

**Commercial Revalue**

**2016 Assessment roll**

**BUSINESS  
PARKS  
AREA 520**

**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.

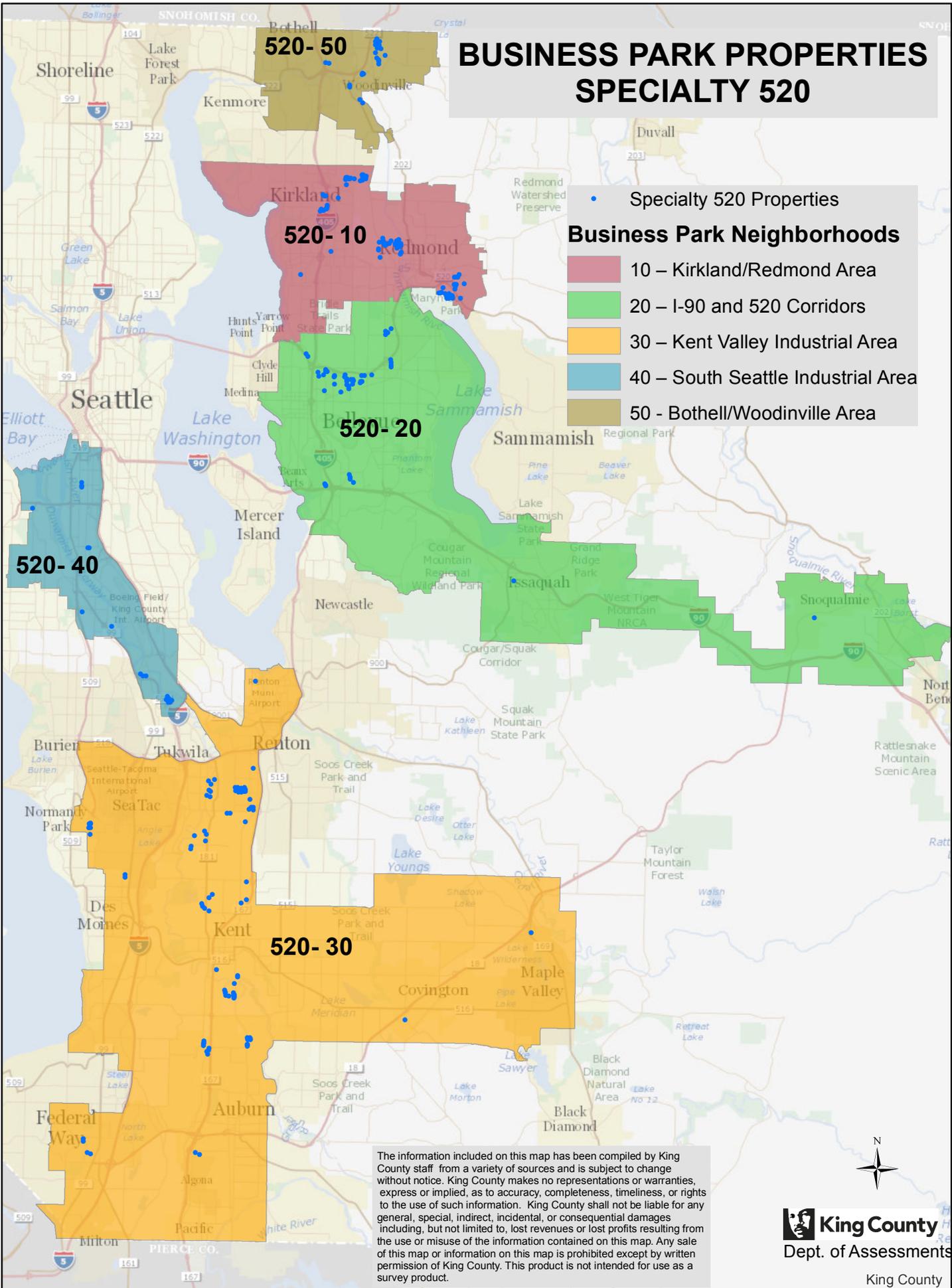
Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

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

# BUSINESS PARK PROPERTIES SPECIALTY 520



• Specialty 520 Properties

## Business Park Neighborhoods

- 10 – Kirkland/Redmond Area
- 20 – I-90 and 520 Corridors
- 30 – Kent Valley Industrial Area
- 40 – South Seattle Industrial Area
- 50 - Bothell/Woodinville Area

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. This product is not intended for use as a survey product.



# 2016 Revalue Report

## Specialty Area 520: Business Parks



King County Department of Assessments



# Executive Summary Report

## Appraisal Date

January 1, 2016 for the 2016 Assessment Year (2017 Tax Roll Year)

## Specialty

- Business Parks

## Physical Inspection

- Partial Neighborhood 10 – Redmond/Willows/Marymoor

## Sales - Analysis Summary

- Number of Sales: 18 market transactions
- Date Range: 01/31/2013 - 12/04/2015

## Sales - Ratio Study Summary

Sales--Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2015 Value	\$6,116,200	\$6,840,800	89.40%	12.88%
2016 Value	\$6,814,700	\$6,840,800	99.60%	11.84%
Abs. Change	\$698,500		10.20%	-1.04%
% Change	11.42%		11.41%	-8.07%

\*COD is a measure of uniformity, the lower the number the better the uniformity

**Sales Used in Analysis:** All improved sales which were verified as good that did not have characteristic changes between the date of sale and the date of appraisal. 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, statistical outliers, sales that had major renovation after sale, or have been segregated or merged since being purchased.

The above ratio study summary for Business Park sales in Specialty 520 (institutional grade warehouse/office buildings) is based on a sales sample that is heavily weighted with sales of office/flex condominium units in the Snoqualmie Ridge area of the I-90 corridor neighborhood. This property type is not representative of the entire specialty population; thus, the ratio study results may not be an entirely reliable tool for measuring the revaluation results of the overall population within the Business Park specialty. Also in the current expansion cycle of the

Business Park market, buyers are purchasing properties with expectations of higher future net operating incomes (NOI) from higher lease rates and fewer vacancies. These sales will reflect higher values than the Assessor’s value by the income approach using current market parameters.

**Population - Parcel Summary Data**

<b>Total Population - Parcel Summary Data</b>			
	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
<b>2015 Value</b>	\$595,840,030	\$848,382,800	\$1,444,222,830
<b>2016 Value</b>	\$628,574,330	\$921,947,020	\$1,550,521,350
<b>% Change</b>	5.49%	8.67%	7.36%

**Number of Parcels in the Population:** 310

**Conclusion and Recommendation**

Overall, the assessed values for the Business Park Specialty have increased by 7.36% collectively. Naturally, this varies from neighborhood to neighborhood and parcel to parcel however most properties experienced a moderate increase in value. Changes were made as necessary to rents, vacancies, operating expenses and capitalization rates in order to reflect market conditions. The values recommended in this report improve uniformity and equity; therefore it is recommended they should be posted for the 2016 Assessment Year.

