

Commercial Revalue

2017 Assessment roll

AREA
25

**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. The following are target CODs we employ based on standards set by IAAO:

| Type of Commercial Property | Subtype | COD Range |
|------------------------------------|--|------------------------------|
| 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

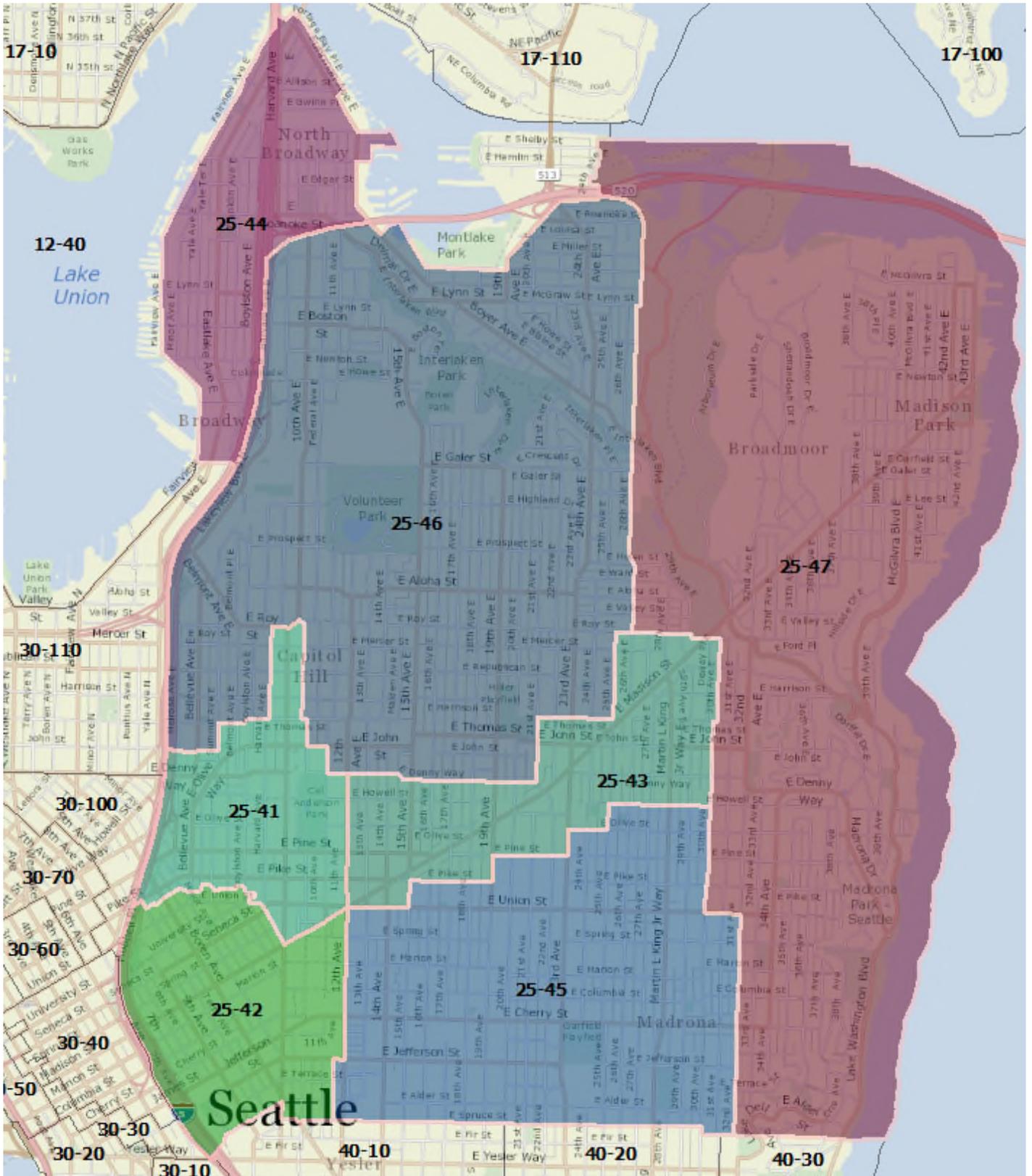
More results of the statistical testing process is found within the attached area report.

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 1/1/17

Geographic Appraisal Area:

- Area 25: Central District, First Hill, Capitol Hill, Eastlake, Montlake, Madison Park, Madrona

Sales – Improved Summary

- Number of Sales: 51
- Range of Sales Dates: 01/03/2014– 12/20/2016

Sales – Ratio Study Summary

| Sales--Improved Valuation Change Summary | | | | |
|--|---------------------|-----------------|-------|---------|
| | Mean Assessed Value | Mean Sale Price | Ratio | COD* |
| 2016 Value | \$1,703,500 | \$1,993,400 | 85.5% | 16.40% |
| 2017 Value | \$1,868,900 | \$1,993,400 | 93.8% | 14.47% |
| Abs. Change | \$165,400 | | 8.3% | -1.93% |
| % Change | 9.71% | | 9.71% | -11.77% |

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

Sales used in analysis: All improved sales that were verified as good that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: bankruptcies, partial interest sales, easements, those sold between corporate affiliates, those sold as a portion of a bulk portfolio sale, net lease sales, sales that had major renovation after sale, or parcels that have been segregated or merged since being purchased.

| Total Population - Parcel Summary Data | | | |
|--|-----------------|-----------------|-----------------|
| | Land | Improvements | Total |
| 2016 Value | \$2,063,923,300 | \$1,784,125,600 | \$3,848,048,900 |
| 2017 Value | \$2,477,710,000 | \$2,092,361,700 | \$4,570,071,700 |
| % Change | 20.05% | 17.28% | 18.76% |

Number of Parcels in the Population: **1,243**, excluding specialties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2017 revalue have increased 18.76%.

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 25 Capitol Hill

Area 25 Neighborhoods

- 25-41 Broadway-Pike/Pine
- 25-42 First Hill
- 25-43 Madison
- 25-44 Eastlake
- 25-45 Central District
- 25-46 North Capitol Hill-Montlake
- 25-47 Madison Park-Madrona

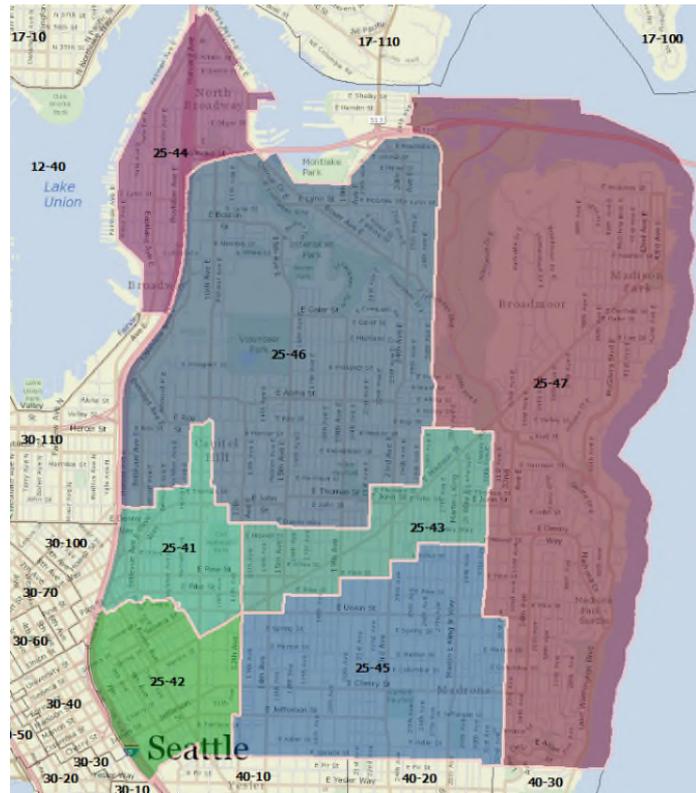
Boundaries

North: Lake Union Ship Canal

South: East Spruce Street

West: Interstate 5 and Lake Union

East: Lake Washington



Maps:

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

Area Description:

Area 25 is centrally located between the downtown core on the west and Lake Washington on the east; it is divided into seven neighborhoods: Broadway-Pike/Pine, First Hill, Madison, North Capitol Hill-Montlake, Central District, Eastlake, and Madison Park-Madrona. The Capitol Hill geo area is predominantly a high-density residential area with interspersed business cores. The seven different neighborhoods are similar in their mixed-use compositions but all unique in their own rights.

