

**Commercial Revalue**

**2017 Assessment roll**

**AREA**  
**19**

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

**John Wilson, Assessor**



## King County

### Department of Assessments

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

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

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

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

In Service,

John Wilson  
King County Assessor

# How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

## What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

## Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year Assessor's appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

## How are Individual Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, Sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following are the basic steps employed for the income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

## How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate

tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure for and show the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at [www.IAAO.org](http://www.IAAO.org). The following are target CODs we employ based on standards set by IAAO:

| <b>Type of Commercial Property</b> | <b>Subtype</b>                               | <b>COD Range</b>             |
|------------------------------------|--|------------------------------|
| Income Producing                   | Larger areas represented by large samples    | 5.0 to 15.0                  |
| Income Producing                   | Smaller areas represented by smaller samples | 5.0 to 20.0                  |
| Vacant Land                        |  | 5.0 to 25.0                  |
| Other real and personal property   |  | Varies with local conditions |

Source: IAAO, *Standard on Ratio Studies*, Table 2-3. [www.IAAO.org](http://www.IAAO.org)

More results of the statistical testing process is found within the attached area report.

### **Requirements of State Law**

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 8441.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

### **Appraisal Area Reports**

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.



## Executive Summary Report

**Appraisal Date** 1/1/2017

**Geographic Appraisal Area:**

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

**Sales – Improved Summary:**

Number of Sales: 120

Range of Sales Dates: 01/01/2014 – 03/01/2017

**Sales – Ratio Study Summary:**

| Sales – Improved Valuation Change Summary |                     |                 |         |         |
|---|---------------------|-----------------|---------|---------|
|   | Mean Assessed Value | Mean Sale Price | Ratio   | COD*    |
| 2016 Value                                | \$1,000,600         | \$1,254,400     | 79.8%   | 16.57%  |
| 2017 Value                                | \$1,212,800         | \$1,254,400     | 96.7%   | 6.71%   |
| Abs. Change                               | \$212,200           |                 | 16.9%   | -9.86%  |
| % Change                                  | +21.21%             |                 | +21.18% | -59.51% |

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

**Sales used in analysis:** All improved sales that were verified as good sales that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are sales that are change of use after sale date; 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:**

| Total Population – Parcel Summary Data |                 |               |                 |
|--|-----------------|---------------|-----------------|
|  | Land            | Improvement   | Total           |
| 2016 Value                             | \$1,478,997,900 | \$547,930,900 | \$2,026,928,800 |
| 2017 Value                             | \$1,696,866,000 | \$623,361,900 | \$2,320,227,900 |
| % Change                               | +14.73%         | +13.77%       | +14.47%         |

**Number of Parcels in the Ratio Study Population: 1,411**, including vacant and improved parcels: excluding specialty properties and government-owned properties.

**Conclusion and Recommendation:**

Total assessed values for the 2017 revalue have increased +14.47%.

The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2017 Assessment Year.

# IDENTIFICATION OF THE AREA

## Name or Designation

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

## Area 19 Neighborhoods

- **19-10** Ballard
- **19-20** Fremont/Industrial Ballard
- **19-40** Greenwood/Phinney Ridge
- **19-50** Crown Hill/North Ballard
- **19-60** Green lake

## Boundaries

- **West** – Seaview Ave NW, Shilshole Bay N to Puget Sound
- **North** – NW 95<sup>th</sup> Street
- **East** – Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50<sup>th</sup> Street
- **South** – NW 42<sup>nd</sup> Street

## Maps

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

## Area Overview

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

The majority of the parcels in Area 19 are located in older, established communities with a mix of residential, commercial and industrial properties. There are neighborhood-shopping districts that include restaurants, grocery stores, and small retail outlets. This area is in the process of major transition observed through the demolition of existing residential, commercial and industrial improvements and the subsequent construction of new mixed-use buildings, multi-family dwellings, micro-studio congregate rooming house, efficiency micro-studio apartments, live/work and residential townhouses, senior living facilities, and commercial structures. New construction can be found around every corner and the transformation is self-evident. The City of Seattle has imposed a new linkage fee where developers pay between \$5 and \$10 per square feet if the developer does not include affordable housing units in new residential and commercial projects.

Area 19 has excellent access to downtown Seattle, Interstate 5, Highway 99 (Aurora Ave N), the University of Washington and Seattle Pacific University. The Burke-Gilman Trail is also found in this area. Most of the industrial properties in Area 19 are in the Industrial Ballard/Fremont subarea (19-20). Community services such as churches, schools, parks, playgrounds and recreational facilities are satisfactory and abundant. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Hiram M. Chittenden Locks and the Woodland Park Zoo, are all located in area 19.

From 2014 through 2016, there was a trend of increased land sales; many were obsolesced properties with high sales prices. Throughout Area 19, investors purchased these properties for development that targeted property types with a residential component.

A review of market income data for the January 1, 2017 valuation indicates growing income fundamentals for properties located in Area 19. Sales activity has shown an increase from the total utilized in the 2016 revalue. Foreign investments have increased in the Seattle area making up about 20% of all such sales.

Renters and homebuyers continue moving into Area 19 due to convenient public transportation and close proximity to employment which leads to higher rental rates for both residential as well as income producing properties.

## **Analysis Process**

**Effective Date of Appraisal:** January 1, 2017

**Date of Appraisal Report:** March 15, 2017

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

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

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

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

The use to which the property is put until it is ready for its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use, in anticipation of change over a relatively short time in the future.

### **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 01/01/2014 to 03/01/2017 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).

## **Ballard: Area 19-10**

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### **Neighborhood 19-10 boundaries:**

- North: NW 60<sup>th</sup> Street
- East: Greenwood Ave North
- West: Seaview Ave NW
- South: NW 54<sup>th</sup> Street to NW 50<sup>th</sup> Street

The map insets in this report identify the boundaries of the neighborhood.



### **Neighborhood Description:**

Ballard's origin is strongly rooted in commercial fishing plus a Scandinavian heritage and has now become one of Seattle's most popular and fastest growing urban neighborhoods as it is a vibrant place to live, work, shop, eat, and play. This area has a mix of office buildings, grocery store chains, warehouse/industrial buildings, eclectic restaurants, service shops, retail stores, medical office buildings, banks, and other mixed-use properties. Ballard Hospital provides medical care and services to this community. The Nordic Heritage Museum is one of its best known attractions. The Ballard Avenue Landmark District was created by the Seattle City Council in 1976 and has become a popular location to rehabilitate older buildings while creating an infusion of highly rated restaurants, retail, and other commercial establishments. Buildings throughout the District embody the distinctive characteristics of modest commercial architecture from the 1890s through the 1940s.

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

Ballard has become headquarters for high and mid-rise mixed-use apartment and condominium structures. These projects are replacing longstanding neighborhood businesses such as Archie McPhee's and countless others. The development of residential townhouses, live-work units, zero lot line cottage style single-family homes, and narrow single-family homes continues at a fast pace with no sign of a slowdown. The newest multifamily developments are efficiency micro-studio apartments and micro-studio congregate shared housing structures that are targeted to the single person due to their more affordable rents. Companies like Amazon fuel demand for residential dwelling space as they continue attracting and hiring employees.

The City Council of Seattle has revised the Comprehensive Land Use Code in this neighborhood. As of September 9, 2016, the City of Seattle Zoning Ordinance 125125 rezoned the Ballard neighborhood area from Commercial 1 (C1-65) to Neighborhood Commercial 3 (NC3-65) to encourage pedestrian-oriented development along key walking and transit streets to encourage a walkable shopping district. The added Residential Commercial (RC) zone allows small (up to 4,000 square feet) commercial uses at street level in multifamily-zoned neighborhoods to support small commercial uses that will meet the daily needs of the neighboring residential area. The following maps describe the rezoning changes by the City of Seattle Zoning Ordinance 125125:





**Projects completed in 2016 and proposed developments for the near future:**



1510 NW 52<sup>nd</sup> Street

**Parcel #276770-1530:** The Flora, an apartment micro congregate housing structure located at 1510 NW 52<sup>nd</sup> Street, was completed in 2016. It is five-stories tall with basement living area and a total of 14,777 square feet. There are 56 residential sleeping rooms with four shared kitchens.



The Keelson Ballard - 1537 NW 56<sup>th</sup> Street

**Parcel #276770-0711:** The Keelson Ballard located at 1537 NW 56<sup>th</sup> Street is a seven-story apartment structure containing 102 residential units with four live-work units and parking for 92 vehicles. Construction started in April of 2016 and as of July 31, 2016, the new construction lien date, this mixed-use apartment building was considered 25% complete though it is presently leasing units.



Modera Ballard - 2003 NW 57<sup>th</sup> Street in Ballard

**Parcel #276770-0270:** Modera in Ballard is a new mixed-use project on the site of the 1945 colonial revival style funeral building formerly known as Wiggen and Son Funeral Home located at 2003 NW 57<sup>th</sup> Street. Tiscareno Associates designed the Modera Ballard, a six-story apartment complex with 118 residential units, 14 live-work units, and two levels of below grade parking for 102 vehicles. There's a dog run and deck on the roof. The unit mix consists of studios, open and traditional one-bedrooms, two-bedrooms, and three-bedroom residential units. The unit size ranges from 530 to 1,200 square feet. The new structure was considered 25% complete on the new construction lien date of July 31, 2016 and they are currently leasing space.



15<sup>th</sup> & Market – 1448 NW Market Street

**Parcels #276810-0365,-0375,-0465, & -0477:** There are limited numbers of office buildings in Ballard. Martin Selig Real Estate has a project in the works at the intersection of 15<sup>th</sup> Ave NW and NW Market Street. The office building will be approximately 204,000 square feet in size. Trupanion, a Seattle company that provides pet insurance, is planning to move into part of the space. Four parcels with old improvements have been razed and cleared for the new structure which is projected for completion in 2018.



5512 & 5516 17<sup>th</sup> Avenue NW

**Parcels #276770-0615 & #276770-0616:** The two parcel site currently has two office buildings and plans are to raze them and construct a new mixed-use apartment structure. The proposed project is a seven-story mixed-use building containing 85 apartments, 2 live/work units, 1,700 square feet of commercial space on the ground level, and basement parking. The City of Seattle has approved permits for the new project and plans are in the final review stages.



Commons at Ballard - 5621 22<sup>nd</sup> Avenue NW

**Parcel #276770-0160:** The former Bartell Drugs Store site located at 5621 22<sup>nd</sup> Avenue NW is now the Commons at Ballard. This new six-story mixed-use apartment building has 80 apartment units, 4 townhouse units, a retail area with 25,434 square feet, office space with 21,517 square feet, and a two level below grade parking garage for 137 vehicles. Bartell Drugs Store now occupies the retail space.



The Merrill Gardens – 2418 NW 56<sup>th</sup> St

**Parcel #276770-0075:** is a mixed-use assisted living facility called The Merrill Gardens at Ballard located at 2418 NW 56<sup>th</sup> Street. This new senior assisted living building is a seven-story structure with 104 living units, street level retail space of 3,477 square feet, and below grade basement garage parking. The new structure was completed in 2017.



The Valdok - 1701 NW 56<sup>th</sup> Street

**Parcels #276770-0770,-0775,-0780,-0785,-0790,&-0795:** Excavation started in January of 2017 on the six parcel site located at 1701 NW 56<sup>th</sup> Street to construct a new mixed-use apartment building called The Valdok. The proposed six story mixed-use structure will have 155 apartments, 22 live/work units, 4,390 square feet of street level retail, and below grade basement parking for 163 vehicles. Expected completion is in 2018.



Ballard57- 1731 NW 57<sup>th</sup> Street

**Parcel #276770-0395:** A new six story apartment building located at 1731 NW 57<sup>th</sup> Street started construction in July of 2016. The complex contains 48 apartment units-38 studios and 10 one-bedroom units. The studio unit size is 250 square feet each and the one-bedroom units are 371 square feet in size. All units are equipped with kitchens and baths. Parking is not provided. Expected completion is in 2017.

**Parcels #276770-0430 & #276770-0445:** The Lennar Multifamily Communities purchased this two parcel site with a total of 30,000 square feet for \$10,100,000 located at 1700 and 1718 NW 56<sup>th</sup> Street. The developer razed the old buildings to construct a new six-story mixed-use multifamily structure containing 148 apartment units, 16 live/work units, 1,898 square feet of commercial space and below grade basement parking for 126 vehicles. No start date has been announced for the new project.



1718 NW 56<sup>th</sup> Street



**Parcels #276770-0425 & #276770-0426:** Two SFR house structures located at 5611 and 5617 17<sup>th</sup> Avenue NW were demolished to construct a new six-story Apodment.com (micro studio congregate rooming residence) with 73 sleeping rooms and shared kitchens on each level. Construction was in full swing in the spring of 2017.

aPODment Suites @ Riano - 5617 17<sup>th</sup> Ave NW



**Parcel #276770-1650:** The Vive Ballard located 1516 NW 51<sup>st</sup> Street is a six story mixed use apartment building with 90 residential units, a live work unit, roof deck and basement-parking garage for 37 vehicles. The new mixed-use apartment structure started construction in August of 2015 and was completed in June of 2016.

Vive Ballard - 1516 NW 51<sup>st</sup> St



**Parcel #276760-3610:** Located at 1762 NW 59<sup>th</sup> Street, a three-story 24-unit efficient studio apartment structure is in the process of construction. Each unit is equipped with a kitchen and bath. Parking is not provided. Construction began in July of 2016 and completion is expected in 2017.

1762 NW 59<sup>th</sup> St



**Parcel #867340-0185:** The Ballard III located 2651 NW 56<sup>th</sup> Street started construction in July of 2015. The complex is a four-story micro-studio congregate rooming house containing 42 rooms and six shared common kitchens. This project has been completed.

Ballard III- 2651 NW 56<sup>th</sup> St



Saltworks - 5601 20<sup>th</sup> Avenue NW

**Parcels #276770-0295 & #276770-0300:** Permits have been issued to demolish the existing vacant, boarded up retail store located at 5701 20th Avenue NW and construct a new project. The Saltworks will be a six-story mixed-use apartment structure with 33 residential units, 6 live/work units, commercial space of 4,800 square feet, and below grade basement parking for 39 vehicles. Construction is set to start in 2017.



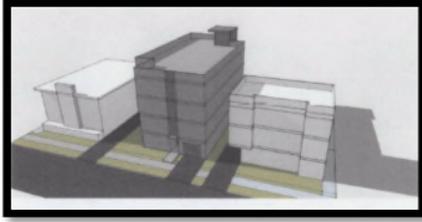
Nordic Heritage Museum - 2655 NW Market Street

**Parcels #867340-0270, #867340-0305, & #867340-0350:** located at 2655 NW Market Street, are three industrial parcels that are owned by the Nordic Heritage Museum where a new, three-story museum and cultural center structure with a total building area of 57,000 square feet, ground floor café, and surface parking for 77 vehicles is being constructed and expected to open in 2018. All former industrial structures were demolished in December of 2016.



1514 NW 52<sup>nd</sup> St

**Parcel #276770-1535:** A permit was issued to demolish the existing SFR house structure located at 1514 NW 52<sup>nd</sup> Street and construct a new six-story congregate residence building with 61 sleeping rooms. Plans are still in review by the City of Seattle.



2417 NW 57<sup>th</sup> St

**Parcel #276770-0040:** A permit was issued to demolish the existing duplex located at 2417 NW 57<sup>th</sup> Street in order to construct a new four-story apartment structure with 27 residential units. Plans are still in the review process.



2654 NW Market Street

**Parcel #867340-0200:** A permit issued to construct a new two-story multi-purpose building on a vacant site located at 2654 NW Market Street. The new two-story multi-purpose building will include office, retail and manufacturing space with a projected building area 14,735 square feet. The plans are with the Seattle design-review board.



1552 NW 58<sup>th</sup> St

**Parcel #276760-4580:** A permit and design plan proposal was submitted to the City of Seattle design-review board to construct an 18 unit efficiency apartment building located at 1552 NW 58<sup>th</sup> Street. The structure will be a three-story apartment building and the residential improvement on site will be demolished.

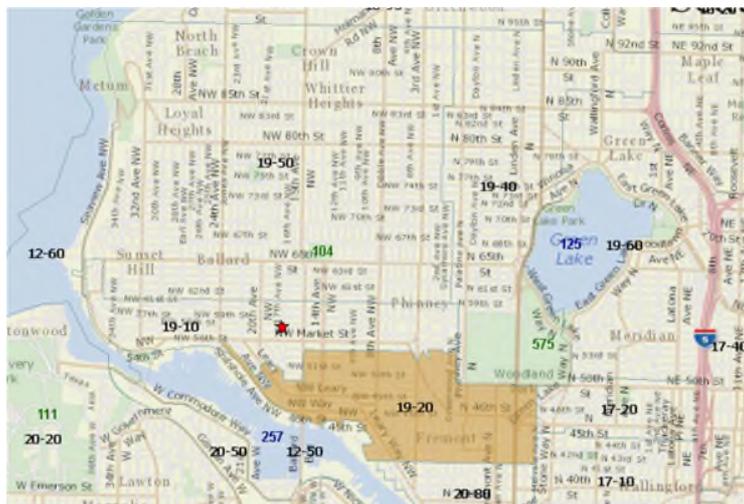
## **Industrial Ballard/Fremont: Area 19-20**

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### **Neighborhood 19-20 boundaries:**

- North: NW 54<sup>th</sup> Street
- East: Woodland Park Ave N
- West: Shilshole Ave NW
- South: NW 42<sup>nd</sup> Street

The map insets in this report identify the boundaries of the neighborhood.



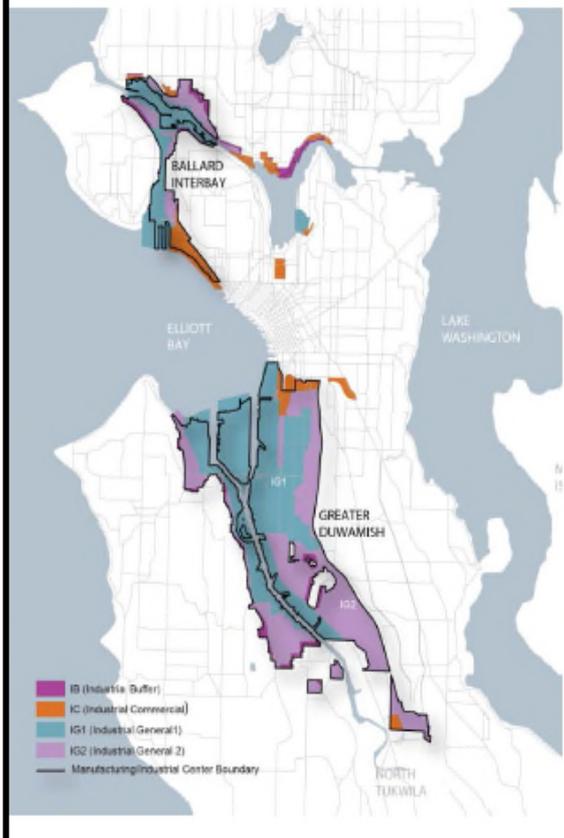
### **Neighborhood Description:**

This vicinity is one of the largest sub-areas within area 19 with 26% of the total number of parcels and is comprised of two neighborhoods: Industrial Ballard and Fremont.

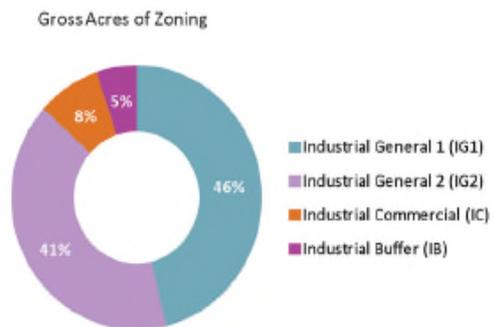
Ballard is best known for its Scandinavian influence and deep commercial fishing roots. There are several historical brick buildings located in the area. Ballard Ave NW is now protected as a local and national historic district after its formal dedication on April 11, 1976 by King Carl XVI Gustav of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

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

## Seattle's Industrial Lands MICs and Zoning



- Almost all of the city's 6,000 acres of industrially zoned land is in the Ballard/Interbay and Greater Duwamish M/ICs
- Duwamish is much larger (4,900 acres vs. 900) than Ballard/Interbay
- Land use code has 4 zoning designations – IG1, IG2, IC and IB



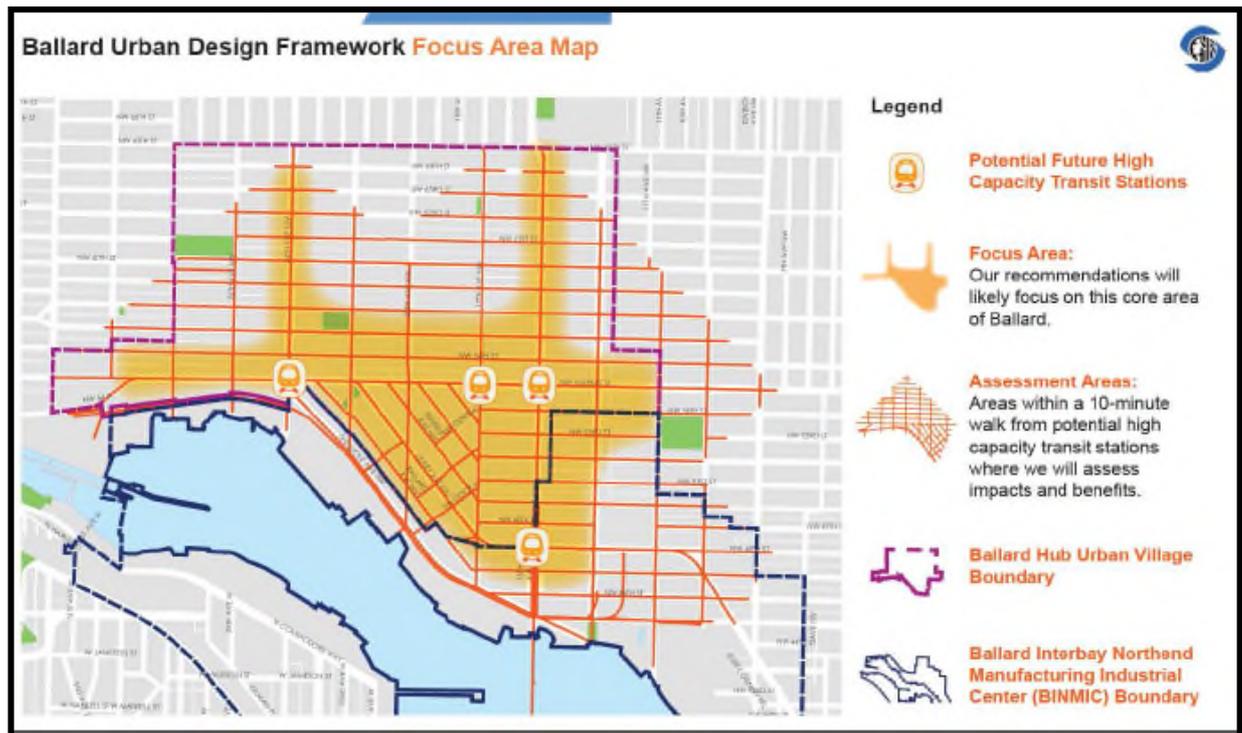
If the City of Seattle land use policies are approved, all M/IC lands would have no new Industrial Commercial zoning in a designated M/IC and land could not be removed from a designated Manufacturing/Industrial Center zoning unless

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

The commute from Ballard to downtown employment has become more time consuming in recent years because of the population spike brought about by newly constructed apartments and townhouses. The neighborhood density continues to increase as Ballard has become more and more attractive to younger people and families with children.

Ballard and Fremont have seen a transition in recent years with the addition of many new condominiums, restaurants and microbreweries. Ballard saw several microbreweries open in the last five years and now has numerous breweries in a five-mile radius that have become tourist destination for beer aficionados. Many are located in former warehouses. According to newspaper articles, this area is home to more breweries than any other Seattle or Portland neighborhood.

Light Rail development continues to move forward and the Ballard area will be impacted by this long term project that seeks to ease commute and travel time. The proposal is for either new routes for streetcars or light rail routes between downtown Seattle and Ballard. Sound Transit plans to build light rail stations are in full swing though actual opening may not occur for many years. None of the proposed routes will use the aging Ballard Bridge because of its age and new traffic projections.



Fremont is also included in Area 19-20 and it is an eclectic neighborhood that features a mix of restaurants, galleries, studios, retail shops, and older mixed-use properties. Fremont is now considered the bike shop center of Seattle with six bike shops in just a 15-block area. The city has added “Advisory Bike Lanes” which have dotted instead of solid lines and no painted centerline for two-way streets. Vehicles are to use the center of the road when cyclists are present.

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

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

**Projects completed in 2016 and proposed developments for the near future:**



**Parcels #276830-0425,-0430,-0435, & -0440:** The new Ballard Studio Works building located at 1417 NW 54<sup>th</sup> Street was constructed on these four parcels. The new industrial flex structure is a four-story wood frame building that consists of a light industrial area with 29,042 square feet, an 8,000 square foot studio loft area, 4,742 square feet of storage, street level retail area of 2,580 square feet, and street level parking garage of 9,896 square feet.

Ballard Studio Works - 1417 NW 54<sup>th</sup> St



907 NW Ballard Way

**Parcels #276830-2930 & #276830-2931:** Demolition was completed of the former Department of Social and Health Services office building located at 907 and 951 NW Ballard Way to construct three retail buildings that will consist of a grocery store with 25,000 square feet, a 36,400 square foot two-story retail building plus a two story retail structure with 14,600 square feet and surface parking for 119 vehicles plus and 15 spaces reserved for covenant parking. The site is now fenced with excavations in progress for the new structures. The new retail/grocery store is projected to open by the fall of 2017.



**Parcel #251600-0232:** A new prefabricated low-cost small office was constructed at 4204 Leary Way NW in 2016. This medical building has two-stories and a total area of 1,430 square feet. The Wellness Center is now for business.



The Wellness Center - 4204 Leary Way  
NW

Ballard Block II - 1451 NW 46<sup>th</sup> Street

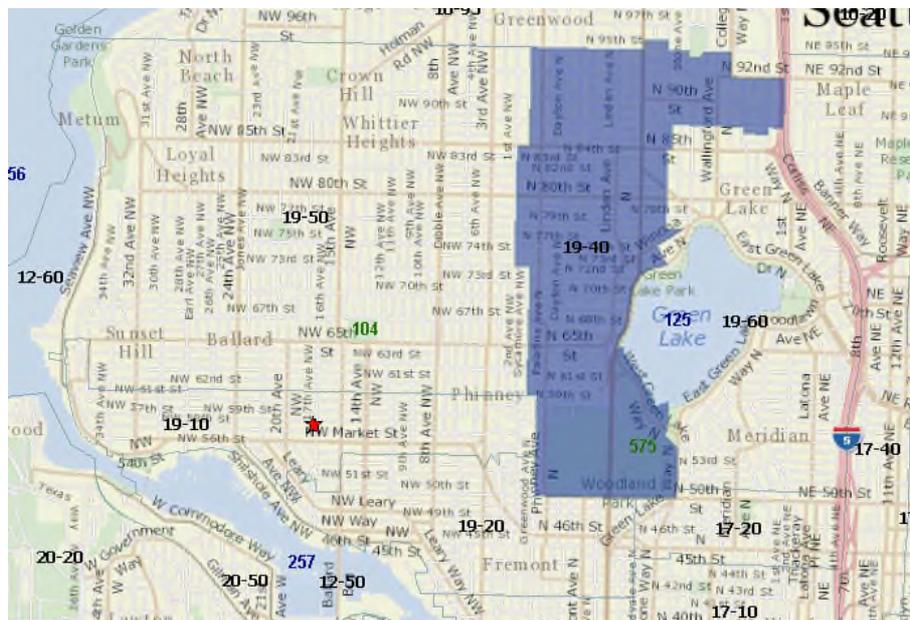
**Parcel #276830-3245:** Plans are to construct the Ballard Block II on the vacant site located at 1451 NW 46th Street. The proposed development is for three above-grade buildings over a single-level below grade shared parking garage. The developer is also planning to short plat the existing parent parcel into three separate lots. Parcel #1 will contain a 25,000 square foot general service building with 1,500 square feet of mezzanine office space. Parcel #2 will be a 25,000 square foot marine sale building that will occupy two levels and the third level will be a daycare plus 1,000 square feet of restaurant space will be located at the corner. Parcel #3 will be a five-story building with 25,000 square feet of general retail, 3,000 square feet will be a drinking establishment, 5,000 square feet will be a retail/restaurant area at grade level, 12,500 square feet will be used as a child care center on the third level, and 25,000 square feet of office space will occupy levels 4 and 5.

## Greenwood/Phinney Ridge: Area 19-40

### Neighborhood 19-40 boundaries:

- North: N 95<sup>th</sup> Street
- East: Green Lake Way N
- West: Palatine Ave N
- South: N 50<sup>th</sup> Street

The map insets in this report identify the boundaries of the neighborhood.



### Neighborhood Description:

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

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The primary commercial center surrounds the intersection of Greenwood Ave N and N 85<sup>th</sup> Street with ongoing new construction and renovations. It is a flourishing shopping district with free parking. Construction continues for mixed use multifamily, live-work townhouses, and micro-apartments/micro-congregate housing structures. Development and revitalization in this vicinity remains strong.

**Proposed developments for the near future:**



Isola Greenwood- 6800 Greenwood Ave N

**Parcel #946820-0016:** The Isola Greenwood, a mixed-use luxury condominium project located at 6800 Greenwood Avenue North is a four-story structure with 32 units and 4,000 square feet of retail space at ground level plus parking for 28 vehicles. The 32 residential units will range in size from 550 to 1,030 square feet. The unit mix consists of 12 one-bedroom, 11 one-bedroom-plus-den, and 9 two-bedrooms. Other amenities include outdoor spaces for both private and shared roof decks with views of Green Lake, downtown, and the mountains. The ground level units have private yards and high ceilings. Completion is expected in the summer of 2017.



9002 Greenwood Ave North-to be demolished



Parcel #946520-0180

**Parcel #946520-0180:** Another new project calls for a four-story apartment building with 37 small efficiency units located at 9002 Greenwood Avenue North. The existing structure will be demolished. It is in the design and review process at the City of Seattle.



**Parcel #946520-0181:** Located at 308 N 90<sup>th</sup> Street, a permit was issued to demolish existing SFR and construct a new apartment building. The project will consist of a four-story building with 28 residential units and parking for 10 vehicles. Plans are in review.  
308 N 90<sup>th</sup> Street



8228 Green Lake Drive N

**Parcel #339290-0005:** A 1958 year built, 596 square foot used car office at 8228 Green Lake Drive N was demolished and is being replaced by a project with 66 residential units and 4 live-work units plus surface parking for 34 vehicles. Construction is in the very early stages.



6726 Greenwood Ave N

**Parcel #946820-0032:** A project is under review at 6726 Greenwood Avenue N that will consist of a four-story structure with 56 residential units, 3 live-work units plus 4,000 square feet of commercial space. The current 1927 restaurant/tavern will be demolished.



The Green Lake Seattle Self Storage - 9309 Aurora Ave N

**Parcels # 312604-9034 and 153230-0095-** the former Klose-In Motel site located at 9309 Aurora Ave N and Aurora Auto Wrecking at 954 N 93<sup>rd</sup> St were demolished. The Green Lake Seattle Self Storage Facility is in the permitting and planning stages. The proposed structure will be a four-story self-storage, mini-warehouse building with 16 surface parking spaces.



88<sup>th</sup> & Nesbit Micro Apartment - 8558 Nesbit Ave N

**Parcel #099300-1655:** A permit was issued with plans to the Seattle design-review board to construct the 88<sup>th</sup> & Nesbit Micro Apartment project on a vacant site located at 8558 Nesbit Ave N. The proposed project is for a four-story apartment building with a total of 74 units - 39 one-bedrooms plus 35 efficiency studio units and a basement fitness room.



**Parcels #312604-9064 & #351700-0005:** In the summer of 2016, the Indian Heritage School and Woodrow Wilson High School located at 1300 and 1330 N 90<sup>th</sup> Street demolished all older buildings and started construction on two new schools on each site which are owned by the Seattle Public School District. As January 24, 2017, both new structures were approximately 65% complete with 91,000 and 140,000 square feet in size.

Schools - 1330 N 90<sup>th</sup> Street



**Parcel #099300-0645:** This vacant site located at 8820 Aurora Avenue N is in review to construct a new five-story mixed-use building containing 4,500 square feet of warehouse space, 5,200 square feet of office space, 27 residential units, and surface parking for three vehicles. The site is to be temporarily used as a homeless encampment for tax exemptions purposes while waiting to start construction.

8820 Aurora Ave N



**Parcels #362603-9058 and #362603-9059:** A permit was issued to demolish two storage warehouse structures located at 9039 and 9041 Greenwood Avenue N and construct the new Greenwood Apartment. The new project will be a six-story building with 78 residential units, six live/work units, and below grade garage parking for 50 vehicles. Plans are with the Seattle design-review board.

Greenwood Apartment - 9039 Greenwood Ave N



**Parcel #379700-0010:** A permit application was made to construct a new four-story apartment building with 24 small efficiency units and 6 on-site parking stalls. The vacant site is located at 949-955 N 80<sup>th</sup> Street. Plans are currently with the Seattle design-review board.

949 N 80<sup>th</sup> St



6528 Phinney Ave N

**Parcel #675870-0005:** Permitting and planning is in process to demolish a duplex and retail store to construct a three-story apartment building located at 6528 Phinney Avenue N. The proposed project consists of eight small efficiency dwelling units, two apartment units and 600 square feet of commercial space with no parking.



6417 Phinney Ave N

**Parcel #952310-1490:** Located at 6417 Phinney Avenue N, this parcel is in permitting and planning stages to demolish the existing retail store and SFR house and replaced them with seven new townhouse units. So far, it has been subdivided into 2 sites adding parcel #952310-1492.

**Parcels #287710-4085, #287710-4100, & #287710-4127:** The former Orowheat Bakery vacant sites located at 7005-7009 Greenwood Avenue N submitted a design plan proposal to the City of Seattle design-review board for a new six-story mixed-use apartment



7005 Greenwood Ave N

building with 43 residential units, ground level retail space, and garage parking for 27 vehicles. The combined total land area is 16,958 square feet and they have also applied for rezoning from Neighborhood Commercial 2 with 40 feet height limits (NC2-40) to Neighborhood Commercial 2 with 65 feet height limits (NC2-65).