## **Identification of the Area**

### **Name or Designation**

- Specialty Area 520, Business Parks

### **Specialty Neighborhoods**

Five neighborhoods have been established by the Assessor for valuation purposes of this specialty in order to group properties into areas of similar markets:

- Neighborhood 10 – Kirkland/Redmond
- Neighborhood 20 – Bellevue/ I-90 Corridor
- Neighborhood 30 – Kent Valley
- Neighborhood 40 –South Seattle
- Neighborhood 50 – Woodinville/Bothell

### **Boundaries**

All of King County

### **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.

## Area Overview

### Property Description

The Business Park specialty is defined as primarily multi-tenant occupancy properties, frequently located among a cluster of similar styled buildings. Many are low-rise architectural style with 12 to 16 foot building heights; however a number of parks have buildings with mezzanine office space on the second level bringing the heights to the 24 to 30 foot range. Entry to the office space typically faces the frontage, which may be delineated by glass curtain walls. The rear façade of the buildings typically have roll up doors with ground level or dock high access to the warehouse, light industrial or flex space. The buildings are further defined by their build-out ratio, which is below the 40% typical of high tech buildings and above the minimal 10% to 20% office build out typical of warehouse and light industrial properties. Naturally, some suites within the parks or even parks as a whole will have percentage outside these typical ranges.

There are typically three types of business parks in King County and often parks will have a blend of buildings of more than one style in order to draw a diversity of tenants:

1. **Incubator Style:** These parks typically have smaller suite sizes and a higher ratio of ground level roll up doors. Some parks (see images below) have spaces as small as under 1,000/SF and may have a few suites that are above 3,000/SF. Tenants will often include startups, small family businesses, retail, services, and light assembly businesses. A more unique type of incubator park is one where the roll up doors are in the front of the buildings right next to very small offices.



*Central Park 10, Auburn, WA*

2. **Flex Style:** These parks typically have more medium sized suites in the 2,000/SF to 7,500/SF range which helps draw larger, more established, often high tech businesses. They usually have a blend of grade level and dock high doors to accommodate a variety of businesses.



*Central Commerce Center, Kent, WA*

- Distribution Style:** These parks typically have medium to large suites with more dock high doors and more of a distribution focus. They often draw more distribution focused companies ranging from bakeries to freight companies.



*Opus Park, Auburn, WA*

### **Business Park/Industrial Market Conditions**

Properties in the Business Park Specialty make up one sector of the overall Industrial Market. Within the Seattle/Puget Sound Region's industrial market, vacancy rates continued to decline throughout 2015 while rental rates have seen modest increases in some markets. The region had a positive net absorption of over five million square feet for the first time since 2007.

The actual net absorption for 2015 was just over 5.5 million SF. The overall vacancy rate dropped to 4.72% for the overall industrial sector, which is below the pre-recession low recorded

back in 1Q 2008. Of the industrial product delivered during 2015, 64% of the space has been leased.<sup>1</sup>

As construction on projects complete, the Assessor's Office will determine which of these developments will fall into the Business Park and Warehouse Specialties.

**Vacancy Rates:** Vacancy rates continued to decline in 2015 across the Puget Sound region. All five neighborhoods in the Business Park specialty saw decreased vacancy as net absorption continued to outpace deliveries throughout 2015. Most notably, neighborhood 520-40, the Seattle close-in market, saw its vacancy rate pushed down to 1.71%, the lowest that the vacancy rate has ever been. The highest vacancy rate continues to be in the Eastside and North End markets where the fourth quarter vacancy for 2015 is reported as 5.8%.

**Rental Rates:** Rental rates saw modest increases throughout most neighborhoods in 2015. In particular, neighborhood 520-40, the Seattle close-in market, saw average asking rates for shell space rise over 14% year over year from 2014.

Newer, well maintained, and well located business parks have benefited the most as tenants naturally gravitate to these properties. Conversely, some older and more outdated properties face increased difficulty signing good tenants as increased competition has meant that tenants can often find better quality space and location for similar or slightly higher rent rates.

The Puget Sound market continues to be routinely named as a top market for real estate investment by numerous trade publications. This increased investor interest in the regional market has influenced downward pressure on capitalization rates. Virtually all submarkets experienced a slight decline in capitalization rates in 2015. Colliers International Research and Forecast Report for Q4 2015 reports that:

“The Seattle/Puget Sound industrial market is well positioned to continue its rapid rate of growth into the foreseeable future. We anticipate record-breaking investment sales activity through 2016 as existing property owners capitalize on historically low vacancy rates, rising rental rates, and international demand from investors.”

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<sup>1</sup> Kidder Mathews, Real Estate Market Review, Q4 2015

**Economic Considerations:** The following chart gives a general overview of the current state of the economic conditions for Area 520.

2015 Year End Metrics			
Vacancy Rates	Rental Rates	Cap Rates	Values
↓ (decrease)	↗ (slight increase)	↘ (slight decrease)	↑ (increase)

This chart summarizes overall trends throughout Area 520. Specific neighborhoods may deviate from these trends.

## Analysis Process

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

**Date of Appraisal Report:** June 13, 2016

**Responsible Appraiser:** The following appraiser completed the valuation of this specialty:

- Patty Haines - Commercial Appraiser II

### Highest and Best Use Analysis

**As if vacant:** Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial. Any opinion not consistent with this is specifically noted in the 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 current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements. The property is returned to the geographic appraiser if the improvements continue to contribute a nominal value over the subsequent valuation cycle and the parcel is not considered an economic unit.

**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 by field inspection, review of plans, marketing information, and rent rolls when available.

### Special Assumptions and Limiting Conditions

All three approaches to value (market/sales approach, cost approach and income approach) were considered in this analysis.

- Sales from 1/2013 to 12/2015 (at minimum) were considered in all analyses.

This report intends to meet the requirements of the Uniform Standards of Appraisal Practice, Standard 6.

## Area Description

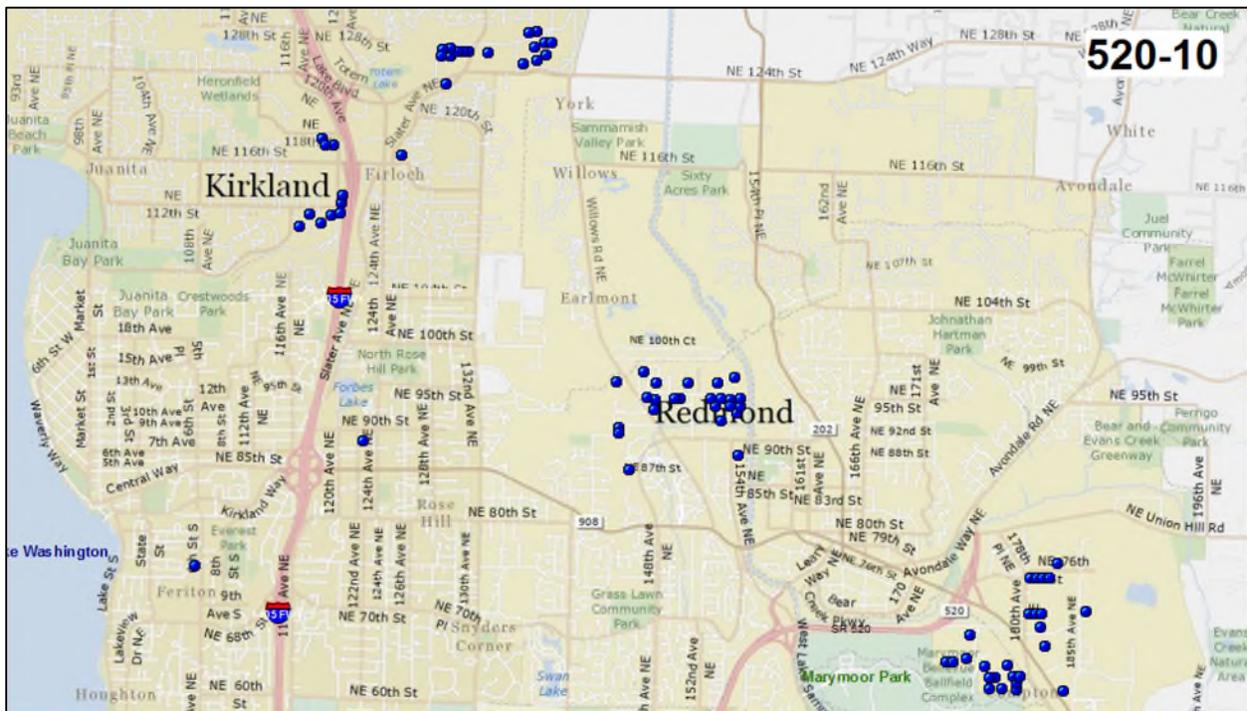
Many business parks are concentrated in the Kent Valley (Kent, Auburn, Tukwila, and SeaTac), Redmond Willows, and Marymoor areas. There are additional properties scattered throughout King County in Kirkland, Bellevue, Renton, Issaquah, Woodinville, Snoqualmie, Maple Valley, Covington, Federal Way, and South Seattle.