Area Overview:

Area 25 is a vibrant mix of older Seattle. Its location between Downtown Seattle, University of Washington (UW), Lake Washington, and I-90 makes it a desirable location for a wide variety of people.

The largest sources of economic vitality within the area are the medical centers on First Hill (Swedish, Harborview, and Virginia Mason), Seattle Central College, Seattle University, as well as the active retail corridors along Pine St, Pike St, and Broadway. Additional economic vitality comes from the surrounding area, including Downtown, Amazon in South Lake Union, and UW. Area 25's close proximity to these sources of economic activity is a major reason why real estate is so valuable in this area.

Gentrification has become a major issue in this area as the economy has boomed over the past five years. Long-time residents, particularly renters, are seeing their housing expenses rapidly increase as wealthier households choose to move into this area. Government officials and activists continue to debate over the best way to solve this issue. Some argue that we simply need more housing units, and incentives should be put in place to allow developers to build more. Others argue that the new development is too luxurious and contributes to the problem. Seattle Mayor Ed Murray created the Housing Affordability and Livability Agenda (HALA) in an effort to tackle this issue. His HALA Advisory Committee came up with a long list of recommendations, which the city is working to implement. One example is the Mandatory Housing Affordability (MHA) program; which, if implemented, would change zoning to allow for denser development, but require new development to include some affordable housing on-site or pay a fee that the city will use to expand affordable housing options. The goal is that these changes will limit displacement throughout the rest of this economic boom, allowing a wide variety of households to continue to live in Area 25.

The most prevalent new construction has continued to be multi-story mixed use developments with street level retail below residential apartments. The once aggressive popularity of new micro apartment developments have been slowing considerably and somewhat replaced by a very active trend of new single family townhomes, often replacing one single home with multiple multi-story townhomes. Time will tell how the implementation of MHA will affect this trend.

A significant change in 2016 is the opening of the Capitol Hill Link Light Rail Station at Broadway and E John St. This station, along with one at UW's Husky Stadium, opened in March as an extension to the existing Central Link Light Rail line that runs to SeaTac. This allows people on Capitol Hill to travel to either UW or Downtown in 4 minutes without any traffic delays, with the option of continuing south as far as Sea-Tac Airport. This has a significant upward impact on surrounding real estate values. Retail businesses benefit from the increased pedestrian traffic. For example, downtown workers can now fit a trip to Dick's Drive-In into their lunch hour. Also, housing in the area becomes more attractive since proximity to this station makes commuting quick and easy for people heading to downtown or UW. Finally, offices benefit as their location is now easier for workers and clients to travel to.

The large, empty lots around the Capitol Hill Link Light Rail Station remain closed in anticipation for a four-site TOD development project that will include housing, retail, and community space. The development is planned to meet community priorities for 418 apartments with 38% of units to rent for below market rate for 12 years and 86 units designated for "permanent affordable housing." Plans for a Broadway retail "bazaar", called The Market Hall, envision "a mix of local retailers, served by booths of varying sizes to accommodate the start-up entrepreneur as well as more established specialty retailers." Construction is expected to begin in 2017 following planning and design review.

Additionally, the First Hill streetcar service finally opened for service in January 2016. The 2.5 mile, 10 stop route connects the neighborhoods and business districts of Capitol Hill, First Hill, Yesler Terrace, Central Area, Chinatown-International District and Pioneer Square, while also serving major medical centers (Swedish Medical Center and Harborview Medical Center), institutions of higher learning (Seattle Central College and Seattle University) and major sporting event venues (CenturyLink and Safeco Field).

Analysis Process

Effective Date of Appraisal: January 1st, 2017

Date of Appraisal Report: March 31st, 2017

The following appraiser did the valuation for this geographic area:

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 \$1,000.00 is assigned to the improvements.

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

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

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2014 to 12/31/2016 (at minimum) were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Broadway-Pike/Pine (25-41)

Boundaries: Clockwise from the west, the boundaries are I-5, E John St, Summit Ave E, E Thomas St, Harvard Ave E, E Roy St, 10th Ave E, E John St, 11th Ave E, E Denny Way, 12th Ave, E Madison St, Harvard Ave, and the southern edge of Seattle's Pike/Pine Overlay.

Neighborhood Description:

This neighborhood is a vibrant urban gateway to Downtown Seattle and one of Seattle's oldest neighborhoods. Its economy is healthy and seems to change daily. This is partially due to the proximity to downtown, and the concentration of Universities, Schools and major medical employers nearby.

A defining characteristic of this neighborhood is its premier retail location, which is reflected in its high retail rental rates. Major thoroughfares include Broadway, Olive Way, Pike Street, and Pine Street. Commercial businesses in this area include mixed-use retail buildings, restaurants, stores, and offices.



In the past the majority of buildings in this neighborhood were predominantly 1-2 stories in height. Over the last few years multiple 4-7 story mixed use buildings have been completed and the neighborhoods change of character is noticeable. More developments are planned or under construction so change will continue for some time to come.

The Pike/Pine corridor was Seattle's "Auto Row" 100 years ago, and traces of that history are still present. Many of the newer mixed-use apartment buildings pay tribute to this history with names like "Pike Motorworks" or "Dunn Motors" or "REO Flats." Seattle's zoning has an overlay district over this corridor, which includes provisions that attempt to retain this historic character. For example, "Pike Motorworks" at 714 E Pike was a former BMW auto dealership which was recently redeveloped using the original 1926 brick façade.

First Hill (25-42)

Boundaries: Clockwise from the west, the boundaries are I-5, the southern edge of Seattle's Pike/Pine Overlay, Harvard Ave, E Madison St, 12th Ave, E Jefferson St, halfway between 12th Ave and 11th Ave, E Spruce St, Broadway, and Alder St.