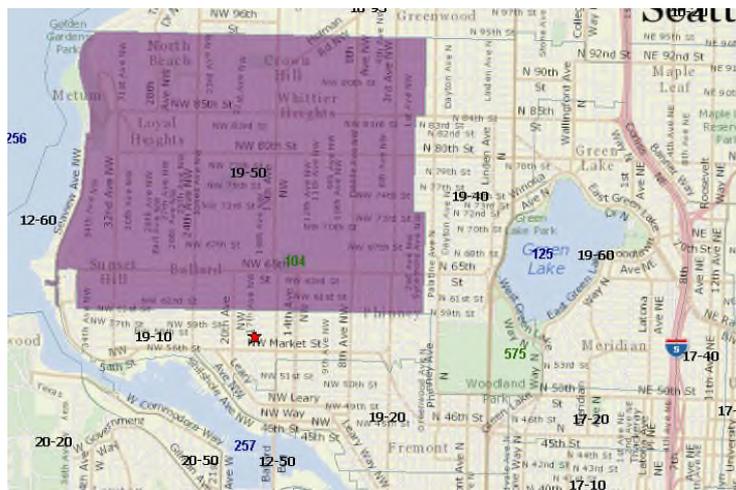
## **Crown Hill/North Ballard: Area 19-50**

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### **Neighborhood 19-50 boundaries:**

- North: NW 95<sup>th</sup> Street
- East: Palatine Ave N
- West: Seaview Ave NW
- South: NW 60<sup>th</sup> Street

The map insets in this report identify the boundaries of the neighborhood.



### **Neighborhood Description:**

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

Residential dwellings include single-family homes, apartments, townhouses, and now live-work units. The construction of apartments, townhouses and live-work structures has become more common because local zoning allows and encourages multi-family and commercial development. New projects continue to reshape and increase density in this area which benefits from its close proximity to downtown Seattle.

**Projects completed in 2016 and proposed developments for the near future:**



7730 & 7750 15<sup>th</sup> Avenue NW

**Parcels #349130-0109 & #349130-0112:** A proposal has been submitted to demolish two retail store structures and construct a new mixed-use building located at 7730 and 7750 15<sup>th</sup> Avenue NW. The project will consist of a four-story mixed-use apartment with 66 residential units, 5,400 square feet of ground level retail space, and a garage for 37 vehicles. It is still in the design-review process.



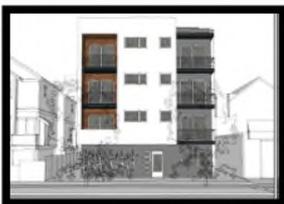
1427 NW 65<sup>th</sup> St

**Parcel #276760-0635:** A permit has been issued to demolish the existing triplex located at 1427 NW 65<sup>th</sup> Street and construct a new four-story apartment building with 22 units. Plans were finalized in January of 2017 by the design-review board.

**Parcel #276760-0975:** Located at 6301 15<sup>th</sup> Avenue NW, the vacant First Mutual Bank was demolished in November of 2016. Excavation started in January of 2017 to construct a new four-story mixed-use apartment with 61 dwelling units, 2 live/work units, and 2,500 square feet of ground level retail space.



6301 15<sup>th</sup> Ave NW



process.  
1443 NW 63<sup>rd</sup> St

**Parcel #276770-4215:** A permit application was submitted to the City of Seattle for the construction of a new four-story apartment and demolition of the existing SFR structure located at 1443 NW 63<sup>rd</sup> Street. The proposed new four-story apartment will consist of 30 small efficiency units and street parking only. The project plans are in design-review board



**Parcels #349130-0011, #349130-0012, #349130-0023, #774800-0005, #774800-0010, & #774800-0015:** All four structures on these six sites located at 7500-7530 15<sup>th</sup> Avenue NW were demolished in August of 2016 and plans were finalized and approved to construct the new project Isola 15<sup>th</sup> with 20 live/work townhouses and 33 residential units. Excavation began in March of 2017.

Isola 15<sup>th</sup> Ballard - 7500 – 7530 15<sup>th</sup> Ave NW



**Parcels #758870-0055, #238910-0070, & #238910-0075:** The current structures on these sites, located at 8015-8017-8023 15<sup>th</sup> Avenue NW, will be demolished to construct 18 new townhouse units. Parcels #758870-0055 and #238910-0070 have since been merged and plans are to eventually plat these sites into 18 parcels.

8015 15<sup>th</sup> Ave NW



**Parcels #046100-3000 & #046100-3100:** Located at 7016 15<sup>th</sup> Avenue NW is now the Lillehammer Ballard, a new five-story mixed-use apartment which began construction in April of 2016. The structure consists of 93 residential units with 2,657 square feet of commercial space and two levels of basement parking for 90 vehicles. The former

structures were demolished in March of 2016.

Lillehammer Ballard – 7016 15<sup>th</sup> Ave NW

**Parcels #330070-0930, #-0935, #-0940, #-0945, & #-0955:** Permit applications were submitted in September of 2016 with the City of Seattle to demolish the existing five retail/restaurant structures located at 8501 to 8521 15<sup>th</sup> Avenue NW and construct a new mixed-use apartment on a total land area of 30,940 square feet. The proposed improvement will consist of a four-story mixed-use building with 114 units, street level retail space of 5,500 square feet plus basement garage parking for 100 vehicles.



**Parcel #758870-0200:** Permit and design plan proposals were submitted to the City of Seattle in February of 2016 to demolish the existing restaurant/retail building located at 8311 15<sup>th</sup> Avenue NW and construct a 28,000 square foot congregate building that will consist of 84 units and no on-site parking.

8311 15<sup>th</sup> Ave NW



1111 NW 85<sup>th</sup> St

**Parcel #937630-0830:** Permitting and planning are in progress to demolish the existing retail store located at 1111 NW 85<sup>th</sup> Street and construct seven new townhouse units. The land area is 10,054 square feet in size and plans are to subdivide the site into seven platted parcels.



Parla - 9176 Holman Road NW



**Parcels #186240-0411 & #186240-0423:** The new apartments located at 9176 Holman Road NW started construction in November of 2015. This is a four-story mixed-use building with 131 residential units, retail space of 2,890 square feet, and basement garage parking for 244 vehicles. This project is nearly complete.



Ballard Sixty-One – 1506 NW 61st

**Parcel #276760-2205:** The site located at 1506 NW 61<sup>st</sup> Street was occupied with a 1901 single-family home in poor condition which was demolished and excavation began in June of 2016 for the Ballard Sixty-One. The developer, Tyson Alexander of Xander Real Holdings LLC, is constructing this four-story apartment structure with 40 residential units.



6416 15<sup>th</sup> Ave NW

**Parcel #276760-0610:** The existing restaurant located at 6416 15<sup>th</sup> Avenue NW will be demolished to construct a new six-story mixed-use apartment building with 79 units, up to three live/work units, 3,200 square feet of retail space, and parking for 31-36 vehicles. Plans include rezoning the land from NC3P-40 to NC3P-65.

Projects that were completed in 2016.

- **Parcel #094500-0590:** 358 NW 85th-four-story mixed micro congregate rooming house was 100% complete as of January of 2016.
- **Parcel #276760-0230:** The Ballard Lofts located at 6404 24<sup>th</sup> Ave NW-a five story mixed use apartment building, was 100% complete in February of 2016.
- Five (5) **Parcels #305270-0121, 0122, -0123, -0124, and -0125:** 6700-15<sup>th</sup> Ave NW-five live-work units are 100% complete and sold for a market value range from \$550,000 to \$545,000 per unit in 2016.
- Ten (10) **Parcels #330070-0762, -0763, -0764, -0765, -0835, -0836, -0837, -0840, -0841, and -0842:** with locations starting at 1514 NW 87<sup>th</sup> Street are new live/work townhouse units which started construction in the fourth quarter of 2015 and were completed in 2016. All ten units sold in 2016 with sale prices ranging from \$569,950 to \$712,500 per unit.
- Six (6) **Parcels #202870-0043, -0044, -0046, -0047, -0048, and -0049:** located at 6752 to 6762 Division Avenue NW, are new live/work townhouse units and construction was started in May of 2015 with completion in July of 2016. All six units sold in 2016 with sale prices ranging from \$579,950 to \$630,000 per unit.
- Four (4) **Parcels #305270-0080, #-0081,-#0082, & #-0083:** which consist of two live/work and two residential units located at 6722-6724 15<sup>th</sup> Avenue NW & 6721-6723 Mary Avenue NW started construction in October of 2015 and were completed in July of 2016. They sold in 2016 with sale prices ranging from \$610,000 to \$685,000 per unit.

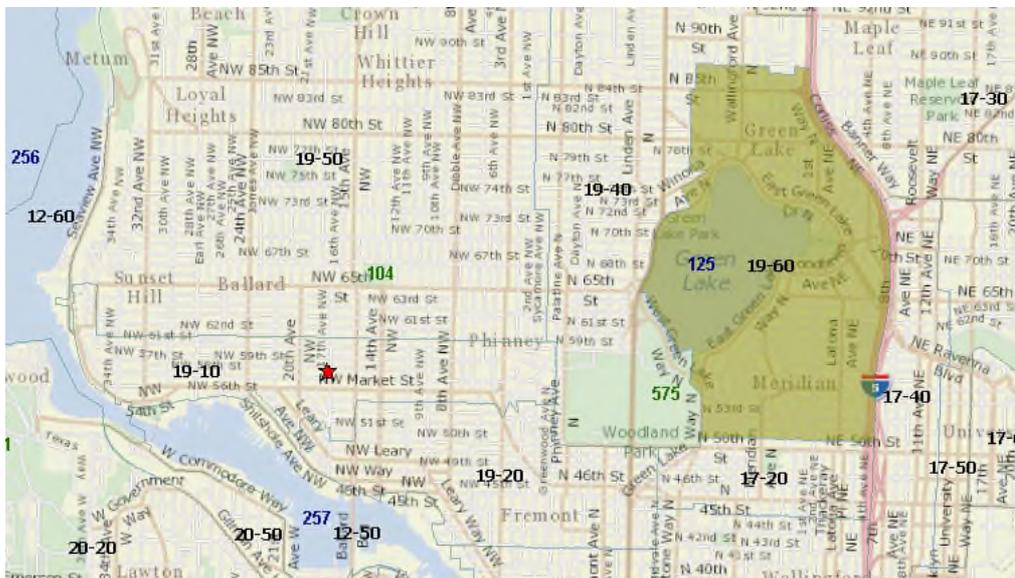
## **Green Lake: Area 19-60**

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### **Neighborhood 19-60 boundaries:**

- North: N 88<sup>th</sup> Street
- East: I-5 Freeway
- West: Stone Ave N and West Green Lake Way
- South: N 51<sup>th</sup> Street

The map insets in this report identify the boundaries of the neighborhood.



### **Neighborhood Description:**

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

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

The major commercial properties in this neighborhood are located on the streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65<sup>th</sup> Street to NE 75<sup>th</sup> Street. These commercial properties consist primarily of retail stores, restaurants and cafes, banks, small offices and mixed-use properties.

**Some projects completed in 2016 and proposed developments for the near future:**



**Parcel #952810-3625:** Located at 414 NE Ravenna Blvd is the new Crosby Green Lake Apartment. This structure is a four-story mixed-use apartment building with 62 residential units, street-level retail space of 2,245 square feet, and below grade parking garage for 20 vehicles. Construction started in 2015 and it is nearly complete.

Crosby Greenlake Apartments – 414 NE Ravenna Blvd



**Parcels #952810-1745, -1785, -1790, & -1810:** Located at 419 NE 71<sup>st</sup> Street is constructing the new Vita-Milk Apartments. This structure is a six-story mixed-use building with 130 units, 18,827 square feet of retail space plus a two-level below grade parking garage for 106 vehicles. Construction began in February of 2016 and it's projected to open in June of 2017.

Vita-Milk Apartments – 419 NE 71<sup>st</sup> Street



**Parcels #952810-4725& #952810-4735:** The former light manufacturing building located at 6870 Woodlawn Avenue NE was demolished in September of 2016 in preparation for the new Woodlawn East, a mixed-use apartment complex for senior living with five-stories that will consist of 23 senior living units, ground level retail space, and one-level of underground parking. Excavation for this structure began in 2017.

Woodlawn East – 6870 Woodlawn Avenue North



**Parcel #952810-1425:** New eight row house structures located at 420 NE 73<sup>rd</sup> Place started construction in July of 2016 and will be complete in 2017.

420 NE 73<sup>rd</sup> PL



**Parcel #288320-0130:** Permit and plans were issued to demolish the SFR house located at 7440 E Green Lake Drive N and construct the Green Lake Estate Apartments. It's a three-story project for six apartment units and basement-parking for 12 vehicles. The former SFR house was demolished in December of 2016 and land clearing plus excavation has begun for the new structure.

Green Lake Estate Apartments - 7440 E Green Lake Drive N



**Parcel #952810-1455:** A permit has been issued to construct the Meter Apartment Building at the parking lot located at 417 NE 73<sup>rd</sup> Street. The structure will be a six-story mixed-use apartment building consisting of 45 residential units, street-level retail space of 1,389 square feet, and a two-level below grade parking garage.

Meter Apartment – 417 NE 73<sup>rd</sup> St



**Parcel #952810-1245:** A permit application was submitted to the City of Seattle to demolish the existing six unit apartment building located at 442 NE Maple Leaf Place and replace it with a new four-story apartment structure that will consist of 42 units and below grade parking for 24 vehicles.

442 NE Maple Leaf Place

### **Physical Inspection Identification:**

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Areas 19-60 and 75% of area 19-20 were physically inspected for the 2017 assessment year. The inspection area comprised 426 parcels, or approximately 27.52 % of the 1548 total parcels located in Area 19 (not including specialty improvements and government-owned properties). A list of the physically inspected parcels is included in the addendum of this report.

Tenants and owners of these parcels were also interviewed for income data or sales verification when possible. Survey letters were sent to all owners in the physical inspection area prior to the field inspection. The return rate was very small. Several properties in this area have older leases.

### **SCOPE OF DATA**

**Land Value Data:** Land market sales from 01/01/2014 through 02/07/2017 were given primary consideration for valuing land. There were 72 market land sales in Area 19 during this period. Sales in adjacent Commercial Areas (Area 10, Area 17 and Area 20) and residential teardown sales in close proximity were also considered. Those sales are in their respective area revaluation reports. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

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

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

## LAND VALUE

### Land Sales, Analysis, Conclusions

The Seattle market has experienced upward pressure on land values in the last three years. Within Geographic Area 19, there were approximately 72 verified commercial land sales that occurred during the last three years that were utilized for the 2017 revalue. There were twenty (20) sales in 2014, seventeen (17) sales in 2015, thirty-three (33) sales in 2016, and two (2) in 2017. The sales represent a mix of commercial, industrial, multi-family and residential zones. In the absence of sales in a given area, land sales from nearby neighborhoods were considered. Several residential teardown land sales with multi-family zoning also support area land values. There are numerous new building permits in the pipeline. Area 19 has seen a healthy increase in land values because it includes the extremely popular areas of Ballard, Fremont, Phinney Ridge, Greenwood, Crown Hill, and Greenlake.

Recorded sales showed price variations based on zoning, location, traffic and utility of individual sites. New land values are also based on similar zoning designation sales found elsewhere in the city. A list of Area 19 land sales used to develop the land model and those considered not reflective of market value are included in the following sections. Land sales in geographic areas adjacent to area 19 were also reviewed and considered. They include Commercial Area 10, Commercial Area 17 and Commercial Area 20. The residential teardown sales considered for area 19 include Residential areas 6, 19, 39, 42, 43 and 82. A list of those sales is available in the King County Area Reports for their respective areas. There have been several land sales that have been segregated and many transferred to the Residential Department after single-family improvements were built. During and after the model development, field inspections were conducted to review values as necessary.

The recommended land value for the 2017 assessment year resulted in a total change from the 2016 assessments of +14.35%. The total assessed land value for the 2016 assessment year for Area 19, including specialty land, is \$2,785,145,700. The total assessed land value for the 2017 assessment year for area 19, including Specialty land, is \$3,184,875,600.

#### CHANGE IN ASSESSED LAND VALUE BY AREA\*

| Neighborhood | 2016 Land Value        | 2017 Land Value        | % Change       |
|--------------|------------------------|------------------------|----------------|
| 19-10        | \$875,479,300          | \$1,021,747,600        | 16.71 %        |
| 19-20        | \$610,316,800          | \$673,514,900          | 10.35 %        |
| 19-40        | \$460,744,000          | \$537,633,000          | 16.69 %        |
| 19-50        | \$595,904,000          | \$679,106,800          | 13.96 %        |
| 19-60        | \$242,701,600          | \$272,873,300          | 12.43 %        |
| <b>TOTAL</b> | <b>\$2,785,145,700</b> | <b>\$3,184,875,600</b> | <b>14.35 %</b> |

\*These land value conclusions include specialty parcels, and exclude government owned parcels.

## Neighborhoods and Sales:

### Ballard: Area 19-10

This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the land sales according to use and their respective sales price per square foot in this neighborhood. The 25 land transactions sold with older improvements that were torn down or have demolition permits for redevelopment purposes of new mixed-use structures, live/work units and even residential townhouse buildings. There are twenty (20) commercial zoned land sales, four (4) multi-family zoned land sales and one (1) industrial zoned land sale. As of September 9, 2016, the City of Seattle Zoning Ordinance 125125 approved, changed and upgraded zoning classifications on 18 of these land sales after the closing date. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties and sales from neighboring areas were also considered as a basis for determining land values.

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld. |  | Property Name                          | Zone    | Par. Ct. |
|------|-------|--------|-------|-----------|---------|-------------|-----------|----------|--|--|---------|----------|
|      |       |        |       |           |         |             |           | Area     |  |  |         |          |
| 019  | 010   | 117500 | 0801  | 4,733     | 2791346 | \$771,000   | 04/19/16  | \$162.90 |  | 4 UNIT APT                             | LR3     | 1        |
| 019  | 010   | 276760 | 4045  | 4,650     | 2651886 | \$650,000   | 01/29/14  | \$139.78 |  | Proposed New Rooming House             | LR3     | 1        |
| 019  | 010   | 276760 | 4525  | 5,000     | 2804728 | \$820,000   | 06/14/16  | \$164.00 |  | BARBER SHOP ATTACHED TO SFR            | NC3-40  | 1        |
| 019  | 010   | 276770 | 0035  | 5,000     | 2671313 | \$500,000   | 05/21/14  | \$100.00 |  | Duplex                                 | LR3     | 1        |
| 019  | 010   | 276770 | 0040  | 5,000     | 2687354 | \$705,000   | 08/22/14  | \$141.00 |  | duplex                                 | LR3     | 1        |
| 019  | 010   | 276770 | 0270  | 22,800    | 2761561 | \$6,100,000 | 10/15/15  | \$267.54 |  | WIGGEN & SONS FUNERAL HOME             | NC3-65  | 1        |
| 019  | 010   | 276770 | 0295  | 7,800     | 2832626 | \$3,225,000 | 10/31/16  | \$413.46 |  | U-FRAME-IT & PILGRIMS NUTRITION        | NC3-65  | 2        |
| 019  | 010   | 276770 | 0395  | 5,000     | 2676411 | \$910,000   | 06/20/14  | \$182.00 |  | 5 UNIT APT                             | NC3-65  | 1        |
| 019  | 010   | 276770 | 0425  | 2,250     | 2739916 | \$600,000   | 06/17/15  | \$266.67 |  | 5611 17th Ave NW SFR                   | NC3-65  | 1        |
| 019  | 010   | 276770 | 0426  | 2,750     | 2739914 | \$600,000   | 06/17/15  | \$218.18 |  | 5617 17th Ave NW SFR                   | NC3-65  | 1        |
| 019  | 010   | 276770 | 0430  | 15,000    | 2827586 | \$5,100,000 | 10/11/16  | \$340.00 |  | BALLARD DENTAL ARTS                    | NC3-65  | 1        |
| 019  | 010   | 276770 | 0445  | 15,000    | 2827578 | \$5,000,000 | 10/11/16  | \$333.33 |  | THE FORUM OFFICE BUILDING              | NC3-65  | 1        |
| 019  | 010   | 276770 | 0615  | 7,800     | 2737506 | \$2,300,000 | 06/15/15  | \$294.87 |  | MARGARET MATTHEWS CPA                  | NC3-85  | 2        |
| 019  | 010   | 276770 | 0770  | 4,750     | 2774996 | \$1,200,000 | 01/06/16  | \$252.63 |  | SFR house                              | NC3-85  | 1        |
| 019  | 010   | 276770 | 0775  | 4,750     | 2774985 | \$1,600,000 | 01/06/16  | \$336.84 |  | 7 UNIT APT                             | NC3-85  | 1        |
| 019  | 010   | 276770 | 0780  | 4,750     | 2774987 | \$1,250,000 | 01/06/16  | \$263.16 |  | New Mixed Use Apartment                | NC3-85  | 1        |
| 019  | 010   | 276770 | 0790  | 9,500     | 2775008 | \$3,500,000 | 01/06/16  | \$368.42 |  | DUPLEX USED AS OFFICE                  | NC3-85  | 2        |
| 019  | 010   | 276770 | 0795  | 4,750     | 2774988 | \$1,550,000 | 01/06/16  | \$326.32 |  | Parking Lot for Accounts #276770-080   | NC3-85  | 1        |
| 019  | 010   | 276770 | 1535  | 5,000     | 2781187 | \$874,000   | 02/17/16  | \$174.80 |  | ARCHITECT'S OFFICE                     | C1-65   | 1        |
| 019  | 010   | 276770 | 1650  | 14,270    | 2681714 | \$1,850,000 | 07/29/14  | \$129.64 |  | JUBILEE FISHERIES                      | C1-65   | 1        |
| 019  | 010   | 276770 | 3505  | 8,800     | 2793722 | \$2,400,000 | 04/27/16  | \$272.73 |  | FLEURY'S AMERICAN CAR CARE CI          | C1-65   | 1        |
| 019  | 010   | 276810 | 0365  | 12,380    | 2707127 | \$4,427,793 | 12/22/14  | \$357.66 |  | PARKING FOR ACCOUNT #276810-0          | C1-65   | 2        |
| 019  | 010   | 276810 | 0465  | 25,000    | 2707123 | \$6,641,689 | 12/23/14  | \$265.67 |  | BURGER KING                            | C1-65   | 1        |
| 019  | 010   | 276810 | 0477  | 10,572    | 2707126 | \$5,180,518 | 12/23/14  | \$490.02 |  | SHELL FOOD MART                        | C1-65   | 1        |
| 019  | 010   | 867340 | 0200  | 15,368    | 2652837 | \$1,610,000 | 01/27/14  | \$104.76 |  | Awaiting for Proposed New Retail/Offic | IB U/45 | 1        |

E #2791346 recorded parcel #117500-0801 located at 3029 NW 56<sup>th</sup> Street, Seattle, WA that sold for \$771,000 on April 19, 2016 with a 1945 fourplex onsite to a land developer. A permit was issued to demolished the old building and construct new townhouses. It was verified as a land sale containing a land area of 4,733 square feet with zoning classification of Low-Rise 3 (LR3).

E#2651886 recorded parcel #276760-4045 located at 2418 NW 58<sup>th</sup> Street, Seattle, WA that sold for \$650,000 on January 29, 2014 with a 1906 SFR house on site that was subsequently demolished. Permits were approved and issued for a new structure on April of 2014 and construction began on a new four-story wood frame micro studio congregate rooming building with 42 units on June of 2015. It was verified as land sale with an area of 4,650 square feet with zoning classification of Low-Rise 3 (LR3).

E#2804728 recorded parcel #276760-4525 located at 1501 NW 59<sup>th</sup> Street, Seattle, WA sold for \$820,000 on June 14, 2016 with a 1900 year built low-cost wood frame barbershop attached to a SFR house in poor condition. The buyer is a land developer who is planning to demolish the low-cost improvements to build a new mixed-use structure with 18 apartment units. The work is in the review and permitting process. This transaction was verified as a land sale containing an area of 5,000 square feet and zoning classification of Neighborhood Commercial 3 with 40 feet height limits (NC3-40).

E#2671313 recorded parcel #276770-0035 located at 2421 NW 57<sup>th</sup> Street, Seattle, WA that sold for \$500,000 on May 21, 2014. The site had 5,000 square feet with Lowrise-3 (LR3) zoning and a 1963 duplex that was demolished in September of 2014. New townhouses were subsequently constructed. The site was segregated into four new parcels: #276770-0034, #276770-0036 and #276770-0037 from the parent parcel #276770-0035 on June 9, 2015.

E#2687354 recorded parcel #276770-0040 located at 2417 NW 57<sup>th</sup> Street, Seattle, WA that sold for \$705,000 on August 22, 2014 with an area of 5,000 square feet, Lowrise-3 (LR3) zoning and a 1963-year duplex that's slated for demolition in 2017 to construct a four-story micro-studio apartment building with 27 units. Permits and plans are being reviewed by the City of Seattle.

E#2761561 recorded with parcel #276770-0270 located at 2003 NW 57<sup>th</sup> Street, Seattle, WA that sold for \$6,100,000 on October 15, 2015. The site contains a land area of 22,800 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning with a structure known as Wiggin and Son Funeral Home which was subsequently demolished in December of 2015 to construct a new mixed-use apartment building called Modera that is near completion. It was verified that it sold as a land sale.

E#2832626 recorded with parcels: #276770-0295 and #276770-0300 located at 5601 20<sup>th</sup> Avenue NW, Seattle, WA that sold for \$3,225,000 with plans and permits on October 31, 2016 and according to the seller's representative, these fees amounted to approximately \$300,000. After deducting this figure, the adjusted price per square foot is \$375. The combined land area was 7,800 square feet and there is still a 1910 two-story retail building on the site though a permit has been issued for its demolition in order to construct a new mixed-use apartment building called the Saltworks. The two parcels had previously sold for \$1,400,000 on September 27, 2013 with recording number E#2633296. The seller's developing company has had numerous projects in progress and felt they might not be able to start construction within the 5-year bank loan term limitation; therefore, due to the construction time constraints, they sold. Both transactions were verified as land sales.

E# 2676411 recorded parcel #276770-0395 located at 1731 NW 57<sup>th</sup> Street, Seattle, WA that sold for \$910,000 on June 20, 2014. The land area consisted of 5,000 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. A small 1965 five-unit apartment building onsite was demolished in July of 2016 and construction began on a new 48-unit multi-family structure.

E#2739916 recorded parcel #276770-0425 located at 5611 NW 17<sup>th</sup> Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The site's land area was 2,250 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. There is a 1920 home onsite that will be demolished in 2017 to construct a 60-unit apartment building on the subject parcel as well as 276770-0426; which the buyer also purchased for \$600,000 on June 17, 2015. The combined total land area will be 5,000 square feet.

E#2739914 recorded parcel #276770-0426 located at 5617 NW 17<sup>th</sup> Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The land area was 2,750 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. The existing 1936 single-family home on site will be demolished. See E#2739916 above for additional information.

E#2827586 recorded parcel #276770-0430 located at 1700 NW 56<sup>th</sup> Street, Seattle, WA that sold for \$5,100,000 on October 11, 2016. The land area consists of 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. At the time of sale, the property was improved with a vacant 1974 built 4,425 square foot dental office which the buyer intends to demolish and construct a new mixed-use 73-unit apartment building that is currently in the permitting and planning stages. They also purchased the adjacent site, parcel #276770-0445, for \$5,000,000 on October 11, 2016 for this project. This sale is for the project referenced below on E#2827578.

E#2827578 recorded parcel #276770-0445 located at 1718 NW 56<sup>th</sup> Street, Seattle, WA that sold for \$5,000,000 on October 11, 2016. The site has 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. There is a vacant 1978 office building with 12,993 square foot onsite that is intended for demolition. This sale is for the project referenced above on E#2827586.

E#2737506 involved two parcels #276770-0615 and #276770-616 located at 5512 and 5516 17<sup>th</sup> Avenue NW, Seattle, WA. The sales price was \$2,300,000 for a total land area of 7,800 square feet with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning classification. The two sites contain an older office building that will be torn down to construct a seven-story building with 84 residential units.

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,200,000. It has a land area of 4,750 square feet and it is zoned classification Neighborhood Commercial 3 with 85 feet height limits (NC3-85). The 1910 year built duplex on site was demolished in July of 2016.

On January 6, 2016, a land developer purchased the following six parcels: #276770-0770, #276770-0775, #276770-0780, #276770-0785, #276770-0790, and #276770-0795. The total land area is 28,500 square feet with a combined sales price of \$9,100,000 reflecting \$319 per square foot. Each sold with a structure that was subsequently demolished and plans are to construct a new mixed-use apartment on the six-parcel site. See the following excise tax affidavits below:

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,200,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1910-built single family home onsite was demolished in June of 2016.

E#2774985 recorded parcel #276770-0775 located at 1723 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,600,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1941 built seven-unit apartment on site was demolished in June of 2016.

E#2774987 recorded parcel #276770-0780 located at 1717 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,250,000. The land area is 4,750 square feet in size and with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning. It was sold with a 1916 single-family house that was demolished in June of 2016.

E#2775008 is a two parcel, #276770-0785 and #276770-0790, sale located at 1701-1711 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$3,500,000. The property site contains a land area of 9,500 square feet with land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). There were two 1944 duplexes onsite that were demolished in June of 2016.

E#2774988 recorded parcel #276770-0795 a parking lot located at 1701 NW 56<sup>th</sup> Street, Seattle, WA that sold on January 6, 2016 for \$1,550,000. The land area is 4,750 square feet with Neighborhood Commercial 3 with 85 feet height limit (NC3-85) zoning.

E#2781187 recorded parcel #276770-1535 located at 1514 NW 52<sup>nd</sup> Street, Seattle, WA that sold for \$874,000 on February 17, 2016. The property is 5,000 square feet in size and it is zoned Commercial 1 with 65 feet height limits (C1-65). Included in the sale is a 1906 year built low-cost single family house structure that will be demolished in 2017 to construct a new 60 unit congregate rooming house.

E# 2681714 recorded parcel #276770-1650 located at 1516 NW 51<sup>st</sup> Street sold on 7/29/2014 for \$1,850,000. The land area was 14,270 square feet and it was zoned Commercial 1 with 65 feet height limits (C1-65). It sold with a 1922 low-cost small storage warehouse, which was subsequently demolished, and construction began on a 90 unit mixed use apartment building called Vive Ballard which was completed in 2016.

E#2793722 recorded parcel #276770-3505 located at 5244 Leary Avenue NW, Seattle, WA that sold for \$2,400,000 on April 27, 2016. The zoning classification is Commercial 1 with 65 feet height limits (C1-65) with a land area of 8,800 square feet plus two small 1926 and 1929 built garage repair shops that are slated for demolition to construct a new hotel.

Martin Selig Real Estate Developer and Management Company purchased the following four parcels: #276810-0365, #276810-0375, #276810-0465, and #276810-0477. The total land area is 47,952 square feet with a combined sales price is \$16,250,000 reflecting a price per square foot of \$339. Each parcel was improved with an older structure and all

were demolished in December of 2016. Preparations have begun for a 240,000 square feet, 5-story office building. Each parcel's sale was recorded independently in the following three excise tax affidavits below:

E#2707127 recorded two parcels: #276810-0365 and #276810-0375 located at 1445 NW 56<sup>th</sup> Street, Seattle, WA that sold for \$4,427,793 on December 22, 2014. The two parcels contain a total land area of 12,380 square feet with zoning classification of Commercial 1 with 65 feet height limits (C1-65). The 1962 office building onsite was demolished in December of 2016.

E#2707123 recorded parcel #276810-0465 located at 1432 NW Market Street, Seattle, WA that sold for \$6,641,689 on December 23, 2014 with a total land area of 25,000 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. The 1979 Burger King Restaurant onsite was demolished in September of 2016.

E#2707126 recorded parcel #276810-0477 located at 1448 NW Market Street, Seattle, WA that sold for \$5,180,518 on December 23, 2014 with a total land area of 10,572 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. The property was sold with a 1984 year built Shell Gas Station and Food Mart that has since been demolished.

E# 2652837 recorded parcel #867340-0200 located at 2654 NW Market Street, Seattle WA, which sold for \$1,610,000 on January 27, 2014. This vacant lot has a land area of 15,368 square feet and it is zoned Industrial Buffer Unlimited with 45 feet height limits (IBU/45). It was on the market for approximately 191 days. A former gas station on the site had been demolished and prior plans for retail and office space had expired. The new owner will build a two-story 11,700 square foot retail/industrial building with underground parking and permits were filed after the sale closed.

### **Fremont: Area 19-20**

This area has seven land sales: three are zoned commercial, one is zoned multi-family and three are zoned industrial.

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price   | Sale Date | SP / Ld.<br>Area | Property Name                   | Zone     | Par.<br>Ct. |
|------|-------|--------|-------|-----------|---------|--------------|-----------|------------------|---------------------------------|----------|-------------|
| 019  | 020   | 251600 | 0232  | 1,342     | 2759153 | \$175,000    | 09/29/15  | \$130.40         | vacant land                     | C1-40    | 1           |
| 019  | 020   | 276830 | 0925  | 18,730    | 2668088 | \$2,498,000  | 05/13/14  | \$133.37         | LOUIES CUISINE OF CHINA         | C1-65    | 1           |
| 019  | 020   | 276830 | 1755  | 7,492     | 2668084 | \$750,000    | 05/13/14  | \$100.11         | restaurant PARKING              | IG2 U/65 | 1           |
| 019  | 020   | 276830 | 2310  | 8,800     | 2815977 | \$995,000    | 08/10/16  | \$113.07         | NOBLE METALS INC                | IG2 U/65 | 1           |
| 019  | 020   | 276830 | 2930  | 80,400    | 2772457 | \$16,999,900 | 12/17/15  | \$211.44         | DEPT OF SOCIAL & HEALTH SERVICE | IG2 U/65 | 1           |
| 019  | 020   | 569500 | 0155  | 5,179     | 2731608 | \$725,000    | 05/19/15  | \$139.99         | SWINGSIDE CAFE                  | LR3 RC   | 1           |
| 019  | 020   | 952110 | 1071  | 700       | 2702645 | \$26,500     | 11/21/14  | \$37.86          | VACANT COMMERCIAL LOT           | C1-40    | 1           |

E#2759153 recorded parcel #251600-0232 located at 4204 Leary Way NW, Seattle, WA that sold for \$175,000 on September 29, 2015. The site is a triangular lot with 1,342 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. A new two-story 1,430 square foot medical office called Leary Way Wellness Center began construction in January of 2016 and is now open for business.

E#2668084 recorded parcel #276830-1755 and E#2668088 was for parcel #276830-0925. These two transactions occurred on May 13, 2014 and the sites are located across the street from one another with addresses of 5020 and 5100 15<sup>th</sup> Ave NW, Seattle, WA. They had been listed for sale since 2012. Parcel #276830-0925 was a vacant boarded-up Chinese restaurant with a land area of 18,730 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. Parcel #276830-1755 was a parking lot that serviced the restaurant with a land area of 7,492 square feet and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. Both parcels are now back on the market as land listings. The asking prices are \$1,250,000 for 276830-1755 and \$4,995,000 for #276830-0925, which is being marketed as a site for a 150-unit apartment. The former restaurant, parcel #276830-0925, has had some tenant improvements and its interim use is that of a multi-purpose retail store until it is sold to another developer.

E#2815977 recorded parcel #276830-2310 located at 928 NW Leary Way, Seattle, WA that sold for \$995,000 on August 10, 2016. It is a vacant lot with an area of 8,800 square feet and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. The initial listing had an asking price of \$1,200,000 and it had been on the market since January 29, 2014.