These neighborhoods are comprised of 310 parcels; approximately 294 improved parcels and 16 associated land parcels and condo master parcels. The associated land parcels are considered as an economic unit to the adjacent improved parcels. All of the business parks within the specialty were revalued this year and are on an annual revaluation timeline.

A brief description of each Business Park neighborhood along with any recent or new Business Park development that is occurring in the area is included below.

### Neighborhood 520-10

Neighborhood 520-10 includes business park buildings that are located within the Kirkland area as well as the Willows and Marymoor neighborhoods of Redmond.



There are 87 parcels in this neighborhood 10, or 28% of the Business Park specialty. Both neighborhoods 520-10 and 520-20 have a higher concentration of flex space than properties in

other parts of the County and attract a higher percentage of small tenants at higher lease rates. The most recently constructed buildings in the specialty were delivered in 1998 and 1999, with the majority of the properties developed in the 1980's.

### Neighborhood 520-20

Neighborhood 520-20 includes business park buildings located within the Highway 520/Overlake & I-90 Corridors as well as business parks in Issaquah and Snoqualmie.



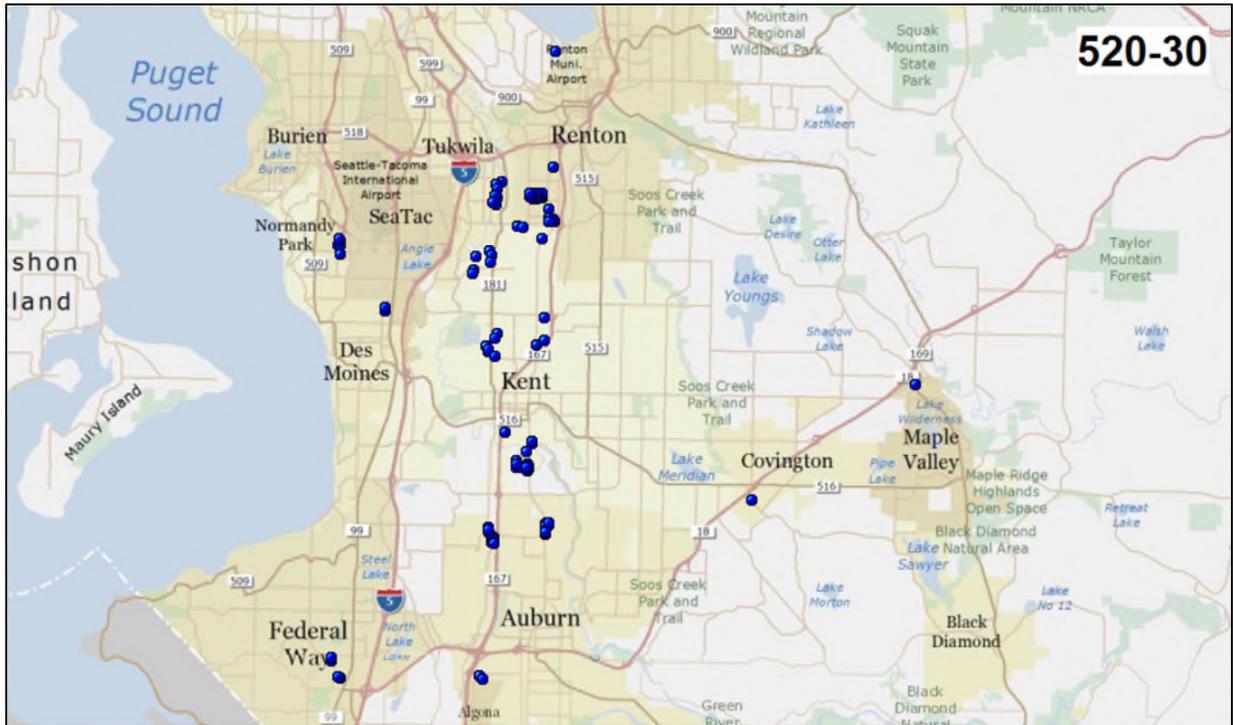
There are 83 parcels in this geographic area, or 27% of the Business Park specialty. One of the most recent Business Park developments in the area is The Venture Commerce Center, located in the greater Snoqualmie Ridge Business Park Development at the southeast corner of neighborhood 20. The development was completed in 2007 and includes five, one and two story masonry buildings containing 34 commercial condominium units that contain a combination of office and warehouse space. The majority of other Business Park properties in neighborhood 20 were constructed throughout the 1970's and 1980's.



Venture Commerce Center

## Neighborhood 520-30

Neighborhood 520-30 is Washington State's largest industrial market and includes business parks located in the Kent Valley industrial area. The neighborhood includes Kent, Auburn, Renton, SeaTac, the Southcenter area of Tukwila, and Federal Way as well as a park in Covington and one in Maple Valley.



There are 96 parcels within this geographic area, or 31% of the Business Park specialty. The most recent Business Park development occurred in 2008 with the completion of the Cedar River Corporate Park in Renton and the Prologis Park SeaTac, located south of the SeaTac International Airport. The Cedar River Corporate Park includes four good quality one-story buildings containing a total 69,264 square feet of industrial flex space and 72,598 square feet of office space.