Neighborhood Description:

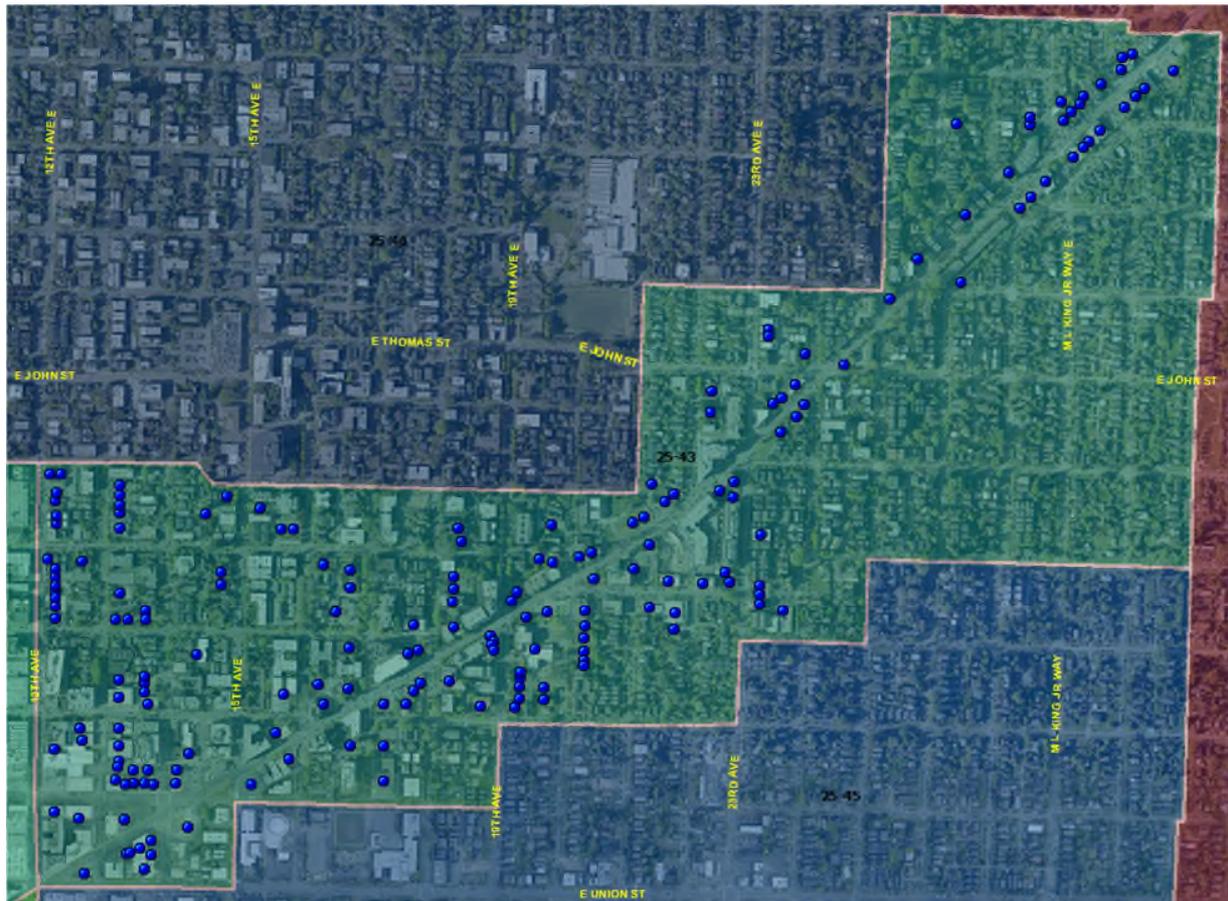
First Hill is the central medical hub for the Seattle area. Several major medical centers are located here, including Swedish, Harborview, and Virginia Mason. Ongoing construction, upgrades and expansion of the hospitals has continued including the addition and renovation in progress at Swedish. Virginia Mason also continues to complete its newest addition, the Jones Pavilion, on a floor by floor basis.



This is the only neighborhood in Area 25 where zoning allows buildings over 85 feet. Thus, this neighborhood has become a transition area where high-rises that are common west of I-5 in downtown mix with the dense residential areas characteristic of Capitol Hill.

Many developments in this neighborhood take advantage of the tall building heights while being close to the active retail area of Pike/Pine and Broadway. One example is the 1001 Broadway development that is under construction at the corner of Madison Street and Harvard Avenue, just a short distance from Broadway. This 16-story building will have 265 residential units above 50,000 square feet of retail that has been secured by Whole Foods. It is right on the edge of the NC3P-160 zone, so it can build 160 feet tall while still being close to the active retail corridor on Broadway.

Madison (25-43)



Boundaries: Clockwise from the west, the boundaries are 12th Ave, E Denny Way, 21st Ave E, E Thomas St, 25th Ave E, E Roy St, 30th Ave E, E Howell St, 25th Ave, E Olive St, 23rd Ave, E Pine St, 19th Ave, E Pike St, 15th Ave, and E Union St.

Neighborhood Description:

This neighborhood envelops the east end of the Pike / Pine corridor and then out along E Madison Street north to the intersection of E Roy St. The commercial properties in this neighborhood serve the surrounding residential neighborhoods with a nucleus of restaurants, studios, unique retail shops, and older mixed-use properties.

This neighborhood serves as a transition area. It transitions from the dense urban centers to the west to the quieter neighborhoods to the east. It also serves as a transition from the expensive Capitol Hill neighborhood to the north, known for its old mansions, to the more affordable Central District to the south.

This neighborhood is also home to the Bullitt Foundation's "Bullitt Center" The Bullitt Center awarded the Living Building Certification. It's the first office building to get the designation, considered the most rigorous sustainability certification in the world.

An intersection with a lot of development in this neighborhood is where E Madison St meets 22nd Ave and E Denny Way. Session Apartments, a 95-unit apartment building with ground-floor retail, was recently completed on the south corner. In addition, a 157-unit apartment building is under construction on the west corner, and a 50-unit apartment building is expected on the north corner.

Eastlake (25-44)

Boundaries: Clockwise from the west, the boundaries are generally Fairview Ave E, Portage Bay Pl E, Fuhrman Ave E, Boyer Ave E, SR-520, I-5, and E Galer St.

Neighborhood Description:

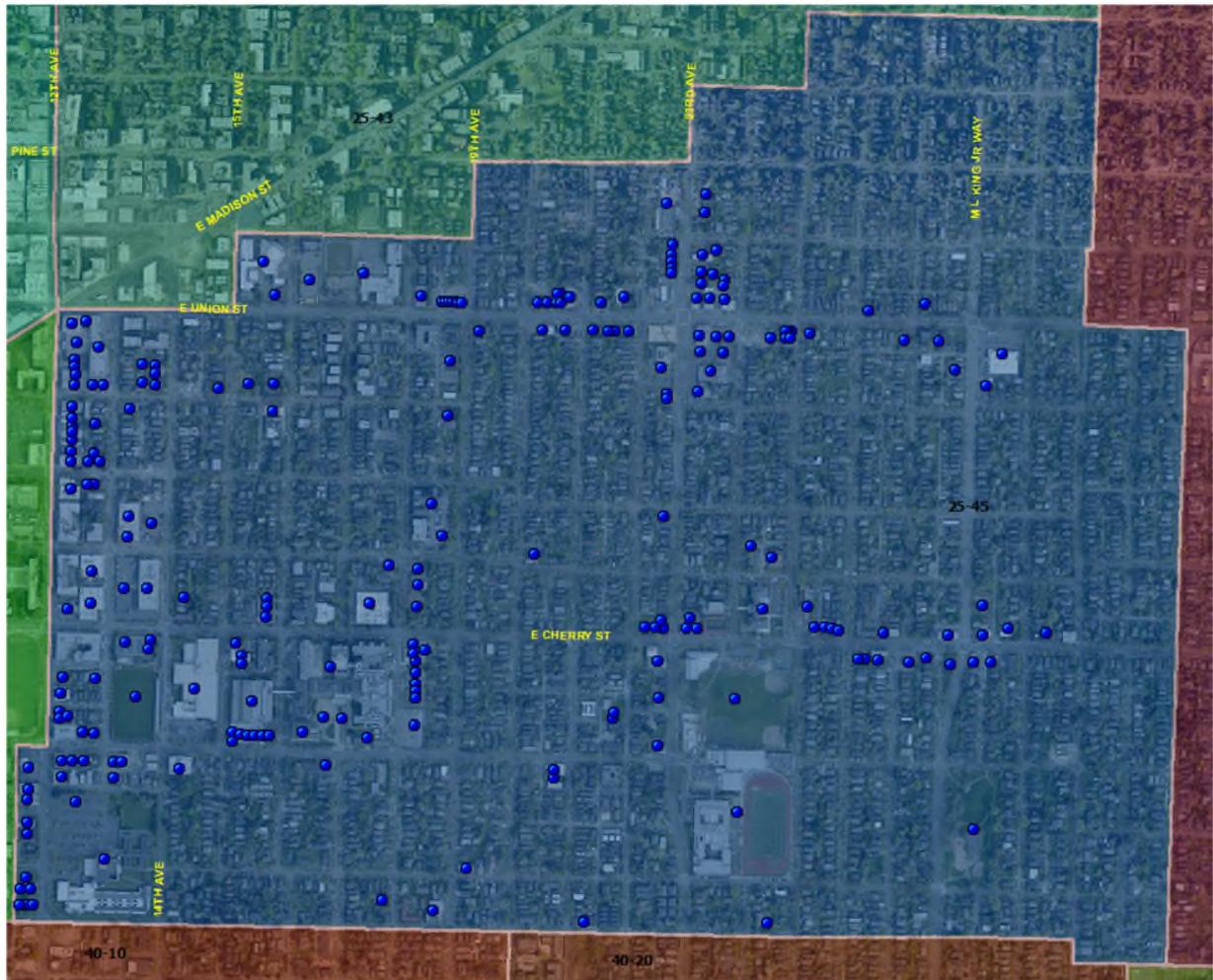
The Eastlake neighborhood is predominantly residential condominium uses with most of the commercial retail and office space occurring along Eastlake Ave E and some offices along Fairview Ave E with views of Lake Union.