E#2772457 recorded parcel #276830-2930 located at 907 NW Ballard Way, Seattle, WA, which sold for \$16,999,900 with a land area of 80,400 square feet, and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. It was the former Washington State Department of Social and Health Office Building which is in the process of demolition to construct a new line retail structure. The property was subdivided into two lots on May 25, 2016, adding the new parcel #276830-2931 with a land area of 28,951 square feet. The existing parent parcel #276830-2930 is now 51,351 square feet in size. The proposed new line retail will be constructed on the new tax parcel #276830-2931 and #276830-2930 will serve as parking for the retail patrons as well as any future development.

E#2731608 recorded parcel #569500-0155 located at 4212 Fremont Avenue N, Seattle, WA that sold on May 19, 2015 for \$725,000 with a land area of 5,179 square feet and Lowrise-3 Residential/Commercial (LR3 R/C) zoning. The two small onsite improvements were torn down to make room for new townhouses.

E#2702645 recorded parcel #952110-1071 is 700 square foot of land area that served as an easement right-of-way. The land strip sold for \$26,500 on November 21, 2014. It had previously sold on January of 2013 for \$21,000 at \$30 per square foot. This parcel has size, location and access issues.

#### **Greenwood/Phinney Ridge: Area 19-40**

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The Greenwood/Phinney Ridge Area had 14 land sales with one in 2014, four occurred in 2015, eight sold in 2016, and one on January 3, 2017.

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld. |  | Property Name                 | Zone    | Par. Ct. |
|------|-------|--------|-------|-----------|---------|-------------|-----------|----------|--|-------------------------------|---------|----------|
|      |       |        |       |           |         |             |           | Area     |  |                               |         |          |
| 019  | 040   | 099300 | 0645  | 19,000    | 2734387 | \$1,558,000 | 05/29/15  | \$82.00  |  | VACANT LAND                   | C1-65   | 1        |
| 019  | 040   | 099300 | 1715  | 19,000    | 2787471 | \$1,452,000 | 03/31/16  | \$76.42  |  | DAY-NITE TOWING               | C1-65   | 1        |
| 019  | 040   | 153230 | 0095  | 17,776    | 2807505 | \$1,500,000 | 07/06/16  | \$84.38  |  | AURORA AUTO WRECKING          | C2-65   | 2        |
| 019  | 040   | 153230 | 0205  | 51,918    | 2844562 | \$3,835,000 | 01/03/17  | \$73.87  |  | AURORA AUTO WRECKING          | C1-40   | 3        |
| 019  | 040   | 287710 | 4085  | 16,958    | 2776026 | \$2,800,000 | 01/14/16  | \$165.11 |  | Former OROWHEAT BAKERY        | NC2-40  | 3        |
| 019  | 040   | 312604 | 9034  | 33,743    | 2807517 | \$2,200,000 | 07/06/16  | \$65.20  |  | KLOSE-IN MOTEL                | C2-65   | 1        |
| 019  | 040   | 336240 | 1476  | 30,753    | 2733797 | \$2,600,000 | 06/01/15  | \$84.54  |  | ZION LUTHERAN CHURCH          | SF 5000 | 8        |
| 019  | 040   | 339290 | 0005  | 16,553    | 2724323 | \$1,500,000 | 04/15/15  | \$90.62  |  | METROPOLITAN MOTORS LLC (USE  | C1-40   | 1        |
| 019  | 040   | 362603 | 9057  | 22,261    | 2802670 | \$2,700,000 | 06/14/16  | \$121.29 |  | VOLUNTEERS OF AMERICA WESTE   | C1-40   | 2        |
| 019  | 040   | 946520 | 0010  | 9,448     | 2800528 | \$700,000   | 06/01/16  | \$74.09  |  | OPEN OFFICE                   | C1-40   | 1        |
| 019  | 040   | 946520 | 0017  | 8,268     | 2806467 | \$1,475,000 | 06/22/16  | \$178.40 |  | APT & OFFICE                  | C1-40   | 1        |
| 019  | 040   | 946520 | 0180  | 6,365     | 2686239 | \$605,000   | 08/19/14  | \$95.05  |  | GREENWOOD ALTERATION,RELININ  | C1-40   | 1        |
| 019  | 040   | 946820 | 0032  | 8,036     | 2738973 | \$1,800,000 | 06/23/15  | \$223.99 |  | KORT HAUS & STUMBLING GOAT BI | NC2-40  | 1        |
| 019  | 040   | 952310 | 1490  | 7,600     | 2802762 | \$1,450,000 | 06/08/16  | \$190.79 |  | STOREFRONT AND SFR HOUSE (ON  | LR3 RC  | 1        |

E#2734387 recorded parcel #099300-0645 located at 8820 Aurora Avenue N, Seattle, WA which sold for \$1,558,000 on May 29, 2015. It is a 19,000 square foot vacant lot with Commercial 1 with 65 feet height limits (C1-65) zoning. The asking price was \$1,295,000 and market time was 715 days with multiple offers for the property.

E# 2787471 sold for \$1,452,000 on March 31, 2016. The property is accessible on Aurora Avenue N and Nesbit Avenue N. It is a raw vacant lot with 19,000 square feet and it is zoned Commercial 1 with 65 feet height limits (C1-65). The initial asking price was \$1,495,000 in 2013; it was then reduced \$1,395,000 in 2014 and finally \$1,300,000 in 2015. After the final reduction, multiple offers bid the price up.

E#2807505 recorded two parcels #153230-0095 and #153230-0105 known as Aurora Auto Wrecking located at 954 Aurora Avenue N, Seattle, WA that sold for \$1,500,000 on July 6, 2016. The two parcels contain a total land area of 17,776 square feet and are zoned Commercial 2 with 65 feet height limits (C2-65). The onsite 1900 year built low-cost one-story wood frame storage building has been demolished to construct a new mini-storage warehouse. The buyer also purchased the adjacent property, the vacant low-cost Klose-In Motel, located at 9309 Aurora Avenue N for \$2,200,000 on July 6, 2016. The new mini-storage warehouse will be constructed on parcels #153230-0095 and #312604-9034 on a total land area of 51,519 square feet.

E#2807517 recorded parcel #312604-9034, the vacant Klose-In Motel located at 9309 Aurora Avenue N, Seattle, WA that sold for \$2,200,000 on July 6, 2016 to the same buyer of parcel#153230-0095 for \$1,500,000 on July 6, 2016. The property contains a total land area of 33,743 square feet with two zoning classifications of Commercial 2 with 65 feet height limits (C2-65) and Lowrise-2 (LR2). The property allocation of its dual land zoning classifications are: the side facing Aurora Avenue N has 26,841 square feet is zoned C2-65 and the side on Linden Avenue N contains a land area of 6,902 square feet is zoned LR2. The new mini-storage warehouse will stretch into parcel #153230-0095.

E#2776026 recorded three parcels, #287710-4085, #287710-4100 and #287710-4127, located at 7005 Greenwood Avenue N, Seattle, WA which sold for \$2,800,000 on January 14, 2016. The combined total area is 16,958 square feet in size. Parcels #287710-4085 and #287710-4100, with a land area 12,188 square feet, are zoned Neighborhood Commercial 2 with 40 feet height limit. Parcel #287710-4127 with 4,770 square feet is zoned Single Family 5000 (SF5000).

E#2733797 recorded with eight parcels located at 7103, 7119, and 7119 Aurora Avenue N, Seattle, WA that sold for \$2,600,000 on June 1, 2015. The eight parcels are #336240-1460, #336240-1470, #336240-1476, #336240-1472, #336240-1474, #336240-1478, #336240-1480 and #336240-1482. The total land area is 30,753 square feet with zoning classification of Single Family 5000 (SF5000). There were three structures on these sites, the Zion Lutheran church plus two single-family residences, and all will be demolished to build new single-family dwellings.

E#2724323 recorded parcel #339290-0005 located at 8228 Green Lake Drive N, Seattle, WA that sold for \$1,500,000 on April 15, 2015. This parcel was a car lot with 16,553 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. The small 596 square foot sales office will be demolished to accommodate a four-story mixed-use building with 65 residential units and 4 work-lofts plus 36 parking stalls.

E#2802670 consisted of two parcels, #362603-9057 and #362603-9058, located at 9039 and 9041 Greenwood Avenue N, Seattle, WA that sold for \$2,700,000 on June 14, 2016. The total land area is 22,261 square feet in size with Commercial 1 with 40 feet height limits (C1-40) zoning classification. The two-onsite storage warehouses will be demolished to construct a new six-story mixed use live/work and apartment building with street level commercial space. The new structure is currently in the planning and permitting stages.

E#2800528 recorded parcel #946520-0010 located at 9252 Greenwood Avenue N, Seattle, WA that sold for \$700,000 on June 1, 2016. The property contains a land area of 9,448 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The existing vacant low-cost wood frame office/retail building constructed in 1949 with 1,788 square foot will be demolished to erect a new mixed-use structure that will encompass the adjacent parcel #946520-0017 located at 9240 Greenwood Avenue N, which the buyer also purchased for \$1,475,000 on June 22, 2016. The two sites have a combined land area of 17,716 square feet for a total sales price of \$2,175,000 reflecting a price per square foot of \$123. The two sites were marketed for land value with a combined asking price of \$2,100,000 and spent 24 days on the market.

E#2806467 recorded parcel #946520-0017 located at 9240 Greenwood Avenue N, Seattle, WA which sold for \$1,475,000 on June 22, 2016. The property has a land area of 8,268 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The site contains a 1962 year built eight-unit apartment building. See further details on E#2800528 above.

E#2686239 recorded parcel #946520-0180 located at 9002 Greenwood Avenue N, Seattle, WA that sold for \$605,000 on August 8, 2014. The property has 6,365 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). There is a low-cost 600 square foot retail building in tear down condition and preparations are under way to demolish the existing retail structure and construct a new four-story efficiency micro studio apartment building.

E#2738973 recorded parcel #946820-0032 located at 6726 Greenwood Avenue N, Seattle, WA that sold for \$1,800,000 on June 23, 2015. The property size is 8,036 square feet and it is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). There is a 1927 multiple tenant retail/restaurant building with 4,000 square feet that will be demolished to erect a new mixed-use multi-family structure. Plans and permits are in the review process.

E#2802762 recorded parcel #952310-1490 located at 6417 Phinney Avenue N, Seattle, WA that sold for \$1,450,000 on June 8, 2016. The property contains a land area of 7,600 square feet and is zoned Lowrise-3 Residential/Commercial (LR3 R/C). The existing retail store and single family home will be demolished to construct seven new townhouse units. The site was segregated on December 6, 2016 into two lots with the new parcel #952310-1492 at 2,661 square feet of land area and the existing parent parcel has now been reduced to 4,940 square feet.

E#2844562 recorded three parcels: #554130-0005, #153230-0205 and #153230-0195 located at 9225 Aurora Avenue N and 939 N 93<sup>rd</sup> Street and sold for \$3,835,000 on January 3, 2017. The total land area is 51,918 square feet and it is zoned Commercial 1 with 40 feet height limits (C1-40). According to the agent, these properties may contain some contamination due to the existing auto wrecking yard and storage. The owner has not tested the properties for contamination. They were listed for sale with an asking price of \$3,950,000 on March 14, 2014. The buyer has applied for permits to demolish the old buildings and construct a storage warehouse for an equipment and tools rental business.

## Crown Hill: Area 19-50

There were 24 land sales in this area during this period: six (6) sales in 2014, six (6) sales in 2015, eleven (11) sales in 2016, and one (1) closed sale in 2017. This neighborhood has become very active in recent years due to its proximity to downtown and more affordable land values.

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld. |  | Property Name                        | Zone    | Par. Ct. |
|------|-------|--------|-------|-----------|---------|-------------|-----------|----------|--|--------------------------------------|---------|----------|
|      |       |        |       |           |         |             |           | Area     |  |                                      |         |          |
| 019  | 050   | 046100 | 2975  | 2,875     | 2758666 | \$460,000   | 09/23/15  | \$160.00 |  | COSMOPOLITAN KIDS CHILDREN'S         | LR2 RC  | 1        |
| 019  | 050   | 123200 | 1180  | 9,996     | 2848220 | \$1,500,000 | 02/07/17  | \$150.06 |  | DUPLEX                               | NC2-40  | 2        |
| 019  | 050   | 186240 | 0235  | 27,120    | 2839546 | \$1,100,000 | 12/07/16  | \$40.56  |  | CROWN HILL WESLYAN CHURCH            | SF 5000 | 3        |
| 019  | 050   | 186240 | 0411  | 36,468    | 2701694 | \$3,999,600 | 11/12/14  | \$109.67 |  | QUEEN ANNE AUTO BODY REPAIR          | C1-40   | 2        |
| 019  | 050   | 202870 | 0046  | 3,662     | 2670785 | \$470,000   | 05/20/14  | \$128.35 |  | Proposed Live/Work Townhouse         | NC1-30  | 2        |
| 019  | 050   | 276760 | 0345  | 4,996     | 2685182 | \$545,000   | 08/04/14  | \$109.09 |  | GRACE GOSPEL CHAPEL                  | LR1     | 1        |
| 019  | 050   | 276760 | 0975  | 10,000    | 2727934 | \$1,625,000 | 04/22/15  | \$162.50 |  | FIRST MUTUAL BANK                    | NC3-40  | 1        |
| 019  | 050   | 276760 | 1101  | 6,000     | 2764403 | \$900,000   | 10/14/15  | \$150.00 |  | 4 PLEX                               | LR1     | 1        |
| 019  | 050   | 276760 | 1101  | 6,000     | 2793818 | \$1,240,000 | 04/20/16  | \$206.67 |  | 4 PLEX                               | LR1     | 1        |
| 019  | 050   | 276960 | 1565  | 8,000     | 2809705 | \$1,200,000 | 07/12/16  | \$150.00 |  | PARKING LOT BOAT SALES               | NC2P-30 | 1        |
| 019  | 050   | 276960 | 1865  | 12,750    | 2764822 | \$1,320,000 | 10/29/15  | \$103.53 |  | STG-NICKS' BOATS & MOTORS            | NC2P-30 | 2        |
| 019  | 050   | 277660 | 0113  | 5,310     | 2701486 | \$595,000   | 11/03/14  | \$112.05 |  | SFR House structure converted to Res | NC2-40  | 1        |
| 019  | 050   | 305270 | 0050  | 3,750     | 2827577 | \$600,000   | 10/05/16  | \$160.00 |  | SFR House                            | NC2-40  | 1        |
| 019  | 050   | 305270 | 0080  | 3,750     | 2655707 | \$375,000   | 02/20/14  | \$100.00 |  | CITY NAILS                           | NC2-40  | 1        |
| 019  | 050   | 330070 | 0765  | 8,000     | 2685244 | \$600,000   | 08/08/14  | \$75.00  |  | warehouse                            | C1-30   | 1        |
| 019  | 050   | 330070 | 0840  | 11,880    | 2712530 | \$1,450,000 | 01/27/15  | \$122.05 |  | Former CROWN LUTHERAN CHURCH         | C1-40   | 2        |
| 019  | 050   | 330070 | 0930  | 10,540    | 2790485 | \$1,560,000 | 04/15/16  | \$148.01 |  | BENTO SUSHI                          | NC3P-40 | 2        |
| 019  | 050   | 349130 | 0011  | 10,663    | 2776961 | \$1,750,000 | 01/15/16  | \$164.12 |  | New Red Sun Market                   | NC2P-40 | 2        |
| 019  | 050   | 690820 | 0200  | 8,006     | 2777357 | \$2,000,000 | 01/15/16  | \$249.81 |  | MIXED USE APARTMENT                  | NC1-30  | 1        |
| 019  | 050   | 755080 | 0736  | 5,000     | 2728715 | \$600,000   | 05/06/15  | \$120.00 |  | SFR House                            | NC1-30  | 1        |
| 019  | 050   | 758870 | 0055  | 17,553    | 2837383 | \$2,425,000 | 11/09/16  | \$138.15 |  | Law Offices                          | NC2-40  | 3        |
| 019  | 050   | 758870 | 0200  | 8,165     | 2811097 | \$1,100,000 | 07/12/16  | \$134.72 |  | Pepe's Mexican Restaurant            | NC3P-40 | 1        |
| 019  | 050   | 774800 | 0005  | 10,170    | 2795233 | \$1,085,000 | 05/04/16  | \$106.69 |  | THE GREENER CLEANER                  | NC2P-40 | 2        |
| 019  | 050   | 937630 | 0830  | 10,054    | 2812077 | \$1,300,000 | 07/25/16  | \$129.30 |  | HOME AND GARDEN ART                  | LR2 RC  | 1        |

E#2758666 recorded parcel #046100-2975 located at 1468 NW 70<sup>th</sup> Street, Seattle, WA that sold for \$460,000 on September 23, 2015 with 2,875 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning. It was improved with a single family home, which was used as a daycare and a detached garage that had been converted into a small office. Both structures were subsequently demolished on July 17, 2016 and the site was platted into three parcels. Construction has begun on a three-unit residential townhouse development.

E#2839546 is the Crown Hill Wesleyan Church property located at 9202-9204 11<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,100,000 on December 7, 2016. This transaction includes parcels #186240-0235 and #186240-0251 which add up to 27,120 square feet and zoning classification of Single Family 5000 (SF5000). The two existing buildings, a 1928 year built church and a 1926 single family house, will be demolished to construct five or six single family dwellings. The parcel subdivision and short platting are now in progress.

E#2701694 involves parcels #186240-0411 and #186240-0423 located at 9072 Holman Road NW, Seattle, WA, sold for \$3,999,600 on November 12, 2014. The combined total land area is 36,468 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. The former site improvements, two garage repair shops and a single family home, were demolished in November of 2015 to construct a new mixed-use apartment building called Conam Crown Hill with 131 units and is now near completion.

E#2670785 recorded parcel #202870-0046 and 202870-0047 located at 819 NW 70<sup>th</sup> Street, Seattle, WA which sold for \$470,000 on May 20, 2014 with a total land area of 3,662 square feet and Neighborhood Commercial 1 with 30 feet height limits (NC1-30) zoning. The single-family home onsite was demolished on May 5, 2015 and the parcel was subdivided into six lots for new live/work townhouse units which were completed on June 15, 2016.

E#2685182 recorded parcel #276760-0345 located at 2052 NW 64<sup>th</sup> Street, Seattle, WA that sold for \$545,000 on August 4, 2014. The site is zoned Lowrise-1 (LR1) and has 4,996 square feet with a 1906-year built one-story church that was later demolished. The parcel was subsequently platted into four lots on June 11, 2015 to construct new townhouses that are now complete.

E#2727934 recorded parcel #276760-0975 located at 6301 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,625,000 on April 22, 2015 with a land area of 10,000 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning. The former bank structure was demolished on December 12, 2016 and the site is in preparations to construct a new four-story mixed-use apartment with 61 residential units.

E#2764403 recorded parcel #276760-1101 located at 1703 NW 64<sup>th</sup> Street, Seattle, WA that sold for \$900,000 on October 14, 2015 with a land area of 6,000 square feet and a 1947 year built fourplex. It resold as a land sale on April 20, 2016 for \$1,240,000 recorded under E#2793818. The building has since been demolished and the site was platted into seven parcels for new townhouses in July of 2016.

E#2809705 recorded parcel #276960-1565 located at 6255 7<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,200,000 on September 12, 2016. This vacant site serves as a parking lot to the Goodwill located on the neighboring parcel #276960-1475 while generating a NNN ground lease that expires soon. It has 8,000 square feet and it's zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was listed for sale on March 4, 2016 with an asking price of \$1,500,000. The buyer will construct a new structure once the ground lease expires.

E#2764822 recorded two parcels #276960-1865 and #276960-1900 located at 607-615 NW 65<sup>th</sup> Street, Seattle, WA, which sold for \$1,320,000 on October 29, 2015. These vacant sites have a total land area of 12,750 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was first listed in July of 2013 with an asking price of \$1,295,000.

E# 2701486 recorded parcel #277660-0113 located at 1402 NW 85<sup>th</sup> Street, Seattle, WA on November 3, 2014 for \$595,000 with a land area of 5,310 square feet and Neighborhood Commercial 2 with 40 feet height limits (NC2-40) zoning. The single-family home onsite, which had been converted to a restaurant, was subsequently razed. The lot was platted into six parcels and four row houses plus two live-work units were constructed and subsequently completed in July of 2016.

E#2827577 recorded parcel #305270-0050 located at 6738 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$600,000 on October 5, 2016 with a land area of 3,750 square feet and Neighborhood Commercial 2 with 40 feet height limits (NC2-40) zoning. The site was

improved with a 1919 year built single family home that had been used as a commercial business and remains under a lease contract. It was listed on August 8, 2016 with an asking price of \$629,000. The buyer paid all cash and plans to demolish the existing building and redevelop with a new multifamily structure once the existing lease expires.

E# 2655707 recorded parcel #305270-0050, a vacant retail and a residential building, located at 6724 15<sup>th</sup> Avenue NW, Seattle, WA that sold on February 20, 2014 for \$375,000. The structures were demolished and construction began on two live/work units plus two residential townhouses on October of 2015. On July of 2016, the parcel was platted into four lots and the new structures were completed and marketed for sale.

E#2685244 recorded parcel #330070-0765 located at 1520 NW 87<sup>th</sup> Street, Seattle, WA that sold for \$600,000 on August 8, 2014 with a land area of 8,000 square feet and Commercial 1 with 30 feet height limits (C1-30) zoning plus a 1925 vacant warehouse in poor condition that was razed. Construction began on seven new live/work townhouse units in August of 2015 and they were completed in June of 2016. The site was platted into seven parcels on September of 2016. This property was listed on the open market in January of 2014 with an asking price of \$695,000.

E#2712530 is a land sale involving parcels #330070-0835 and #330070-0840 located at 8757 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,450,000 on January 27, 2015. The combined sites have a total land area of 11,880 square feet and are zoned Commercial 1 with 40 feet height limits (C1-40). The onsite structure, a 1964 year built church classroom, was demolished on August of 2015 to construct three new live/work units and two new residential townhouses that were completed in March of 2016. These parcels were platted into five lots on February of 2016.

E#2790485 a land sale involving two parcels #330070-0930 and #330070-0935 located at 8501 and 8511 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,560,000 on April 15, 2016 with a total land area of 10,540 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning. The two-onsite structures, a 1963 restaurant and a 1927 retail building, will be demolished to construct a new mixed-use apartment complex that is in the planning, review and permitting process.

E#2776961 a land sale involving two parcels #349130-0011 and #349130-0012 located at 7500 and 7510 15<sup>th</sup> Avenue NW, Seattle, WA, sold for \$1,750,000 on January 15, 2016. The two properties contain a total land area of 10,663 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). The onsite retail structures constructed in 1931 and 1964 were demolished on August of 2016. The developer plans to build a new mixed-use apartment building.

E#2795233 involves parcels #774800-0005 and #774800-0010 located at 7514 and 7518 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,085,000 on May 4, 2016 with a total land area of 10,170 square feet and Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40) zoning. The two-onsite structures, a 1947 retail store and a 1912 single family home that was used for commercial purposes, were demolished in August of 2016 to construct a new mixed-use apartment building.

E#2777357 recorded parcel #690820-0200 located at 6401 32<sup>nd</sup> Avenue NW, Seattle, WA that sold for \$2,000,000 on January 15, 2016. The site has an area of 8,006 square feet and is zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). It was sold with a 1911 two-story wood frame mixed-use six-unit apartment building that will be demolished for future redevelopment. The broker/agent representative indicated that the sales price was determined by an independent fee appraiser and did not include plans and permits. The purchaser is a land developer and the current tenants are on short-term month-to-month leases.

E#2728715 recorded parcel #755080-0736 located at 6312 32<sup>nd</sup> Avenue NW, Seattle, WA that sold for \$600,000 on May 6, 2015 with an area of 5,000 square feet and Neighborhood Commercial 1 with 30 feet height limits (NC1-30) zoning. The onsite improvement, a single family home, was demolished in October of 2015 and the site was subsequently platted into six parcels in April of 2016 to construct live/work and residential townhouse units that were completed in May of 2016.

E#2837383 involves three sites, parcels #758870-0055, #238910-0075 and #238910-0070, located at 8015, 8017 and 8023 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$2,425,000 on November 9, 2016. They have a combined total area of 17,553 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The onsite improvements consist of a 1924 year office building, a 1950 triplex, and a 1944 duplex that are slated for demolition to construct eight new live/work and ten new residential townhouse units which are currently in the planning and permitting stages.

E#2811097 recorded parcel #758870-0200 located at 8311 15<sup>th</sup> Avenue NW, Seattle, WA that sold for \$1,100,000 on July 12, 2016. The property contains a land area of 8,165 square feet and is zoned Neighborhood Commercial 3 Pedestrian with 40 feet height limits (NC3P-40). The existing 1988 multi-tenant retail/restaurant structure will be demolished to construct a new mixed-use micro studio apartment building which is in the planning and permitting stages. The property was listed for sale in the open market with an asking price of \$1,100,000 on February 2, 2016. The broker/agent indicated that there were three offers and the seller accepted the highest bid.

E#2812077 recorded parcel #937630-0830 located at 1111 NW 85<sup>th</sup> Street, Seattle, WA that sold on July 25, 2016 for \$1,300,000 with an area of 10,054 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning. The vacant 1934 onsite retail store will be demolished to construct seven new residential townhouses. The project is currently in the planning and permitting stages.

E#2848220 recorded parcels #123200-1180 and #123200-1190 located at 7743 and 7749 15<sup>th</sup> Avenue NW, Seattle, WA that recently closed for \$1,500,000 on February 7, 2017. The two parcels contain a total land area of 9,996 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). Onsite, there are several structures, a low-cost duplex and three low-cost garage-storage buildings in poor condition that have been vacant for over two years. The buyer is a developer who plans to demolish all existing buildings and construct a new development on both sites.

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## Greenlake: Area 19-60

This neighborhood consists primarily of very dense development. Locations near Green Lake are very desirable due to the lakefront neighborhood setting and close proximity to Interstate 5. There were two land sales in this area, one in 2014 and the other in 2016.

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld.<br>Area | Property Name           | Zone    | Par.<br>Ct. |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|-------------------------|---------|-------------|
| 019  | 060   | 952810 | 1455  | 6,000     | 2786258 | \$1,650,000 | 03/17/16  | \$275.00         | PARKING                 | NC2P-65 | 1           |
| 019  | 060   | 952810 | 4725  | 8,800     | 2674597 | \$1,177,000 | 06/19/14  | \$133.75         | PLASTIC SALES & SERVICE | NC3-40  | 2           |

E# 2786258 recorded parcel #952810-1455 located at 417 NE 73<sup>rd</sup> Street, Seattle, WA that sold for \$1,650,000 on March 17, 2016. This vacant lot has an area of 6,000 square feet and is zoned Neighborhood Commercial 2 Pedestrian with 65 feet height limits (NC2P-65). The asking price was \$1,700,000 and permits and plans were not included with the sale. A proposed new mixed-use structure is in the planning and permitting stages.

E# 2674597 recorded parcels #952810-4725 and #952810-4735 located at 6870 Woodlawn Avenue N, Seattle, WA with a sale on June 19, 2014 for \$1,177,000. The two sites contain a total land area of 8,800 square feet and are zoned Neighborhood Commercial 3 with 40 height limits (NC3-40). The onsite 1947 light- industrial building was torn down in September of 2016 and plans are to build a new four story Lutheran Retirement Home with 25 residential units plus retail on the first floor.

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

The table below summarizes the land valuation model as it was applied to the properties in Area 19. 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.

| Typical Land Value Ranges by Neighborhoods and Zoning Classifications<br>2017 Land Revaluation |       |       |               |               |       |
|--|-------|-------|---------------|---------------|-------|
| Zoning   | 19-10 | 19-20 | 19-40         | 19-50         | 19-60 |
| <b>Multi-family</b>  |       |       |               |               |       |
| LDT  |       |       |               |               |       |
| LR1  | \$125 | \$125 | \$90 - \$95   | \$115 - \$125 | \$125 |
| LR1 RC   |       |       | \$95          |               | \$125 |
| LR2  | \$130 | \$130 | \$100 - \$125 | \$100 - \$130 | \$130 |
| LR2 RC   | \$130 |       |               | \$120 - \$130 | \$130 |
| LR3  | \$140 | \$140 | \$110 - \$140 | \$130 - \$140 | \$140 |
| LR3 RC   | \$140 | \$140 | \$135 - \$140 | \$130 - \$140 | \$140 |
| LR3 PUD  |       |       |               |               |       |
| LR4  |       |       |               |               |       |
| MR   | \$170 |       |               |               |       |
| MR-RC  | \$170 |       |               |               |       |
| MR 85  |       |       |               |               |       |
| <b>Commercial</b>  |       |       |               |               |       |

**Typical Land Value Ranges by Neighborhoods and Zoning Classifications  
2017 Land Revaluation**

| <b>Zoning</b>                             | <b>19-10</b>  | <b>19-20</b> | <b>19-40</b>  | <b>19-50</b>  | <b>19-60</b> |
|---|---------------|--------------|---------------|---------------|--------------|
| C1-30                                     | \$135         |              |               | \$80          |              |
| C1-40                                     |               | \$95 - \$145 | \$80 - \$110  | \$100 - \$120 | \$140        |
| C1-65                                     | \$175         | \$175        | \$80 - \$110  |               |              |
| C2-40                                     |               |              |               |               |              |
| C2-65                                     | \$175         |              | \$65 - \$90   |               |              |
| NC1-30                                    | \$140         |              | \$90          | \$120 - \$130 | \$130        |
| NC1-40                                    |               | \$145        | \$100         | \$120 - \$130 | \$135        |
| NC1-65                                    |               |              |               | \$140         |              |
| NC2-30, NC2P-30                           |               |              |               | \$115 - \$120 |              |
| NC2-40, NC2P-40                           | \$150         | \$145        | \$125 - \$135 | \$125 - \$135 | \$145        |
| NC2P2-40                                  |               |              |               |               |              |
| NC2-65, NC2P-65                           | \$205 - \$210 |              | \$130         |               | \$160        |
| NC2P2-65                                  |               |              |               |               |              |
| NC2-65 (1.3)                              |               |              |               | \$130         |              |
| NC2-65 (3.0), NC2P-65 (3.0)               |               |              |               | \$130         |              |
| NC3-40, NC3P-40                           | \$140 - \$150 |              | \$90 - \$130  | \$135 - \$145 | \$150        |
| NC3-65, NC3P-65                           | \$230         |              |               |               |              |
| NC3-65 (3.0), NC3P-65 (3.0)               |               |              |               | \$130         |              |
| NC3-85, NC3P-85                           | \$240         |              |               |               |              |
| NC3-125                                   |               |              |               |               |              |
| <b>Major Institution Overlay District</b> |               |              |               |               |              |
| MIO-65-MR                                 | \$170         |              |               |               |              |
| MIO-105-MR                                | \$170         |              |               |               |              |
| MIO-105-LR2                               |               |              |               |               |              |
| MIO-105-LR3                               |               |              |               |               |              |
| MIO-37-LR2                                |               |              |               |               |              |
| MIO-50-LR2                                |               |              |               |               |              |
| <b>Major Institution Overlay District</b> |               |              |               |               |              |
| MIO-65                                    |               |              |               |               |              |
| MIO-105-NC3-65                            | \$230         |              |               |               |              |
| MIO-65-NC3-65                             | \$230 - \$235 |              |               |               |              |
| MIO-65-NC3-85                             | \$235         |              |               |               |              |
| <b>Industrial</b>                         |               |              |               |               |              |
| IB U/45                                   | \$100         | \$100        |               |               |              |
| IC-65                                     | \$110         | \$110        |               |               |              |
| IG1 U/45                                  |               |              |               |               |              |
| IG2 U/45                                  |               | \$90         |               |               |              |
| IG1 U/65                                  |               | \$100        |               |               |              |
| IG2 U/65                                  | \$100         | \$100        |               |               |              |
| <b>Single Family</b>                      |               |              |               |               |              |
| SF 5000                                   | \$44 - \$70   | \$45 - \$70  | \$30 - \$108  | \$35 - \$90   | \$40 - \$140 |
| SF 7200                                   |               |              |               | \$40 - \$60   |              |
| SF 9600                                   |               |              |               |               |              |
| Total Parcels Incl Spec & Gov             | 611           | 669          | 548           | 744           | 268          |

## City of Seattle Zoning Classifications:

### 23.30.010 - Classifications for the purpose of this Subtitle III

- A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC" the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

| Zones                               | Abbreviated | Zones                              | Abbreviated |
|-------------------------------------|-------------|------------------------------------|-------------|
| Residential, Single-family 9,600    | SF 9600     | Neighborhood Commercial 1          | NC1         |
| Residential, Single-family 7,200    | SF 7200     | Neighborhood Commercial 2          | NC2         |
| Residential, Single-family 5,000    | SF 5000     | Neighborhood Commercial 3          | NC3         |
| Residential Small Lot               | RSL         | Commercial 1                       | C1          |
| Residential, Multifamily, Lowrise 1 | LR1         | Commercial 2                       | C2          |
| Residential, Multifamily, Lowrise 2 | LR2         | General Industrial 1               | IG1         |
| Residential, Multifamily, Lowrise 3 | LR3         | General Industrial 2               | IG2         |
| Residential, Multifamily, Lowrise 4 | LR4         | Industrial Buffer                  | IB          |
| Residential, Multifamily, Midrise   | MR          | Industrial Commercial              | IC          |
| Residential, Multifamily, Highrise  | HR          | Seattle Mixed                      | SM          |
| Residential-Commercial              | RC          | Major Institution Overlay District | MIO         |
| Residential, Lowrise Duplex/Triplex | LDT         |                                    |             |
| Master Planned Community            | MPC         | Pioneer Square Mixed               | PSM         |
| Downtown Office Core 1              | DOC1        | International District Mixed       | IDM         |
| Downtown Office Core 2              | DOC2        | International District Residential | IDR         |
| Downtown Retail Core                | DRC         | Downtown Harborfront 1             | DH1         |
| Downtown Mixed Commercial           | DMC         | Downtown Harborfront 2             | DH2         |
| Downtown Mixed Residential          | DMR         | Pike Market Mixed                  | PMM         |

- B. Suffixes—Height Limits, Letters and Incentive Provisions. The zoning classification for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or any combination of these. A letter suffix may be included only in accordance with provisions of this title expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer or different suffixes. Except where otherwise specifically stated in this title or where the context otherwise clearly requires, each reference in this title to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

# NC1

## Neighborhood Commercial 1

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

### Typical Land Uses

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

### Building Types

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



### Street-level Uses

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

### Street-level Non-residential Design

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

### Street-level Residential Design

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

### Maximum Size of Commercial Use

10,000 square feet for most uses.

### Parking Location

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

### Parking Access

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

### Parking Quantity

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

# NC2

## Neighborhood Commercial 2

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

### Typical Land Uses

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

### Building Types

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



### Street-level Uses

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



### Street-level Non-residential Design

Same as NC1 zone.

### Street-level Residential Design

Same as NC1 zone.

### Maximum Size of Commercial Use

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

### Parking Location and Quantity

Same as NC1 zone.

### Parking Access

Same as NC1 zone.