**Cedar River Corporate Park**

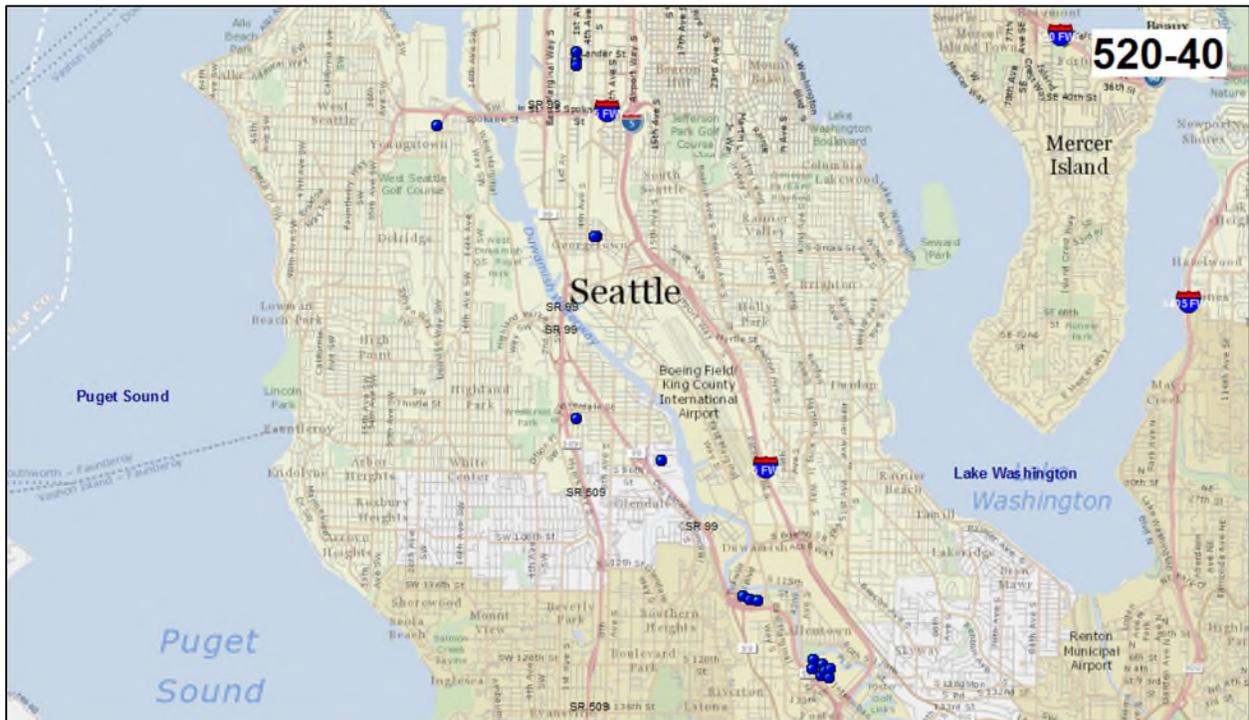
The Prologis Park development includes two 122,400 square foot buildings, with a total of 175,147 square feet of distribution warehouse space and 69,653 square feet of warehouse office space. The development is pictured on the following page.



Prologis Park - SeaTac

### Neighborhood 520-40

Neighborhood 520-40 includes Business Park buildings located within the South Seattle Industrial area including SODO, Georgetown, the northern portion of Tukwila and one business park in West Seattle.



There are 19 parcels in this geographic area, or 6% of the Business Park specialty. The majority of the properties were constructed in the 1980's to early 1990's.

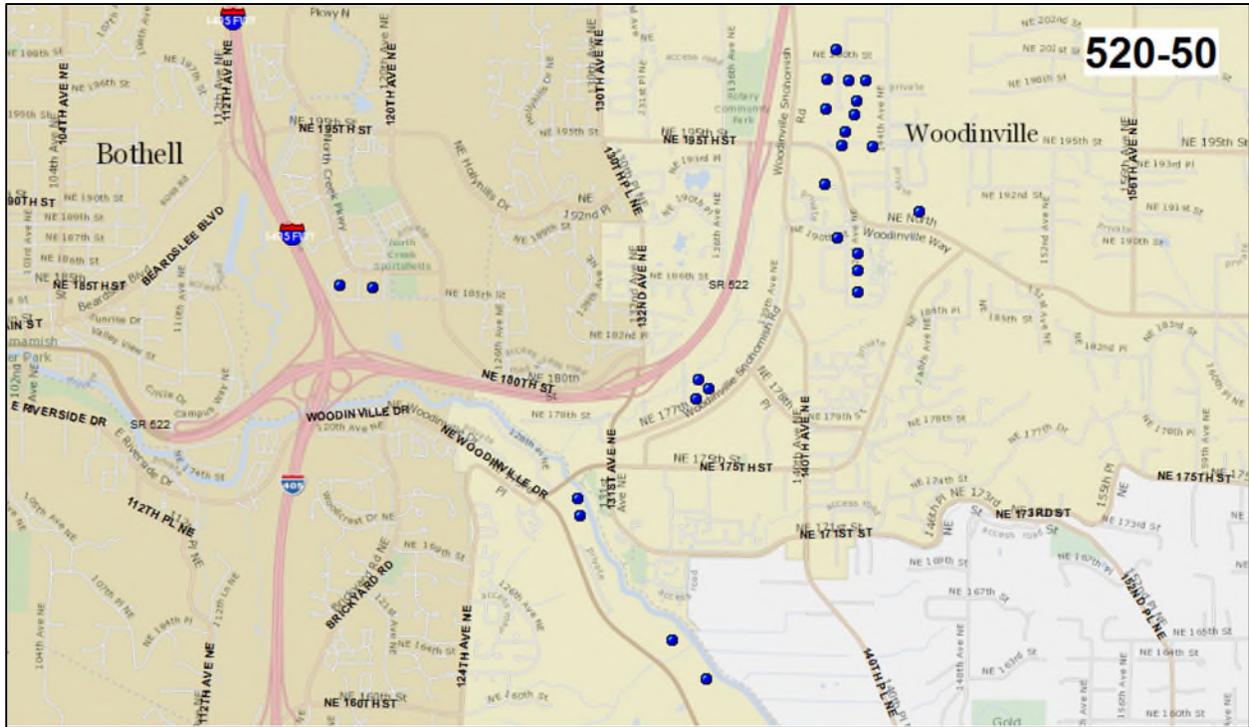
There has been one addition to the Business Park specialty in neighborhood 40 in 2015. SODO Urban Works was originally constructed as a one story distribution warehouse in 1946 and is located at 4001 1<sup>st</sup> Avenue South in the SODO District. The building has undergone significant renovations over the past five years, transitioning to a multi-tenant business park with a variety of tenants. The renovations were completed in 2015 and the property was removed from the Warehouse Specialty and added to the Business Park Specialty. The 169,621 square foot building now contains 138,310 square feet of warehouse space and 31,311 square feet of office/retail space along with an 8,061 square foot parking garage.



SODO Urban Works – South Seattle

## Nighborhood 520-50

Nighborhood 520-50 includes business park buildings located within the Bothell (North Creek) and Woodinville neighborhoods.



There are 25 parcels in this geographic area, or 8% of the Business Park specialty. Most of the Business Parks in neighborhood 50 were constructed in the 1980's and 1990's. The most recent development is the Bear Creek Plaza which was completed in 2006. The project includes one tilt-up masonry building containing 30,882 square feet of net rentable area with a mix of office and flex space.



Bear Creek Plaza

## Preliminary Ratio Analysis

The sales ratio study is an important assessment tool used to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development.

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

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

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 520 shows a weighted mean ratio of 0.894 which is not within the IAAO guidelines, indicating that the current assessment level, as measured using recent sales, is in need of adjustment to fall within the acceptable range.

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

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger urban market areas. The preliminary ratio study for Area 520 shows a COD of 12.88 which is within the IAAO guidelines, indicating that the current level of assessment uniformity as measured using recent sales is in the acceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data, where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data, where assessment level decreases with increasing sales price. The preliminary ratio study for Area 520 shows a PRD of 1.02 which is within the IAAO guidelines, giving an indication that the current level of assessment uniformity as measured using recent sales is not in need of adjustment to achieve a value in the acceptable range. As a result of the results indicated from the preliminary ratio study, modest uniform changes are required to the valuation models for Area 520 for the 2015 assessment year.