Lake Union to the west, along with I-5 and Capitol Hill's steep slope to the east isolate this neighborhood from the surrounding area. This limits the entries into this neighborhood to just a handful of access points. The most significant entries are Eastlake Ave E from the south, University Bridge from the north, and Roanoke St from the east.

Numerous residential construction projects are underway in this neighborhood, similar to the rest of Area 25. The most significant non-residential project is a new office building under construction at the corner of Eastlake Ave E and E Edgar St. This building will have over 45,000 square feet of new office space above 6,000 square feet of street-front retail and an underground parking garage. Construction is expected to finish in 2017.



Central District (25-45)



Boundaries: Clockwise from the west, the boundaries are 12th Ave, E Union St, 15th Ave, E Pike St, 19th Ave, E Pine St, 23rd Ave, E Olive St, 25th Ave, E Howell St, 30th Ave, E Union St, 32nd Ave, and E Spruce St.

Neighborhood Description:

The Central District has a long history as one of Seattle's most diverse neighborhoods. It is Area 25's most affordable neighborhood. However, as the rest of Area 25 gets more and more expensive, this neighborhood is struggling with gentrification. Those that are finding other areas of Capitol Hill too expensive are moving into the Central District. Meanwhile, those that historically could afford to live in the Central District are being displaced to more affordable areas like Rainier Valley.

Most commercial activities are located on the neighborhood's arterials. 23rd Ave E is the main north-south arterial, along with Martin Luther King Jr Way S, 12th Ave, and 14th Ave. Union and Cherry Streets are the main commercial thoroughfares running east and west. The intersection of 23rd and Union continues to see change and has seen some new construction activity throughout 2016. The City of Seattle has been hard at work renewing and improving 23rd Ave. East throughout the year. Unfortunately this has created some hardships for commercial business all along 23rd. Luckily, the worst of the construction is over for this neighborhood; most of the work between S Jackson St and E Union St is now complete.

North Capitol Hill-Montlake (25-46)

Boundaries: Clockwise from the west, the boundaries generally are I-5, SR-520, The Washington Park Arboretum, 26th Ave E, E Roy St, 25th Ave E, E Thomas St, 21st Ave E, E Denny Way, 11th Ave E, E John St, 10th Ave E, E Roy St, Harvard Ave E, E Thomas St, Summit Ave E, and E John St.

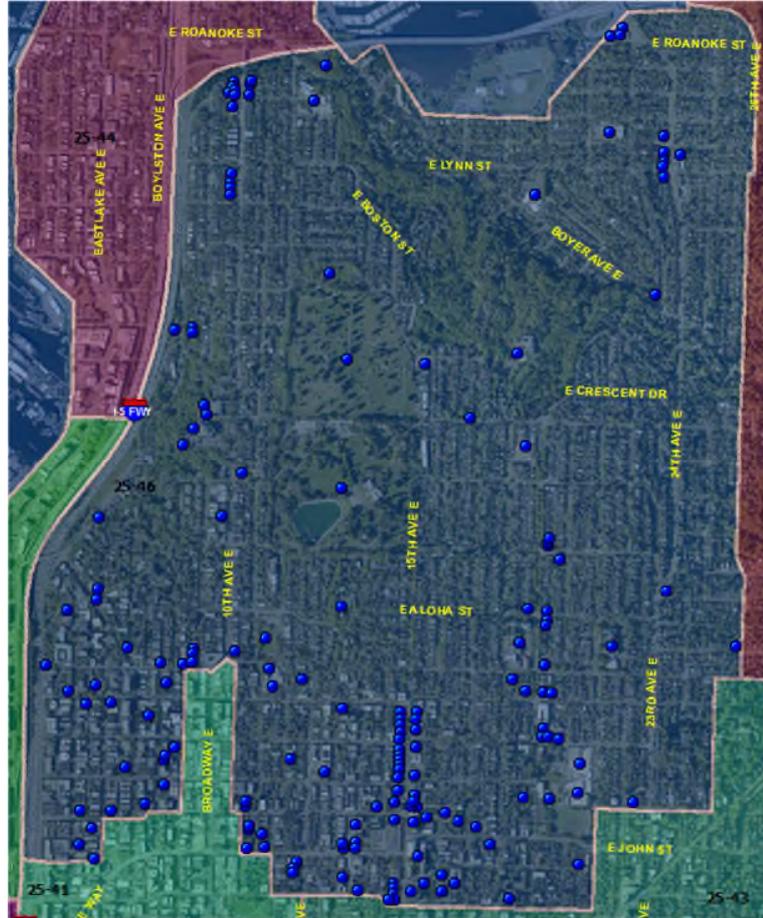
Neighborhood Description:

North Capitol Hill-Montlake is adjacent to the bustle of the Broadway shopping district, but is well removed in commercial use. This is predominantly a residential neighborhood with Craftsman-style and one-story Tudor houses built in the early 20th century.

The small commercial districts in North Capitol Hill consist of several stores and nice restaurants dispersed throughout with most occurring along 10th, 15th, 19th, and 24th Avenue East.

Samples of Landmarks located within this neighborhood are Volunteer Park, Lake View Cemetery, Interlaken Park and a number of historic churches.

Little has changed in this neighborhood commercially from last year. Sales and redevelopment activity continues along 12th, 15th and 19th streets with multiple projects continuing. Much like most of the outer neighborhoods around Capitol Hill and probably the city of Seattle, infill and redevelopment of single family homes into multifamily properties continues to be a popular trend in this neighborhood as well. As with the Capitol Hill or First Hill neighborhoods lately the trend has been development of single family or small 2-4 family properties into multiple parcel segregations supporting new multiple story single family townhomes.