# NC3

## Neighborhood Commercial 3

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

### Typical Land Uses

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

### Building Types

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

### Street-level Uses

Same as NC2 zone.

### Street-level Non-residential Design

Same as NC1 zone.



Illustration: Val Thomas

### Street-level Residential Design

Same as NC1 zone.

### Maximum Size of Commercial Use

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

### Parking Location

Same as NC1 zone.

### Parking Access

Same as NC1 zone.

### Parking Quantity

Same as NC1 zone.

# P

## Pedestrian-Designated Zones

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

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

### Street-level Uses

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

### Parking Quantity

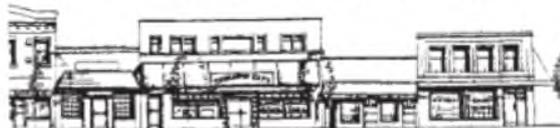
Depends on land use and location. No parking is required for the first 4,000 to 5,000 square feet of retail businesses. Or, no minimum parking may be required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

### Parking Location

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

### Parking Access

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



# C1

## Commercial 1

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

### Typical Land Uses

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

### Building Types

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

### Street-level Uses

Same as NC1 zone.

### Street-level Non-residential Design

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

### Street-level Residential Design

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

### Maximum Size of Commercial Use

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

### Parking Location

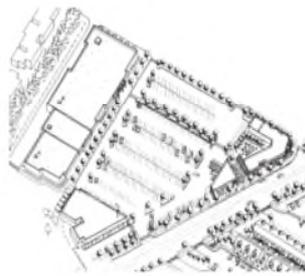
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

### Parking Access

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

### Parking Quantity

Same as NC1 zone.



# C2

## Commercial 2

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

### Typical Land Uses

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

### Building Types

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

### Street-level Uses

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

### Street-level Non-residential Design

Same as C1 zone.

### Maximum Size of Commercial Use

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

### Parking Location

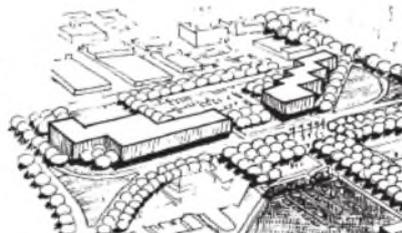
Same as C1 zone.

### Parking Access

Same as C1 zone.

### Parking Quantity

Same as C1 zone.



## INDUSTRIAL ZONING

### IG1

#### General Industrial 1 (IG1)

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

##### Typical Land Uses

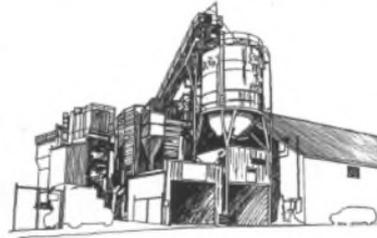
General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

##### Height

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

##### Maximum size of use

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

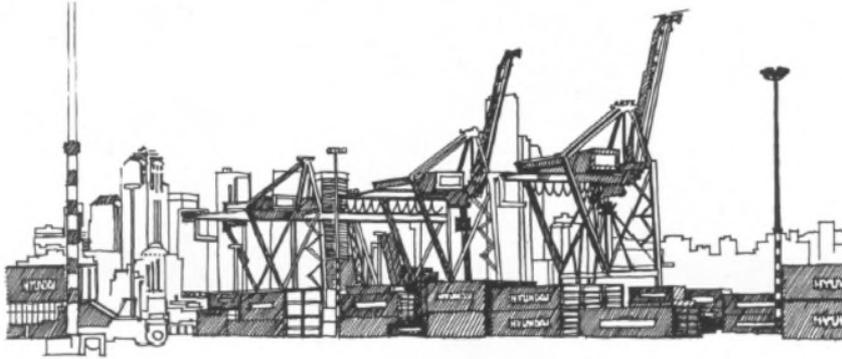


FAR

2.5

##### Setbacks

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



### IG2

#### General Industrial 2 (IG2)

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

##### Typical Land Uses

Same as IG1

##### Height

Same as IG1

##### Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

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

FAR

2.5

##### Setbacks

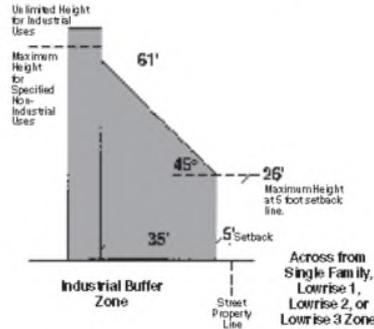
A setback may be required in order to make street improvements. Screening and landscaping may be required.



## IB Industrial Buffer (IB)

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

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



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



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

**FAR:** 2.5

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

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

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

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

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

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

## IC Industrial Commercial (IC)

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

**Typical Land Uses:**

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

**Height:**

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

**Maximum size of use:**

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

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

**FAR:**

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

**Setbacks:**

Same as IG1 and IG2, plus

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

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

**Screening and Landscaping:**

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

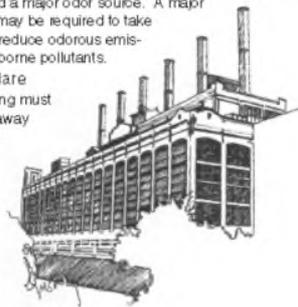
**Major Odor Sources:**

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

**Light and Glare:**

Exterior lighting must be shielded away from residential zones.

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



# MULTI-FAMILY ZONING

## Housing Types:

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

See SMC 22.04.032 for complete housing type definitions.

### Cottage Housing



Individual cottage house structures are arranged around a common open space. 350 SF is the maximum size allowed for each cottage.

### Rowhouse



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

### Townhouse



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

### Apartments



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

## LR1 - Lowrise 1

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

|                                 |  |  |   |   |
|---------------------------------|--|--|---|---|
| <b>Floor Area Ratio (FAR)**</b> | 1.1  | 1.0 or 1.2   | 0.9 or 1.1  | 1.0   |
| <b>Density Limit**</b>          | 1 unit / 1,600 SF lot area   | No Limit   | 1 unit / 2,200 SF or 1 unit / 1,600 SF lot area   | 1 unit / 2,000 SF lot area (duplexes and triplexes only)  |
| <b>Building Height</b>          | 18 + 7' for a roof with minimum 6:12 pitch   | 30 + 9' for roof with minimum 6:12 pitch   | 30 + 9' for roof with minimum 6:12 pitch  | 30 + 9' for roof with minimum 6:12 pitch  |
| <b>Building Setbacks</b>        | Front: 7' Average, 9' minimum<br>Rear: 0' with Alley, 7' no Alley<br>Side: 9' minimum  | Front: 9' minimum<br>Rear: 0' with Alley, 7' average, 9' minimum<br>Side: 0', 9' on lots next to single family zones | Front: 7' Average, 9' minimum<br>Rear: 7' Average, 9' minimum<br>Side: 9' if building is 40' or less in length, or 7' Average 9' min. | Front: 9' minimum<br>Rear: 10' minimum with Alley, 15' minimum to Alley<br>Side: 9' if building is 40' or less in length, or 7' Average 9' min. |
| <b>Building Width Limit</b>     | 60'  | 60'  | 60'   | 49'   |
| <b>Max. Facade Length</b>       | Applies to all: 65% of lot depth for portions within 1/3 of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 1/3 of a lot line that abuts a lot in a single family zone. |  |   |   |
| <b>SDR</b>                      | Optional   | Optional   | Required to 3 or more units   | Optional  |

## LR2 - Lowrise 2

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

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

## LR3 - Lowrise 3

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

|                                 |  |  | Growth Areas***   | Outside Growth Areas***                             | Growth Areas***                                     | Outside Growth Areas***                             |
|---------------------------------|--|--|---|---|---|---|
| <b>Floor Area Ratio (FAR)**</b> | 1.1  | 1.2 or 1.4   | 1.2 or 1.4  | 1.1 or 1.3  | 1.5 or 2.0  | 1.3 or 1.5 (1.6 on a street with frequent transit)  |
| <b>Building Height</b>          | 18 + 7' for a roof with minimum 6:12 pitch   | Rowhouses and Townhouses 30 + 9' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for roof with min. 6:12 pitch (no height added for belowgrade floor).<br>Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments). | 30 + 9' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or +10' for roof with min. 6:12 pitch and +4' for partially belowgrade floor, or 30' limit if within 50' of a single family zone. | 40'   | 40'   | 30'   |
| <b>Density Limit**</b>          | 1 unit / 1,600 SF lot area   | No Limit   | 1 unit / 1,600 SF lot area or No Limit  | 1 unit / 1,000 SF lot area or No Limit              | 1 unit / 1,000 SF lot area or No Limit              | 1 unit / 1,000 SF lot area or No Limit              |
| <b>Building Setbacks</b>        | Same as LR1  | Same as LR1  | Same as LR1   | Same as LR1   | Same as LR1   | Same as LR1   |
| <b>Building Width Limit</b>     | No Limit   | No Limit   | 120' Outside growth areas, 150' Inside growth areas   | 120' Outside growth areas, 150' Inside growth areas | 120' Outside growth areas, 150' Inside growth areas | 120' Outside growth areas, 150' Inside growth areas |
| <b>Max. Facade Length</b>       | Applies to all: 65% of lot depth for portions within 1/3 of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 1/3 of a lot line that abuts a lot in a single family zone. |  |   |   |   |   |
| <b>SDR</b>                      | Optional   | Optional   | Required to 3 or more units   | Optional  | Optional  | Optional  |

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

\*\* The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, off-street parking, and green building performance (SMC 22.05.510 C).

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

## **Preliminary Ratio Analysis**

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

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

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

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 19 shows a weighted mean ratio of 0.798 which is below the IAAO guidelines, indicating that the current 2016 assessment level, as measured using recent sales, is in the unacceptable range.

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

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. The preliminary ratio study for Area 19 shows a COD of 16.57%, which is above the IAAO guidelines, indicating that the current level of assessment uniformity, as measured using recent sales, is in the unacceptable 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 increases in sales price. The preliminary ratio study for Area 19 shows a PRD of 1.04 that is not within the IAAO guidelines.

| <b>RECOMMENDED IAAO STANDARDS ON RATIO STUDIES</b> |                    |
|--|--------------------|
| <b>Appraisal Level</b>                             | <b>.90 to 1.10</b> |
| <b>Coefficient of Dispersion (COD)</b>             | <b>5.0 to 20.0</b> |
| <b>Coefficient of Variation (COV)</b>              | <b>5.0 to 20.0</b> |
| <b>Price Related Differential (PRD)</b>            | <b>.98 to 1.03</b> |

## **Improved Parcel Total Values**

### **Sales Comparison Approach Model Description**

All sales were verified with all knowledgeable parties and inspections, 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.

At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates. When necessary, sales of similar improved properties in adjacent neighborhoods were also considered.

The improved sales used range in date from 1/01/2014 to 03/07/2017. There were 154 improved sales in Area 19 that were considered fair market transactions, used in the overall analysis, and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were available. When necessary, sales of similar property types from other market areas were considered.

The following table summarizes the value parameters used for valuation in area 19. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

| <b>Property Type</b>         | <b>Price Range Per SF</b> |
|------------------------------|---------------------------|
| Commercial Condominium Units | \$175 - \$480             |
| Live-Work Townhouse Units    | \$250 - \$565             |
| SFR House Commercial Use     | \$165 - \$400             |

### **Sales comparison 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.

### **Cost Approach model description**

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost is adjusted to the western region and the Seattle area. Cost estimates are 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, fire stations, hospitals, government buildings, and park improvements. Non-exempt buildings that are valued by the cost approach might be special use properties such as fraternal halls, special use properties, and on-going new construction.

### **Cost calibration**

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

### **Income Capitalization Approach model description**

Three basic models were developed for income capitalization; those being retail, office, warehouse and other commercial income producing properties. Income table models 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.

**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. When necessary, rental rates of similar property types from other market areas were considered.

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

**Expenses:** Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 19, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

**Capitalization Rates:** When market sales are available, an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate on the first year performance, during the sales verification process. In addition, 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 income approach is considered the most reliable approach for valuation in area 19 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield only rental and to a lesser extent, expense information.

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

In 2016, Area 19 has seen capitalization rates decrease in desirable locations and vacancy rates reduced. Rental rates have increased for some property types, such as retail and industrial uses. The apartment and multifamily rents have soared in the entire Seattle area over the past five years due to the employment growth rate, household growth plus rising home prices that have put pressure on rental housing demands.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, surveys, appeals, and physical inspection. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in Area 19 that are valued by the income approach include, but are not limited to, offices, retail stores, warehouses, and mixed-use buildings.

### Area 19 Commercial Income Parameters

| 2017 Year End Metrics    |                        |                        |                        |                        |
|--------------------------|------------------------|------------------------|------------------------|------------------------|
|                          | Office                 | Retail                 | Industrial             | Apartment              |
| Vacancy                  | ↘<br>(slight decrease) | ↔<br>(stable)          | ↔<br>(stable)          | ↘<br>(slight decrease) |
| Rental Rate              | ↗<br>(slight increase) | ↗<br>(slight increase) | ↗<br>(slight increase) | ↗<br>(increase)        |
| Capitalization Rate      | ↘<br>(slight decrease) | ↘<br>(slight decrease) | ↘<br>(slight decrease) | ↘<br>(slight decrease) |
| Improved Property Values | ↗<br>(slight increase) | ↗<br>(slight increase) | ↗<br>(slight increase) | ↗<br>(increase)        |
| Land Values              | ↗<br>(increase)        | ↗<br>(increase)        | ↗<br>(increase)        | ↗<br>(increase)        |

Commercial real estate led to a further cap rate compression in 2017, but cap rates fell at a slower rate than 2016. The following tables demonstrate ranges of capitalization rates and trends that are compiled from information that is collected on a regional scale. This information is reconciled with data specific to the real estate market in Area 19 to develop the income model. Property taxes are considered an allowable expense; therefore, no effective tax rate is included in the above capitalization rates. The range of capitalization rates in the income model for Area 19 reflects the variety of properties in this area.

The following table recaps the rates as reported by the industry publications:



**SEATTLE / REGIONAL CAP RATES**

| Source   | Date    | Location                         | Office         | Industrial     | Retail        | Remarks  |
|--|---------|----------------------------------|----------------|----------------|---------------|--|
| RERC: Real Estate Report Valuation Rates & Metrics | 4Q 2016 |                                  |                |                |               | 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                          | 5.40%<br>5.90% | -<br>-         | -<br>-        | Office CBD – 1 <sup>st</sup> Tier Properties<br>Suburban Office – 1 <sup>st</sup> Tier Properties<br>Warehouse – 1 <sup>st</sup> Tier Properties<br>R&D – 1 <sup>st</sup> Tier Properties<br>Flex – 1 <sup>st</sup> Tier Properties  |
|  |         |                                  | -<br>-         | 5.50%<br>6.30% | -<br>-        | Regional Mall – 1 <sup>st</sup> Tier Properties<br>Power Center – 1 <sup>st</sup> Tier Properties<br>Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties   |
|  |         |                                  | -<br>-         | 6.40%          | -             | Office CBD – 1 <sup>st</sup> Tier Properties   |
|  |         |                                  | -<br>-         | -              | 5.80%         | Office CBD – 2 <sup>nd</sup> Tier Properties   |
|  |         | West Region                      | 4.50% - 7.50%  | -              | -             | Office CBD – 3 <sup>rd</sup> Tier Properties   |
|  |         |                                  | 5.00% - 8.00%  | -              | -             | Suburban Office – 1 <sup>st</sup> Tier Properties  |
|  |         |                                  | 5.80% - 9.00%  | -              | -             | Suburban Office – 2 <sup>nd</sup> Tier Properties  |
|  |         |                                  | 5.00% - 8.00%  | -              | -             | Suburban Office – 3 <sup>rd</sup> Tier Properties  |
|  |         |                                  | 5.50% - 8.50%  | -              | -             | Warehouse – 1 <sup>st</sup> Tier Properties  |
|  |         |                                  | 6.00% - 9.30%  | -              | -             | Warehouse – 2 <sup>nd</sup> Tier Properties  |
|  |         |                                  | -              | 4.00% - 8.50%  | -             | Warehouse – 3 <sup>rd</sup> Tier Properties  |
|  |         |                                  | -              | 4.00% - 9.00%  | -             | R&D – 1 <sup>st</sup> Tier Properties  |
|  |         |                                  | -              | 5.50% - 9.50%  | -             | R&D – 2 <sup>nd</sup> Tier Properties  |
|  |         |                                  | -              | 5.30% - 8.00%  | -             | R&D – 3 <sup>rd</sup> Tier Properties  |
|  |         |                                  | -              | 5.50% - 8.50%  | -             | Flex – 1 <sup>st</sup> Tier Properties   |
|  |         |                                  | -              | 5.50% - 9.50%  | -             | Flex – 2 <sup>nd</sup> Tier Properties   |
|  |         |                                  | -              | 5.50% - 9.50%  | -             | Flex – 3 <sup>rd</sup> Tier Properties   |
|  |         |                                  | -              | -              | 4.80% - 8.00% | Regional Mall – 1 <sup>st</sup> Tier Properties  |
|  |         |                                  | -              | -              | 4.50% - 8.30% | Regional Mall – 2 <sup>nd</sup> Tier Properties  |
|  |         |                                  | -              | -              | 6.00% - 9.00% | Regional Mall – 3 <sup>rd</sup> Tier Properties  |
|  |         |                                  | -              | -              | 6.00% - 8.00% | Power Center – 1 <sup>st</sup> Tier Properties   |
|  |         |                                  | -              | -              | 6.00% - 8.30% | Power Center – 2 <sup>nd</sup> Tier Properties   |
|  |         |                                  | -              | -              | 6.00% - 9.00% | Power Center – 3 <sup>rd</sup> Tier Properties   |
|  |         |                                  | -              | -              | 4.00% - 8.00% | Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties   |
|  |         |                                  | -              | -              | 4.50% - 8.50% | Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties   |
|  |         |                                  | -              | -              | 5.00% - 9.00% | Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties   |
| PWC / Korpaz                                       | 4Q 2016 | Seattle                          | 5.79%<br>5.45% | -<br>-         | -<br>-        | Overall – 4.50% - 8.00%<br>CBD Office – 4.50% - 8.00%  |
|  |         |                                  | 6.13%          | -              | -             | Suburban Office – 5.00% - 7.00%  |
|  |         | Pac. NW                          | 6.00%          | -              | -             | Overall - 4.00% to 9.00%   |
|  |         |                                  | 5.60%          | -              | -             | CBD Office – 4.50% - 8.00%   |
|  |         |                                  | 6.41%          | -              | -             | Suburban Office – 5.00% - 7.75%  |
|  |         |                                  | -              | 5.10%          | -             | Warehouse – 3.75% - 7.00%  |
| ACLI   | 4Q 2016 | Seattle – Bellevue - Everett MSA | 5.72%          | 7.30%          | 5.64%         | All Classes  |
|  |         | Pacific Region                   | 5.38%          | 5.77%          | 5.61%         | All Classes  |

**SEATTLE / REGIONAL CAP RATES**

| Source   | Date                        | Location                  | Multifamily   | Hospitality    | Remarks                                      |
|--|-----------------------------|---------------------------|---------------|----------------|--|
| CBRE: Capital Markets Cap. Rate survey.            | 2 <sup>nd</sup> Half (2016) | Seattle                   | 4.25% - 4.75% | -              | 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               |
|  |                             |                           | 4.75% - 5.25% | -              | Suburban – Class A                           |
|  |                             |                           | 4.75% - 5.25% | -              | 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                           |
|  |                             |                           | 5.75% - 6.25% | -              | Suburban – Class C – Value Added             |
|  |                             |                           | -             | 5.75% - 6.25%  | CBD – Luxury                                 |
|  |                             |                           | -             | 6.00% - 6.50%  | CBD – Full-Service                           |
|  |                             |                           | -             | 6.25% - 6.75%  | CBD – Select-Service                         |
|  |                             |                           | -             | 8.00% - 9.00%  | CBD – Economy                                |
|  |                             |                           | -             | 6.50% - 7.50%  | Suburban – Luxury                            |
|  |                             |                           | -             | 7.50% - 8.50 % | Suburban – Full-Service                      |
| -  | 7.50% - 8.50%               | Suburban – Select-Service |               |                |  |
| -  | 9.25% - 10.25%              | Suburban – Economy        |               |                |  |
| RERC: Real Estate Report Valuation Rates & Metrics | 4Q 2016                     | Seattle                   | 4.90%         | -              | Apartments – All Classes                     |
|  |                             |                           | -             | 7.40%          | Hotels – All Classes                         |
|  |                             | West Region               | 4.00% - 7.80% | -              | Apartments – 1 <sup>st</sup> Tier Properties |
|  |                             |                           | 4.00% - 8.30% | -              | Apartments – 2 <sup>nd</sup> Tier Properties |
|  |                             |                           | 4.50% - 8.80% | -              | Apartments – 3 <sup>rd</sup> Tier Properties |
|  |                             |                           | -             | 7.00% - 8.50%  | Hotels – 1 <sup>st</sup> Tier Properties     |
|  |                             |                           | -             | 7.00% - 10.00% | Hotels – 2 <sup>nd</sup> Tier Properties     |
|  |                             |                           | -             | 7.00% - 11.00% | Hotels – 3 <sup>rd</sup> Tier Properties     |

**NATIONAL CAP RATES**

| Source   | Date                   | Location | Office                                    | Industrial                                | Retail                                    | Remarks   |
|--|------------------------|----------|---|---|---|---|
| RERC: Real Estate Report Valuation Rates & Metrics       | 4Q 2016                |          |   |   |   | 1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location  |
|  |                        | National | 4.30% -9.00%<br>4.80% - 10.0%             | -<br>-<br>4.00% - 10.0%                   | -<br>-<br>-                               | Office CBD – 1 <sup>st</sup> Tier Properties<br>Suburban Office – 1 <sup>st</sup> Tier Properties<br>Warehouse – 1 <sup>st</sup> Tier Properties<br>R&D – 1 <sup>st</sup> Tier Properties<br>Flex – 1 <sup>st</sup> Tier Properties<br>Regional Mall – 1 <sup>st</sup> Tier Properties<br>Power Center – 1 <sup>st</sup> Tier Properties<br>Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties |
|  |                        |          | -<br>-                                    | 5.00% - 9.50%                             | -<br>-                                    |   |
|  |                        |          | -<br>-                                    | 5.30% - 10.0%                             | -<br>-                                    |   |
|  |                        |          | -<br>-                                    | -   | 4.00% - 9.00%                             |   |
|  |                        |          | -<br>-                                    | -   | 5.00% - 9.00%                             |   |
|  |                        |          | -   | -   | 4.00% - 9.50%                             |   |
| IRR: Viewpoint 2017 Commercial Real Estate Trends report | Yr. End 2016           | National | 6.73%<br>7.57%<br>7.07%<br>7.81%          | -<br>-<br>-<br>6.75%                      | -<br>-<br>-<br>-                          | Institutional Grade Properties”<br>CBD Office – Class A<br>CBD Office – Class B<br>Suburban Office – Class A<br>Suburban Office – Class B<br>Industrial<br>Flex Industrial<br>Regional Mall<br>Community Retail<br>Neighborhood Retail<br>Hotel - Full Service<br>Hotel - Limited Service   |
|  |                        |          | -<br>-                                    | 7.47%                                     | -<br>-                                    |   |
|  |                        |          | -<br>-                                    | -   | 6.57%                                     |   |
|  |                        |          | -<br>-                                    | -   | 6.77%                                     |   |
|  |                        |          | -<br>-                                    | -   | 6.94%                                     |   |
|  |                        |          | -<br>-                                    | -   | 7.86%                                     |   |
|  |                        |          | -   | -   | 8.52%                                     |   |
| ACLI   | 4Q 2016                | National | 5.43%<br>6.10%<br>5.90%<br>5.96%<br>5.22% | 6.00%<br>7.29%<br>6.92%<br>6.65%<br>5.78% | 5.89%<br>6.65%<br>6.39%<br>6.28%<br>5.34% | Overall<br>Sq.Ft. - <50k<br>Sq.Ft. - 50k – 100k<br>Sq.Ft. – 100,001 – 200k<br>Sq.Ft. – 200k+  |
| PWC / Korpaz   | 4Q 2016                | National | 5.57%<br>6.63%<br>6.76%<br>7.36%          | -<br>-<br>-<br>7.05%                      | -<br>-<br>-<br>-                          | CBD Office<br>Suburban Office<br>Medical Office<br>Secondary Office<br>Flex/R&D - (5.75% - 9.00%)<br>Warehouse - (3.00% – 7.00%)  |
|  |                        |          | -<br>-                                    | 5.27%                                     | -<br>-                                    | Regional Mall<br>Power Center<br>Neigh. Strip Centers   |
|  |                        |          | -<br>-                                    | -   | 6.10%                                     |   |
|  |                        |          | -<br>-                                    | -   | 6.37%                                     |   |
|  |                        |          | -   | -   | 6.18%                                     |   |
| PWC / Korpaz   | Latter Reports 4Q 2016 | National | 5.57%<br>6.43%<br>6.78%                   | -<br>-<br>-                               | -<br>-<br>-                               | U.S. CBD Office – 3.50% - 7.50%<br>U.S. Suburban Office – 4.50% - 9.00%<br>Medical Office – 4.50% - 10.00%  |
|  |                        |          | -<br>-                                    | 5.21%                                     | -<br>-                                    | U.S. Warehouse – 3.00% - 7.00%  |
|  |                        |          | -<br>-                                    | 7.10%                                     | -<br>-                                    | U.S. Flex/R&D – 5.50% - 9.00%   |
|  |                        |          | -<br>-                                    | -   | 6.24%                                     | U.S. Strip Shop Ctrs – 4.50% -9.50%   |
|  |                        |          | -<br>-                                    | -   | 6.35%                                     | U.S Power Centers – 5.00% - 8.00%   |
|  |                        |          | -   | -   | 6.05%                                     | U.S. Regional Malls – 4.00% - 9.00%   |
| The Boulder Group: Net Lease Market Report               | 4Q 2016                | National | 7.08%                                     | 7.14%                                     | 6.10%                                     | Overall (Average)   |

### Income approach calibration

Income tables were developed for each of the five neighborhoods in area 19. The tables pertain to the several general property types. The income tables model were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on neighborhood, size, effective age, and construction quality as recorded in the Assessor's records. 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.

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

| Area 19 Typical Income Model Parameters         |                                    |                                    |   |                                    |                    |                    |                |
|---|------------------------------------|------------------------------------|---|------------------------------------|--------------------|--------------------|----------------|
| Property Type                                   | 19-10 Annual Rental Rates/SF Range | 19-20 Annual Rental Rates/SF Range | 19- 40 & 19-50 Annual Rental Rates/SF Range | 19-60 Annual Rental Rates/SF Range | Vacancy Rate Range | Expense Rate Range | OAR Range      |
| Office, Medical Office, Dental Office           | \$20 - \$38                        | \$20 - \$36                        | \$18 - \$34                                 | \$20 - \$36                        | 8% - 10%           | 30% - 37%          | 6.00% to 7.50% |
| Retail, Restaurant, Open Office                 | \$20 - \$35                        | \$18 - \$33                        | \$14 - \$30                                 | \$18 - \$33                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Bank  | \$16 - \$34                        | \$16 - \$34                        | \$16 - \$34                                 | \$16 - \$34                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Discount Store Supermarket                      | \$8 - \$19                         | \$8 - \$19                         | \$8 - \$19                                  | \$8 - \$19                         | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Market, Bsmt Retail/Finish                      | \$11 - \$26                        | \$11 - \$26                        | \$11 - \$26                                 | \$11 - \$26                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Warehouse: Discount, Food, Showroom Store       | \$7 - \$16.50                      | \$7 - \$16.50                      | \$7 - \$16.50                               | \$7 - \$16.00                      | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Auto Ctr & Gar Repair Svcs                      | \$10 - \$22                        | \$10 - \$22                        | \$10 - \$22                                 | \$10 - \$22                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Mini Lube Gar                                   | \$14 - \$32                        | \$14 - \$32                        | \$14 - \$32                                 | \$14 - \$32                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Vet Hosp & Kennel                               | \$14 - \$28                        | \$14 - \$28                        | \$14 - \$29                                 | \$14 - \$28                        | 8% - 10%           | 30% - 37%          | 6.00% to 7.50% |
| Industrial, Manufacture, Storage Whse           | \$7 - \$16.50                      | \$7 - \$16.50                      | \$7 - \$16.50                               | \$7 - \$16.50                      | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc | \$8.50 - \$19                      | \$8.50 - \$19                      | \$8.50 - \$19                               | \$8.50 - \$19                      | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |
| Drug Store                                      | \$10 - \$26                        | \$10 - \$26                        | \$10 - \$26                                 | \$10 - \$26                        | 5% - 7%            | 7% - 10%           | 6.00% to 7.50% |

| Area 19 Typical Income Model Parameters |                                    |                                    |   |                                    |                    |                    |                |
|---|------------------------------------|------------------------------------|---|------------------------------------|--------------------|--------------------|----------------|
| Property Type                           | 19-10 Annual Rental Rates/SF Range | 19-20 Annual Rental Rates/SF Range | 19- 40 & 19-50 Annual Rental Rates/SF Range | 19-60 Annual Rental Rates/SF Range | Vacancy Rate Range | Expense Rate Range | OAR Rang       |
| Apartments, Multifamily                 | \$12 - \$28                        | \$12 - \$28                        | \$12 - \$28                                 | \$12 - \$28                        | 3% - 5%            | 30% - 37%          | 5.00% to 6.00% |
| Rooming House                           | \$14 - \$34                        | \$14 - \$34                        | \$14 - \$34                                 | \$14 - \$34                        | 5% - 7%            | 40% - 45%          | 5.00% to 6.00% |

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

### MODEL VALUATION

#### Total Value Conclusions, Recommendations and Validation:

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

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

The standard statistical measures of valuation performance are presented in the Executive Summary and the 2016 and 2017 Ratio Analysis charts included in this report. Comparison of the 2016 and 2017 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level improved from 79.8% to 96.7%. The Coefficient of Dispersion (COD) changed from 16.57% to 6.71%; the Coefficient of Variation (COV) changed from 22.47% to 11.18%. The Price-related Differential (PRD) changed from 1.04 to 1.03. These values are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity.

The total assessed value in Area 019, for the 2016 assessment year, was \$2,026,928,800 and the total recommended assessed value for the 2017 assessment year is \$2,320,227,900. Application of these recommended values for the 2017 assessment year results in an average total change from the 2016 assessments of 14.47%.

#### **AREA 19 RATIO STUDY**

| <i>RATIO STUDIES (Before and After)</i>  | <i>1/1/2016</i> | <i>1/1/2017</i> |
|--|-----------------|-----------------|
| <b>Arithmetic Mean Ratio</b>             | <b>0.829</b>    | <b>0.992</b>    |
| <b>Median Ratio</b>                      | <b>0.887</b>    | <b>0.995</b>    |
| <b>Weighted Mean Ratio</b>               | <b>0.798</b>    | <b>0.967</b>    |
| <b>Coefficient of Dispersion (COD)</b>   | <b>16.57%</b>   | <b>6.71%</b>    |
| <b>Standard Deviation (SD)</b>           | <b>0.1864</b>   | <b>0.1109</b>   |
| <b>Coefficient of Variation (COV)</b>    | <b>22.47%</b>   | <b>11.18%</b>   |
| <b>Price Related Differential (PRDP)</b> | <b>1.04</b>     | <b>1.03</b>     |

#### **CHANGE IN TOTAL ASSESSED VALUE**

| <b>Change In Total Assessed Value</b> |                         |                  |                 |
|---------------------------------------|-------------------------|------------------|-----------------|
| <b>2016 Total Value</b>               | <b>2017 Total Value</b> | <b>\$ Change</b> | <b>% Change</b> |
| \$2,026,928,800                       | \$2,320,227,900         | +\$293,299,100   | +14.47%         |

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

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

### **Scope of Work Performed:**

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

***CERTIFICATION:***

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- Yuen Chin made the physical inspection of Neighborhoods 20 and 60. She performed analysis of the land and improved sales, selected land values, analyzed the income parameters, built the income model, and made the final value selections.