Although some of the results of the preliminary ratio study fall within the IAAO standards, these results are based on a limited sales sample which is heavily weighted with office/flex condominium units. This property type is not representative of the entire Business Park specialty population and for most other property types the sales sample is insufficient to draw direct conclusions from the ratio study. The office/flex condominium units were valued by the market approach, while the remaining parcels were valued by the income approach. All of the recent sales are used for guidance, and as a test for the income model.

## Scope of Data

**Land Value Data:** The geographic appraisers in the various areas in which the specialty properties are located are responsible for the land value used by the specialty appraiser. See the appropriate area reports for land valuation discussion.

**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 are verified, if possible, by contacting either the purchaser or seller, or contacting the real estate broker, and reviewing sale transaction data from online subscription sources. Each sale was inspected and the recorded property characteristics were updated when necessary. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report.

### Sales Comparison Approach Description

There were 21 improved sales in the subject area that were considered good, fair market transactions, and that were used in the overall analysis. 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.

Business parks comprised of condominium units were valued by the sales comparison approach, as there were sufficient sales available and they typically command a higher price per square foot. This is typically due to the smaller size of the units and due to the owner/user nature of many industrial condominium purchases.

The following table summarizes the value parameters used for valuation in area 520. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Typical Value Parameters		
Property Type	Value Range per SF	
Office/Flex Condominium Units	\$138	- \$170

Other Business Park properties were typically valued using the income approach as fewer comparable sales of each property type were available. The improved sales used were referenced when developing the economic income parameters and capitalization rates for the income models used within each neighborhood.

### **Sales Comparison Approach Calibration**

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above. 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 cost modeling system. The cost approach is most applicable in the newer business parks where the market indicators supported the cost value. The Cost Approach was not used to value any Business Parks for the 2016 Assessment Year.

### **Income Capitalization Approach Description**

A direct capitalization income approach estimate was calculated for all properties within the Business Park specialty. The income approach was considered the most reliable approach to valuation for Business Parks given the amount of published data available. Income parameters were derived from the market place through real estate sales, the sales verification process, via tenants, via owners, via rent rolls from appeals and from a compilation of published sources. Similar uses were grouped together with income rates that were correlated to effective age and building quality.

**Income:** Income parameters were derived from the market place through the listed fair market transactions as well as through published sources (i.e. Officespace.com, Commercial Brokers Association, Costar, Quarterly Brokerage and Analyst Reports, Multiple Corporate Real Estate Websites), 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 knowledge of the area's rental practices. Within the income valuation models, the assessor used triple net expenses.

**Capitalization Rates:** Capitalization rates were determined by actual sales, local published market surveys, such as CoStar, Integra Realty Resources, and Korpaz. Other national reports include; CBRE Capital Markets Cap Rate Survey, Colliers International and Real Estate Report

Valuation Rates and Metrics. The effective year built and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective year built of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective year built will warrant a lower capitalization rate.



**SEATTLE / REGIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location; 2 <sup>nd</sup> Tier properties are defined as aging, former 1 <sup>st</sup> tier in good to average locations; 3 <sup>rd</sup> Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.50% 6.30%	- -	- -	Office CBD – 1 <sup>st</sup> Tier Properties Suburban Office – 1 <sup>st</sup> Tier Properties
			-	5.90%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	6.40%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	6.60%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	-	5.90%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	6.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
		West Region	4.00% - 8.00%	-	-	Office CBD – 1 <sup>st</sup> Tier Properties
			4.50% - 8.50%	-	-	Office CBD – 2 <sup>nd</sup> Tier Properties
			5.50% - 9.50%	-	-	Office CBD – 3 <sup>rd</sup> Tier Properties
			5.50% - 8.50%	-	-	Suburban Office – 1 <sup>st</sup> Tier Properties
			5.50% - 9.00%	-	-	Suburban Office – 2 <sup>nd</sup> Tier Properties
			6.00% - 10.00%	-	-	Suburban Office – 3 <sup>rd</sup> Tier Properties
			-	4.50% - 8.00%	-	Warehouse – 1 <sup>st</sup> Tier Properties
			-	5.00% - 9.00%	-	Warehouse – 2 <sup>nd</sup> Tier Properties
			-	6.00% - 10.00%	-	Warehouse – 3 <sup>rd</sup> Tier Properties
			-	5.00% - 8.00%	-	R&D – 1 <sup>st</sup> Tier Properties
			-	5.50% - 9.00%	-	R&D – 2 <sup>nd</sup> Tier Properties
			-	6.30% - 10.00%	-	R&D – 3 <sup>rd</sup> Tier Properties
			-	6.00% - 8.00%	-	Flex – 1 <sup>st</sup> Tier Properties
			-	6.00% - 9.00%	-	Flex – 2 <sup>nd</sup> Tier Properties
			-	6.30% - 10.00%	-	Flex – 3 <sup>rd</sup> Tier Properties
			-	-	4.00% - 8.00%	Regional Mall – 1 <sup>st</sup> Tier Properties
			-	-	4.50% - 8.50%	Regional Mall – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 9.50%	Regional Mall – 3 <sup>rd</sup> Tier Properties
			-	-	5.50% - 8.00%	Power Center – 1 <sup>st</sup> Tier Properties
			-	-	5.50% - 8.50%	Power Center – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 9.00%	Power Center – 3 <sup>rd</sup> Tier Properties
			-	-	5.00% - 8.50%	Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties
			-	-	5.50% - 9.00%	Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties
			-	-	6.00% - 10.00%	Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties
PWC / Korpaz	4Q 2015	Seattle	6.10%	-	-	Overall - 4.00% to 9.00%
			5.50%	-	-	CBD Office
			6.60%	-	-	Suburban Office
		Pac. NW	6.08%	-	-	Overall - 4.00% to 9.00%
			5.52%	-	-	CBD Office
			6.64%	-	-	Suburban Office
			-	5.25%	-	Warehouse – (3.75% - 7.00%)
ACLI	4Q 2015	Seattle – Bellevue - Everett MSA	5.34%	7.12%	6.60%	All Classes
		Pacific Region	5.56%	5.93%	4.73%	All Classes

**NATIONAL CAP RATES**

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% -9.00% 5.50% - 9.50%	- - 4.50% - 9.00% 5.00% - 9.00% 5.00% - 9.00%	- - - - -	Office CBD – 1 <sup>st</sup> Tier Properties Suburban Office – 1 <sup>st</sup> Tier Properties Warehouse – 1 <sup>st</sup> Tier Properties R&D – 1 <sup>st</sup> Tier Properties Flex – 1 <sup>st</sup> Tier Properties Regional Mall – 1 <sup>st</sup> Tier Properties Power Center – 1 <sup>st</sup> Tier Properties Neigh/Comm. Ctrs. – 1 <sup>st</sup> 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%	<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%	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%	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%	6.25% 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

The preceding tables demonstrate ranges of capitalization rates and trends that are compiled and collected on a national, regional scale, and local scale. This information is reconciled with data specific to the real estate market in the 520 specialty to develop the income model. The range of capitalization rates in the income model reflects the variety of properties in this area. Properties which are considered to be non-institutional grade, such as those purchased by owner users or small investors, may not be reflective of the capitalization rates found in published sources.