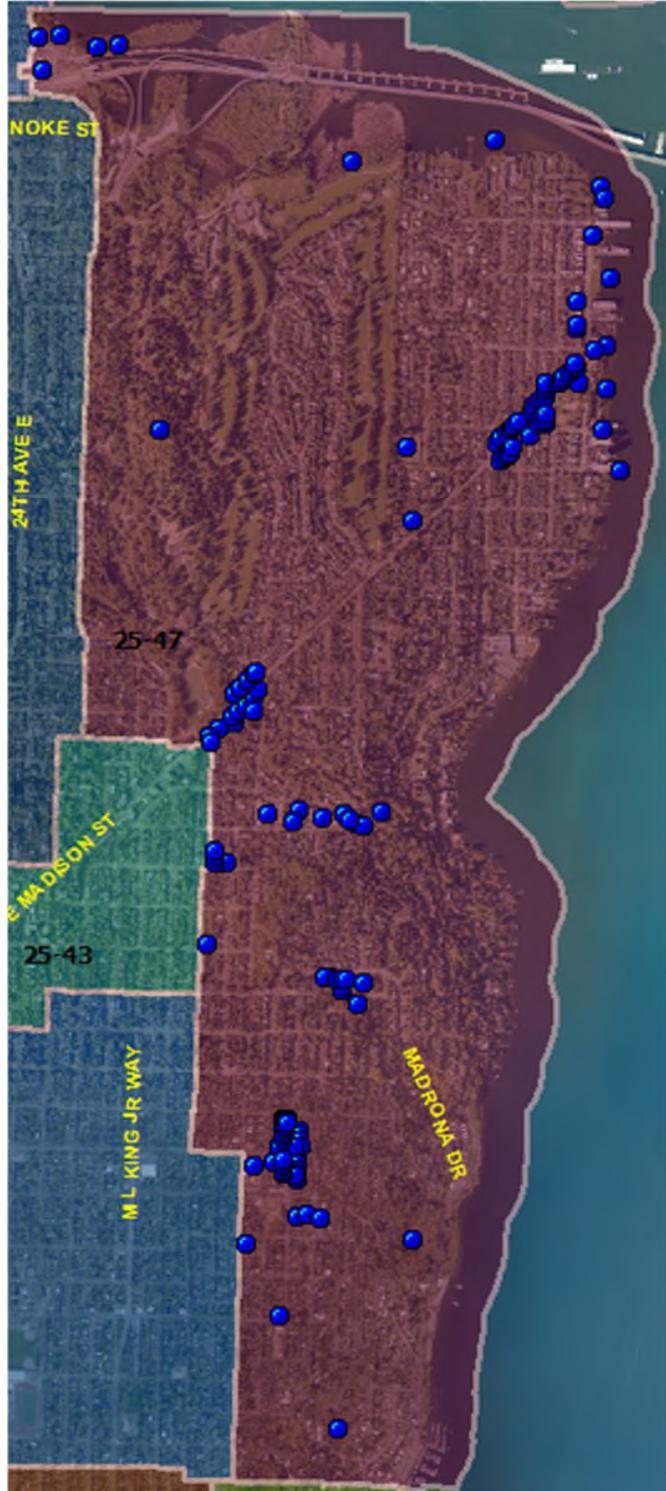
Madison Park-Madrona, (25-47)

Boundaries: Clockwise from the east, the boundaries are generally Lake Washington, an east/west line parallel to E Spruce St, 32nd Ave, E Union St, 30th Ave, E Mercer St, E Roy St, 26th Ave E, and the western edge of the Washington Park Arboretum,

Neighborhood Description:

This Madison Park / Madrona neighborhood runs north to south along the west shore of Lake Washington. There are a number of waterfront multi-family developments and small lakeside parks. One large draw is the Seattle Arboretum. There are also a number of private schools throughout. The commercial activity is mostly centered in Madison Park along Madison Street from McGilvra Blvd out to the lake and in Madrona on 34th Ave and E. Union Street.

Very little new construction has occurred within the Madison Park area. Madrona has seen construction of interest, the Madrona Refuge being the largest and most notable. Located on 34th Ave and half a block south of the Union Street intersection it consists of street level retail with 26 neighborhood office spaces on the upper floors. Next door the new 34th Street Townhomes with the two units fronting on 34th street offering live/work spaces for the owners. Of the seven neighborhood areas in the Capitol Hill Geo area, this neighborhood is typically the slowest for commercial sales and change in area 25 geographical neighborhoods.



Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6 year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Neighborhoods 25-44 and 25-47 was physically inspected for the 2017 assessment year. This inspection area neighborhood comprised 239 parcels, or approximately 17.23% of the 1,387 total parcels located in Area 25 (not including specialty properties). A list of the physically inspected parcels is included in the addendum of this report.

Scope of Data

Land Value Data: Vacant commercial land sales in Area 25 that closed between 1/1/2014 to 12/31/2016 were given primary consideration for valuing the land parcels in Area 25. Only sales that were recorded as good (arm's length) in the assessor's records were used. Transactions from other nearby areas were considered as well; these sales do not appear in the list of "Vacant Sales for Area 25 Used," but can be found in adjoining commercial area reports. 50 arm's length land sales closed during this period. These sales were given primary consideration for determining land values as of 1/1/2017.

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 sales comparison approach generally is considered the most reliable method for land valuation. Zoning, location, date of sale, and topography were primary variables considered in the valuation process.

Improved Parcel Total Value Data: Improved sales that closed between 1/1/2014 to 12/31/2016 were given primary consideration for valuing the parcels in Area 25. 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 were verified, if possible, by contacting either the purchaser or seller, inquiring in the field or contacting the real estate broker. Characteristic data is verified for all sales when possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Land Value

Land Sales, Analysis, Conclusions:

Geographical Area 25 market continues to experience upward influence on land values due to its proximity to Seattle CBD and South Lake Union. Within this area, there are 54 verified commercial land sales that occurred during the last three years that were utilized in ratio analysis for the 2017 revalue. This is 31 more than the 23 verified sale transactions utilized for the 2016 revalue analysis. With this increase in sales, it became clear that increases in assessed land values in previous years were not large enough to keep up with this market boom. This year's increase in land values needed to be much more significant in order to catch up with the market that has grown faster than assessed values in recent years.

In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods or nearby areas were considered. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In most of these neighborhoods, new commercial development sites are being created through the demolition of existing buildings.

The primary unit of comparison considered was based on price per square foot of land area. "Shell" sales, interim use sales, tear down sales, and land transactions that included plans and permits or outlier sales

were reviewed individually in the analysis of the land values. Zoning, location, date of sale, and topography were primary variables considered in the valuation process. Every effort was made to equalize the assessed land values of similarly zoned land between adjacent areas. Assessed land values are based on land sales of properties with similar development potential. Only sales verified as “arms-length” were used in the market analysis.