# Area 19 Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

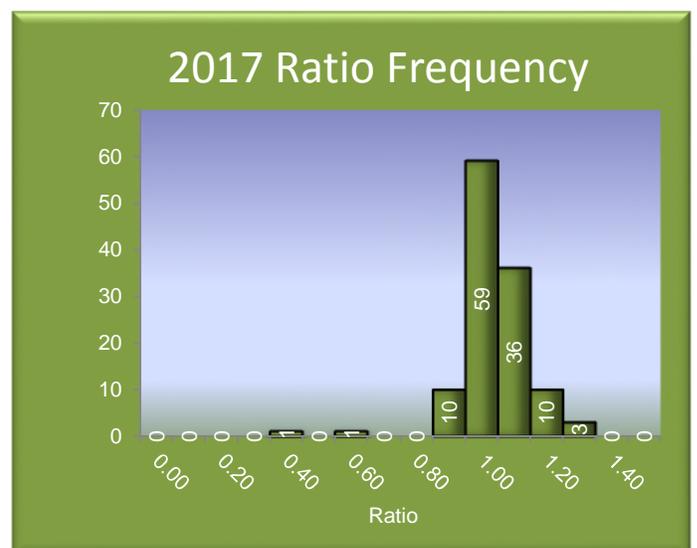
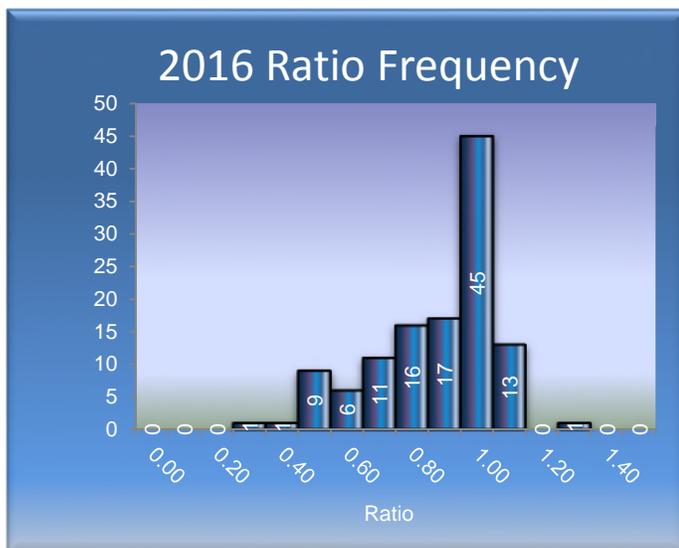
Pre-revalue ratio analysis compares sales from 2014 through 2016 in relation to the previous assessed value as of 1/1/2016.

| PRE-REVALUE RATIO SAMPLE STATISTICS     |             |
|---|-------------|
| <b>Sample size (n)</b>                  | 120         |
| <b>Mean Assessed Value</b>              | \$1,000,600 |
| <b>Mean Adj. Sales Price</b>            | \$1,254,400 |
| <b>Standard Deviation AV</b>            | \$1,189,228 |
| <b>Standard Deviation SP</b>            | \$1,367,793 |
| ASSESSMENT LEVEL                        |             |
| <b>Arithmetic Mean Ratio</b>            | 0.829       |
| <b>Median Ratio</b>                     | 0.887       |
| <b>Weighted Mean Ratio</b>              | 0.798       |
| UNIFORMITY                              |             |
| <b>Lowest ratio</b>                     | 0.2743      |
| <b>Highest ratio:</b>                   | 1.2726      |
| <b>Coefficient of Dispersion</b>        | 16.57%      |
| <b>Standard Deviation</b>               | 0.1864      |
| <b>Coefficient of Variation</b>         | 22.47%      |
| <b>Price Related Differential (PRD)</b> | 1.04        |

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2014 through 2016 and reflects the assessment level after the property has been revalued to 1/1/2017

| POST REVALUE RATIO SAMPLE STATISTICS    |             |
|---|-------------|
| <b>Sample size (n)</b>                  | 120         |
| <b>Mean Assessed Value</b>              | \$1,212,800 |
| <b>Mean Sales Price</b>                 | \$1,254,400 |
| <b>Standard Deviation AV</b>            | \$1,333,242 |
| <b>Standard Deviation SP</b>            | \$1,367,793 |
| ASSESSMENT LEVEL                        |             |
| <b>Arithmetic Mean Ratio</b>            | 0.992       |
| <b>Median Ratio</b>                     | 0.995       |
| <b>Weighted Mean Ratio</b>              | 0.967       |
| UNIFORMITY                              |             |
| <b>Lowest ratio</b>                     | 0.3476      |
| <b>Highest ratio:</b>                   | 1.2820      |
| <b>Coefficient of Dispersion</b>        | 6.71%       |
| <b>Standard Deviation</b>               | 0.1109      |
| <b>Coefficient of Variation</b>         | 11.18%      |
| <b>Price Related Differential (PRD)</b> | 1.03        |



## Improvement Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name                  | Zone     | Par. Ct. | Ver. Code | Remarks                              |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|--------------------------------|----------|----------|-----------|--------------------------------------|
| 019  | 010  | 123200 | 1150  | 1,073     | 2719161 | \$424,475   | 03/07/15  | \$395.60 | Residential Townhouse Unit     | NC2-40   | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 123200 | 1156  | 1,028     | 2710163 | \$415,000   | 12/29/14  | \$403.70 | Residential Townhouse Units    | NC2-40   | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 123200 | 1157  | 1,073     | 2718528 | \$415,000   | 02/22/15  | \$386.77 | Residential Townhouse Unit     | NC2-40   | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 276770 | 0034  | 1,411     | 2734509 | \$629,950   | 05/27/15  | \$446.46 | Residential Townhouse Unit 4   | LR3      | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 276770 | 0036  | 1,512     | 2739491 | \$675,000   | 06/15/15  | \$446.43 | Residential Townhouse Unit     | LR3      | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 276770 | 0037  | 1,391     | 2736761 | \$639,000   | 06/04/15  | \$459.38 | New Residential Townhouse Unit | LR3      | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 276770 | 0950  | 4,100     | 2724018 | \$1,480,000 | 04/10/15  | \$360.98 | PO Dog Restaurant              | NC3P-65  | 1        | Y         |                                      |
| 019  | 010  | 276770 | 1750  | 7,880     | 2851805 | \$2,190,000 | 03/01/17  | \$277.92 | MACK'S BALLARD AUTO GLASS      | C1-65    | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2306  | 2,986     | 2746158 | \$2,100,000 | 07/24/15  | \$703.28 | MIXED USE OFFICE AND RETAIL B  | NC3-65   | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2501  | 1,800     | 2698392 | \$613,000   | 10/29/14  | \$340.56 | SFR HOUSE STRUCTURE USE AS     | NC2-65   | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2565  | 13,500    | 2655741 | \$1,900,000 | 02/27/14  | \$140.74 | MIXED-USE RETAIL/OFFICE BUILD  | NC2-65   | 1        | 26        | Imp changed after sale; not in ratio |
| 019  | 010  | 276770 | 2715  | 7,564     | 2699097 | \$3,273,800 | 11/03/14  | \$432.81 | MIXED USE APARTMENT            | NC2-65   | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2855  | 10,837    | 2698696 | \$3,250,000 | 10/30/14  | \$299.90 | MIXED-USE RESTAURANT & ONE A   | NC2P-65  | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2865  | 2,099     | 2813102 | \$1,350,000 | 08/01/16  | \$643.16 | EIDEM UPHOLSTRY                | NC2-65   | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2870  | 8,326     | 2746446 | \$3,700,000 | 07/28/15  | \$444.39 | RETAIL                         | NC3P-65  | 1        | Y         |                                      |
| 019  | 010  | 276770 | 2950  | 10,220    | 2673067 | \$5,505,000 | 06/09/14  | \$538.65 | KING HOTEL BUILDING            | C1-65    | 3        | Y         |                                      |
| 019  | 010  | 276800 | 0320  | 3,840     | 2771342 | \$1,030,000 | 12/04/15  | \$268.23 | WEST WOODLAND GOSPEL HALL      | SF 5000  | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 010  | 276810 | 0225  | 4,112     | 2650465 | \$899,500   | 01/17/14  | \$218.75 | OFFICE BLDG                    | NC2-40   | 1        | Y         |                                      |
| 019  | 010  | 276810 | 0230  | 2,160     | 2672591 | \$900,000   | 06/06/14  | \$416.67 | MEDICAL & NEUROLOGIC CLINIC    | NC2-40   | 1        | Y         |                                      |
| 019  | 010  | 276830 | 0175  | 4,776     | 2766399 | \$1,250,000 | 11/05/15  | \$261.73 | PIONEER MASONRY AND RESTOR     | C1-65    | 1        | Y         |                                      |
| 019  | 010  | 394410 | 0010  | 551       | 2724608 | \$240,000   | 04/10/15  | \$435.57 | KRISTINE'S CONDOMINIUM         | MR-RC    | 1        | Y         |                                      |
| 019  | 010  | 867340 | 0235  | 6,330     | 2845100 | \$2,399,500 | 01/19/17  | \$379.07 | WEST BALLARD BUILDING          | IB U/45  | 1        | Y         |                                      |
| 019  | 010  | 894240 | 0010  | 1,312     | 2778445 | \$625,000   | 01/28/16  | \$476.37 | VIK CONDOMINIUM                | NC3-65   | 1        | Y         |                                      |
| 019  | 020  | 198220 | 1610  | 6,861     | 2698418 | \$1,665,000 | 10/31/14  | \$242.68 | car repair                     | IB U/45  | 1        | Y         |                                      |
| 019  | 020  | 198220 | 1985  | 1,560     | 2788148 | \$650,000   | 04/01/16  | \$416.67 | NORTH CONSULTING               | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 251600 | 0230  | 2,237     | 2725061 | \$655,000   | 03/30/15  | \$292.80 | converted house                | C1-40    | 1        | Y         |                                      |
| 019  | 020  | 276770 | 1820  | 1,700     | 2747633 | \$650,000   | 07/29/15  | \$382.35 | office/warehouse               | IC-65    | 1        | Y         |                                      |
| 019  | 020  | 276770 | 1975  | 18,415    | 2847035 | \$3,165,000 | 01/30/17  | \$171.87 | SCOTT GALVANIZING              | IC-65    | 1        | Y         |                                      |
| 019  | 020  | 276770 | 2295  | 6,000     | 2733196 | \$1,050,000 | 05/17/15  | \$175.00 | STEWART'S MARINE               | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276770 | 2630  | 15,000    | 2746511 | \$2,100,000 | 07/22/15  | \$140.00 | Salmon Bay Sand & Gravel       | IG2 U/65 | 2        | Y         |                                      |
| 019  | 020  | 276770 | 2655  | 4,720     | 2822885 | \$3,300,000 | 09/14/16  | \$699.15 | STIMSON CO                     | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276770 | 2795  | 7,210     | 2774387 | \$1,650,000 | 12/29/15  | \$228.85 | J DESIGN FABRICATION CONSTRU   | IG2 U/65 | 2        | Y         |                                      |
| 019  | 020  | 276770 | 2820  | 20,725    | 2702801 | \$6,200,000 | 11/21/14  | \$299.16 | OFFICE BUILDING                | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276830 | 0780  | 19,264    | 2816227 | \$6,150,000 | 08/15/16  | \$319.25 | NESS CRANE SERVICE SHOP        | IG2 U/65 | 11       | Y         |                                      |
| 019  | 020  | 276830 | 1105  | 8,153     | 2790953 | \$2,200,000 | 04/19/16  | \$269.84 | whse/office                    | IB U/45  | 1        | Y         |                                      |
| 019  | 020  | 276830 | 1615  | 5,770     | 2684878 | \$1,250,000 | 08/12/14  | \$216.64 | US TECHS                       | IG2 U/65 | 1        | Y         |                                      |

## Improvement Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name                  | Zone     | Par. Ct. | Ver. Code | Remarks                              |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|--------------------------------|----------|----------|-----------|--------------------------------------|
| 019  | 020  | 276830 | 1650  | 12,292    | 2720625 | \$2,020,000 | 03/26/15  | \$164.33 | SALMON BAY HYDROLOGICS         | IG2 U/65 | 3        | Y         |                                      |
| 019  | 020  | 276830 | 1665  | 3,750     | 2759367 | \$900,000   | 10/01/15  | \$240.00 | FROSTY'S MARINE SERVICE        | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276830 | 1680  | 3,494     | 2764443 | \$1,625,000 | 10/30/15  | \$465.08 | ECI GENERAL CONTRACTOR         | IB U/45  | 1        | Y         |                                      |
| 019  | 020  | 276830 | 1975  | 3,000     | 2685889 | \$535,000   | 08/06/14  | \$178.33 | MICHAEL'S AUTOMOTIVE MARINE    | IG2 U/65 | 1        | 26        | Imp changed after sale; not in ratio |
| 019  | 020  | 276830 | 2590  | 40,445    | 2713874 | \$8,925,865 | 02/13/15  | \$220.69 | Mars Hill Church/              | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276830 | 3060  | 12,076    | 2792487 | \$2,950,000 | 04/26/16  | \$244.29 | PUGET SOUND INSTRUMENT         | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276830 | 3070  | 8,453     | 2763737 | \$1,825,000 | 10/19/15  | \$215.90 | PLATT ELECTRIC                 | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 276840 | 0020  | 4,119     | 2807863 | \$850,000   | 07/06/16  | \$206.36 | POWER TAB                      | IG2 U/65 | 1        | Y         |                                      |
| 019  | 020  | 441310 | 0175  | 5,952     | 2780937 | \$1,475,000 | 02/08/16  | \$247.82 | ALLIED ICE                     | IB U/45  | 1        | Y         |                                      |
| 019  | 020  | 569350 | 0645  | 7,704     | 2751138 | \$2,669,900 | 08/02/15  | \$346.56 | MIXED USE APARTMENT & TRIPLE   | NC2P-40  | 1        | Y         |                                      |
| 019  | 020  | 569450 | 0610  | 4,266     | 2804637 | \$750,000   | 06/13/16  | \$175.81 | OPEN OFFICE/RETAIL STORE       | C1-40    | 1        | Y         |                                      |
| 019  | 020  | 952110 | 1072  | 1,320     | 2718008 | \$325,000   | 03/05/15  | \$246.21 | salon                          | C1-40    | 1        | Y         |                                      |
| 019  | 020  | 952110 | 1245  | 2,666     | 2849790 | \$530,000   | 02/07/17  | \$198.80 | HOUSE OF COLORS                | C1-40    | 1        | Y         |                                      |
| 019  | 040  | 091700 | 0053  | 1,350     | 2663812 | \$439,000   | 04/14/14  | \$325.19 | LIVE/WORK TOWNHOUSE UNIT       | NC1-40   | 1        | Y         |                                      |
| 019  | 040  | 091700 | 0056  | 1,340     | 2669961 | \$419,000   | 05/22/14  | \$312.69 | LIVE/WORK LOFT TOWNHOUSE U     | NC1-40   | 1        | Y         |                                      |
| 019  | 040  | 230140 | 0790  | 1,280     | 2776553 | \$654,000   | 01/12/16  | \$510.94 | DENTAL OFFICE/CLINIC           | NC2-40   | 1        | Y         |                                      |
| 019  | 040  | 253980 | 0020  | 1,335     | 2849402 | \$620,000   | 02/14/17  | \$464.42 | FINI CONDOMINIUM               | NC2-40   | 1        | Y         |                                      |
| 019  | 040  | 291920 | 0725  | 5,208     | 2707487 | \$1,335,000 | 12/24/14  | \$256.34 | RETAIL STORE                   | NC2P-40  | 1        | Y         |                                      |
| 019  | 040  | 291920 | 1000  | 3,600     | 2802797 | \$850,000   | 06/10/16  | \$236.11 | FIXTURE GALLERY                | NC2P-40  | 1        | Y         |                                      |
| 019  | 040  | 291920 | 1260  | 12,107    | 2756499 | \$2,020,000 | 09/18/15  | \$166.85 | RETAIL & OFFICE MIXED-USE      | NC2P-40  | 1        | Y         |                                      |
| 019  | 040  | 312604 | 9130  | 4,680     | 2769357 | \$1,570,000 | 11/25/15  | \$335.47 | NORTHWEST BRAKE SHOP           | C2-65    | 1        | Y         |                                      |
| 019  | 040  | 312604 | 9131  | 4,996     | 2836854 | \$975,000   | 11/22/16  | \$195.16 | JAPAN AUTO ET AL               | C2-65    | 1        | Y         |                                      |
| 019  | 040  | 336390 | 0216  | 6,687     | 2709968 | \$1,545,000 | 01/12/15  | \$231.05 | MIXED USE RETAIL & 5 UNIT APAR | NC2-40   | 1        | Y         |                                      |
| 019  | 040  | 379700 | 2120  | 2,700     | 2817492 | \$816,000   | 08/19/16  | \$302.22 | MIXED USE RETAIL & 2 MULTI-FAM | NC3P-40  | 1        | Y         |                                      |
| 019  | 040  | 379700 | 2120  | 2,700     | 2729361 | \$500,000   | 05/06/15  | \$185.19 | MIXED USE RETAIL & 2 MULTI-FAM | NC3-40   | 1        | 26        | Imp changed after sale; not in ratio |
| 019  | 040  | 379700 | 2325  | 2,820     | 2665205 | \$310,000   | 04/25/14  | \$109.93 | BUTCH'S GUN SHOP               | NC3-40   | 1        | 26        | Imp changed after sale; not in ratio |
| 019  | 040  | 551160 | 0230  | 8,911     | 2834025 | \$2,400,000 | 11/15/16  | \$269.33 | RETAIL STORE                   | NC3P-40  | 1        | Y         |                                      |
| 019  | 040  | 554080 | 0175  | 1,927     | 2675828 | \$480,000   | 06/25/14  | \$249.09 | FUSHEN RESTAURANT              | C1-40    | 1        | Y         |                                      |
| 019  | 040  | 643050 | 0300  | 7,020     | 2677102 | \$2,000,000 | 06/27/14  | \$284.90 | LEARN, PLAY, SWEAT             | NC2P-40  | 4        | Y         |                                      |
| 019  | 040  | 643050 | 0305  | 4,032     | 2660396 | \$950,000   | 03/24/14  | \$235.62 | ALLEGRA PRINT & IMAGING        | NC2P-40  | 1        | Y         |                                      |
| 019  | 040  | 755930 | 0560  | 1,502     | 2699871 | \$412,000   | 11/05/14  | \$274.30 | SAPPHIRE CONDOMINIUM           | NC3P-40  | 2        | Y         |                                      |
| 019  | 040  | 755930 | 0580  | 1,347     | 2846455 | \$465,000   | 01/26/17  | \$345.21 | SAPPHIRE CONDOMINIUM           | NC3P-40  | 1        | Y         |                                      |
| 019  | 040  | 863420 | 0010  | 1,000     | 2813616 | \$325,000   | 08/01/16  | \$325.00 | THREE CROWNS CONDOMINIUM       | NC2P-40  | 2        | Y         |                                      |
| 019  | 040  | 952410 | 0170  | 1,175     | 2668167 | \$357,950   | 05/07/14  | \$304.64 | Residential Townhouse Unit A   | LR3      | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 040  | 952410 | 0171  | 1,175     | 2668168 | \$362,950   | 05/07/14  | \$308.89 | Residential Townhouse Unit     | LR3      | 1        | 34        | Use-change after sale; not in ratio  |
| 019  | 040  | 952410 | 0172  | 1,311     | 2665318 | \$382,081   | 04/23/14  | \$291.44 | Residential Townhouse Unit C   | LR3      | 1        | 34        | Use-change after sale; not in ratio  |

## Improvement Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name                     | Zone    | Par. Ct. | Ver. Code | Remarks                             |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-----------------------------------|---------|----------|-----------|-------------------------------------|
| 019  | 050  | 046100 | 2824  | 3,160     | 2727967 | \$965,000   | 04/29/15  | \$305.38 | MIXED USE APARTMENT (COML &       | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 046100 | 3466  | 594       | 2770763 | \$400,000   | 12/07/15  | \$673.40 | ARTS AND CRAFTS STUDIO (SMAL      | LR2 RC  | 1        | Y         |                                     |
| 019  | 050  | 102503 | 9164  | 2,295     | 2728434 | \$730,000   | 04/29/15  | \$318.08 | LIVE/WORK TOWNHOUSE UNIT LC       | C1-40   | 1        | Y         |                                     |
| 019  | 050  | 102503 | 9338  | 2,172     | 2656733 | \$676,000   | 03/04/14  | \$311.23 | LIVE/WORK TOWNHOUSE UNIT LC       | C1-40   | 1        | Y         |                                     |
| 019  | 050  | 123200 | 1148  | 1,535     | 2718378 | \$449,000   | 03/04/15  | \$292.51 | Live/Work Townhouse Unit          | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 123200 | 1149  | 1,535     | 2707258 | \$480,000   | 12/19/14  | \$312.70 | Live/Work Townhouse               | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 123200 | 1154  | 1,535     | 2714839 | \$449,000   | 02/03/15  | \$292.51 | Live/Work Townhouse               | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 123200 | 1155  | 1,535     | 2718877 | \$450,000   | 03/05/15  | \$293.16 | Live/Work Townhouse               | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0043  | 1,214     | 2824049 | \$599,950   | 09/14/16  | \$494.19 | Live/Work Townhouse Unit          | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0044  | 1,202     | 2811903 | \$589,000   | 07/20/16  | \$490.02 | Live/Work Townhouse               | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0046  | 1,473     | 2828745 | \$600,000   | 10/07/16  | \$407.33 | Live/Work Townhouse Unit          | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0047  | 1,353     | 2825463 | \$630,000   | 09/19/16  | \$465.63 | Live/Work Townhouse Unit          | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0048  | 1,410     | 2832503 | \$579,950   | 10/13/16  | \$411.31 | Live/Work Townhouse Unit          | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 202870 | 0049  | 1,374     | 2832129 | \$579,950   | 10/13/16  | \$422.09 | Live/work Townhouse Unt           | NC1-30  | 1        | Y         |                                     |
| 019  | 050  | 276760 | 0545  | 5,696     | 2695535 | \$1,700,000 | 10/14/14  | \$298.46 | Excel Plaza                       | NC3-40  | 1        | Y         |                                     |
| 019  | 050  | 276760 | 1480  | 4,155     | 2696376 | \$1,537,300 | 10/10/14  | \$369.99 | DENTISTRY FOR ADULTS & CHIDR      | LR3 RC  | 2        | Y         |                                     |
| 019  | 050  | 277660 | 0113  | 1,942     | 2818581 | \$699,950   | 08/15/16  | \$360.43 | New Live/Work Townhouse Unit 6    | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 277660 | 0114  | 2,248     | 2817858 | \$699,950   | 08/04/16  | \$311.37 | New Live/Work Townhouse Unit 5    | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 277660 | 0115  | 1,720     | 2818363 | \$649,950   | 08/16/16  | \$377.88 | New Residential Townhouse Unit 1  | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 277660 | 0116  | 1,705     | 2821358 | \$639,950   | 08/16/16  | \$375.34 | New Residential Townhouse Unit 2  | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 277660 | 0118  | 1,773     | 2817831 | \$639,950   | 08/10/16  | \$360.94 | New Residential Townhouse Unit 3  | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 277660 | 0119  | 1,705     | 2818101 | \$635,000   | 08/17/16  | \$372.43 | New Residential Townhouse Unit 4  | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 287710 | 1675  | 2,848     | 2789407 | \$1,150,000 | 04/08/16  | \$403.79 | TAVERN AND APARTMENT              | NC2P-30 | 1        | Y         |                                     |
| 019  | 050  | 292270 | 0577  | 1,644     | 2755836 | \$415,000   | 09/04/15  | \$252.43 | LIVE/WORK TOWNHOUSE UNIT          | NC1-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0080  | 1,954     | 2818152 | \$610,000   | 08/19/16  | \$312.18 | Live/Work Townhouse Unit 1A       | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0081  | 1,954     | 2817901 | \$615,000   | 08/19/16  | \$314.74 | Live/Work Townhouse Unit 1B       | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0082  | 1,728     | 2810902 | \$685,000   | 07/13/16  | \$396.41 | New Residential Townhouse Unit 2A | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0083  | 1,728     | 2810091 | \$685,000   | 07/12/16  | \$396.41 | New Residential Townhouse Unit 2B | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0090  | 4,100     | 2685503 | \$545,000   | 08/18/14  | \$132.93 | GARAGE SERVICE REPAIR             | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0122  | 1,499     | 2784248 | \$550,000   | 02/09/16  | \$366.91 | LIVE/WORK TOWNHOUSE UNIT          | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0123  | 1,499     | 2796762 | \$550,000   | 05/09/16  | \$366.91 | LIVE/WORK TOWNHOUSE UNIT          | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0124  | 1,499     | 2794509 | \$550,000   | 04/16/16  | \$366.91 | LIVE/WORK TOWNHOUSE UNIT          | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0125  | 1,499     | 2785116 | \$545,000   | 02/24/16  | \$363.58 | LIVE/WORK TOWNHOUSE UNIT          | NC2-40  | 1        | Y         |                                     |
| 019  | 050  | 305270 | 0126  | 1,548     | 2795886 | \$650,000   | 05/09/16  | \$419.90 | Residential Townhouse Unit        | NC2-40  | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 305270 | 0128  | 1,548     | 2779608 | \$650,000   | 02/09/16  | \$419.90 | Residential Townhouse Unit 7      | NC2-40  | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 305270 | 0131  | 1,548     | 2796719 | \$650,950   | 05/10/16  | \$420.51 | New Townhouse                     | NC2-40  | 1        | 34        | Use-change after sale; not in ratio |

## Improvement Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name                      | Zone         | Par. Ct. | Ver. Code | Remarks                             |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|------------------------------------|--------------|----------|-----------|-------------------------------------|
| 019  | 050  | 330070 | 0762  | 1,792     | 2834593 | \$599,950   | 11/14/16  | \$334.79 | Live/Work Townhouse Unit           | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0763  | 1,792     | 2837652 | \$600,000   | 11/30/16  | \$334.82 | Live/Work Townhouse Unit           | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0764  | 1,666     | 2840584 | \$650,000   | 12/12/16  | \$390.16 | Live/Work Townhouse Unit           | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0765  | 1,666     | 2843504 | \$663,000   | 01/04/17  | \$397.96 | Live/Work Townhouse Unit           | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0766  | 1,728     | 2838122 | \$615,000   | 12/06/16  | \$355.90 | New Residential Townhouse Unit A   | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0767  | 1,728     | 2838776 | \$616,000   | 12/07/16  | \$356.48 | Residential Townhouse Unit         | C1-30        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0835  | 1,980     | 2779790 | \$609,950   | 02/04/16  | \$308.06 | Live/Work Townhouse Unit 1         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0836  | 1,980     | 2777100 | \$599,950   | 01/11/16  | \$303.01 | Live/Work Townhouse Unit 2         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0837  | 1,988     | 2781225 | \$569,950   | 01/27/16  | \$286.70 | Live/Work Townhouse Unit 3         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0838  | 1,866     | 2776783 | \$649,950   | 01/08/16  | \$348.31 | Residential Townhouse Unit 1       | C1-40        | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 330070 | 0839  | 1,866     | 2775903 | \$649,950   | 01/11/16  | \$348.31 | Residential Townhouse Unit 2       | C1-40        | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 330070 | 0840  | 1,988     | 2772988 | \$639,950   | 12/15/15  | \$321.91 | Live/Work Townhouse Unit 6 (Former | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0841  | 2,035     | 2772900 | \$629,950   | 12/15/15  | \$309.56 | LIVE/WORK TOWNHOUSE UNIT 5         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0842  | 1,988     | 2773008 | \$629,950   | 12/10/15  | \$316.88 | LIVE/WORK TOWNHOUSE UNIT 4         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 330070 | 0843  | 2,092     | 2786091 | \$683,950   | 03/10/16  | \$326.94 | RESIDENTIAL SFR Townhouse UNI      | C1-40        | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 330070 | 0844  | 1,859     | 2780358 | \$712,500   | 01/28/16  | \$383.27 | RESIDENTIAL SFR TOWNHOUSE U        | C1-40        | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 369240 | 0050  | 1,190     | 2650593 | \$280,000   | 01/22/14  | \$235.29 | JENNIFER ROSE BUILDING CONDO       | NC2-40       | 1        | Y         |                                     |
| 019  | 050  | 444980 | 0004  | 1,290     | 2684872 | \$369,950   | 08/06/14  | \$286.78 | LIVE/WORK TOWNHOUSE UNIT           | NC1-30       | 1        | Y         |                                     |
| 019  | 050  | 444980 | 0005  | 1,338     | 2663141 | \$365,000   | 04/11/14  | \$272.80 | LIVE/WORK TOWNHOUSE UNIT           | NC1-30       | 1        | Y         |                                     |
| 019  | 050  | 444980 | 0010  | 5,583     | 2827890 | \$1,783,800 | 10/10/16  | \$319.51 | MIXED-USE 7-UNIT APARTMENT W       | NC1-30       | 1        | Y         |                                     |
| 019  | 050  | 602150 | 3280  | 2,616     | 2724284 | \$705,000   | 04/07/15  | \$269.50 | LOYAL REALTY                       | NC2-40       | 1        | Y         |                                     |
| 019  | 050  | 602150 | 3464  | 1,400     | 2723660 | \$560,000   | 04/09/15  | \$400.00 | RETAIL/OFFICE                      | LR3          | 1        | Y         |                                     |
| 019  | 050  | 751850 | 0046  | 4,069     | 2721936 | \$695,000   | 04/01/15  | \$170.80 | BALLARD VETERINARY CLINIC          | NC2-40       | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 751850 | 0510  | 3,070     | 2728482 | \$535,000   | 05/04/15  | \$174.27 | O'HARA CORPORATION (SFR HOU        | NC2-40       | 1        | Y         |                                     |
| 019  | 050  | 755080 | 0736  | 1,500     | 2809325 | \$820,000   | 07/12/16  | \$546.67 | Live/Work Townhouse Unit 2         | NC1-30       | 1        | Y         |                                     |
| 019  | 050  | 755080 | 0737  | 1,455     | 2817773 | \$820,000   | 08/22/16  | \$563.57 | Live/Work Townhouse Unit 1         | NC1-30       | 1        | Y         |                                     |
| 019  | 050  | 755080 | 0740  | 1,181     | 2806458 | \$624,000   | 06/24/16  | \$528.37 | New Residential Townhouse Unit 5   | NC1-30       | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 758870 | 0321  | 3,529     | 2839639 | \$1,908,000 | 12/15/16  | \$540.66 | Retail Store                       | NC3P-40      | 1        | Y         |                                     |
| 019  | 050  | 758870 | 0350  | 2,400     | 2839640 | \$1,692,000 | 12/15/16  | \$705.00 | T-MOBILE                           | NC3P-40      | 1        | Y         |                                     |
| 019  | 050  | 787300 | 0440  | 1,523     | 2652414 | \$262,500   | 02/04/14  | \$172.36 | SOUND VIEW WEST CONDOMINIU         | C1-40        | 1        | Y         |                                     |
| 019  | 050  | 923190 | 0295  | 5,570     | 2793572 | \$1,550,000 | 04/29/16  | \$278.28 | Washington Karate Association      | NC3-65 (3.0) | 1        | Y         |                                     |
| 019  | 050  | 923190 | 0305  | 2,425     | 2835272 | \$605,000   | 11/08/16  | \$249.48 | Live/Work Townhouse Unit           | NC3-65 (3.0) | 1        | Y         |                                     |
| 019  | 050  | 923190 | 0310  | 2,425     | 2835110 | \$650,000   | 11/18/16  | \$268.04 | LIVE/WORK TOWNHOUSE UNIT           | NC3-65 (3.0) | 1        | Y         |                                     |
| 019  | 050  | 923190 | 0311  | 2,425     | 2851708 | \$650,000   | 02/28/17  | \$268.04 | LIVE/WORK TOWNHOUSE UNIT           | NC3-65 (3.0) | 1        | Y         |                                     |
| 019  | 050  | 923190 | 0313  | 1,878     | 2715224 | \$562,500   | 02/09/15  | \$299.52 | LIVE/WORK TOWNHOUSE UNIT           | C1-40        | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 050  | 932016 | 0020  | 894       | 2755662 | \$317,500   | 09/09/15  | \$355.15 | WESTVIEW AT GREENWOOD CON          | NC2-40       | 1        | Y         |                                     |

## Improvement Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name              | Zone    | Par. Ct. | Ver. Code | Remarks                             |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|----------------------------|---------|----------|-----------|-------------------------------------|
| 019  | 060  | 390250 | 0010  | 1,914     | 2817000 | \$775,000   | 08/17/16  | \$404.91 | KIRKWOOD PLACE             | NC1-30  | 1        | Y         |                                     |
| 019  | 060  | 390250 | 0020  | 749       | 2694394 | \$312,500   | 10/08/14  | \$417.22 | KIRKWOOD PLACE             | NC1-30  | 1        | Y         |                                     |
| 019  | 060  | 716990 | 0010  | 932       | 2727870 | \$400,000   | 04/24/15  | \$429.18 | RAVENNA GREENLAKE          | NC2-40  | 1        | Y         |                                     |
| 019  | 060  | 769856 | 0010  | 2,177     | 2796170 | \$729,000   | 05/02/16  | \$334.86 | 7301 FIFTH AVE CONDOMINIUM | NC2-40  | 1        | Y         |                                     |
| 019  | 060  | 952810 | 3429  | 1,394     | 2739294 | \$649,000   | 06/22/15  | \$465.57 | Townhouse Plat             | LR3     | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 060  | 952810 | 3430  | 1,420     | 2740919 | \$679,900   | 06/23/15  | \$478.80 | Residential Townhouse Unit | LR3     | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 060  | 952810 | 3431  | 1,440     | 2744115 | \$635,000   | 07/15/15  | \$440.97 | Residential Townhouse Unit | LR3     | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 060  | 952810 | 3432  | 1,440     | 2737294 | \$625,000   | 06/08/15  | \$434.03 | Residential Townhouse Unit | LR3     | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 060  | 952810 | 4035  | 14,952    | 2841866 | \$6,200,000 | 12/23/16  | \$414.66 | RAVENNA 500 APARTMENT      | LR3     | 1        | Y         |                                     |
| 019  | 060  | 955020 | 4350  | 1,558     | 2672648 | \$510,000   | 06/02/14  | \$327.34 | ROOMING HOUSE              | SF 5000 | 1        | Y         |                                     |