### Income Approach Calibration

Income tables were developed for each of the five neighborhoods that comprise Area 520. The tables pertain to different property types, for example: Warehouse Office, Open Office, Flex, Warehouse Showroom, Mezzanine Office, Mezzanine Storage, Storage Warehouse, Distribution Warehouse, and Light Industrial. In addition, an exclusion table indicating property uses not covered by an income table is created. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole.

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. The following table outlines a summary of the income parameters used in the income tables, which provided the basis for the income value estimate calculations.

Typical Income Parameters				
Property Type	Rent Range per SF	Vacancy/ Coll. Loss %	Expenses per SF or % of EGI	Capitalization Rate %
Warehouse Office/Retail Showroom	\$9.50 - \$16.50	5.0% to 7.0%	7.50%	6.25% to 7.50%
Storage Warehouse/Light Industrial	\$4.00 - \$8.75			
Office Mezzanine	\$5.75 - \$16.50			
Industrial Flex	\$5.25 - \$8.75			

### Reconciliation

All parcels were individually reviewed for correctness of the model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the process of establishing market were subject to adjustment by the appraiser. The Market Approach is considered the most reliable indicator of value when sufficient comparable sales are available; however the Income Approach is an excellent indicator of value when there is sufficient market data.

The Business Park specialty has ample amounts of published data available and therefore the Income Approach was applied to nearly all parcels in order to best value and equalize like properties. The primary exception was for condominium parcels, which were valued using the market approach given the number of sales and given the fact that they tend to trade differently than larger, multi-building parks. 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.

## Model Validation

### Total Value Conclusions, Recommendations, and Validation

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

The standard statistical measures of valuation performance are presented in both the 2015 and 2016 Ratio Analysis charts included with this report. Comparison of the 2015 Ratio Study Analysis with the 2016 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level went from 89.4% to 99.6%. The Coefficient of Dispersion (COD) went down from 12.88% to 11.84%, the Coefficient of Variation (COV) went down from 15.88% to 13.63%, and the Price-related Differential (PRD) remained the same at 1.02. These values are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates improvement in both level and uniformity. However with a sample size of only 18 improved sales the weight given to the ratio study should be tempered.

This valuation has occurred at a point where the regional industrial market continues to strengthen. Investment interest in the market has put downward pressure on capitalization rates and a lack of new supply has caused vacancy rates to fall significantly and rents to begin to rise in some markets. There has been an increase in new construction activity in response to this shift in market fundamentals and real estate professionals, owners, and investors involved with business parks continue to be bullish about the sector's potential.

The total assessed value for the 2015 Assessment Year for Specialty Area 520 was \$1,444,222,830. The total recommended assessed value for the 2016 Assessment Year is \$1,550,521,350. Application of these recommended values for the 2016 Assessment Year results in an annual change of +7.36%.

Change in Total Assessed Value			
2015 Total Value	2016 Total Value	\$ Change	% Change
\$1,444,222,830	\$1,550,521,350	\$106,298,520	7.36%

# USPAP Compliance

## Client and Intended Use of the Appraisal

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

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

## Definition and date of value estimate

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

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

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

## **Highest and Best Use**

### **RCW 84.40.030**

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

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

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

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

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

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

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

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

## **Date of Value Estimate**

### **RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes,*

*upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

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

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

**Property Rights Appraised: Fee Simple**

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

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

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

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

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

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

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

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

### **Assumptions and Limiting Conditions:**

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

12. Items which are considered to be “typical finish” and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed**

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

### ***CERTIFICATION:***

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and 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.*
- *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification, and identifying new construction and recording the corresponding data.*

6/13/2015

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Patty Haines

Date

Commercial Appraiser II

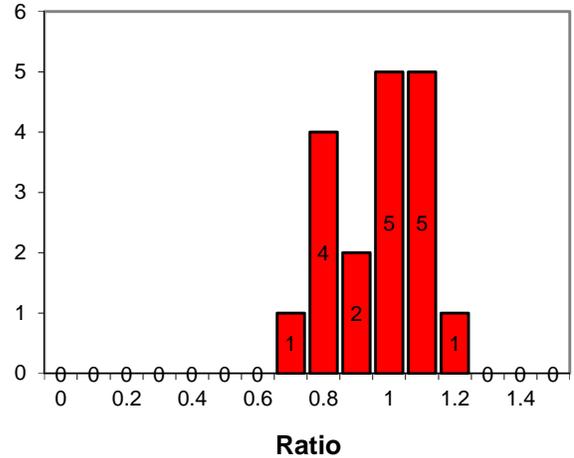
Area 520 - Business Parks  
2015 Assessment Year

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Ratio</b>	<b>Diff: Median</b>
072205-9102	18,159,300	18,500,000	1/31/2013	0.9816	0.0697
122204-9116	9,428,500	11,000,000	8/1/2013	0.8571	0.0548
123850-0195	4,915,900	6,280,000	12/27/2013	0.7828	0.1291
272605-9111	2,525,900	2,800,000	4/15/2013	0.9021	0.0098
282605-9070	10,201,100	9,465,000	3/7/2014	1.0778	0.1658
346280-0045	3,018,100	2,770,000	7/24/2014	1.0896	0.1776
346940-0020	2,343,400	2,800,000	4/10/2014	0.8369	0.0750
389310-0930	4,810,500	4,300,000	8/12/2014	1.1187	0.2068
630849-0020	4,308,900	4,725,000	3/11/2015	0.9119	0.0000
630849-0050	2,983,500	4,000,000	12/4/2015	0.7459	0.1661
630850-0030	4,347,200	3,968,500	3/31/2014	1.0954	0.1835
664110-0010	27,074,800	29,690,000	10/24/2014	0.9119	0.0000
775780-0130	3,264,800	3,100,000	6/19/2014	1.0532	0.1412
788880-0010	11,676,400	18,500,000	3/5/2015	0.6312	0.2808
889435-0020	248,600	330,000	1/5/2015	0.7533	0.1586
889435-0260	146,100	155,000	3/13/2013	0.9426	0.0307
889435-0300	325,400	325,000	3/22/2013	1.0012	0.0893
889435-0320	312,800	425,000	1/14/2014	0.7360	0.1759

Area 520 - Business Parks  
2015 Assessment Year

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>	<b>Sales Dates:</b>
Central Crew	1/1/2015	6/8/2016	1/31/13 - 12/04/15
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>
520	PHAI	Improvement	N
<b>SAMPLE STATISTICS</b>			
Sample size (n)	18		
Mean Assessed Value	6,116,200		
Mean Sales Price	6,840,800		
Standard Deviation AV	7,047,588		
Standard Deviation SP	7,969,213		
<b>ASSESSMENT LEVEL</b>			
Arithmetic mean ratio	0.913		
Median Ratio	0.912		
Weighted Mean Ratio	0.894		
<b>UNIFORMITY</b>			
Lowest ratio	0.6312		
Highest ratio:	1.1187		
Coefficient of Dispersion	12.88%		
Standard Deviation	0.1449		
Coefficient of Variation	15.88%		
Price-related Differential	1.02		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>		These figures reflect measurements before posting new values.	
Lower limit	0.783		
Upper limit	1.053		
<b>95% Confidence: Mean</b>			
Lower limit	0.846		
Upper limit	0.980		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	292		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1449		
<b>Recommended minimum:</b>	30		
Actual sample size:	18		
<b>Conclusion:</b>	Uh-oh		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	10		
# ratios above mean:	8		
z:	0.23570226		
<b>Conclusion:</b>	<b>Normal*</b>		
*i.e., no evidence of non-normality			