The total recommended assessed land value for the 2017 assessment year is \$6,822,799,200. The recommended land values for the 2017 assessment year result in an increase from the 2016 assessment of 47.78%. The preceding totals include all taxable and nontaxable parcels in Area 25, excluding government owned parcels.

| Change in Assessed Land Value by Area | | | | |
|--|------------------------|------------------------|------------------------|---------------|
| Neighborhood | 2016 Land Value | 2017 Land Value | Change | % Change |
| 25-41 | \$845,070,000 | \$1,325,006,900 | \$479,936,900 | 56.79% |
| 25-42 | \$1,423,920,900 | \$1,950,963,600 | \$527,042,700 | 37.01% |
| 25-43 | \$525,575,200 | \$714,012,300 | \$188,437,100 | 35.85% |
| 25-44 | \$326,936,500 | \$476,753,500 | \$149,817,000 | 45.82% |
| 25-45 | \$406,413,900 | \$591,520,300 | \$185,106,400 | 45.55% |
| 25-46 | \$828,586,400 | \$1,442,167,800 | \$613,581,400 | 74.05% |
| 25-47 | \$260,465,500 | \$322,374,800 | \$61,909,300 | 23.77% |
| Total | \$4,616,968,400 | \$6,822,799,200 | \$2,205,830,800 | 47.78% |

Neighborhoods and Sales

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

Area 25-41 – Broadway and Pike/Pine

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|----------------------|----------|--------------------|-------------|-----------|------------|---------|
| 025 | 041 | 925690 | 0100 | 5,614 | 2818735 | \$1,800,000 | 08/29/16 | \$320.63 | NC3P-65 |
| 025 | 041 | 066000 | 2490 | 10,470 | 2815833 | \$7,250,000 | 08/11/16 | \$692.45 | NC3P-85 |
| 025 | 041 | 684870 | 0070 | 3,816 | 2800032 | \$1,320,246 | 05/16/16 | \$345.98 | MR |
| 025 | 041 | 880490 | 0735 | 5,000 | 2762154 | \$1,850,000 | 10/15/15 | \$370.00 | MR |
| 025 | 041 | 600350 | 0690 | 4,840 | 2721510 | \$900,000 | 03/26/15 | \$185.95 | NC3-40 |
| 025 | 041 | 880490 | 0335 0340 | 9,000 | 2708517 | \$3,100,000 | 01/02/15 | \$344.44 | NC3P-65 |
| 025 | 041 | 872560 | 0095 | 5,250 | 2707665 | \$1,350,000 | 12/15/14 | \$257.14 | MR |
| 025 | 041 | 600350 | 0074 0075 0077 | 22,160 | 2705717 2705716 | \$7,149,800 | 12/15/14 | \$322.64 | NC3P-65 |



E#2818735: This is an old auto shop at the corner of Union St and 10th Ave. The buyer a subsidiary of developer American Classic Homes out of Mercer Island. The buyer plans on building multi-family 5 stories high with commercial on 1st level according to CoStar.



E#2815833: This is a parking lot on the north side of Pine St between I-5 and Melrose Ave. The buyer is planning on building a 3,200 SF restaurant over 72 apartments, 6,000 SF of street-front retail, and 35 underground parking stalls.



E#2800032: This property on Howell St at Belmont Ave has a convenience store in front of a duplex. It was bought by a developer who has proposed building a 7-story apartment building containing 77 units over retail on this site.



E#2762154: This is a vacant site on Summit Ave between E Howell St and E Olive St. At the time of sale, permits were renewed to build an apartment building on this parcel.



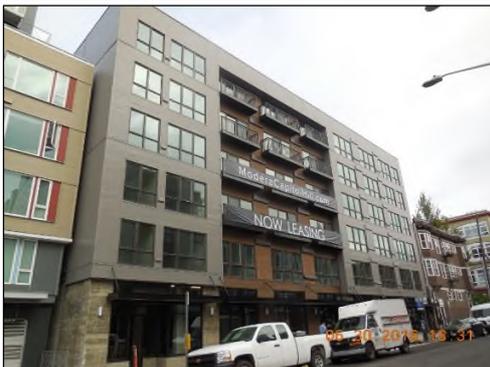
E#2721510: This is a former plumbing and heating office on 12th Ave between E Howell St and E Olive St. A few months after the sale, an application was filed to build a 4-story building with 34 dwelling units over 800 SF of street-front retail.



E#2708517: Two parcel all cash sale of old Auto dealership on E Pike St and Belmont Ave. Within 2 years of this sale, a 6-story, 60-unit apartment building was built with 3,693 SF of street-front retail and 30 underground parking stalls, marketed as Bayside Motor Apartments.



E#2707665: One parcel sale on the west side of Bellevue Ave, south of E Denny Way, with 6 unit tear down sold with plans and permits started six months prior to closing. Construction of a new micro-housing building started late July 2015 and was finished by summer 2016.



E#2705716-2705717: This sale included 3 parcels and has frontage on 11th Ave and 12th Ave, between E Pike St and E Union St. Soon after the sale, construction began on a 6-story, 135-unit apartment building with 5,761 SF of retail at street-level and 123 underground parking stalls. This new building is being marketed as Modera Capitol Hill Apartments.

Area 25-42 – First Hill

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|--|----------|--------------------|--------------|-----------|------------|----------|
| 025 | 042 | 859040 | 0880 0885 0900 | 21,600 | 2840832 | \$14,200,000 | 12/21/16 | \$657.41 | HR |
| 025 | 042 | 539210 | 0020 | 7,200 | 2805944 | \$3,200,000 | 06/24/16 | \$444.44 | HR |
| 025 | 042 | 859090 | 0490 0495 0505 0510 0515 0516 0555 | 72,042 | 2801292 2801298 | \$29,300,000 | 06/08/16 | \$406.71 | HR |
| 025 | 042 | 197920 | 0285 | 7,680 | 2752478 | \$2,800,000 | 08/25/15 | \$364.58 | NC3P-160 |
| 025 | 042 | 197920 | 0045 0046 0065 0070 0080 | 32,420 | 2685623 2685624 | \$9,750,000 | 08/19/14 | \$300.74 | HR |
| 025 | 042 | 750250 | 0035 0042 | 11,124 | 2681978 | \$2,400,000 | 07/21/14 | \$215.75 | MR |



E#2840832: This is a parking lot at the north corner of 8th Ave and Columbia St. The sale included plans and permits to build a 30-story tower containing 287 apartment units over 234 parking stalls.



E#2805944: This is the sale of a parking lot that was used by Bloodworks for their nearby office. It was bought by a partnership between Frye Art Museum and WestBank Corp, a developer out of Vancouver, BC focused on building artistic buildings. This parcel will be combined with the neighboring parking lot (already owned by Frye Art Museum) to build an artistic 33-story twin tower development with 440 apartments over 7,600 SF of retail.



E#2801298 & 2801292: These two sales had the same buyer, a developer who bought the full block formed by James St, Boren Ave, Jefferson St, and Terry Ave. A 337-unit apartment building is now under construction on this block, with 5,685 SF of retail and 280 underground parking stalls.

In addition, the parcel at the west corner of James St and Boren Ave was included in the sale. A 7-story, 75-unit apartment building is now under construction on this parcel.



E#2752478: This is a multi-tenant retail property at the corner of Madison St and 9th Ave that was encumbered with some contamination issues at the time of sale. Soon after the sale, a permit application was filed to build a "121,000 SF, 17-story, Mixed Use Structure with approx. 6,000 SF Commercial, 304 units and no parking spaces."



E#2685623-2685624: This is the sale of a parking lot surrounding Town Hall Seattle on the block formed by Spring St, 8th Ave, Seneca St, and I-5. It was purchased from First Presbyterian Church. A development consisting of two 32-story buildings totaling 565 apartments with street-front retail and 387 parking stalls is proposed.



E#2681978: This sale included two parcels, one with an 8-unit apartment building on Boylston Ave just north of Union St, and another parcel with a four-plex on the corner of Boylston Ave and Union St. This property is right on the boundary between First Hill and Pike/Pine. The buyer purchased this property with the intention of demolishing the existing buildings to make way for a new apartment building with 105 studio units.