Vacant Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price   | Sale Date | SP / Ld. Area | Property Name                           | Zone     | Par. Ct. | Ver. Code | Remarks                             |
|------|-------|--------|-------|-----------|---------|--------------|-----------|---------------|---|----------|----------|-----------|-------------------------------------|
| 019  | 010   | 117500 | 0801  | 4,733     | 2791346 | \$771,000    | 04/19/16  | \$162.90      | 4 UNIT APT                              | LR3      | 1        | 29        | Seg/merge after sale; not in ratio  |
| 019  | 010   | 276760 | 4045  | 4,650     | 2651886 | \$650,000    | 01/29/14  | \$139.78      | Proposed New Rooming House              | LR3      | 1        | Y         |                                     |
| 019  | 010   | 276760 | 4525  | 5,000     | 2804728 | \$820,000    | 06/14/16  | \$164.00      | BARBER SHOP ATTACHED TO SFR H           | NC3-40   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0035  | 5,000     | 2671313 | \$500,000    | 05/21/14  | \$100.00      | Duplex                                  | LR3      | 1        | 29        | Seg/merge after sale; not in ratio  |
| 019  | 010   | 276770 | 0040  | 5,000     | 2687354 | \$705,000    | 08/22/14  | \$141.00      | duplex                                  | LR3      | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0270  | 22,800    | 2761561 | \$6,100,000  | 10/15/15  | \$267.54      | WIGGEN & SONS FUNERAL HOME              | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0295  | 7,800     | 2832626 | \$3,225,000  | 10/31/16  | \$413.46      | U-FRAME-IT & PILGRIMS NUTRITION         | NC3-65   | 2        | Y         |                                     |
| 019  | 010   | 276770 | 0395  | 5,000     | 2676411 | \$910,000    | 06/20/14  | \$182.00      | 5 UNIT APT                              | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0425  | 2,250     | 2739916 | \$600,000    | 06/17/15  | \$266.67      | 5611 17th Ave NW SFR                    | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0426  | 2,750     | 2739914 | \$600,000    | 06/17/15  | \$218.18      | 5617 17th Ave NW SFR                    | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0430  | 15,000    | 2827586 | \$5,100,000  | 10/11/16  | \$340.00      | BALLARD DENTAL ARTS                     | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0445  | 15,000    | 2827578 | \$5,000,000  | 10/11/16  | \$333.33      | THE FORUM OFFICE BUILDING               | NC3-65   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0615  | 7,800     | 2737506 | \$2,300,000  | 06/15/15  | \$294.87      | MARGARET MATTHEWS CPA                   | NC3-85   | 2        | Y         |                                     |
| 019  | 010   | 276770 | 0770  | 4,750     | 2774996 | \$1,200,000  | 01/06/16  | \$252.63      | SFR house                               | NC3-85   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0775  | 4,750     | 2774985 | \$1,600,000  | 01/06/16  | \$336.84      | 7 UNIT APT                              | NC3-85   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0780  | 4,750     | 2774987 | \$1,250,000  | 01/06/16  | \$263.16      | New Mixed Use Apartment                 | NC3-85   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 0790  | 9,500     | 2775008 | \$3,500,000  | 01/06/16  | \$368.42      | DUPLEX USED AS OFFICE                   | NC3-85   | 2        | Y         |                                     |
| 019  | 010   | 276770 | 0795  | 4,750     | 2774988 | \$1,550,000  | 01/06/16  | \$326.32      | Parking Lot for Accounts #276770-0800   | NC3-85   | 1        | Y         |                                     |
| 019  | 010   | 276770 | 1535  | 5,000     | 2781187 | \$874,000    | 02/17/16  | \$174.80      | ARCHITECT'S OFFICE                      | C1-65    | 1        | Y         |                                     |
| 019  | 010   | 276770 | 1650  | 14,270    | 2681714 | \$1,850,000  | 07/29/14  | \$129.64      | JUBILEE FISHERIES                       | C1-65    | 1        | Y         |                                     |
| 019  | 010   | 276770 | 3505  | 8,800     | 2793722 | \$2,400,000  | 04/27/16  | \$272.73      | FLEURY'S AMERICAN CAR CARE CEI          | C1-65    | 1        | Y         |                                     |
| 019  | 010   | 276810 | 0365  | 12,380    | 2707127 | \$4,427,793  | 12/22/14  | \$357.66      | PARKING FOR ACCOUNT #276810-03          | C1-65    | 2        | Y         |                                     |
| 019  | 010   | 276810 | 0465  | 25,000    | 2707123 | \$6,641,689  | 12/23/14  | \$265.67      | BURGER KING                             | C1-65    | 1        | Y         |                                     |
| 019  | 010   | 276810 | 0477  | 10,572    | 2707126 | \$5,180,518  | 12/23/14  | \$490.02      | SHELL FOOD MART                         | C1-65    | 1        | Y         |                                     |
| 019  | 010   | 867340 | 0200  | 15,368    | 2652837 | \$1,610,000  | 01/27/14  | \$104.76      | Awaiting for Proposed New Retail/Office | IB U/45  | 1        | Y         |                                     |
| 019  | 020   | 251600 | 0232  | 1,342     | 2759153 | \$175,000    | 09/29/15  | \$130.40      | vacant land                             | C1-40    | 1        | Y         |                                     |
| 019  | 020   | 276830 | 0925  | 18,730    | 2668088 | \$2,498,000  | 05/13/14  | \$133.37      | LOUIES CUISINE OF CHINA                 | C1-65    | 1        | 34        | Use-change after sale; not in ratio |
| 019  | 020   | 276830 | 1755  | 7,492     | 2668084 | \$750,000    | 05/13/14  | \$100.11      | restaurant PARKING                      | IG2 U/65 | 1        | Y         |                                     |
| 019  | 020   | 276830 | 2310  | 8,800     | 2815977 | \$995,000    | 08/10/16  | \$113.07      | NOBLE METALS INC                        | IG2 U/65 | 1        | Y         |                                     |
| 019  | 020   | 276830 | 2930  | 80,400    | 2772457 | \$16,999,900 | 12/17/15  | \$211.44      | DEPT OF SOCIAL & HEALTH SERVICI         | IG2 U/65 | 1        | 29        | Seg/merge after sale; not in ratio  |
| 019  | 020   | 569500 | 0155  | 5,179     | 2731608 | \$725,000    | 05/19/15  | \$139.99      | SWINGSIDE CAFE                          | LR3 RC   | 1        | 29        | Seg/merge after sale; not in ratio  |
| 019  | 020   | 952110 | 1071  | 700       | 2702645 | \$26,500     | 11/21/14  | \$37.86       | VACANT COMMERCIAL LOT                   | C1-40    | 1        | Y         |                                     |
| 019  | 040   | 099300 | 0645  | 19,000    | 2734387 | \$1,558,000  | 05/29/15  | \$82.00       | VACANT LAND                             | C1-65    | 1        | Y         |                                     |
| 019  | 040   | 099300 | 1715  | 19,000    | 2787471 | \$1,452,000  | 03/31/16  | \$76.42       | DAY-NITE TOWING                         | C1-65    | 1        | Y         |                                     |
| 019  | 040   | 153230 | 0095  | 17,776    | 2807505 | \$1,500,000  | 07/06/16  | \$84.38       | AURORA AUTO WRECKING                    | C2-65    | 2        | Y         |                                     |
| 019  | 040   | 153230 | 0205  | 51,918    | 2844562 | \$3,835,000  | 01/03/17  | \$73.87       | AURORA AUTO WRECKING                    | C1-40    | 3        | Y         |                                     |
| 019  | 040   | 287710 | 4085  | 16,958    | 2776026 | \$2,800,000  | 01/14/16  | \$165.11      | Former OROWHEAT BAKERY                  | NC2-40   | 3        | Y         |                                     |
| 019  | 040   | 312604 | 9034  | 33,743    | 2807517 | \$2,200,000  | 07/06/16  | \$65.20       | KLOSE-IN MOTEL                          | C2-65    | 1        | Y         |                                     |
| 019  | 040   | 336240 | 1476  | 30,753    | 2733797 | \$2,600,000  | 06/01/15  | \$84.54       | ZION LUTHERAN CHURCH                    | SF 5000  | 8        | Y         |                                     |

Vacant Sales for Area 019 with Sales Used

03/18/2017

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld.<br>Area | Property Name                         | Zone    | Par.<br>Ct. | Ver.<br>Code | Remarks                            |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|---------------------------------------|---------|-------------|--------------|------------------------------------|
| 019  | 040   | 339290 | 0005  | 16,553    | 2724323 | \$1,500,000 | 04/15/15  | \$90.62          | METROPOLITAN MOTORS LLC (USEI         | C1-40   | 1           | Y            |                                    |
| 019  | 040   | 362603 | 9057  | 22,261    | 2802670 | \$2,700,000 | 06/14/16  | \$121.29         | VOLUNTEERS OF AMERICA WESTER          | C1-40   | 2           | Y            |                                    |
| 019  | 040   | 946520 | 0010  | 9,448     | 2800528 | \$700,000   | 06/01/16  | \$74.09          | OPEN OFFICE                           | C1-40   | 1           | Y            |                                    |
| 019  | 040   | 946520 | 0017  | 8,268     | 2806467 | \$1,475,000 | 06/22/16  | \$178.40         | APT & OFFICE                          | C1-40   | 1           | Y            |                                    |
| 019  | 040   | 946520 | 0180  | 6,365     | 2686239 | \$605,000   | 08/19/14  | \$95.05          | GREENWOOD ALTERATION,RELININ          | C1-40   | 1           | Y            |                                    |
| 019  | 040   | 946820 | 0032  | 8,036     | 2738973 | \$1,800,000 | 06/23/15  | \$223.99         | KORT HAUS & STUMBLING GOAT BIS        | NC2-40  | 1           | Y            |                                    |
| 019  | 040   | 952310 | 1490  | 7,600     | 2802762 | \$1,450,000 | 06/08/16  | \$190.79         | STOREFRONT AND SFR HOUSE (ON          | LR3 RC  | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 046100 | 2975  | 2,875     | 2758666 | \$460,000   | 09/23/15  | \$160.00         | COSMOPOLITAN KIDS CHILDREN'S A        | LR2 RC  | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 123200 | 1180  | 9,996     | 2848220 | \$1,500,000 | 02/07/17  | \$150.06         | DUPLEX                                | NC2-40  | 2           | Y            |                                    |
| 019  | 050   | 186240 | 0235  | 27,120    | 2839546 | \$1,100,000 | 12/07/16  | \$40.56          | CROWN HILL WESLYAN CHURCH             | SF 5000 | 3           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 186240 | 0411  | 36,468    | 2701694 | \$3,999,600 | 11/12/14  | \$109.67         | QUEEN ANNE AUTO BODY REPAIR           | C1-40   | 2           | Y            |                                    |
| 019  | 050   | 202870 | 0046  | 3,662     | 2670785 | \$470,000   | 05/20/14  | \$128.35         | Proposed Live/Work Townhouse          | NC1-30  | 2           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 276760 | 0345  | 4,996     | 2685182 | \$545,000   | 08/04/14  | \$109.09         | GRACE GOSPEL CHAPEL                   | LR1     | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 276760 | 0975  | 10,000    | 2727934 | \$1,625,000 | 04/22/15  | \$162.50         | FIRST MUTUAL BANK                     | NC3-40  | 1           | Y            |                                    |
| 019  | 050   | 276760 | 1101  | 6,000     | 2764403 | \$900,000   | 10/14/15  | \$150.00         | 4 PLEX                                | LR1     | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 276760 | 1101  | 6,000     | 2793818 | \$1,240,000 | 04/20/16  | \$206.67         | 4 PLEX                                | LR1     | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 276960 | 1565  | 8,000     | 2809705 | \$1,200,000 | 07/12/16  | \$150.00         | PARKING LOT BOAT SALES                | NC2P-30 | 1           | Y            |                                    |
| 019  | 050   | 276960 | 1865  | 12,750    | 2764822 | \$1,320,000 | 10/29/15  | \$103.53         | STG-NICKS' BOATS & MOTORS             | NC2P-30 | 2           | Y            |                                    |
| 019  | 050   | 277660 | 0113  | 5,310     | 2701486 | \$595,000   | 11/03/14  | \$112.05         | SFR House structure converted to Rest | NC2-40  | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 305270 | 0050  | 3,750     | 2827577 | \$600,000   | 10/05/16  | \$160.00         | SFR House                             | NC2-40  | 1           | Y            |                                    |
| 019  | 050   | 305270 | 0080  | 3,750     | 2655707 | \$375,000   | 02/20/14  | \$100.00         | CITY NAILS                            | NC2-40  | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 330070 | 0765  | 8,000     | 2685244 | \$600,000   | 08/08/14  | \$75.00          | warehouse                             | C1-30   | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 330070 | 0840  | 11,880    | 2712530 | \$1,450,000 | 01/27/15  | \$122.05         | Former CROWN LUTHERAN CHURCH          | C1-40   | 2           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 330070 | 0930  | 10,540    | 2790485 | \$1,560,000 | 04/15/16  | \$148.01         | BENTO SUSHI                           | NC3P-40 | 2           | Y            |                                    |
| 019  | 050   | 349130 | 0011  | 10,663    | 2776961 | \$1,750,000 | 01/15/16  | \$164.12         | New Red Sun Market                    | NC2P-40 | 2           | Y            |                                    |
| 019  | 050   | 690820 | 0200  | 8,006     | 2777357 | \$2,000,000 | 01/15/16  | \$249.81         | MIXED USE APARTMENT                   | NC1-30  | 1           | Y            |                                    |
| 019  | 050   | 755080 | 0736  | 5,000     | 2728715 | \$600,000   | 05/06/15  | \$120.00         | SFR House                             | NC1-30  | 1           | 29           | Seg/merge after sale; not in ratio |
| 019  | 050   | 758870 | 0055  | 17,553    | 2837383 | \$2,425,000 | 11/09/16  | \$138.15         | Law Offices                           | NC2-40  | 3           | Y            |                                    |
| 019  | 050   | 758870 | 0200  | 8,165     | 2811097 | \$1,100,000 | 07/12/16  | \$134.72         | Pepe's Mexican Restaurant             | NC3P-40 | 1           | Y            |                                    |
| 019  | 050   | 774800 | 0005  | 10,170    | 2795233 | \$1,085,000 | 05/04/16  | \$106.69         | THE GREENER CLEANER                   | NC2P-40 | 2           | Y            |                                    |
| 019  | 050   | 937630 | 0830  | 10,054    | 2812077 | \$1,300,000 | 07/25/16  | \$129.30         | HOME AND GARDEN ART                   | LR2 RC  | 1           | Y            |                                    |
| 019  | 060   | 952810 | 1455  | 6,000     | 2786258 | \$1,650,000 | 03/17/16  | \$275.00         | PARKING                               | NC2P-65 | 1           | Y            |                                    |
| 019  | 060   | 952810 | 4725  | 8,800     | 2674597 | \$1,177,000 | 06/19/14  | \$133.75         | PLASTIC SALES & SERVICE               | NC3-40  | 2           | Y            |                                    |

## Improvement Sales for Area 019 with Sales not Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price   | Sale Date | SP / NRA | Property Name                 | Zone     | Par. Ct. | Ver. Code | Remarks                              |
|------|------|--------|-------|-----------|---------|--------------|-----------|----------|-------------------------------|----------|----------|-----------|--------------------------------------|
| 019  | 010  | 112503 | 9004  | 119,577   | 2787341 | \$17,200,000 | 03/30/16  | \$143.84 | Habitude Salon                | IC-65    | 3        | 51        | Related party, friend, or neighbor   |
| 019  | 010  | 117500 | 0960  | 6,160     | 2685770 | \$1,835,000  | 08/11/14  | \$297.89 | LIQUOR AND WINE RETAIL STORE  | IB U/45  | 1        | 60        | Short sale                           |
| 019  | 010  | 276770 | 0150  | 14,682    | 2716339 | \$75,000     | 02/27/15  | \$5.11   | JO ANN FABRICS AND CRAFTS ST  | NC3-65   | 1        | 24        | Easement or right-of-way             |
| 019  | 010  | 276770 | 0310  | 18,144    | 2792229 | \$4,060,000  | 04/25/16  | \$223.77 | BANK OF AMERICA DRIVE THRU    | NC3-65   | 2        | 62        | Auction sale                         |
| 019  | 010  | 276770 | 0820  | 1,528     | 2808226 | \$20,000     | 04/28/16  | \$13.09  | THE OLD PEQUILIAR TAVERN      | NC3-85   | 1        | 24        | Easement or right-of-way             |
| 019  | 010  | 276770 | 4007  | 3,490     | 2740833 | \$1,160,000  | 06/29/15  | \$332.38 | BALLARD MEDICAL CENTER        | MIO-65-N | 1        | 15        | No market exposure                   |
| 019  | 010  | 276830 | 0175  | 4,776     | 2676609 | \$337,500    | 06/30/14  | \$70.67  | OFFICES                       | C1-65    | 1        | 44        | Tenant                               |
| 019  | 020  | 193130 | 0785  | 15,640    | 2676509 | \$1,400,000  | 06/20/14  | \$89.51  | NW Caster and Equipment       | C1-40    | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 020  | 197220 | 2680  | 33,840    | 2780468 | \$70,950     | 02/01/16  | \$2.10   | OFFICE RETAIL -Canal Building | NC3P-65  | 1        | 24        | Easement or right-of-way             |
| 019  | 020  | 197220 | 2820  | 13,948    | 2776838 | \$61,092     | 12/23/15  | \$4.38   | FREMONT PROFESSIONAL CENTE    | NC3P-40  | 1        | 24        | Easement or right-of-way             |
| 019  | 020  | 197220 | 3225  | 28,715    | 2741710 | \$2,125,000  | 07/02/15  | \$74.00  | WAREHOUSE-THEO CHOC           | IG2 U/65 | 1        | 22        | Partial interest (1/3, 1/2, etc.)    |
| 019  | 020  | 197220 | 3565  | 3,810     | 2753974 | \$1,375,000  | 09/03/15  | \$360.89 | Retail/shop                   | IB U/65  | 1        | 44        | Tenant                               |
| 019  | 020  | 197220 | 3830  | 5,446     | 2706976 | \$3,400,000  | 12/17/14  | \$624.31 | office                        | IG2 U/65 | 2        | N         |                                      |
| 019  | 020  | 198220 | 1780  | 79,650    | 2680904 | \$10,250,000 | 07/07/14  | \$128.69 | MCCALLUM ENVELOPE & PRINTIN   | IB U/45  | 1        | 36        | Plottage                             |
| 019  | 020  | 198220 | 2046  | 5,744     | 2653453 | \$280,000    | 02/13/14  | \$48.75  | IMPERIAL INTERNATIONAL        | IG2 U/65 | 1        | 15        | No market exposure                   |
| 019  | 020  | 198220 | 2080  | 2,292     | 2782777 | \$1,270,000  | 02/29/16  | \$554.10 | OLSON FUEL                    | IG2 U/65 | 3        | 18        | Quit claim deed                      |
| 019  | 020  | 198220 | 2080  | 2,292     | 2788587 | \$1,900      | 03/23/16  | \$0.83   | OLSON FUEL                    | IG2 U/65 | 3        | 24        | Easement or right-of-way             |
| 019  | 020  | 276770 | 1820  | 1,700     | 2698594 | \$650,000    | 09/29/14  | \$382.35 | FULLER-ANDERSON ROOFING       | IC-65    | 1        | 52        | Statement to dor                     |
| 019  | 020  | 276770 | 1975  | 18,000    | 2765727 | \$950,000    | 11/05/15  | \$52.78  | SCOTT GALVANIZING             | IC-65    | 1        | 25        | Fulfillment of contract deed         |
| 019  | 020  | 276770 | 2805  | 2,210     | 2756879 | \$50,000     | 08/24/15  | \$22.62  | GEO LEE'S GARAGE              | IG2 U/65 | 1        | 12        | Estate administrator, guardian, or e |
| 019  | 020  | 276770 | 3800  | 16,300    | 2771423 | \$3,368,500  | 12/11/15  | \$206.66 | Whse/shop                     | IC-65    | 2        | 15        | No market exposure                   |
| 019  | 020  | 276830 | 0500  | 3,510     | 2845659 | \$350,000    | 01/19/17  | \$99.72  | C MULDON & SONS               | IG2 U/65 | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 020  | 276830 | 0590  | 3,840     | 2673248 | \$735,000    | 05/20/14  | \$191.41 | QUALITY PLUMBING              | IG2 U/65 | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 020  | 276830 | 1865  | 1,104     | 2825678 | \$575,000    | 09/30/16  | \$520.83 | LES SCHWAB TIRE               | IG2 U/65 | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 020  | 276830 | 1885  | 42,038    | 2789658 | \$3,800,000  | 04/12/16  | \$90.39  | NEUVANT                       | IG2 U/65 | 2        | 61        | Financial institution resale         |
| 019  | 040  | 336240 | 0730  | 4,448     | 2813722 | \$650,000    | 07/28/16  | \$146.13 | AURORA LAWNMOWER              | NC3P-40  | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 040  | 431070 | 2985  | 3,152     | 2826321 | \$475,000    | 10/05/16  | \$150.70 | OFFICE WAREHOUSE              | C2-65    | 1        | 18        | Quit claim deed                      |
| 019  | 040  | 643000 | 0005  | 622       | 2731009 | \$255,067    | 05/14/15  | \$410.08 | TIRE HOUSE LLC                | C1-40    | 1        | 44        | Tenant                               |
| 019  | 040  | 643050 | 0076  | 770       | 2761991 | \$610,000    | 10/15/15  | \$792.21 | TACO DEL MAR                  | NC2P-40  | 1        | 44        | Tenant                               |
| 019  | 040  | 643150 | 0310  | 6,664     | 2847809 | \$735,000    | 02/03/17  | \$110.29 | BANK OF AMERICA               | NC2P-40  | 1        | 62        | Auction sale                         |
| 019  | 040  | 643150 | 0402  | 4,200     | 2683221 | \$641,500    | 08/05/14  | \$152.74 | RETAIL STORE                  | NC2P-65  | 1        | 51        | Related party, friend, or neighbor   |
| 019  | 050  | 276760 | 0610  | 1,548     | 2790218 | \$1,361,000  | 04/14/16  | \$879.20 | restaurant                    | NC3P-40  | 1        | 23        | Forced sale                          |
| 019  | 050  | 276760 | 2205  | 0         | 2649197 | \$480,000    | 01/06/14  | \$0.00   | SFR                           | NC3-40   | 1        | 15        | No market exposure                   |
| 019  | 050  | 291970 | 2571  | 8,474     | 2796621 | \$825,000    | 05/06/16  | \$97.36  | MIXED USE APARTMENT           | NC2-40   | 1        | N         |                                      |
| 019  | 050  | 330070 | 0785  | 4,060     | 2753745 | \$900,000    | 09/01/15  | \$221.67 | balcos insurance              | C1-40    | 1        | 44        | Tenant                               |
| 019  | 050  | 330070 | 0945  | 3,320     | 2692067 | \$550,000    | 09/19/14  | \$165.66 | GOOFYS                        | NC3P-40  | 1        | 15        | No market exposure                   |

## Improvement Sales for Area 019 with Sales not Used

03/18/2017

| Area | Nbhd | Major  | Minor | Total NRA | E #     | Sale Price  | Sale Date | SP / NRA | Property Name     | Zone    | Par. Ct. | Ver. Code | Remarks                            |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|-------------------|---------|----------|-----------|------------------------------------|
| 019  | 050  | 751850 | 0945  | 3,570     | 2714649 | \$565,000   | 02/19/15  | \$158.26 | METROPOLITIAN     | NC2-40  | 1        | 62        | Auction sale                       |
| 019  | 050  | 751850 | 3715  | 2,648     | 2713951 | \$262,500   | 02/12/15  | \$99.13  | SMOKEN PETE'S BBQ | NC1-30  | 1        | 22        | Partial interest (1/3, 1/2, etc.)  |
| 019  | 060  | 288620 | 0010  | 2,603     | 2822723 | \$2,000,000 | 09/12/16  | \$768.34 | LAKE REALTY       | NC2P-40 | 1        | 51        | Related party, friend, or neighbor |