Ratio Frequency

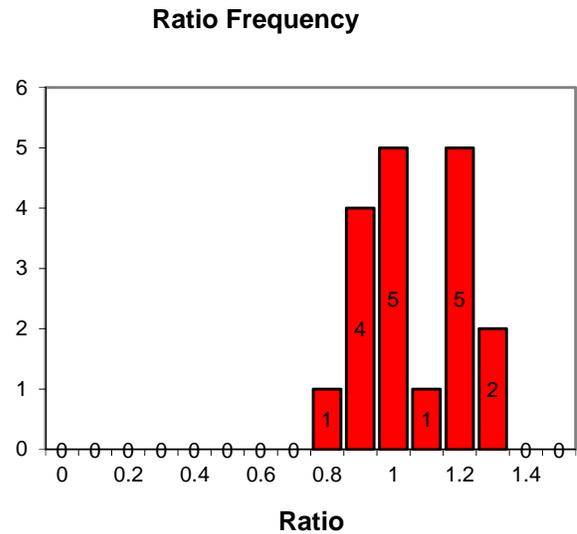


Area 520 - Business Parks  
2016 Assessment Year

<b><i>Parcel Number</i></b>	<b><i>Assessed Value</i></b>	<b><i>Sale Price</i></b>	<b><i>Sale Date</i></b>	<b><i>Ratio</i></b>	<b><i>Diff: Median</i></b>
072205-9102	18,674,900	18,500,000	1/31/2013	1.0095	0.0312
122204-9116	10,088,900	11,000,000	8/1/2013	0.9172	0.0611
123850-0195	5,293,000	6,280,000	12/27/2013	0.8428	0.1354
272605-9111	2,726,500	2,800,000	4/15/2013	0.9738	0.0045
282605-9070	10,965,500	9,465,000	3/7/2014	1.1585	0.1803
346280-0045	3,227,800	2,770,000	7/24/2014	1.1653	0.1870
346940-0020	2,493,500	2,800,000	4/10/2014	0.8905	0.0877
389310-0930	5,206,300	4,300,000	8/12/2014	1.2108	0.2325
630849-0020	4,620,600	4,725,000	3/11/2015	0.9779	0.0003
630849-0050	3,199,300	4,000,000	12/4/2015	0.7998	0.1784
630850-0030	4,649,200	3,968,500	3/31/2014	1.1715	0.1933
664110-0010	29,053,000	29,690,000	10/24/2014	0.9785	0.0003
775780-0130	3,487,000	3,100,000	6/19/2014	1.1248	0.1466
788880-0010	17,743,900	18,500,000	3/5/2015	0.9591	0.0191
889435-0020	286,900	330,000	1/5/2015	0.8694	0.1088
889435-0260	182,700	155,000	3/13/2013	1.1787	0.2005
889435-0300	390,500	325,000	3/22/2013	1.2015	0.2233
889435-0320	375,300	425,000	1/14/2014	0.8831	0.0952

Area 520 - Business Parks  
2016 Assessment Year

<b>Quadrant/Crew:</b>	<b>Appr date :</b>	<b>Date:</b>	<b>Sales Dates:</b>	
Central Crew	1/1/2016	6/8/2016	1/31/13 - 12/04/15	
<b>Area</b>	<b>Appr ID:</b>	<b>Prop Type:</b>	<b>Trend used?: Y / N</b>	
520	PHAI	Improvement	N	
<b>SAMPLE STATISTICS</b>				
Sample size (n)	18			
Mean Assessed Value	6,814,700			
Mean Sales Price	6,840,800			
Standard Deviation AV	7,816,791			
Standard Deviation SP	7,969,213			
<b>ASSESSMENT LEVEL</b>				
Arithmetic mean ratio	1.017			
Median Ratio	0.978			
Weighted Mean Ratio	0.996			
<b>UNIFORMITY</b>				
Lowest ratio	0.7998			
Highest ratio:	1.2108			
Coefficient of Dispersion	11.84%			
Standard Deviation	0.1386			
Coefficient of Variation	13.63%			
Price-related Differential	1.02			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>	These figures reflect measurements after posting new values.			
Lower limit				0.891
Upper limit				1.165
<b>95% Confidence: Mean</b>				
Lower limit	0.953			
Upper limit	1.081			
<b>SAMPLE SIZE EVALUATION</b>				
N (population size)	292			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1386			
<b>Recommended minimum:</b>	28			
Actual sample size:	18			
<b>Conclusion:</b>	Uh-oh			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	11			
# ratios above mean:	7			
z:	0.707106781			
<b>Conclusion:</b>	<b>Normal*</b>			
*i.e., no evidence of non-normality				



## Improvement Sales for Area 520 with Sales Used

06/08/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
520	010	943050	0022	221,862	2772488	\$35,500,000	12/18/15	\$160.01	BLDG #10	MP	2	Y	Outlier. Not in ratio.
520	030	261100	0040	95,599	2770847	\$8,600,000	12/10/15	\$89.96	KENT BUSINESS CENTER	M2	1	Y	Property sold with 40% vacancy. Not in ratio.
520	030	630849	0050	28,407	2771150	\$4,000,000	12/04/15	\$140.81	OAKESDALE COMMERCE - EAST	IL	1	Y	
520	030	630849	0020	41,323	2719843	\$4,725,000	03/11/15	\$114.34	(E2)	IL	1	Y	
520	030	788880	0010	173,044	2717092	\$18,500,000	03/05/15	\$106.91	West Valley Corporate Park	M2	1	Y	
520	020	889435	0020	9,565	2709192	\$330,000	01/05/15	\$34.50	VENTURE COMMERCE CENTER-SNOQUALMIE	MU	1	Y	
520	050	664110	0010	237,281	2697504	\$29,690,000	10/24/14	\$125.13	BLDG A	I	5	Y	
520	010	389310	0930	49,804	2685810	\$4,300,000	08/12/14	\$86.34	VANDERHOEK CORP	TL 10E	1	Y	
520	030	346280	0045	32,160	2681215	\$2,770,000	07/24/14	\$86.13	RIVERBEND COMMERCE PARK	M1	1	Y	
520	030	775780	0130	47,040	2674940	\$3,100,000	06/19/14	\$65.90	BLDG D	CM-1	1	Y	
520	010	346940	0020	21,384	2663865	\$2,800,000	04/10/14	\$130.94	ANDERSON CENTER	MP	1	Y	
520	030	630850	0030	42,647	2660076	\$3,968,500	03/31/14	\$93.05	GENIE/LARIS	MP	1	Y	
520	010	282605	9070	38,760	2657055	\$9,465,000	03/07/14	\$244.20	OAKESDALE COMMERCE CENTER W3	IL	1	Y	
520	010	282605	9070	38,760	2657055	\$9,465,000	03/07/14	\$244.20	Kirkland 118 BUSINESS CENTER (BUILDING "A")	TL 10B	3	Y	
520	020	889435	0320	13,600	2650105	\$425,000	01/14/14	\$31.25	VENTURE COMMERCE CENTER-SNOQUALMIE	MU	1	Y	
520	010	123850	0195	41,270	2647675	\$6,280,000	12/27/13	\$152.17	JONESCO BUSINESS PARK	LIT	1	Y	
520	030	122204	9116	117,400	2622014	\$11,000,000	08/01/13	\$93.70	CUMBERLAND INDUSTRIAL CENTER	M1	2	Y	
520	020	282505	9124	25,286	2601247	\$4,800,000	04/24/13	\$189.83	BLUE SKY CHURCH	BR-RC-1	1	26	Imp changed after sale; not in ratio
520	010	272605	9111	23,618	2599431	\$2,800,000	04/15/13	\$118.55	Consolidated Graphic	TL 7	1	Y	
520	020	889435	0300	14,150	2595788	\$325,000	03/22/13	\$22.97	SNOQUALMIE	MU	1	Y	
520	020	889435	0260	6,090	2597220	\$155,000	03/13/13	\$25.45	SNOQUALMIE	MU	1	Y	
520	030	072205	9102	178,025	2587235	\$18,500,000	01/31/13	\$103.92	PACIFIC BUSINESS PARK (212TH)	M2	1	Y	