Area 25-43 – Madison

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|------------------|--|----------|-------------------------------|--------------|-----------|------------|---------|
| 025 | 043 | 600300 | 0990 0995 1005 | 16,950 | 2812594 | \$7,600,000 | 07/21/16 | \$448.38 | NC3-40 |
| 025 | 043 | 722850 | 1945 1950 | 14,993 | 2806352 | \$3,000,000 | 06/21/16 | \$200.09 | LR3 |
| 025 | 043 | 982820 | 0220 | 6,385 | 2794564 | \$910,000 | 04/22/16 | \$142.52 | LR1 |
| 025 | 043 | 332504 | 9008 9009 9010 9053 9056 9057 | 23,247 | 2782674 2782677 2782680 | \$5,325,000 | 02/29/16 | \$229.06 | NC2-40 |
| 025 | 043 | 022200 | 0020 | 5,700 | 2740868 | \$1,775,000 | 07/02/15 | \$311.40 | NC3P-65 |
| 025 | 043 | 949770 | 0075 | 8,800 | 2706108 | \$1,800,000 | 12/17/14 | \$204.55 | NC3P-65 |
| 025 | 043 | 949770 | 0010 0011 0035 0040 0045 0046 | 23,895 | 2700061 | \$5,700,000 | 10/29/14 | \$238.54 | NC3P-65 |
| 025 | 043 | 942140 | 0020 0021 | 10,163 | 2660402 2662477 | \$1,585,240 | 03/24/14 | \$155.98 | LR3 |
| 025 | 043 | 783680 | 0025 | 25,865 | 2660398 | \$10,290,000 | 04/01/14 | \$397.83 | NC3-65 |
| 025 | 043 | 140730 332504 | 0135 9040 9051 9052 | 22,209 | 2651815 | \$4,200,000 | 01/31/14 | \$189.11 | NC3P-65 |



E#2812594: This is the sale of a auto repair shop located at the corner of 12th Ave and E Olive St. This is a sale/leaseback. The seller is the auto repair shop, and they signed a 2 year lease with the buyer during the sale’s closing. However, the buyer is a developer that is proposing to build a 5-story apartment building with 69 units over street-front retail. This sale appears to represent the high-end of land value for this property, where the buyer paid a premium over the raw land value in order to because they could collect income from the tenant for 2 years as plans and permits are obtained.



E#2806352: These two parcels located on the east side of 20th Ave, south of E Madison St, were bought by Isola Homes, who plans on building 3 buildings totaling 15 townhomes and 2 live-work units, with 16 off-street parking stalls.



E#2794564: Isola Homes bought this parcel located on the west side of 25th Ave, north of E Olive St. Soon after the sale, they divided the parcel into four parcels (-0220, -0221, -0222, -0223), tore down the single family home that was on this site, and begun construction of 4 townhomes.



E#2782674, 2782677, 2782680: A developer bought these six parcels that front both 19th Ave and 20th Ave, north of E Madison St, with the intention of building a 5-story building containing 156 residential units and 4 live-work units over 117 parking stalls.



E#2740868: Sale of single parcel at the NE corner of E Pike St and 14th Ave improved with older 2 story mixed use building. This property was listed on market over 2 years and was purchased for future redevelopment project.



E#2706108: This is a site at the north corner of E Madison St and E Denny Way that was used as a Firestone Tire Shop at the time of sale. It was listed on market for 16 months prior to sale. Directly across side street from sale listed below (E#2700061) and occurred soon after. Since the sale, Firestone has closed its doors and a 6-story building with 50 apartment units and 3,800 SF of street-front retail is proposed for this site.



E#2700061: This is a six parcel sale located at the westerly corner of E Madison St and E Denny Way, with multiple buildings for redevelopment with plans/permits started and one year in escrow. Since this sale, construction has begun of a 222 unit mixed use building with 229 below grade parking stalls and nearly 10,000 sq. ft. street-front retail space.



E#2660402 & 2662477: This is the sale of an old 4-plex on E Howell St, west of 15th Ave. Soon after the sale, the buyer applied for a permit of a new 57-unit apartment building, which began construction in 2016.



E#2660398: This is a former multi-tenant retail building at the SE corner of 14th Ave, E Madison St, and E Pike St. The buildings on this site were demolished in 2015. Permits have now been issued for a new 6-story building with 138 apartment units over around 3,000 SF of street-front retail and 80 below-grade parking stalls.



E#2651815: This is a four parcel redevelopment sale from developer to developer at the south corner of E Madison St and 22nd Ave. A new 6 story mixed use building with 95 units, 5,466 SF of street-front retail, and below grade parking opened in 2016, marketed as Session Apartments.

Area 25-44 –Eastlake

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|--------------|----------|----------|-------------|-----------|------------|--------|
| 025 | 044 | 196520 | 0015 | 5,862 | 2826280 | \$1,165,000 | 09/30/16 | \$198.74 | LR3 RC |
| 025 | 044 | 202504 | 9131 | 15,261 | 2812704 | \$4,300,000 | 07/27/16 | \$281.76 | C1-40 |
| 025 | 044 | 202504 | 9149 9154 | 14,250 | 2805598 | \$3,500,000 | 06/24/16 | \$245.61 | LR2 RC |

| | | | | | | | | | |
|-----|-----|--------|------|--------|---------|-------------|----------|----------|---------|
| | | | 9156 | | | | | | |
| 025 | 044 | 195970 | 0170 | 5,500 | 2802673 | \$1,200,000 | 06/02/16 | \$218.18 | LR2 |
| 025 | 044 | 338390 | 0145 | 6,700 | 2728644 | \$944,000 | 05/04/15 | \$140.90 | C1-40 |
| 025 | 044 | 195970 | 1470 | 5,500 | 2712353 | \$750,000 | 11/21/14 | \$136.36 | LR2 |
| 025 | 044 | 195970 | 3000 | 15,620 | 2673092 | \$2,800,000 | 05/27/14 | \$179.26 | NC2P-40 |



E#2826280: This is the sale of a site on Yale Terrace E between E Hamlin St and E Edgar St. Yale Terrace E is a narrow alley and this site has little visibility from outside this alleyway. Soon after the sale, the buyer divided this parcel into 4 parcels (-0012, -0013, -0014, -0015) in preparation to build 4 single-family homes.



E#2812704: The buyer plans on building an assisted living facility on this parcel, but also reported collecting some rental income in the meantime. The price is high compared to other similar sales, so we conclude that a premium was paid, on top of the land value, for the interim income.



E#2805598: This is a redevelopment site on Fairview Ave E, west of E Louisa St. The buyer plans on building 6 row-houses.



E#2802673: This 4-plex on Franklin Ave E between E Edgar St and E Roanoke St was sold to a developer, who has since applied for permits to build two single-family homes as well as a duplex on this site.



E#2728644: This is the sale of a vacant lot at the NE corner of Eastlake Ave E and E Blaine St. Development plans are unknown at this time.



E#2712353: This is a sale of a vacant lot on Franklin Ave E south of E Shelby St. After this sale, it was combined with the lot to the north to develop 10 townhomes on this site. Construction of these townhomes was completed in 2016.



E#2673092: This site was formerly home to the original Red Robin restaurant. This restaurant was closed in March 2010. The buyer tore-down this building in August 2014. Two new buildings containing 62 apartments, around 2,000 square feet of retail space, and 21 parking stalls is proposed for this site.