## Vacant Sales for Area 019 with Sales not Used

03/10/2017

| Area | Nbhd. | Major  | Minor | Land Area | E #     | Sale Price  | Sale Date | SP / Ld.<br>Area | Property Name                   | Zone          | Par.<br>Ct. | Ver.<br>Code | Remarks                              |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|---------------------------------|---------------|-------------|--------------|--------------------------------------|
| 019  | 010   | 276770 | 4006  | 2,065     | 2825312 | \$1,413,000 | 09/19/16  | \$684.26         | BALLARD FOOT CLINIC             | MIO-65-NC3-65 | 1           | 15           | No market exposure                   |
| 019  | 020   | 276770 | 1990  | 4,270     | 2819790 | \$375,000   | 08/29/16  | \$87.82          | BALLARD RECYCLING               | IC-65         | 1           | 15           | No market exposure                   |
| 019  | 020   | 276830 | 3225  | 1,550     | 2751961 | \$450,000   | 08/17/15  | \$290.32         | new construction coming         | IG2 U/65      | 1           | 61           | Financial institution resale         |
| 019  | 020   | 276830 | 3225  | 1,550     | 2719049 | \$216,356   | 03/16/15  | \$139.58         | new construction coming         | IG2 U/65      | 1           | 63           | Sale price updated by sales id group |
| 019  | 020   | 952110 | 1035  | 3,850     | 2793254 | \$545,000   | 04/27/16  | \$141.56         | SEATTLE MOTION PICTURE SERVICE  | C1-40         | 1           | 12           | Estate administrator, guardian, or e |
| 019  | 040   | 099300 | 1655  | 15,375    | 2679833 | \$1,025,000 | 07/14/14  | \$66.67          | Vacant Land                     | LR3           | 1           | 12           | Estate administrator, guardian, or e |
| 019  | 040   | 362603 | 9042  | 43,732    | 2839283 | \$60,000    | 12/09/16  | \$1.37           | GREENWOOD LANE (FORMER MC D     | NC2-65        | 1           | 51           | Related party, friend, or neighbor   |
| 019  | 040   | 379700 | 0010  | 3,120     | 2736616 | \$375,000   | 06/02/15  | \$120.19         | PAST SEATTLE CITY LIGHT SUB-STA | NC3P-40       | 1           | 67           | Gov't to non-gov't                   |
| 019  | 040   | 643050 | 0158  | 9,706     | 2740654 | \$1,700,000 | 06/26/15  | \$175.15         | BLEACHER'S PUP                  | NC2-40        | 1           | 68           | Non-gov't to gov't                   |
| 019  | 040   | 946820 | 0016  | 11,700    | 2732618 | \$950,000   | 05/22/15  | \$81.20          | Former gas service building     | NC2-40        | 1           | 62           | Auction sale                         |
| 019  | 050   | 186240 | 0556  | 352       | 2848977 | \$4,750     | 02/14/17  | \$13.49          | VACANT LAND (STREET)            | C1-40         | 1           | 24           | Easement or right-of-way             |
| 019  | 050   | 330070 | 0940  | 3,400     | 2845645 | \$650,000   | 01/24/17  | \$191.18         | CENTERFOLDS                     | NC3P-40       | 1           | 36           | Plottage                             |
| 019  | 050   | 349130 | 0023  | 14,975    | 2656605 | \$1,175,000 | 03/05/14  | \$78.46          | BALLARD MUFFLER SHOP            | NC2-40        | 2           | 23           | Forced sale                          |
| 019  | 050   | 758920 | 0135  | 7,911     | 2771681 | \$750,000   | 12/08/15  | \$94.80          | BARBER SHOP & RESIDENCE         | LR2 RC        | 2           | 15           | No market exposure                   |
| 019  | 060   | 952810 | 1745  | 31,113    | 2775172 | \$969,334   | 01/06/16  | \$31.16          | Surface Pavement Parking Lot    | NC2P-65       | 5           | 51           | Related party, friend, or neighbor   |
| 019  | 060   | 952810 | 1745  | 31,113    | 2775170 | \$969,334   | 01/06/16  | \$31.16          | Surface Pavement Parking Lot    | NC2P-65       | 5           | 51           | Related party, friend, or neighbor   |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | SelectApp | PropName                                 | PresentUse                 |
|------|-------|--------|-------|-------|---------|------|-----------|--|----------------------------|
| 19   | 20    | 012400 | 0005  | C     | C       | 2018 | YCHI      | UNIVERSAL PAPER BOX/ADSCO PRINTING       | Industrial(Gen Purpose)    |
| 19   | 20    | 012400 | 0030  | C     | C       | 2018 | YCHI      | MARINE ELECTRIC-converted imp            | Single Family(C/I Use)     |
| 19   | 20    | 012400 | 0035  | C     | C       | 2018 | YCHI      | SFR as business-Marine Electric          | Single Family(C/I Zone)    |
| 19   | 20    | 012400 | 0040  | C     | C       | 2018 | YCHI      | MACHINE SHOP                             | Industrial(Gen Purpose)    |
| 19   | 20    | 012400 | 0050  | C     | C       | 2018 | YCHI      | INDUSTRIAL FLEX BUILDING                 | Warehouse                  |
| 19   | 20    | 012400 | 0060  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                        | Warehouse                  |
| 19   | 20    | 012400 | 0090  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                        | Service Building           |
| 19   | 20    | 012400 | 0125  | C     | C       | 2018 | YCHI      | BALLARD ANIMAL HOSPITAL                  | Vet/Animal Control Srvc    |
| 19   | 20    | 012400 | 0175  | C     | C       | 2018 | YCHI      | SEATTLE FELT CO                          | Industrial(Light)          |
| 19   | 20    | 046700 | 0145  | C     | C       | 2018 | YCHI      | Rolls-Royce                              | Industrial(Gen Purpose)    |
| 19   | 20    | 085000 | 0300  | C     | C       | 2018 | YCHI      | EMANUEL BIBLE CHURCH                     | Church/Welfare/Relig Srvc  |
| 19   | 20    | 198220 | 0950  | C     | C       | 2018 | YCHI      | CITY LIGHT SUB STATION                   | Utility, Public            |
| 19   | 20    | 198220 | 1000  | C     | C       | 2018 | YCHI      | VACANT LAND (CITY LIGHT PARK)            | Vacant(Industrial)         |
| 19   | 20    | 198220 | 1055  | C     | C       | 2018 | YCHI      | CAMCO ELECTRIC INC                       | Warehouse                  |
| 19   | 20    | 198220 | 1065  | C     | C       | 2018 | YCHI      | SYSTEM CONTROL CENTER                    | Utility, Public            |
| 19   | 20    | 198220 | 1145  | C     | C       | 2018 | YCHI      | industrial bld used for indoor sports an | Industrial(Heavy)          |
| 19   | 20    | 198220 | 1610  | C     | C       | 2018 | YCHI      | Apex Automotive                          | Warehouse                  |
| 19   | 20    | 198220 | 1630  | C     | C       | 2018 | YCHI      | AM TEST INC                              | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 1640  | C     | C       | 2018 | YCHI      | CENTRAL WELDING SUPPLY                   | Warehouse                  |
| 19   | 20    | 198220 | 1650  | C     | C       | 2018 | YCHI      | WAREHOUSES                               | Warehouse                  |
| 19   | 20    | 198220 | 1665  | C     | C       | 2018 | YCHI      | winery tasting whse                      | Warehouse                  |
| 19   | 20    | 198220 | 1685  | C     | C       | 2018 | YCHI      | STORAGE YARD                             | Vacant(Industrial)         |
| 19   | 20    | 198220 | 1690  | C     | C       | 2018 | YCHI      | STORAGE YARD                             | Vacant(Industrial)         |
| 19   | 20    | 198220 | 1695  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                        | Service Building           |
| 19   | 20    | 198220 | 1780  | C     | C       | 2018 | YCHI      | FREMONT BREWING COMPANY                  | Industrial(Light)          |
| 19   | 20    | 198220 | 1885  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                        | Warehouse                  |
| 19   | 20    | 198220 | 1900  | C     | C       | 2018 | YCHI      | SKILLS INC SHOP & WAREHOUSE OFFICE       | Industrial(Heavy)          |
| 19   | 20    | 198220 | 1920  | C     | C       | 2018 | YCHI      | TOOLEX WHSES                             | Warehouse                  |
| 19   | 20    | 198220 | 1930  | C     | C       | 2018 | YCHI      | SKILLS INC                               | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 1940  | C     | C       | 2018 | YCHI      | SKILLS INC                               | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 1955  | C     | C       | 2018 | YCHI      | Atrium Shades Co                         | Warehouse                  |
| 19   | 20    | 198220 | 1965  | C     | C       | 2018 | YCHI      | GIDDY UP                                 | Restaurant/Lounge          |
| 19   | 20    | 198220 | 1985  | C     | C       | 2018 | YCHI      | OPEN OFFICE (SINGLE TENANT)              | Retail Store               |
| 19   | 20    | 198220 | 1995  | C     | C       | 2018 | YCHI      | RETAIL                                   | Retail Store               |
| 19   | 20    | 198220 | 2015  | C     | C       | 2018 | YCHI      | LIGHT INDUSTRIAL                         | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 2025  | C     | C       | 2018 | YCHI      | SKILLS INC                               | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 2040  | C     | C       | 2018 | YCHI      | MCDOWELL SUPPLY CO                       | Warehouse                  |
| 19   | 20    | 198220 | 2046  | C     | C       | 2018 | YCHI      | IMPERIAL INTERNATIONAL                   | Industrial(Gen Purpose)    |
| 19   | 20    | 198220 | 2055  | C     | C       | 2018 | YCHI      | BALLARD WELDING & RADIATOR               | Service Building           |
| 19   | 20    | 198220 | 2071  | C     | C       | 2018 | YCHI      | BG TRAIL AND RR                          | Right of Way/Utility, Road |
| 19   | 20    | 198220 | 2075  | C     | C       | 2018 | YCHI      | Furnace sales                            | Warehouse                  |
| 19   | 20    | 198220 | 2080  | C     | C       | 2018 | YCHI      | OLSON FUEL                               | Retail Store               |
| 19   | 20    | 198220 | 2081  | C     | C       | 2018 | YCHI      | Vacant                                   | Vacant(Industrial)         |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                 | PresentUse                 |
|------|-------|--------|-------|-------|---------|------|-----------|--|----------------------------|
| 19   | 20    | 198220 | 2082  | C     | C       | 2018 | YCHI      | vacant                                   | Vacant(Industrial)         |
| 19   | 20    | 198220 | 3000  | C     | C       | 2018 | YCHI      | BERNIES AUTOMOTIVE                       | Service Building           |
| 19   | 20    | 198220 | 3095  | C     | C       | 2018 | YCHI      | D A BURNS & CO                           | Retail Store               |
| 19   | 20    | 198220 | 3110  | C     | C       | 2018 | YCHI      | expresso drive thru                      | Restaurant(Fast Food)      |
| 19   | 20    | 198220 | 3111  | C     | C       | 2018 | YCHI      | segged from-2071                         | Vacant(Industrial)         |
| 19   | 20    | 198220 | 3112  | C     | C       | 2018 | YCHI      | Burke Gilman Trail                       | Right of Way/Utility, Road |
| 19   | 20    | 198220 | 3275  | C     | C       | 2018 | YCHI      | WAREHOUSE/ MANUFACTURING                 | Warehouse                  |
| 19   | 20    | 198220 | 3385  | C     | C       | 2018 | YCHI      | warehouse                                | Industrial(Light)          |
| 19   | 20    | 251600 | 0010  | C     | C       | 2018 | YCHI      | NORTHWEST BOLT & NUT                     | Office Building            |
| 19   | 20    | 251600 | 0030  | C     | C       | 2018 | YCHI      | Vacant Land Strip                        | Vacant(Industrial)         |
| 19   | 20    | 251600 | 0040  | C     | C       | 2018 | YCHI      | VACANT                                   | Vacant(Industrial)         |
| 19   | 20    | 251600 | 0050  | C     | C       | 2018 | YCHI      | ARTISTS LOFTS                            | Warehouse                  |
| 19   | 20    | 251600 | 0075  | C     | C       | 2018 | YCHI      | HALES ALES                               | Warehouse                  |
| 19   | 20    | 251600 | 0076  | C     | C       | 2018 | YCHI      | RR RIGHT OF WAY/Burke Gilman Trail       | Right of Way/Utility, Road |
| 19   | 20    | 251600 | 0080  | C     | C       | 2018 | YCHI      | Storage Warehouse                        | Office Building            |
| 19   | 20    | 251600 | 0105  | C     | C       | 2018 | YCHI      | BALLARD GRILL & ALEHOUSE                 | Restaurant/Lounge          |
| 19   | 20    | 251600 | 0125  | C     | C       | 2018 | YCHI      | SUNSHINE CUSTOM PLUMBING                 | Vacant(Commercial)         |
| 19   | 20    | 251600 | 0150  | C     | C       | 2018 | YCHI      | RAILROAD / Burke Gilman trail            | Right of Way/Utility, Road |
| 19   | 20    | 251600 | 0165  | C     | C       | 2018 | YCHI      | Hertz Rental Eqpmt Equipment Lot - Vacan | Vacant(Industrial)         |
| 19   | 20    | 251600 | 0170  | C     | C       | 2018 | YCHI      | A A RENTS                                | Service Building           |
| 19   | 20    | 251600 | 0175  | C     | C       | 2018 | YCHI      | Storage Lot                              | Vacant(Industrial)         |
| 19   | 20    | 251600 | 0185  | C     | C       | 2018 | YCHI      | SOUND STUDIO                             | Warehouse                  |
| 19   | 20    | 251600 | 0230  | C     | C       | 2018 | YCHI      | SFR House Converted to Commercial Use    | Single Family(C/I Use)     |
| 19   | 20    | 251600 | 0232  | C     | C       | 2018 | YCHI      | LEARY WAY WELLNESS CENTER                | Office Building            |
| 19   | 20    | 251600 | 0240  | C     | C       | 2018 | YCHI      | RESTAURANT/STORAGE                       | Industrial(Gen Purpose)    |
| 19   | 20    | 276770 | 1820  | C     | C       | 2018 | YCHI      | Retail Store (Stash)                     | Retail Store               |
| 19   | 20    | 276770 | 1825  | C     | C       | 2018 | YCHI      | Vacant Land (Associated Land to Parcel # | Parking(Assoc)             |
| 19   | 20    | 276770 | 1830  | C     | C       | 2018 | YCHI      | DIRT EXCHANGE                            | Industrial(Light)          |
| 19   | 20    | 276770 | 1880  | C     | C       | 2018 | YCHI      | EXHAUST SPECIALTIES                      | Service Building           |
| 19   | 20    | 276770 | 1910  | C     | C       | 2018 | YCHI      | Warehouse & Brewery                      | Industrial(Gen Purpose)    |
| 19   | 20    | 276770 | 1945  | C     | C       | 2018 | YCHI      | BIT TAVERN APTS & WHSE                   | Apartment(Mixed Use)       |
| 19   | 20    | 276770 | 1946  | C     | C       | 2018 | YCHI      | ELECTRIC BIKES                           | Retail Store               |
| 19   | 20    | 276770 | 1955  | C     | C       | 2018 | YCHI      | HILLQUIST LAPIDARY EQUIPMENT             | Industrial(Gen Purpose)    |
| 19   | 20    | 276770 | 1956  | C     | C       | 2018 | YCHI      | BALLARD AUTOMOTIVE SERVICE               | Service Building           |
| 19   | 20    | 276770 | 1970  | C     | C       | 2018 | YCHI      | VACANT LAND                              | Vacant(Industrial)         |
| 19   | 20    | 276770 | 1975  | C     | C       | 2018 | YCHI      | SCOTT GALVANIZING                        | Industrial(Gen Purpose)    |
| 19   | 20    | 276770 | 1985  | C     | C       | 2018 | YCHI      | STORAGE LOT                              | Vacant(Industrial)         |
| 19   | 20    | 276770 | 1990  | C     | C       | 2018 | YCHI      | BALLARD RECYCLING                        | Vacant(Industrial)         |
| 19   | 20    | 276770 | 1995  | C     | C       | 2018 | YCHI      | MILLER PAINT CO                          | Retail Store               |
| 19   | 20    | 276770 | 2015  | C     | C       | 2018 | YCHI      | RESTAURANT                               | Tavern/Lounge              |
| 19   | 20    | 276770 | 2020  | C     | C       | 2018 | YCHI      | Peddler Brewing Company                  | Industrial(Gen Purpose)    |
| 19   | 20    | 276770 | 2035  | C     | C       | 2018 | YCHI      | retail                                   | Retail Store               |
| 19   | 20    | 276770 | 2065  | C     | C       | 2018 | YCHI      | BALLARD COLLISION CARSTAR                | Warehouse                  |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                 | PresentUse              |
|------|-------|--------|-------|-------|---------|------|-----------|--|-------------------------|
| 19   | 20    | 276770 | 2070  | C     | C       | 2018 | YCHI      | HILL AUTO PARTS                          | Retail Store            |
| 19   | 20    | 276770 | 2080  | C     | C       | 2018 | YCHI      | CRAIG SPRINGS                            | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2090  | C     | C       | 2018 | YCHI      | HIGH ROAD AUTOMOTIVE                     | Service Building        |
| 19   | 20    | 276770 | 2135  | C     | C       | 2018 | YCHI      | BALLARD ORNAMENTAL IRON WORKS            | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2145  | C     | C       | 2018 | YCHI      | MARINE ENGINE REPAIR CO                  | Warehouse               |
| 19   | 20    | 276770 | 2150  | C     | C       | 2018 | YCHI      | WAREHOUSE                                | Warehouse               |
| 19   | 20    | 276770 | 2160  | C     | C       | 2018 | YCHI      | ELLSTROM MFG                             | Warehouse               |
| 19   | 20    | 276770 | 2170  | C     | C       | 2018 | YCHI      | HIGH PURITY                              | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2180  | C     | C       | 2018 | YCHI      | LOGAN BLDG                               | Warehouse               |
| 19   | 20    | 276770 | 2190  | C     | C       | 2018 | YCHI      | Euro Products Inc                        | Warehouse               |
| 19   | 20    | 276770 | 2205  | C     | C       | 2018 | YCHI      | WHITEFISH MARINE INC                     | Warehouse               |
| 19   | 20    | 276770 | 2215  | C     | C       | 2018 | YCHI      | THERMO-SONIC GLASS                       | Warehouse               |
| 19   | 20    | 276770 | 2220  | C     | C       | 2018 | YCHI      | ANDERSON REFRIGERATION-MARINE            | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2225  | C     | C       | 2018 | YCHI      | ANDERSON REFRIGERATION                   | Warehouse               |
| 19   | 20    | 276770 | 2230  | C     | C       | 2018 | YCHI      | WARDEN FLUID DYNAMICS & SUNSOURCE        | Warehouse               |
| 19   | 20    | 276770 | 2240  | C     | C       | 2018 | YCHI      | Associated Parking to Parcel #276770-223 | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2260  | C     | C       | 2018 | YCHI      | UNITED ELECTRIC MOTORS                   | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2270  | C     | C       | 2018 | YCHI      | WAREHOUSE/INDUSTRIAL BUILDINGS           | Warehouse               |
| 19   | 20    | 276770 | 2290  | C     | C       | 2018 | YCHI      | Village Marine                           | Warehouse               |
| 19   | 20    | 276770 | 2295  | C     | C       | 2018 | YCHI      | LAKESIDE                                 | Service Building        |
| 19   | 20    | 276770 | 2345  | C     | C       | 2018 | YCHI      | warehouse                                | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2350  | C     | C       | 2018 | YCHI      | BALLARD SHEET METAL                      | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2355  | C     | C       | 2018 | YCHI      | BALLARD SHEET METAL                      | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2357  | C     | C       | 2018 | YCHI      | BALLARD HARDWARE                         | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2360  | C     | C       | 2018 | YCHI      | BALLARD HARDWARE                         | Warehouse               |
| 19   | 20    | 276770 | 2375  | C     | C       | 2018 | YCHI      | Ed Smith Construction                    | Warehouse               |
| 19   | 20    | 276770 | 2376  | C     | C       | 2018 | YCHI      | KOLSTRAND                                | Office Building         |
| 19   | 20    | 276770 | 2390  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL                 | Industrial(Light)       |
| 19   | 20    | 276770 | 2400  | C     | C       | 2018 | YCHI      | CANVAS SUPPLY CO                         | Industrial(Light)       |
| 19   | 20    | 276770 | 2410  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL                 | Parking(Assoc)          |
| 19   | 20    | 276770 | 2420  | C     | C       | 2018 | YCHI      | KOLSTAD'S                                | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2445  | C     | C       | 2018 | YCHI      | DANTRAWL U.S.                            | Warehouse               |
| 19   | 20    | 276770 | 2460  | C     | C       | 2018 | YCHI      | MARINE WORKS INC                         | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2470  | C     | C       | 2018 | YCHI      | Public Utility Building                  | Utility, Public         |
| 19   | 20    | 276770 | 2471  | C     | C       | 2018 | YCHI      | METRO PUMPING STATION                    | Utility, Public         |
| 19   | 20    | 276770 | 2480  | C     | C       | 2018 | YCHI      | OPEN OFFICE/RETAIL                       | Office Building         |
| 19   | 20    | 276770 | 2483  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL                 | Parking(Assoc)          |
| 19   | 20    | 276770 | 2591  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL                 | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2605  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL                 | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2615  | C     | C       | 2018 | YCHI      | SALMON BAY SAND & GRAVEL CO              | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 2620  | C     | C       | 2018 | YCHI      | C&C PAINT CO                             | Industrial(Light)       |
| 19   | 20    | 276770 | 2630  | C     | C       | 2018 | YCHI      | Salmon Bay Sand & Gravel                 | Industrial(Light)       |
| 19   | 20    | 276770 | 2640  | C     | C       | 2018 | YCHI      | Salmon Bay Sand & Gravel                 | Industrial(Heavy)       |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                  | PresentUse              |
|------|-------|--------|-------|-------|---------|------|-----------|---|-------------------------|
| 19   | 20    | 276770 | 2645  | C     | C       | 2018 | YCHI      | HATTIES HAT PARKING                       | Parking(Assoc)          |
| 19   | 20    | 276770 | 2655  | C     | C       | 2018 | YCHI      | STIMSON CO                                | Office Building         |
| 19   | 20    | 276770 | 2660  | C     | C       | 2018 | YCHI      | parking                                   | Vacant(Industrial)      |
| 19   | 20    | 276770 | 2750  | C     | C       | 2018 | YCHI      | restaurant,retail,business                | Restaurant/Lounge       |
| 19   | 20    | 276770 | 2760  | C     | C       | 2018 | YCHI      | Ballard Bookcase                          | Warehouse               |
| 19   | 20    | 276770 | 2795  | C     | C       | 2018 | YCHI      | Storage Warehouse                         | Warehouse               |
| 19   | 20    | 276770 | 2800  | C     | C       | 2018 | YCHI      | Storage Warehouse                         | Warehouse               |
| 19   | 20    | 276770 | 2805  | C     | C       | 2018 | YCHI      | RATHBURN AUTOMATIVE                       | Service Building        |
| 19   | 20    | 276770 | 2810  | C     | C       | 2018 | YCHI      | PETERSEN'S 4 WHEEL                        | Service Building        |
| 19   | 20    | 276770 | 2820  | C     | C       | 2018 | YCHI      | OFFICE BUILDING                           | Office Building         |
| 19   | 20    | 276770 | 2825  | C     | C       | 2018 | YCHI      | Retail/Svc Garage                         | Warehouse               |
| 19   | 20    | 276770 | 3075  | C     | C       | 2018 | YCHI      | PARKING CARTER VOLKSWAGEN                 | Parking(Assoc)          |
| 19   | 20    | 276770 | 3095  | C     | C       | 2018 | YCHI      | CARTER VW SAAB SHOWROOM/SALES             | Service Building        |
| 19   | 20    | 276770 | 3110  | C     | C       | 2018 | YCHI      | HATCH & KIRK                              | Retail Store            |
| 19   | 20    | 276770 | 3120  | C     | C       | 2018 | YCHI      | Mixed Use Retail/Office/Storage Warehouse | Retail Store            |
| 19   | 20    | 276770 | 3180  | C     | C       | 2018 | YCHI      | STG YARD FOR ITT HARPER                   | Warehouse               |
| 19   | 20    | 276770 | 3190  | C     | C       | 2018 | YCHI      | HATCH & KIRK                              | Warehouse               |
| 19   | 20    | 276770 | 3205  | C     | C       | 2018 | YCHI      | RICH ELECTRONICS                          | Single Family(C/I Use)  |
| 19   | 20    | 276770 | 3215  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                         | Warehouse               |
| 19   | 20    | 276770 | 3220  | C     | C       | 2018 | YCHI      | BALLARD BIKE CO                           | Service Building        |
| 19   | 20    | 276770 | 3230  | C     | C       | 2018 | YCHI      | NORDIC MACHINE & MFG                      | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 3235  | C     | C       | 2018 | YCHI      | Parking lot to Parcel #276770-3230        | Parking(Assoc)          |
| 19   | 20    | 276770 | 3290  | C     | C       | 2018 | YCHI      | PARKING                                   | Parking(Assoc)          |
| 19   | 20    | 276770 | 3305  | C     | C       | 2018 | YCHI      | MODERN PILOT                              | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 3310  | C     | C       | 2018 | YCHI      | NELSON USED CARS                          | Parking(Commercial Lot) |
| 19   | 20    | 276770 | 3325  | C     | C       | 2018 | YCHI      | BALLARD WOODWORKS                         | Industrial(Gen Purpose) |
| 19   | 20    | 276770 | 3335  | C     | C       | 2018 | YCHI      | THE CEDAR ROOM/THERA TEK/ART SLAB         | Industrial(Light)       |
| 19   | 20    | 276770 | 3340  | C     | C       | 2018 | YCHI      | restaurant-                               | Restaurant/Lounge       |
| 19   | 20    | 276770 | 3360  | C     | C       | 2018 | YCHI      | Therma Tek/The Fitness Lab                | Warehouse               |
| 19   | 20    | 276770 | 3380  | C     | C       | 2018 | YCHI      | Rooming House                             | Rooming House           |
| 19   | 20    | 276770 | 3386  | C     | C       | 2018 | YCHI      | BALLARD FOOD BANK                         | Warehouse               |
| 19   | 20    | 276770 | 3440  | C     | C       | 2018 | YCHI      | CARTER VOLKSWAGON CAR LOT                 | Auto Showroom and Lot   |
| 19   | 20    | 276770 | 3465  | C     | C       | 2018 | YCHI      | CARTER VW                                 | Auto Showroom and Lot   |
| 19   | 20    | 276770 | 3490  | C     | C       | 2018 | YCHI      | CARTER VOLKSWAGON CAR LOT                 | Auto Showroom and Lot   |
| 19   | 20    | 276770 | 3790  | C     | C       | 2018 | YCHI      | PARKING                                   | Parking(Commercial Lot) |
| 19   | 20    | 276770 | 3800  | C     | C       | 2018 | YCHI      | WAREHOUSE                                 | Service Building        |
| 19   | 20    | 276830 | 0405  | C     | C       | 2018 | YCHI      | RETAIL                                    | Retail Store            |
| 19   | 20    | 276830 | 0425  | C     | C       | 2018 | YCHI      | BALLARD STUDIO WORKS                      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0430  | C     | C       | 2018 | YCHI      | BALLARD STUDIO WORKS                      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0435  | C     | C       | 2018 | YCHI      | BALLARD STUDIO WORKS                      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0440  | C     | C       | 2018 | YCHI      | BALLARD STUDIO WORKS                      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0455  | C     | C       | 2018 | YCHI      | PeaPatch                                  | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0460  | C     | C       | 2018 | YCHI      | Storage Warehouse                         | Warehouse               |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                  | PresentUse              |
|------|-------|--------|-------|-------|---------|------|-----------|---|-------------------------|
| 19   | 20    | 276830 | 0465  | C     | C       | 2018 | YCHI      | Light Manufacturing                       | Industrial(Light)       |
| 19   | 20    | 276830 | 0470  | C     | C       | 2018 | YCHI      | POURETTE MFG CO                           | Warehouse               |
| 19   | 20    | 276830 | 0495  | C     | C       | 2018 | YCHI      | Alexander GOW Fire Equipment Company      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0500  | C     | C       | 2018 | YCHI      | C MULDON & SONS                           | Warehouse               |
| 19   | 20    | 276830 | 0505  | C     | C       | 2018 | YCHI      | Outrageously Fit                          | Retail Store            |
| 19   | 20    | 276830 | 0510  | C     | C       | 2018 | YCHI      | SUBWAY SANDWICH SHOP                      | Restaurant(Fast Food)   |
| 19   | 20    | 276830 | 0514  | C     | C       | 2018 | YCHI      | MCDONALDS PARKING                         | Parking(Assoc)          |
| 19   | 20    | 276830 | 0525  | C     | C       | 2018 | YCHI      | VAUPELL INDUSTRIAL PLASTICS               | Industrial(Light)       |
| 19   | 20    | 276830 | 0540  | C     | C       | 2018 | YCHI      | VAUPELL                                   | Warehouse               |
| 19   | 20    | 276830 | 0545  | C     | C       | 2018 | YCHI      | VAUPELL                                   | Warehouse               |
| 19   | 20    | 276830 | 0555  | C     | C       | 2018 | YCHI      | PROSTOCK 3GI                              | Industrial(Light)       |
| 19   | 20    | 276830 | 0560  | C     | C       | 2018 | YCHI      | CHRISTIANSOON ROOFING                     | Warehouse               |
| 19   | 20    | 276830 | 0565  | C     | C       | 2018 | YCHI      | CHRISTIANSOON ROOFING (Imp data entered i | Parking(Assoc)          |
| 19   | 20    | 276830 | 0570  | C     | C       | 2018 | YCHI      | REQUIRED PARKING for parcel #276830-0525  | Parking(Assoc)          |
| 19   | 20    | 276830 | 0590  | C     | C       | 2018 | YCHI      | QUALITY PLUMBING                          | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0595  | C     | C       | 2018 | YCHI      | SFR House Structure Used As Shed          | Industrial(Light)       |
| 19   | 20    | 276830 | 0600  | C     | C       | 2018 | YCHI      | NORTHWEST INSTRUMENT ETC                  | Warehouse               |
| 19   | 20    | 276830 | 0615  | C     | C       | 2018 | YCHI      | warehouse office                          | Warehouse               |
| 19   | 20    | 276830 | 0750  | C     | C       | 2018 | YCHI      | WAREHOUSE & OFFICE                        | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0760  | C     | C       | 2018 | YCHI      | Canopies by Fred                          | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0780  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE SHOP                   | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0785  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE                        | Warehouse               |
| 19   | 20    | 276830 | 0790  | C     | C       | 2018 | YCHI      |   | Vacant(Commercial)      |
| 19   | 20    | 276830 | 0795  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE STORAGE YARD           | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0800  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE STORAGE YARD           | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0815  | C     | C       | 2018 | YCHI      | new mix use                               | Apartment(Mixed Use)    |
| 19   | 20    | 276830 | 0820  | C     | C       | 2018 | YCHI      | stoup brewery                             | Industrial(Light)       |
| 19   | 20    | 276830 | 0825  | C     | C       | 2018 | YCHI      | vacant-industrial -outdoor seating        | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0830  | C     | C       | 2018 | YCHI      | COLD STORAGE WAREHOUSE                    | Industrial(Light)       |
| 19   | 20    | 276830 | 0835  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE STORAGE YARD           | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0840  | C     | C       | 2018 | YCHI      | CABINET SHOP & HOUSE STRUCTURE            | Industrial(Light)       |
| 19   | 20    | 276830 | 0845  | C     | C       | 2018 | YCHI      | NESS CRANE SERVICE STORAGE YARD           | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0850  | C     | C       | 2018 | YCHI      | BALLARD NATURAL GAS                       | Warehouse               |
| 19   | 20    | 276830 | 0860  | C     | C       | 2018 | YCHI      | LEITOR                                    | Warehouse               |
| 19   | 20    | 276830 | 0865  | C     | C       | 2018 | YCHI      | vacant                                    | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0875  | C     | C       | 2018 | YCHI      | O'REILLY AUTO PARTS                       | Retail Store            |
| 19   | 20    | 276830 | 0900  | C     | C       | 2018 | YCHI      | SEATTLE BALLARD REUSE                     | Warehouse               |
| 19   | 20    | 276830 | 0925  | C     | C       | 2018 | YCHI      | MULTI-PURPOSE RETAIL STORE (former LOUIE  | Retail Store            |
| 19   | 20    | 276830 | 0955  | C     | C       | 2018 | YCHI      | N F CORPORATION                           | Industrial(Light)       |
| 19   | 20    | 276830 | 0975  | C     | C       | 2018 | YCHI      | Seattle Sports                            | Industrial(Light)       |
| 19   | 20    | 276830 | 0980  | C     | C       | 2018 | YCHI      | VACANT INDUSTRIAL LAND                    | Vacant(Industrial)      |
| 19   | 20    | 276830 | 0985  | C     | C       | 2018 | YCHI      | KAHN MACHINE TOOLS                        | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 0990  | C     | C       | 2018 | YCHI      | INDUSTRIAL LIGHT MANUFACTURING (HY-LITE)  | Warehouse               |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                 | PresentUse              |
|------|-------|--------|-------|-------|---------|------|-----------|--|-------------------------|
| 19   | 20    | 276830 | 1000  | C     | C       | 2018 | YCHI      | PARKING LOT                              | Parking(Assoc)          |
| 19   | 20    | 276830 | 1005  | C     | C       | 2018 | YCHI      | PARKING LOT                              | Parking(Assoc)          |
| 19   | 20    | 276830 | 1010  | C     | C       | 2018 | YCHI      | PARKING LOT                              | Parking(Assoc)          |
| 19   | 20    | 276830 | 1015  | C     | C       | 2018 | YCHI      | PARKING LOT                              | Parking(Assoc)          |
| 19   | 20    | 276830 | 1020  | C     | C       | 2018 | YCHI      | PARKING LOT                              | Parking(Assoc)          |
| 19   | 20    | 276830 | 1035  | C     | C       | 2018 | YCHI      | AMEREX                                   | Industrial(Light)       |
| 19   | 20    | 276830 | 1045  | C     | C       | 2018 | YCHI      | Acclaim Sign & Display                   | Industrial(Light)       |
| 19   | 20    | 276830 | 1050  | C     | C       | 2018 | YCHI      | WAREHOUSE                                | Warehouse               |
| 19   | 20    | 276830 | 1055  | C     | C       | 2018 | YCHI      | SEABOARD CONST INC                       | Single Family(C/I Use)  |
| 19   | 20    | 276830 | 1060  | C     | C       | 2018 | YCHI      | DANTRAWL                                 | Warehouse               |
| 19   | 20    | 276830 | 1075  | C     | C       | 2018 | YCHI      | MACHINE SHOP                             | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1080  | C     | C       | 2018 | YCHI      | Live/Work Type                           | Apartment(Mixed Use)    |
| 19   | 20    | 276830 | 1085  | C     | C       | 2018 | YCHI      | RESIDENCE AND WAREHOUSE                  | Warehouse               |
| 19   | 20    | 276830 | 1095  | C     | C       | 2018 | YCHI      | WARTSILA DIESEL                          | Warehouse               |
| 19   | 20    | 276830 | 1105  | C     | C       | 2018 | YCHI      | OFFICE WAREHOUSE                         | Warehouse               |
| 19   | 20    | 276830 | 1130  | C     | C       | 2018 | YCHI      | NORTHWEST LAMINATING                     | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1145  | C     | C       | 2018 | YCHI      | MCINTOSH GLASS                           | Service Building        |
| 19   | 20    | 276830 | 1555  | C     | C       | 2018 | YCHI      | OPEN OFFICE                              | Office Building         |
| 19   | 20    | 276830 | 1560  | C     | C       | 2018 | YCHI      | COMPRESSED NATURAL GAS                   | Warehouse               |
| 19   | 20    | 276830 | 1565  | C     | C       | 2018 | YCHI      | WAREHOUSE                                | Warehouse               |
| 19   | 20    | 276830 | 1570  | C     | C       | 2018 | YCHI      | VISION PRESS                             | Warehouse               |
| 19   | 20    | 276830 | 1580  | C     | C       | 2018 | YCHI      | BALLARD BRASS                            | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1585  | C     | C       | 2018 | YCHI      | BALLARD BRASS                            | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1590  | C     | C       | 2018 | YCHI      | CHIHULY PARKING LOT                      | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1605  | C     | C       | 2018 | YCHI      | Gregs Marine office                      | Single Family(C/I Use)  |
| 19   | 20    | 276830 | 1615  | C     | C       | 2018 | YCHI      | BREWERY WAREHOUSE & RESTAURANT           | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1650  | C     | C       | 2018 | YCHI      | SALMON BAY HYDROLICS                     | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1660  | C     | C       | 2018 | YCHI      | WAREHOUSE                                | Warehouse               |
| 19   | 20    | 276830 | 1665  | C     | C       | 2018 | YCHI      | FROSTY'S MARINE SERVICE                  | Warehouse               |
| 19   | 20    | 276830 | 1671  | C     | C       | 2018 | YCHI      | FROSTY'S MARINE SVC, Imp on Parcel #2768 | Parking(Assoc)          |
| 19   | 20    | 276830 | 1675  | C     | C       | 2018 | YCHI      | MILLAR ELEVATOR SERVICE                  | Warehouse               |
| 19   | 20    | 276830 | 1680  | C     | C       | 2018 | YCHI      | ECI GENERAL CONTRACTOR                   | Industrial(Light)       |
| 19   | 20    | 276830 | 1700  | C     | C       | 2018 | YCHI      | MKE DETAILING SERVICE                    | Warehouse               |
| 19   | 20    | 276830 | 1710  | C     | C       | 2018 | YCHI      | INDUSTRIAL BUILDING                      | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1730  | C     | C       | 2018 | YCHI      | OFFICE WAREHOUSE                         | Industrial(Light)       |
| 19   | 20    | 276830 | 1740  | C     | C       | 2018 | YCHI      | DOCTOR DON'S AUTOMOTIVE                  | Service Building        |
| 19   | 20    | 276830 | 1745  | C     | C       | 2018 | YCHI      | SALMON BAY HYDRAULICS                    | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1755  | C     | C       | 2018 | YCHI      | ASSOCIATE PARKING                        | Parking(Assoc)          |
| 19   | 20    | 276830 | 1770  | C     | C       | 2018 | YCHI      | LES SCHWAB TIRE REPAIR GARAGE            | Service Building        |
| 19   | 20    | 276830 | 1775  | C     | C       | 2018 | YCHI      | LAST RESORT FIRE DEPT                    | Warehouse               |
| 19   | 20    | 276830 | 1780  | C     | C       | 2018 | YCHI      | OFFICE (CONVERTED SFR)                   | Office Building         |
| 19   | 20    | 276830 | 1785  | C     | C       | 2018 | YCHI      | STORAGE LOT                              | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1790  | C     | C       | 2018 | YCHI      | WINSOL LABORATORIES                      | Warehouse               |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                 | PresentUse              |
|------|-------|--------|-------|-------|---------|------|-----------|--|-------------------------|
| 19   | 20    | 276830 | 1795  | C     | C       | 2018 | YCHI      | CUTTING TOOL CONTROL                     | Warehouse               |
| 19   | 20    | 276830 | 1805  | C     | C       | 2018 | YCHI      | BAY'S AUTO REPAIR                        | Service Building        |
| 19   | 20    | 276830 | 1810  | C     | C       | 2018 | YCHI      | LEARY CONSTRUCTION                       | Warehouse               |
| 19   | 20    | 276830 | 1835  | C     | C       | 2018 | YCHI      | STORAGE LOT                              | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1845  | C     | C       | 2018 | YCHI      | VACANT                                   | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1850  | C     | C       | 2018 | YCHI      | LES SCHWAB TIRE                          | Service Building        |
| 19   | 20    | 276830 | 1860  | C     | C       | 2018 | YCHI      | LES SCHWAB TIRE                          | Service Building        |
| 19   | 20    | 276830 | 1865  | C     | C       | 2018 | YCHI      | LES SCHWAB TIRE                          | Retail Store            |
| 19   | 20    | 276830 | 1870  | C     | C       | 2018 | YCHI      | SWATSYSTEMS & BEST STONEWAY HARDWARE (DI | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1885  | C     | C       | 2018 | YCHI      | NEUVANT                                  | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 1895  | C     | C       | 2018 | YCHI      | NEUVANT                                  | Industrial(Light)       |
| 19   | 20    | 276830 | 1960  | C     | C       | 2018 | YCHI      | Assoc Parking to Parcel #276830-1870     | Parking(Assoc)          |
| 19   | 20    | 276830 | 1965  | C     | C       | 2018 | YCHI      | Assoc Parking to Parcel #276830-1870.    | Vacant(Industrial)      |
| 19   | 20    | 276830 | 1975  | C     | C       | 2018 | YCHI      | MICHAEL'S AUTOMOTIVE MARINE              | Warehouse               |
| 19   | 20    | 276830 | 1980  | C     | C       | 2018 | YCHI      | NEUVANT AREO STRUCTURES                  | Warehouse               |
| 19   | 20    | 276830 | 1991  | C     | C       | 2018 | YCHI      | RUDD COMPANY                             | Industrial(Light)       |
| 19   | 20    | 276830 | 1992  | C     | C       | 2018 | YCHI      | Office Building                          | Office Building         |
| 19   | 20    | 276830 | 2020  | C     | C       | 2018 | YCHI      | RUDD COMPANY                             | Parking(Assoc)          |
| 19   | 20    | 276830 | 2040  | C     | C       | 2018 | YCHI      | RUDD COMPANY                             | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 2060  | C     | C       | 2018 | YCHI      | RUDD COMPANY                             | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 2120  | C     | C       | 2018 | YCHI      | BALLARD BRASS                            | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 2135  | C     | C       | 2018 | YCHI      | COMPUTER POWER & SERVICE                 | Warehouse               |
| 19   | 20    | 276830 | 2155  | C     | C       | 2018 | YCHI      | WAREHOUSE                                | Warehouse               |
| 19   | 20    | 276830 | 2162  | C     | C       | 2018 | YCHI      | WAREHOUSE on Parcel #276830-2155         | Warehouse               |
| 19   | 20    | 276830 | 2165  | C     | C       | 2018 | YCHI      | Plumbing Office (SFR House Structure)    | Single Family(C/I Use)  |
| 19   | 20    | 276830 | 2175  | C     | C       | 2018 | YCHI      | YOUNG & CO                               | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 2185  | C     | C       | 2018 | YCHI      | CAPPY'S TOWING                           | Service Building        |
| 19   | 20    | 276830 | 2190  | C     | C       | 2018 | YCHI      | CAPPYS TOWING PKG LOT                    | Parking(Assoc)          |
| 19   | 20    | 276830 | 2195  | C     | C       | 2018 | YCHI      | CAPPYS TOWING PKG LOT                    | Parking(Assoc)          |
| 19   | 20    | 276830 | 2200  | C     | C       | 2018 | YCHI      | CAPPYS TOWING PKG LOT                    | Parking(Assoc)          |
| 19   | 20    | 276830 | 2205  | C     | C       | 2018 | YCHI      | BALLARD ELECTRIC                         | Retail Store            |
| 19   | 20    | 276830 | 2220  | C     | C       | 2018 | YCHI      | UNIV COATINGS                            | Industrial(Light)       |
| 19   | 20    | 276830 | 2225  | C     | C       | 2018 | YCHI      | Modular Arts (Warehouse Office North)    | Warehouse               |
| 19   | 20    | 276830 | 2230  | C     | C       | 2018 | YCHI      | Warehouse Office - Imp entered on parcel | Warehouse               |
| 19   | 20    | 276830 | 2235  | C     | C       | 2018 | YCHI      | Warehouse Office - Imp entered on parcel | Warehouse               |
| 19   | 20    | 276830 | 2240  | C     | C       | 2018 | YCHI      | Warehouse Office Building on parcels #2  | Warehouse               |
| 19   | 20    | 276830 | 2245  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE/FLEX BUILDING          | Warehouse               |
| 19   | 20    | 276830 | 2255  | C     | C       | 2018 | YCHI      | MANUFACTURING/STORAGE WAREHOUSE          | Industrial(Gen Purpose) |
| 19   | 20    | 276830 | 2265  | C     | C       | 2018 | YCHI      | Pioneer Organics                         | Warehouse               |
| 19   | 20    | 276830 | 2275  | C     | C       | 2018 | YCHI      | STORAGE WAREHOUSE                        | Warehouse               |
| 19   | 20    | 276830 | 2280  | C     | C       | 2018 | YCHI      | SUTTER HOME & HEARTH                     | Service Building        |
| 19   | 20    | 276830 | 2281  | C     | C       | 2018 | YCHI      | RETAIL & STORAGE WAREHOUSE               | Retail Store            |
| 19   | 20    | 276830 | 2305  | C     | C       | 2018 | YCHI      | HANSEN SUPPLY CO                         | Warehouse               |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                | PresentUse                 |
|------|-------|--------|-------|-------|---------|------|-----------|---|----------------------------|
| 19   | 20    | 276830 | 2310  | C     | C       | 2018 | YCHI      | NOBLE METALS INC                        | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2320  | C     | C       | 2018 | YCHI      | Modular Arts (Warehouse Office - South) | Warehouse                  |
| 19   | 20    | 276830 | 2361  | C     | C       | 2018 | YCHI      | RUDD COMPANY                            | Warehouse                  |
| 19   | 20    | 276830 | 2380  | C     | C       | 2018 | YCHI      | FIORITO BROS/CARNITECH                  | Warehouse                  |
| 19   | 20    | 276830 | 2389  | C     | C       | 2018 | YCHI      | FIORITO BROTHERS INL                    | Parking(Assoc)             |
| 19   | 20    | 276830 | 2475  | C     | C       | 2018 | YCHI      | HAIGHT ROOFING CO                       | Industrial(Gen Purpose)    |
| 19   | 20    | 276830 | 2480  | C     | C       | 2018 | YCHI      | DIESEL ENGINES INC                      | Service Building           |
| 19   | 20    | 276830 | 2495  | C     | C       | 2018 | YCHI      | SHERWIN-WILLIAMS & PINNACLE PAINTING    | Retail Store               |
| 19   | 20    | 276830 | 2505  | C     | C       | 2018 | YCHI      | NEUVANT                                 | Industrial(Gen Purpose)    |
| 19   | 20    | 276830 | 2515  | C     | C       | 2018 | YCHI      | NEUVANT                                 | Warehouse                  |
| 19   | 20    | 276830 | 2525  | C     | C       | 2018 | YCHI      | NIX STG LOT - SEE 2535                  | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2530  | C     | C       | 2018 | YCHI      | NIX STG LOT - SEE 2535                  | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2535  | C     | C       | 2018 | YCHI      | NIX AUTO WRECKING                       | Industrial(Light)          |
| 19   | 20    | 276830 | 2545  | C     | C       | 2018 | YCHI      | TRANSFORMER                             | Utility, Public            |
| 19   | 20    | 276830 | 2550  | C     | C       | 2018 | YCHI      | WAREHOUSE                               | Warehouse                  |
| 19   | 20    | 276830 | 2560  | C     | C       | 2018 | YCHI      | AUTO CLINIC/espresso stand              | Service Building           |
| 19   | 20    | 276830 | 2575  | C     | C       | 2018 | YCHI      | AUTO SERVICE                            | Service Building           |
| 19   | 20    | 276830 | 2590  | C     | C       | 2018 | YCHI      | Mars Hill Church/                       | Church/Welfare/Relig Srvc  |
| 19   | 20    | 276830 | 2690  | C     | C       | 2018 | YCHI      | OFFICE/MEDICAL BUILDING                 | Office Building            |
| 19   | 20    | 276830 | 2700  | C     | C       | 2018 | YCHI      | OFFICE MAX PARKING                      | Parking(Assoc)             |
| 19   | 20    | 276830 | 2735  | C     | C       | 2018 | YCHI      | U-HAUL STORAGE LOT                      | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2745  | C     | C       | 2018 | YCHI      | U-HAUL                                  | Service Building           |
| 19   | 20    | 276830 | 2750  | C     | C       | 2018 | YCHI      | BIG 5 SPORTS/RETAIL                     | Retail(Line/Strip)         |
| 19   | 20    | 276830 | 2780  | C     | C       | 2018 | YCHI      | MKC, CAPTAIN SUPPLIES                   | Warehouse                  |
| 19   | 20    | 276830 | 2785  | C     | C       | 2018 | YCHI      | U-HAUL PKG LOT                          | Parking(Commercial Lot)    |
| 19   | 20    | 276830 | 2795  | C     | C       | 2018 | YCHI      | vacant-industrial                       | Right of Way/Utility, Road |
| 19   | 20    | 276830 | 2800  | C     | C       | 2018 | YCHI      | OFFICE MAX                              | Retail(Discount)           |
| 19   | 20    | 276830 | 2855  | C     | C       | 2018 | YCHI      | LFS MARINE SUPPLIES                     | Industrial(Gen Purpose)    |
| 19   | 20    | 276830 | 2930  | C     | C       | 2018 | YCHI      | Former DEPT OF SOCIAL & HEALTH SERVICES | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2931  | C     | C       | 2018 | YCHI      | Associate Parking to Parcel #276830-293 | Vacant(Industrial)         |
| 19   | 20    | 276830 | 2950  | C     | C       | 2018 | YCHI      | SALMON BAY S&G STORAGE YARD             | Vacant(Industrial)         |
| 19   | 20    | 276830 | 3010  | C     | C       | 2018 | YCHI      | COMISSARY CASH & CARRY                  | Warehouse                  |
| 19   | 20    | 276830 | 3035  | C     | C       | 2018 | YCHI      | BN RR RW                                | Right of Way/Utility, Road |
| 19   | 20    | 276830 | 3040  | C     | C       | 2018 | YCHI      | Maritime brewery                        | Industrial(Gen Purpose)    |
| 19   | 20    | 276830 | 3060  | C     | C       | 2018 | YCHI      | BALLARD BOOK CASE BUILDING              | Industrial(Gen Purpose)    |
| 19   | 20    | 276830 | 3070  | C     | C       | 2018 | YCHI      | PLATT ELECTRIC                          | Warehouse                  |
| 19   | 20    | 276830 | 3080  | C     | C       | 2018 | YCHI      | BAY VALUE SERVICE                       | Warehouse                  |
| 19   | 20    | 276830 | 3100  | C     | C       | 2018 | YCHI      | BN RR RW                                | Right of Way/Utility, Road |
| 19   | 20    | 276830 | 3105  | C     | C       | 2018 | YCHI      | ALGAS SDI                               | Warehouse                  |
| 19   | 20    | 276830 | 3115  | C     | C       | 2018 | YCHI      | SALTY DOG POTTERY & THE BOATWRIGHT      | Warehouse                  |
| 19   | 20    | 276830 | 3135  | C     | C       | 2018 | YCHI      | MIKE'S CHILI PARLOR & TAVERN            | Restaurant/Lounge          |
| 19   | 20    | 276830 | 3225  | C     | C       | 2018 | YCHI      | new construction coming                 | Single Family(C/I Zone)    |
| 19   | 20    | 276830 | 3245  | C     | C       | 2018 | YCHI      | Vacant Land                             | Vacant(Industrial)         |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                 | PresentUse                  |
|------|-------|--------|-------|-------|---------|------|-----------|--|-----------------------------|
| 19   | 20    | 276830 | 3315  | C     | C       | 2018 | YCHI      | BN RR RW                                 | Right of Way/Utility, Road  |
| 19   | 20    | 276830 | 3385  | C     | C       | 2018 | YCHI      | BOWMAN REFRIGERATION                     | Industrial(Gen Purpose)     |
| 19   | 20    | 276830 | 3390  | C     | C       | 2018 | YCHI      | WHSE SPACE                               | Industrial(Gen Purpose)     |
| 19   | 20    | 276830 | 3415  | C     | C       | 2018 | YCHI      | MORAD ELECTRIC & AIR CONTROL INC         | Industrial(Gen Purpose)     |
| 19   | 20    | 276830 | 3430  | C     | C       | 2018 | YCHI      | RADKE MARINE                             | Warehouse                   |
| 19   | 20    | 276830 | 3435  | C     | C       | 2018 | YCHI      | BN RR RW                                 | Right of Way/Utility, Road  |
| 19   | 20    | 276830 | 3520  | C     | C       | 2018 | YCHI      | Government Building-Post Office Distribu | Post Office/Post Service    |
| 19   | 20    | 276830 | 3765  | C     | C       | 2018 | YCHI      | TANK FARM MOBIL                          | Industrial(Light)           |
| 19   | 20    | 276840 | 0010  | C     | C       | 2018 | YCHI      | restaurant                               | Restaurant/Lounge           |
| 19   | 20    | 276840 | 0015  | C     | C       | 2018 | YCHI      | VACANT-restaurant carried on -0010       | Vacant(Industrial)          |
| 19   | 20    | 276840 | 0020  | C     | C       | 2018 | YCHI      | MAC CUSTOM UPHOLSTERY                    | Warehouse                   |
| 19   | 20    | 276840 | 0025  | C     | C       | 2018 | YCHI      | OFFICE WAREHOUSE                         | Industrial(Gen Purpose)     |
| 19   | 20    | 441310 | 0005  | C     | C       | 2018 | YCHI      | mix use                                  | Apartment(Mixed Use)        |
| 19   | 20    | 441310 | 0045  | C     | C       | 2018 | YCHI      | BRIGHT STREET WORKSHOP                   | School(Private)             |
| 19   | 20    | 441310 | 0060  | C     | C       | 2018 | YCHI      | BRIGHT STREET WORKSHOP                   | School(Private)             |
| 19   | 20    | 441310 | 0071  | C     | C       | 2018 | YCHI      | Pacific Crest School (Montessori School) | School(Private)             |
| 19   | 20    | 441310 | 0125  | C     | C       | 2018 | YCHI      | SUPERIOR TIRE                            | Industrial(Heavy)           |
| 19   | 20    | 441310 | 0150  | C     | C       | 2018 | YCHI      | CLAUDIOS (SFR House Structure)           | Single Family(Res Use/Zone) |
| 19   | 20    | 441310 | 0175  | C     | C       | 2018 | YCHI      | ALLIED ICE                               | Industrial(Light)           |
| 19   | 20    | 569350 | 0387  | C     | C       | 2018 | YCHI      | FREMONT AVE LAUNDROMAT                   | Retail Store                |
| 19   | 20    | 569350 | 0400  | C     | C       | 2018 | YCHI      | RETAIL BUILDING                          | Retail Store                |
| 19   | 20    | 569350 | 0420  | C     | C       | 2018 | YCHI      | LAND ONLY                                | Parking(Commercial Lot)     |
| 19   | 20    | 569350 | 0430  | C     | C       | 2018 | YCHI      | cafe                                     | Retail Store                |
| 19   | 20    | 569350 | 0475  | C     | C       | 2018 | YCHI      | MIX USE                                  | Apartment(Mixed Use)        |
| 19   | 20    | 569350 | 0580  | C     | C       | 2018 | YCHI      | ZUNDEL DENTAL LAB                        | Medical/Dental Office       |
| 19   | 20    | 569350 | 0590  | C     | C       | 2018 | YCHI      | AMERICAN MUSIC RENTAL                    | Warehouse                   |
| 19   | 20    | 569350 | 0635  | C     | C       | 2018 | YCHI      | Restaurant                               | Restaurant/Lounge           |
| 19   | 20    | 569350 | 0645  | C     | C       | 2018 | YCHI      | MIXED USE RETAIL w/4 APT UNITS & TRIPLEX | Apartment(Mixed Use)        |
| 19   | 20    | 569350 | 1345  | C     | C       | 2018 | YCHI      | ADAMS TV                                 | Retail Store                |
| 19   | 20    | 569350 | 1375  | C     | C       | 2018 | YCHI      | office-(converted imp)                   | Single Family(C/I Use)      |
| 19   | 20    | 569350 | 1450  | C     | C       | 2018 | YCHI      | RETAIL STORE                             | Office Building             |
| 19   | 20    | 569350 | 1505  | C     | C       | 2018 | YCHI      | restaurant                               | Restaurant/Lounge           |
| 19   | 20    | 569400 | 0010  | C     | C       | 2018 | YCHI      | vacant-commercial                        | Vacant(Commercial)          |
| 19   | 20    | 569400 | 0020  | C     | C       | 2018 | YCHI      | Redi National                            | Office Building             |
| 19   | 20    | 569400 | 0190  | C     | C       | 2018 | YCHI      | AMERICAN MUSIC                           | Retail Store                |
| 19   | 20    | 569400 | 0420  | C     | C       | 2018 | YCHI      | Richards Style/Retail                    | Single Family(C/I Use)      |
| 19   | 20    | 569400 | 0430  | C     | C       | 2018 | YCHI      | MARKETTIME FOODS                         | Grocery Store               |
| 19   | 20    | 569400 | 0485  | C     | C       | 2018 | YCHI      | TELETRON                                 | Warehouse                   |
| 19   | 20    | 569400 | 0629  | C     | C       | 2018 | YCHI      | office                                   | Office Building             |
| 19   | 20    | 569400 | 0805  | C     | C       | 2018 | YCHI      | GARDEN STATUARY                          | Retail Store                |
| 19   | 20    | 569400 | 0810  | C     | C       | 2018 | YCHI      | restaurant                               | Restaurant/Lounge           |
| 19   | 20    | 569400 | 0865  | C     | C       | 2018 | YCHI      | PARKING FOR 4333 FREMONT                 | Parking(Assoc)              |
| 19   | 20    | 569400 | 0875  | C     | C       | 2018 | YCHI      | SERVICE REPAIR GARAGE                    | Warehouse                   |

