	11220 NE 53RD ST		HEALTH CLUB (418)	Northwest University - Barton Build	Sport Facility
5	85	60	172505	9143	10489 NE 52ND ST		CHURCH (309)	CHURCH OF GOD OF PROPHEC	Church/Welfare/Relig Srvc
6	85	60	172505	9171	5520 108TH AVE NE		COLLEGE (ENTIRE) (377)	NORTHWEST COLLEGE	School(Private)
7	85	60	172505	9198	5320 108TH AVE NE		ELEMENTARY SCHOOL (ENTIRE) (365	7-DAY ADVENTIST GYM & CLASS	Church/Welfare/Relig Srvc
8	85	60	172505	9203	5520 108TH AVE NE		DORMITORY (321)	NORTHWEST COLLEGE (TAXABL	School(Private)
9	85	60	172505	9255	10600 NE 52ND ST			PUGET POWER SUBSTATION	Utility, Public
10	85	60	172505	9268	5710 108TH AVE NE		OFFICE BUILDING (344)	NORTHWEST COLLEGE ADMINIS	Office Building
11	85	60	741500	0030	No Situs Address		MULTIPLE RESIDENCE (LOW RISE) (3	Duplexes - Staff Housing	Duplex
12	85	60	935390	0335	No Situs Address			CHURCH PARKING	Church/Welfare/Relig Srvc
13	85	60	935390	0350	No Situs Address			CHURCH PARKING	Church/Welfare/Relig Srvc
14	85	60	935390	0385	No Situs Address				Vacant(Single-family)
15	85	60	935390	0550	No Situs Address				Vacant(Single-family)

	A	B	C	D	E	F	G	H
1	Area	Neighborhood	Major	Minor	SitusAddress	PredominantUse	PropName	PresentUse
2	85	90	092605	9039	16500 124TH AVE NE	CHURCH (309)	LDS STAKE CENT	Church/Welfare/Relig Srvc
3	85	90	162605	9013	15000 119TH AVE NE	CHURCH (309)	QUEENGATE BAP	Church/Welfare/Relig Srvc
4	85	90	162605	9038	11801 NE 160TH ST	RETAIL STORE (353)	GATEWAY PLAZA	Retail(Line/Strip)
5	85	90	162605	9053	No Situs Address		INTERCHANGE P	Office Building
6	85	90	162605	9071	16017 JUANITA-WOODINVIL	OFFICE BUILDING (3	INTERCHANGE PL	Office Building
7	85	90	162605	9084	15812 116TH AVE NE	GARAGE, SERVICE F	AUTO SERVICE RI	Service Building
8	85	90	162605	9100	16017 118TH PL NE	Multi-Purp Bldg (Colle	EVERGREEN ACA	Vacant(Multi-family)
9	85	90	162605	9123	11808 NE 160TH ST	MIXED USE OFFICE	Eastside Communi	Single Family(C/I Use)
10	85	90	162605	9124	16015 118TH PL NE	DAY CARE CENTER	EVERGREEN ACA	Daycare Center
11	85	90	162605	9132	16016 118TH PL NE	DAY CARE CENTER	EVERGREEN ACA	Daycare Center
12	85	90	162605	9136	16136 JUANITA-WOODINVIL	DAY CARE CENTER	EVERGREEN ACA	Daycare Center
13	85	90	162605	9145	No Situs Address		MR KLEEN CAR W	Car Wash
14	85	90	162605	9146	15816 116TH AVE NE	DAY CARE CENTER	KINDERCARE	Daycare Center
15	85	90	162605	9148	116TH AVE NE		GATEWAY PLAZA	Parking(Assoc)
16	85	90	162605	9151	NE 160TH ST		Parking Lot	Vacant(Commercial)
17	85	90	162605	9152	16025 118TH PL NE	DAY CARE CENTER	EVERGREEN ACA	Daycare Center
18	85	90	162605	9153	16030 JUANITA-WOODINVIL	OFFICE BUILDING (3	OFFICE BLDG	Office Building
19	85	90	212605	9074	11605 NE 140TH ST	CHURCH (309)	OUR REDEEMER	Church/Welfare/Relig Srvc
20	85	90	212605	9100	13116 NE 132ND ST	Administrative Office (	Friends of Youth	Church/Welfare/Relig Srvc
21	85	90	212605	9146	No Situs Address	Residence (348)	CHURCH PARSON	Church/Welfare/Relig Srvc
22	85	90	212605	9189	12322 NE 144TH ST	RESTAURANT, TABL	RESTAURANT	Restaurant/Lounge
23	85	90	212605	9190	12304 NE 144TH ST	OFFICE BUILDING (3	KINGSGATE PROF	Office Building
24	85	90	212605	9191	14330 143RD AVE NE	RETAIL STORE (353)	KINGSGATE RETA	Retail(Line/Strip)
25	85	90	212605	9192	14423 124TH AVE NE	VETERINARY HOSPI	EVERGREEN VET	Vet/Animal Control Srvc
26	85	90	212605	9193	14400 124TH AVE NE	BANK (304)	CHASE BANK BRA	Bank
27	85	90	212605	9195	14417 124TH AVE NE	RESTAURANT, TABL	TONY'S SPORTS F	Tavern/Lounge
28	85	90	212605	9196	14442 124TH AVE NE	DISCOUNT STORE (3	BARTELLS, McDO	Retail(Big Box)
29	85	90	212605	9205	12703 NE 144TH ST	FIRE STATION (STAF	KINGSGATE FIRE	Governmental Service
30	85	90	212605	9206	12629 NE 144TH ST	DAY CARE CENTER	DAYCARE	Daycare Center
31	85	90	212605	9237	12526 NE 144TH ST	DISCOUNT STORE (3	CARIBBEAN CASI	Club
32	85	90	212605	9289	13114 NE 132ND ST	GROUP CARE HOME	Friends of Youth Gr	Group Home
33	85	90	222605	9067	14216 132ND AVE NE	BASEMENT, FINISHE	CHURCHES AND	Church/Welfare/Relig Srvc
34	85	90	222605	9072	13220 NE 132ND ST	CHURCH (309)	LDS CHURCH	Church/Welfare/Relig Srvc
35	85	90	222605	9102	132ND AVE NE		VACANT LAND	Vacant(Multi-family)
36	85	90	387646	0010	14300 124TH AVE NE	BARBER SHOP (384)	Amy's Nails & Spa	Restaurant/Lounge
37	85	90	387646	0020	14300 124TH AVE NE	RETAIL STORE (353)	KINGSGATE SHOF	Retail(Line/Strip)
38	85	90	387646	0030	14300 124TH AVE NE	SKATING RINK (405)	SNO-KING ICE AR	Sport Facility
39	85	90	387646	0040	12425 NE 144TH ST	Car Wash - Self Serve	KINGSGATE CAR	Car Wash
40	85	90	387646	0050	14300 124TH AVE NE	RETAIL STORE (353)	KINGSGATE SHOF	Retail(Line/Strip)
41	85	90	387646	0060	12519 NE 144TH ST	MEDICAL OFFICE (34	KINGSGATE LINE	Retail(Line/Strip)