## Improvement Sales for Area 520 with Sales not Used

06/08/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
520	020	889435	0240	12,780	2631349	\$383,000	09/16/13	\$29.97	VENTURE COMMERCE CENTER-SNOQUALMIE	MU	1	15	No market exposure
520	030	022340	0010	176,564	2636104	\$8,698,000	10/11/13	\$49.26	ANDOVER EXECUTIVE PARK	TUC	2	59	Bulk portfolio sale
520	030	252304	9015	475,414	2717469	\$52,866,066	02/26/15	\$111.20	Tukwila Commerce Center (Bldgs Even #18-28)	TUC	4	51	Related party
520	030	262304	9105	41,286	2585564	\$1,500,000	01/16/13	\$36.33	ANDOVER PARK EAST (950 BUSINESS PARK)	TUC	1	61	Financial institution resale
520	030	346280	0045	34,370	2636870	\$2,700,000	10/21/13	\$78.56	RIVERBEND COMMERCE PARK BLDG D	M1	1	63	Financial institution resale
520	030	775780	0130	47,040	2691956	\$5,300	08/29/14	\$0.11	ANDERSON CENTER	CM-1	1	24	Easement or right-of-way

2015 Physical Inspection Parcels  
Specialty 520 - Business Parks

Nbhd	Major	Minor	Property Address	Property Name
10	022505	9208	8950 154TH AVE NE REDMOND 98052	MICROSOFT WILLOWS WAREHOUSE
10	022505	9215	15319 NE 92ND ST REDMOND 98052	CEDAR BUSINESS PARK
10	022505	9216	15340 NE 92ND ST REDMOND 98052	JOBE BUILDING
10	022505	9224	15511 NE 90TH ST REDMOND 98052	SAMMAMISH RIVER BUSINESS PARK
10	943050	0022	14640 NE 95TH ST REDMOND 98052	WILLOWS BUSINESS CENTER BLDG #10
10	943050	0023	14690 NE 95TH ST REDMOND 98052	Willows Business Center Building 14
10	943050	0030	14715 NE 95TH ST REDMOND 98052	EASTLAKE BUILDING
10	943050	0031	14671 NE 95TH ST REDMOND 98052	QUAD 95 AT WILLOWS
10	943050	0032	14783 NE 95TH ST REDMOND 98052	QUAD 95 AT WILLOWS
10	943050	0080	15040 NE 95TH ST REDMOND 98052	RED-BELL BUILDING
10	943050	0110	15224 NE 95TH ST REDMOND 98052	WILLOWS EAST
10	943050	0123	9620 153RD AVE NE REDMOND 98052	WILLOW BANK BUSINESS CENTER
10	943050	0140	15411 NE 95TH ST REDMOND 98052	WILLOWS 2 -Genisys
10	943050	0141	15305 NE 95TH ST REDMOND 98052	Proctor
10	943050	0142	15443 NE 95TH ST REDMOND 98052	WILLOWS 1 - TEKNON/SUPERIOR BAG
10	943050	0143	15335 NE 95TH ST REDMOND 98052	THE COMPLETE LINE
10	943050	0150	15215 NE 95TH ST REDMOND 98052	WILLOWS PARK II
10	943050	0151	15265 NE 95TH ST REDMOND 98052	WILLOWS PARK I
10	943050	0152	15203 NE 95TH ST REDMOND 98052	WILLOWS PARK I
10	943100	0010	14963 NE 95TH ST REDMOND 98052	WILLOWS NORTHWEST #1
10	943100	0020	14935 NE 95TH ST REDMOND 98052	WILLOWS NORTHWEST #2
10	072506	9023	18005 NE 68TH ST REDMOND 98052	Park East Business Park
10	122505	9102	6855 176TH AVE NE REDMOND 98052 18336 NE REDMOND-FALL CITY RD	PARK 520
10	131830	0065	REDMOND 98052	EASTLAKE BUSINESS PARK
10	221295	0010	18001 NE 76TH ST REDMOND 98052	FIRST CHOICE BUSINESS PARK BLDG 1
10	221295	0011	18109 NE 76TH ST REDMOND 98052	FIRST CHOICE BUSINESS PARK BLDG #2
10	221295	0012	18009 NE 76TH ST REDMOND 98052	FIRST CHOICE BUSINESS PARK BLDG. #3
10	221295	0013	18225 NE 76TH ST REDMOND 98052	IDD AEROSPACE
10	240050	0010	17735 NE 65TH ST REDMOND 98052	EVANS BUSINESS PARK-DENALI
10	240050	0020	17722 NE 65TH ST REDMOND 98052	EVANS BUSINESS PARK BUILDING C
10	240050	0030	17722 NE 65TH ST REDMOND 98052	EVANS BUSINESS PARK BLDG B
10	240050	0040	17725 NE 65TH ST REDMOND 98052	EVANS BUSINESS PARK BLDG A
10	346940	0020	18130 NE 76TH ST REDMOND 98052	GENIE/LARIS
10	519550	0010	17640 NE 65TH ST REDMOND 98052	PARK VIEW BUILDING
10	519550	0060	17820 NE 65TH ST REDMOND 98052	MARYMOOR COMMERCE CENTER
10	519550	0190	17345 NE 67TH CT REDMOND 98052	PARK CENTER
10	519550	0200	17455 NE 67TH CT REDMOND 98052	PARKVIEW EAST
10	519550	0210	17515 NE 67TH CT REDMOND 98052	MARYMOOR BUSINESS CAMPUS
10	630750	0010	17965 NE 65TH ST REDMOND 98052	OAK RIDGE PARK BLDG #1
10	630750	0020	17945 NE 65TH ST REDMOND 98052	OAK RIDGE PARK BLDG #2
10	630750	0030	17935 NE 65TH ST REDMOND 98052	OAK RIDGE PARK BLDG #3
10	630750	0040	17985 NE 65TH ST REDMOND 98052	OAK RIDGE PARK BLDG #4
10	664868	0010	7102 180TH AVE NE REDMOND 98052	PARK 180
10	664868	0020	7114 180TH AVE NE REDMOND 98052	PARK 180
10	664868	0030	7126 180TH AVE NE REDMOND 98052	PARK 180
10	719895	0010	7120 185TH AVE NE REDMOND 98052	COMPACT INFORMATION SYSTEMS BUILDING