AREA 19-20 PHYSICAL INSPECTED AREA

| Area | hborf | Major  | Minor | opTyp | Grelect | Roll | selectApp | PropName                                | PresentUse                |
|------|-------|--------|-------|-------|---------|------|-----------|---|---------------------------|
| 19   | 20    | 569400 | 1015  | C     | C       | 2018 | YCHI      | MIXED USE FOURPLEX & RETAIL             | Apartment(Mixed Use)      |
| 19   | 20    | 569400 | 1040  | C     | C       | 2018 | YCHI      | Mixed use retail                        | Apartment(Mixed Use)      |
| 19   | 20    | 569400 | 1050  | C     | C       | 2018 | YCHI      | ST PAUL ENGLISH LUTHERAN CHURCH         | Church/Welfare/Relig Srvc |
| 19   | 20    | 569450 | 0135  | C     | C       | 2018 | YCHI      | THE INTERMEDIATE SCHOOL                 | Club                      |
| 19   | 20    | 569450 | 0565  | C     | C       | 2018 | YCHI      | CONSUMER CREDIT COUNSELING              | Office Building           |
| 19   | 20    | 569450 | 0595  | C     | C       | 2018 | YCHI      | Mixed use office with 2 apartment units | Apartment(Mixed Use)      |
| 19   | 20    | 569450 | 0610  | C     | C       | 2018 | YCHI      | OPEN OFFICE/RETAIL STORE                | Retail Store              |
| 19   | 20    | 569500 | 0205  | C     | C       | 2018 | YCHI      | INSURANCE AGENCIES                      | Office Building           |
| 19   | 20    | 569500 | 0215  | C     | C       | 2018 | YCHI      | BRITISH EUROPEAN                        | Service Building          |
| 19   | 20    | 661000 | 0206  | C     | C       | 2018 | YCHI      | MR BILL'S FOOD STORE                    | Retail Store              |
| 19   | 20    | 812970 | 0265  | C     | C       | 2018 | YCHI      | SFR HOUSE USED AS DAYCARE               | Single Family(C/I Use)    |
| 19   | 20    | 812970 | 0290  | C     | C       | 2018 | YCHI      | MAY ESTHER BEAUTY SALON-converted imp   | Office Building           |
| 19   | 20    | 812970 | 0295  | C     | C       | 2018 | YCHI      | RETAIL STORE                            | Retail Store              |
| 19   | 20    | 812970 | 0541  | C     | C       | 2018 | YCHI      | Lighthouse Roaster coffee/apts          | Apartment(Mixed Use)      |
| 19   | 20    | 860590 | 0140  | C     | C       | 2018 | YCHI      | PARK                                    | Park, Private(Amuse Ctr)  |
| 19   | 20    | 888120 | 0000  | K     | M       | 0    |           | VARA CONDOMINIUM                        | Condominium(Mixed Use)    |
| 19   | 20    | 888120 | 0010  | K     | C       | 2018 | YCHI      | VARA CONDOMINIUM                        |                           |
| 19   | 20    | 952110 | 0025  | C     | C       | 2018 | YCHI      | EMMANUAL CHURCH PKG                     | Parking(Assoc)            |
| 19   | 20    | 952110 | 0045  | C     | C       | 2018 | YCHI      | NORTHWEST MONTESSORI SCHOOL             | School(Private)           |
| 19   | 20    | 952110 | 0386  | C     | C       | 2018 | YCHI      | MIXED USE OFFICE & MULTIFAMILY          | Apartment(Mixed Use)      |
| 19   | 20    | 952110 | 0505  | C     | C       | 2018 | YCHI      | SHELL SERVICE STATION                   | Service Station           |
| 19   | 20    | 952110 | 0635  | C     | C       | 2018 | YCHI      | Chelsea Station-converted imp           | Bed & Breakfast           |
| 19   | 20    | 952110 | 0785  | C     | C       | 2018 | YCHI      | 76 FOOD MART                            | Conv Store with Gas       |
| 19   | 20    | 952110 | 0920  | C     | C       | 2018 | YCHI      | RETAIL/STORAGE                          | Service Building          |
| 19   | 20    | 952110 | 0946  | C     | C       | 2018 | YCHI      | SFR HOUSE STRUCTURE USE AS DAYCARE      | School(Private)           |
| 19   | 20    | 952110 | 0970  | C     | C       | 2018 | YCHI      | Mixed Use Triplex                       | Apartment(Mixed Use)      |
| 19   | 20    | 952110 | 0980  | C     | C       | 2018 | YCHI      | MINI WAREHOUSE IMP DATA ON 0985         | Warehouse                 |
| 19   | 20    | 952110 | 0985  | C     | C       | 2018 | YCHI      | Activspace Aurora                       | Mini Warehouse            |
| 19   | 20    | 952110 | 1025  | C     | C       | 2018 | YCHI      | WAGON STOP CAFE/APT                     | Apartment(Mixed Use)      |
| 19   | 20    | 952110 | 1030  | C     | C       | 2018 | YCHI      | Blair Firm Attorneys                    | Single Family(C/I Use)    |
| 19   | 20    | 952110 | 1035  | C     | C       | 2018 | YCHI      | SEATTLE MOTION PICTURE SERVICE          | Retail Store              |
| 19   | 20    | 952110 | 1071  | C     | C       | 2018 | YCHI      | VACANT COMMERCIAL LOT (Land Strip)      | Vacant(Commercial)        |
| 19   | 20    | 952110 | 1072  | C     | C       | 2018 | YCHI      | salon                                   | Retail(Line/Strip)        |
| 19   | 20    | 952110 | 1075  | C     | C       | 2018 | YCHI      | VACANT COMMERCIAL LOT                   | Vacant(Commercial)        |
| 19   | 20    | 952110 | 1205  | C     | C       | 2018 | YCHI      | LAW OFFICES                             | Single Family(C/I Use)    |
| 19   | 20    | 952110 | 1245  | C     | C       | 2018 | YCHI      | SFR HOUSE USED AS COMMERCIAL            | Single Family(C/I Use)    |
| 19   | 20    | 952110 | 1256  | C     | C       | 2018 | YCHI      | NW Labs.com -converted sfr              | Single Family(C/I Use)    |
| 19   | 20    | 952110 | 1305  | C     | C       | 2018 | YCHI      | VACANT LAND                             | Vacant(Commercial)        |
| 19   | 20    | 952110 | 1310  | C     | C       | 2018 | YCHI      | vacant-commercial                       | Vacant(Commercial)        |
| 19   | 20    | 952110 | 1345  | C     | C       | 2018 | YCHI      | office/converted sfr                    | Single Family(C/I Use)    |
| 19   | 20    | 952110 | 1346  | C     | C       | 2018 | YCHI      | vacant-commercial                       | Parking(Commercial Lot)   |

AREA 19-60 PHYSICAL INSPECTED AREA

| Area | ghbrh | Major  | Minor | opTy | plGro | electAp | PropName                               | PresentUse                |
|------|-------|--------|-------|------|-------|---------|--|---------------------------|
| 19   | 60    | 062504 | 9002  | C    | C     | YCHI    | BLANCHETT HIGH SCHOOL                  | School(Private)           |
| 19   | 60    | 062504 | 9046  | C    | C     | YCHI    | BETHANY COMMUNITY CHURCH               | Church/Welfare/Relig Srvc |
| 19   | 60    | 062504 | 9072  | C    | C     | YCHI    | SEATTLE PKS DEPT                       | Utility, Public           |
| 19   | 60    | 125720 | 0735  | C    | C     | YCHI    | GREEN LAKE METHODIST LAND & RES        | Church/Welfare/Relig Srvc |
| 19   | 60    | 125720 | 3120  | C    | C     | YCHI    | SEVENTH DAY ADVENTIST CHURCH           | Church/Welfare/Relig Srvc |
| 19   | 60    | 258690 | 0000  | K    | M     |         | FLORERA CONDOMINIUM                    | Condominium(Mixed Use)    |
| 19   | 60    | 258690 | 0010  | K    | C     | YCHI    | FLORERA CONDOMINIUM                    |                           |
| 19   | 60    | 258690 | 0020  | K    | C     | YCHI    | FLORERA CONDOMINIUM                    |                           |
| 19   | 60    | 258690 | 0030  | K    | C     | YCHI    | FLORERA CONDOMINIUM                    |                           |
| 19   | 60    | 258690 | 0040  | K    | C     | YCHI    | FLORERA CONDOMINIUM                    |                           |
| 19   | 60    | 258690 | 0050  | K    | C     | YCHI    | FLORERA CONDOMINIUM                    |                           |
| 19   | 60    | 287890 | 0000  | K    | M     |         | GREEN LAKE CONDOMINIUM                 | Condominium(Mixed Use)    |
| 19   | 60    | 287890 | 0010  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 287890 | 0020  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 287890 | 0030  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 287890 | 0040  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 287890 | 0050  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 287890 | 0060  | K    | C     | YCHI    | GREEN LAKE CONDOMINIUM                 |                           |
| 19   | 60    | 288320 | 1720  | C    | C     | YCHI    | MIXED USE RETAIL STORE W/RES UNIT      | Apartment(Mixed Use)      |
| 19   | 60    | 288320 | 1775  | C    | C     | YCHI    | BETHANY EVAN LUTHERAN CHURCH           | Church/Welfare/Relig Srvc |
| 19   | 60    | 288620 | 0010  | C    | C     | YCHI    | LAKE & COMPANY REAL ESTATES INC OFFICE | Office Building           |
| 19   | 60    | 288620 | 0155  | C    | C     | YCHI    | DUKES RESTAURANT                       | Restaurant/Lounge         |
| 19   | 60    | 288620 | 0160  | C    | C     | YCHI    | SFR HOUSE USE AS OPEN OFFICE FOR DUKE  | Single Family(C/I Zone)   |
| 19   | 60    | 288620 | 0375  | C    | C     | YCHI    | RETAIL/OFFICE                          | Retail Store              |
| 19   | 60    | 288780 | 0000  | K    | M     |         | GREEN LAKE TERRACE CONDOMINIUM         | Condominium(Residential)  |
| 19   | 60    | 288780 | 0010  | K    | C     | YCHI    | GREEN LAKE TERRACE CONDOMINIUM         |                           |
| 19   | 60    | 288790 | 0000  | K    | M     |         | GREEN LAKE VISTA CONDOMINIUM           | Condominium(Residential)  |
| 19   | 60    | 288790 | 0160  | K    | C     | YCHI    | GREEN LAKE VISTA CONDOMINIUM           |                           |
| 19   | 60    | 288790 | 0170  | K    | C     | YCHI    | GREEN LAKE VISTA CONDOMINIUM           |                           |
| 19   | 60    | 288790 | 0180  | K    | C     | YCHI    | GREEN LAKE VISTA CONDOMINIUM           |                           |
| 19   | 60    | 335950 | 0645  | C    | C     | YCHI    | MIXED USE 3-PLEX (Soci Hair Salon)     | Apartment(Mixed Use)      |
| 19   | 60    | 335950 | 0655  | C    | C     | YCHI    | RETAIL STORE                           | Retail Store              |
| 19   | 60    | 336490 | 0005  | C    | C     | YCHI    | LATONA BY GREENLAKE                    | Retail Store              |
| 19   | 60    | 385690 | 3370  | C    | C     | YCHI    | KEYSTONE BUILDING                      | Apartment(Mixed Use)      |
| 19   | 60    | 385690 | 3555  | C    | C     | YCHI    | ZOKA & KEYSTONE DENTAL                 | Retail Store              |
| 19   | 60    | 385690 | 3643  | C    | C     | YCHI    | CHURCH PARKING                         | Church/Welfare/Relig Srvc |
| 19   | 60    | 385690 | 3644  | C    | C     | YCHI    | RESTAURANT-COFFEE SHOP                 | Restaurant(Fast Food)     |
| 19   | 60    | 385690 | 3645  | C    | C     | YCHI    | CHURCH - KINGDOM HALL                  | Church/Welfare/Relig Srvc |
| 19   | 60    | 385690 | 4225  | C    | C     | YCHI    | MIXED USE APARTMENT W/RETAIL           | Apartment(Mixed Use)      |
| 19   | 60    | 385690 | 5365  | C    | C     | YCHI    | OPEN OFFICE                            | Office Building           |
| 19   | 60    | 385690 | 5666  | C    | C     | YCHI    | LUAU RESTRAUANT                        | Restaurant/Lounge         |
| 19   | 60    | 385690 | 5678  | C    | C     | YCHI    | Live/Work Townhouse Unit               | Townhouse Plat            |
| 19   | 60    | 385690 | 5710  | C    | C     | YCHI    | KIRKWOOD ASSOCIATES                    | Office Building           |

AREA 19-60 PHYSICAL INSPECTED AREA

| Area | ghborh | Major  | Minor | opTyp | plGro | electAp | PropName                                 | PresentUse                 |
|------|--------|--------|-------|-------|-------|---------|--|----------------------------|
| 19   | 60     | 385690 | 5714  | C     | C     | YCHI    | LENY'S PLACE                             | Tavern/Lounge              |
| 19   | 60     | 390250 | 0000  | K     | M     |         | KIRKWOOD PLACE                           | Condominium(Mixed Use)     |
| 19   | 60     | 390250 | 0010  | K     | C     | YCHI    | KIRKWOOD PLACE                           |                            |
| 19   | 60     | 390250 | 0020  | K     | C     | YCHI    | KIRKWOOD PLACE                           |                            |
| 19   | 60     | 681410 | 0380  | C     | C     | YCHI    | ST ANDREWS CHURCH                        | Church/Welfare/Relig Srvc  |
| 19   | 60     | 716990 | 0000  | K     | M     |         | RAVENNA GREENLAKE                        | Condominium(Mixed Use)     |
| 19   | 60     | 716990 | 0010  | K     | C     | YCHI    | RAVENNA GREENLAKE                        |                            |
| 19   | 60     | 769856 | 0000  | K     | M     |         | 7301 FIFTH AVE CONDOMINIUM               | Condominium(Mixed Use)     |
| 19   | 60     | 769856 | 0010  | K     | C     | YCHI    | 7301 FIFTH AVE CONDOMINIUM               |                            |
| 19   | 60     | 769856 | 0020  | K     | C     | YCHI    | 7301 FIFTH AVE CONDOMINIUM               |                            |
| 19   | 60     | 803170 | 0160  | C     | C     | YCHI    | CHURCH PARKING                           | Church/Welfare/Relig Srvc  |
| 19   | 60     | 803170 | 0275  | C     | C     | YCHI    | ELEVENTH CH OF CHRIST SCIENTISTS         | Church/Welfare/Relig Srvc  |
| 19   | 60     | 856826 | 0000  | K     | M     |         | TANGLETOWN CONDOMINIUM                   | Condominium(Mixed Use)     |
| 19   | 60     | 856826 | 0010  | K     | C     | YCHI    | TANGLETOWN CONDOMINIUM                   |                            |
| 19   | 60     | 856826 | 0015  | K     | C     | YCHI    | TANGLETOWN CONDOMINIUM                   |                            |
| 19   | 60     | 873243 | 0000  | K     | M     |         | 225 AT GREENLAKE CONDOMINIUM             | Condominium(Mixed Use)     |
| 19   | 60     | 873243 | 0010  | K     | C     | YCHI    | 225 AT GREENLAKE CONDOMINIUM             |                            |
| 19   | 60     | 873243 | 0020  | K     | C     | YCHI    | 225 AT GREENLAKE CONDOMINIUM             |                            |
| 19   | 60     | 913610 | 0005  | C     | C     | YCHI    | MERIDIAN THEATRE BUILDING                | Office Building            |
| 19   | 60     | 913610 | 0006  | C     | C     | YCHI    | RETAIL/RES/APTS                          | Apartment(Mixed Use)       |
| 19   | 60     | 913610 | 0275  | C     | C     | YCHI    | ARTHEAD GALLERY                          | Retail Store               |
| 19   | 60     | 913610 | 2056  | C     | C     | YCHI    | MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNI | Retail Store               |
| 19   | 60     | 913710 | 1782  | C     | C     | YCHI    | VACANT LAND                              | Right of Way/Utility, Road |
| 19   | 60     | 913810 | 0081  | C     | C     | YCHI    | Right of Way 660SF adj Freeway           | Right of Way/Utility, Road |
| 19   | 60     | 922240 | 0095  | C     | C     | YCHI    | VACANT LAND WITH BUS SHELTERS            | Right of Way/Utility, Road |
| 19   | 60     | 940280 | 0105  | C     | C     | YCHI    | Ironwood Commercial Real Estate Office   | Office Building            |
| 19   | 60     | 952810 | 0425  | C     | C     | YCHI    | GREENLAKE PLACE                          | Retail(Line/Strip)         |
| 19   | 60     | 952810 | 0450  | C     | C     | YCHI    | JOHNSON PETERS DANCE SCHOOL              | Office Building            |
| 19   | 60     | 952810 | 0485  | C     | C     | YCHI    | SPUD FISH & CHIPS                        | Restaurant(Fast Food)      |
| 19   | 60     | 952810 | 0501  | C     | C     | YCHI    | GREEN LAKE PARK BUILDING                 | Office Building            |
| 19   | 60     | 952810 | 0510  | C     | C     | YCHI    | GREENLAKE ANIMAL HOSPITAL                | Vet/Animal Control Srvc    |
| 19   | 60     | 952810 | 0525  | C     | C     | YCHI    | ASSOCIATED PARKING LOT TO PARCEL #952810 | Parking(Assoc)             |
| 19   | 60     | 952810 | 0535  | C     | C     | YCHI    | OFFICE BUILDING                          | Office Building            |
| 19   | 60     | 952810 | 0630  | C     | C     | YCHI    | GREGG'S CYCLE                            | Retail Store               |
| 19   | 60     | 952810 | 0690  | C     | C     | YCHI    | WINDERMERE & ALWAYS RUNNING              | Office Building            |
| 19   | 60     | 952810 | 0695  | C     | C     | YCHI    | MIXED USE MULTIFAMILY & RETAIL           | Apartment(Mixed Use)       |
| 19   | 60     | 952810 | 0700  | C     | C     | YCHI    | Mixed Use Retail/Multifamily-converted i | Duplex                     |
| 19   | 60     | 952810 | 0740  | C     | C     | YCHI    | GREENLAKE LIBRARY                        | Governmental Service       |
| 19   | 60     | 952810 | 0790  | C     | C     | YCHI    | GREENLAKE COMMUNITY CENTER & GREENLAKE P | Park, Public(Zoo/Arbor)    |
| 19   | 60     | 952810 | 0925  | C     | C     | YCHI    | CHURCH PARKING                           | Parking(Garage)            |
| 19   | 60     | 952810 | 1390  | C     | C     | YCHI    | SFR HOUSE USED AS COMMERCIAL             | Single Family(C/I Zone)    |
| 19   | 60     | 952810 | 1445  | C     | C     | YCHI    | DRY CLEANERS/OFFICE                      | Retail Store               |
| 19   | 60     | 952810 | 1446  | C     | C     | YCHI    | MIXED USE OFFICE, RETAIL, & ASSEMBLY HAL | Office Building            |

AREA 19-60 PHYSICAL INSPECTED AREA

| Area | ghbrh | Major  | Minor | op | Typ | pl   | Gro | elect | Ap | PropName                                 | PresentUse                |
|------|-------|--------|-------|----|-----|------|-----|-------|----|--|---------------------------|
| 19   | 60    | 952810 | 1455  | C  | C   | YCHI |     |       |    | PARKING                                  | Parking(Commercial Lot)   |
| 19   | 60    | 952810 | 1465  | C  | C   | YCHI |     |       |    | OLYMPIC DISTRIBUTORS                     | Retail Store              |
| 19   | 60    | 952810 | 1466  | C  | C   | YCHI |     |       |    | YOGA LIFE                                | Office Building           |
| 19   | 60    | 952810 | 1470  | C  | C   | YCHI |     |       |    | ROSIE CANTINA RESTAURANT                 | Retail Store              |
| 19   | 60    | 952810 | 1471  | C  | C   | YCHI |     |       |    | ROSITAS MEXICAN RESTAURANT               | Restaurant/Lounge         |
| 19   | 60    | 952810 | 1510  | C  | C   | YCHI |     |       |    | REPUBLIC PARKING                         | Parking(Commercial Lot)   |
| 19   | 60    | 952810 | 1511  | C  | C   | YCHI |     |       |    | REPUBLIC PARKING                         | Parking(Commercial Lot)   |
| 19   | 60    | 952810 | 1515  | C  | C   | YCHI |     |       |    | VITAMILK                                 | Retail Store              |
| 19   | 60    | 952810 | 1525  | C  | C   | YCHI |     |       |    | RETAIL BUILDING                          | Retail Store              |
| 19   | 60    | 952810 | 1561  | C  | C   | YCHI |     |       |    | OFFICE/RETAIL BUILDING                   | Office Building           |
| 19   | 60    | 952810 | 1571  | C  | C   | YCHI |     |       |    | THUMBPRINT                               | Retail Store              |
| 19   | 60    | 952810 | 1580  | C  | C   | YCHI |     |       |    | BILLINGS MIDDLE SCHOOL EAST VILLAGE CAMP | School(Private)           |
| 19   | 60    | 952810 | 1745  | C  | C   | YCHI |     |       |    | VITA-MILK APARTMENTS AND RETAIL          | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 1785  | C  | C   | YCHI |     |       |    | VITA-MILK APARTMENTS AND RETAIL          | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 1810  | C  | C   | YCHI |     |       |    | VITA-MILK APARTMENTS AND RETAIL          | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 1820  | C  | C   | YCHI |     |       |    | NW CROSS FIT                             | Health Club               |
| 19   | 60    | 952810 | 1830  | C  | C   | YCHI |     |       |    | ELEMENTS THERAPEUTIC MASSAGE             | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 1840  | C  | C   | YCHI |     |       |    | Parking Lot                              | Parking(Commercial Lot)   |
| 19   | 60    | 952810 | 2475  | C  | C   | YCHI |     |       |    | VACANT                                   | Vacant(Commercial)        |
| 19   | 60    | 952810 | 3260  | C  | C   | YCHI |     |       |    | PORTION JOHN MARSHALL SCHOOL             | School(Public)            |
| 19   | 60    | 952810 | 3550  | C  | C   | YCHI |     |       |    | FIRE STATION #16                         | Governmental Service      |
| 19   | 60    | 952810 | 3705  | C  | C   | YCHI |     |       |    | RAVENNA OFFICE BUILDING                  | Office Building           |
| 19   | 60    | 952810 | 3775  | C  | C   | YCHI |     |       |    | JOHN MARSHALL SCHOOL                     | School(Public)            |
| 19   | 60    | 952810 | 3920  | C  | C   | YCHI |     |       |    | PRESBYTERIAN CHURCH PARKING              | Parking(Commercial Lot)   |
| 19   | 60    | 952810 | 3960  | C  | C   | YCHI |     |       |    | RAVENNA BLVD PRESBYTERIAN CHURCH         | Church/Welfare/Relig Srvc |
| 19   | 60    | 952810 | 4035  | C  | C   | YCHI |     |       |    | RAVENNA 500 APARTMENT                    | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 4170  | C  | C   | YCHI |     |       |    | RETAIL-CLEANERS-CAFE'                    | Retail Store              |
| 19   | 60    | 952810 | 4205  | C  | C   | YCHI |     |       |    | THE CHURCH IN SEATTLE                    | Church/Welfare/Relig Srvc |
| 19   | 60    | 952810 | 4520  | C  | C   | YCHI |     |       |    | RETAIL STORE                             | Retail(Line/Strip)        |
| 19   | 60    | 952810 | 4696  | C  | C   | YCHI |     |       |    | Additional Open Parking for Parcel #9528 | Vacant(Single-family)     |
| 19   | 60    | 952810 | 4725  | C  | C   | YCHI |     |       |    | Proposed New Retirement Living Building  | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 4735  | C  | C   | YCHI |     |       |    | Proposed New Retirement Living Building  | Apartment(Mixed Use)      |
| 19   | 60    | 952810 | 4870  | C  | C   | YCHI |     |       |    | GREENLAKE ELEMENTARY SCHOOL DIST #1      | School(Public)            |
| 19   | 60    | 952860 | 0005  | C  | C   | YCHI |     |       |    | RESTAURANT (Former BASKIN & ROBBINS ICE  | Restaurant/Lounge         |
| 19   | 60    | 952860 | 0020  | C  | C   | YCHI |     |       |    | SYLVIAS LITTLE RED HEN                   | Restaurant/Lounge         |
| 19   | 60    | 952860 | 0055  | C  | C   | YCHI |     |       |    | LA ESCUELITA BILINGUAL SCHOOL            | Daycare Center            |
| 19   | 60    | 952860 | 0065  | C  | C   | YCHI |     |       |    | STARBUCK COFFEE                          | Restaurant/Lounge         |
| 19   | 60    | 952910 | 0005  | C  | C   | YCHI |     |       |    | GREENLAKE MASONIC TEMPLE                 | Club                      |
| 19   | 60    | 952910 | 0015  | C  | C   | YCHI |     |       |    | GREENLAKE BAR & GRILL                    | Retail Store              |
| 19   | 60    | 952910 | 0025  | C  | C   | YCHI |     |       |    | NAUTILUS FITNESS CENTER                  | Retail Store              |
| 19   | 60    | 952910 | 0035  | C  | C   | YCHI |     |       |    | RETAIL STORE                             | Retail Store              |
| 19   | 60    | 952910 | 0040  | C  | C   | YCHI |     |       |    | Billings Middle School (Open Office on A | School(Private)           |
| 19   | 60    | 952910 | 0055  | C  | C   | YCHI |     |       |    | Open Office for Acct #952910-0040 (Billi | School(Private)           |

AREA 19-60 PHYSICAL INSPECTED AREA

| Area | ghborh | Major  | Minor | opTyp | plGro | electAp | PropName                                 | PresentUse           |
|------|--------|--------|-------|-------|-------|---------|--|----------------------|
| 19   | 60     | 952910 | 0070  | C     | C     | YCHI    | 3 MIXED RETAIL/OFFICE BUILDINGS W/APARTM | Retail Store         |
| 19   | 60     | 955020 | 2350  | C     | C     | YCHI    | MCDONALD SCHOOL                          | School(Public)       |
| 19   | 60     | 955020 | 2395  | C     | C     | YCHI    | MCDONALD ELEMENTARY SCHOOL               | School(Public)       |
| 19   | 60     | 955020 | 4350  | C     | C     | YCHI    | ROOMING HOUSE -converted imp             | Rooming House        |
| 19   | 60     | 955120 | 0005  | C     | C     | YCHI    | WOODLAND PARK PITCH & PUTT               | Sport Facility       |
| 19   | 60     | 955120 | 0411  | C     | C     | YCHI    | MIXED USE RETAIL/OPEN OFFICE W/2 RES. UN | Apartment(Mixed Use) |
| 19   | 60     | 955120 | 2225  | C     | C     | YCHI    | MIXED USE RETAIL & 2 APARTMENT UNITS     | Apartment(Mixed Use) |