Area 25-45 – Central District

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|--|----------|--------------------|-------------|-----------|------------|---------|
| 025 | 045 | 225450 | 1300 1305 | 12,800 | 2788956 | \$2,750,000 | 04/06/16 | \$214.84 | LR2 |
| 025 | 045 | 723460 | 1444 1446 1447 1448 1449 1450 1451 | 7,597 | 2777797 | \$1,350,000 | 01/26/16 | \$177.70 | NC1-30 |
| 025 | 045 | 722850 | 0500 | 5,530 | 2733241 | \$815,000 | 05/26/15 | \$147.38 | NC2P-40 |
| 025 | 045 | 722850 | 0570 0585 | 22,878 | 2698563 | \$4,125,000 | 10/30/14 | \$180.30 | NC2P-40 |
| 025 | 045 | 219760 | 0735 0736 0740 0741 0742 | 14,133 | 2692870 2692871 | \$2,550,000 | 09/29/14 | \$180.43 | NC3P-65 |
| 025 | 045 | 225450 | 1045 1050 | 5,280 | 2675193 | \$500,000 | 06/20/14 | \$94.70 | LR3 |



E#2788956: This is a vacant lot, on 14th Ave north of Spring St that has historically been used as parking for the Seattle Word of God Church that neighbors this site to the south. The church sold it to Isola Homes. CoStar says they plan on building 22 homes on this site.



E#2777797: This is the sale of 7 townhome sites on E Union St between 18th Ave and 19th Ave. Construction of these townhomes began soon after the sale.



E#2733241: This parcel located on 23rd Ave, just north of Union St, is the former site of the Seattle branch of Friends of the Children, a non-profit mentoring organization. The property was purchased by an LLC associated with the owner of Uncle Ike's Pot Shop, which is located approximately 300 feet south of this parcel. It is now being used as an administrative office for Uncle Ike's Pot Shop, which is considered an interim use. The buyer confirmed that the sales price reflects the land value of this property.



E#2698563: A developer bought this 76 gas station at the NW corner of 23rd Ave and E Union St. Since the sale, this developer has gotten the site up-zoned from NC2P-40 to NC2P-65, demolished this gas station, and begun construction on a new 6-story building with 144 apartment units, over 20,000 SF of street-front retail space, and 148 below-grade parking stalls. This new development, East Union Apartments, spans parcels 722850-0570, -0571, & -0585 with frontage on 23rd Ave, 22nd Ave, and E Union St.



E#2692870-2692871: Assemblage of 5 parcels at the corner of 12th Ave and E Alder St to develop a six story 75 unit/ 3,000 sq. ft. commercial mixed use building named "Decibel."



E#2675193: Two parcel sale to residential developer, existing SFR was retained and remainder of property was reconfigured and developed into 6 new townhomes.

Area 25-46 – North Capitol Hill-Montlake

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|----------------------|----------|--------------------|-------------|-----------|------------|---------|
| 025 | 046 | 191210 | 0620 | 4,500 | 2809941 | \$860,000 | 06/28/16 | \$191.11 | NC1-40 |
| 025 | 046 | 949770 | 0060 0065 | 9,150 | 2792057 | \$2,200,000 | 04/25/16 | \$240.44 | LR3 |
| 025 | 046 | 095800 | 0105 | 8,400 | 2775656 | \$766,160 | 01/04/16 | \$91.21 | SF 5000 |
| 025 | 046 | 600350 | 0890 0910 0920 | 14,640 | 2699693 | \$2,630,000 | 10/28/14 | \$179.64 | LR3 |
| 025 | 046 | 685170 | 0270 0275 | 10006 | 2663935 2663928 | \$1,500,000 | 04/22/14 | \$149.91 | LR3 |
| 025 | 046 | 216390 | 0515 0566 | 13,724 | 2653016 2660485 | \$815,000 | 03/07/14 | \$59.39 | LR3 |



E#2809941: This is a home office on 10th Ave E, north of Miller St, which was bought by a developer. After the sale, they applied for permits to build 2 live-work units and 4 townhomes over a garage. It was resold 4 months later for \$1,050,000 (\$233.33/SF). We marked this second sale as not a good indicator of market value because it was inflated by the inclusion of plans and permits.



E#2792057: Sale of two parcels on 21st Ave E, north of E Denny Way. Within months of the sale, construction began on a new 75-unit apartment building.



E#2775656: This is a former church at the corner of 22nd Ave E and E Thomas St. Soon after the sale, the buyer split this parcel into two (-0105 & -0107) in preparation to build two single family homes.



E#2699693: Three parcel sale on the SW corner of 12th Ave and E John St. Property includes an old converted SFR office. The buyer tore down the improvements in August 2016 to make room for a 4-story apartment building with 51 units.



E#2663928 & 2663935: Two former 2-story apartment buildings on 12th Ave, between E Harrison St & E Republican St, were bought and demolished to make room for 10 townhomes.



E#2653016 & 2660485: This is a steep sloped site on the SE side of Bellevue Pl E where it dead-ends at I-5. It has two old homes on it that were converted into apartment buildings. These two sales had the same buyer, who assembled these parcels then merged them into one parcel in May 2016. A 5-story, 47-unit apartment building is proposed for this site.

Area 25-47 –Madison Park-Madrona

| Area | Nbhd | Major | Minor | Lot Size | Excise # | Sale Price | Sale Date | Price / SF | Zone |
|------|------|--------|------------------------------|----------|----------|-------------|-----------|------------|---------|
| 025 | 047 | 715220 | 0300 | 4,700 | 2721345 | \$825,000 | 03/23/15 | \$175.53 | NC1-30 |
| 025 | 047 | 034200 | 0115 0120 0125 0175 | 36,800 | 2666807 | \$3,300,000 | 05/08/14 | \$89.67 | SF 5000 |



E#2721345: This is a sale of an old house that was converted to commercial space on 34th Ave in Madrona. Since the sale, the buyer has applied for permits to build multiple live-work units.



E#2666807: This was a four parcel sale, at the SW corner of E Cherry St and 34th Ave, to a residential developer with intentions to build single family homes. Original Group home was demolished and land cleared. Land was segregated into six parcels after sale in preparation to build 6 single-family homes.

Zoning Descriptions:

Residential / Multi-Family

SF 9600 / 7200 / 5000: Single-Family Residential, 9,600 / 7,200 / 5,000 square foot minimum lot area - Typically detached single-family structures on lots compatible with the neighborhood character.

RSL/TC: Residential Small Lot, permissive of Tandem Housing & Cottage Housing - An area within an urban village that allows for the development of smaller detached homes.

LR1 / LR1 RC*: Low-rise 1 - This zone provides a transition between single family zoned areas and more intense multifamily and commercial areas.

LR2 / LR2 RC*: Low-rise 2 - This zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets up to 3 stories high.

LR3 / LR3 RC*: Low-rise 2 - This zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale up to 3 stories high.

** Ground Floor commercial uses are only allowed in LR zones with the RC suffix*

MR: Midrise – This zone encourages apartment buildings up to 60 feet high with ground-floor commercial.

HR: High-rise – This zone encourages high-density apartment buildings near transit, commercial services, and employment.

Commercial

NC1: Neighborhood Commercial 1 - A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood.

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.

NC3: Neighborhood Commercial 3 - A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele.

C1: Commercial 1 - An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele.

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.

P: Pedestrian-Designated Zones – this is applied to NC zones along pedestrian-oriented streets to preserve and encourage a shopping district where non-auto modes of transportation are strongly favored

The number at the end of NC or C zones refers to the height limit and is applied independently of the zone.

Industrial

IG1 U/45: General Industrial 1 – The intent this 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. “U/45” means that the height limit is unlimited, except for retail, office, entertainment, research and development, and institution uses which are limited to 45 feet.

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.

A preliminary ratio study was done prior to revaluation. The results along with IAAO standards are shown below.

| IAAO STANDARDS ON RATIO STUDIES | Preliminary Area 25 Values | |
|---------------------------------|----------------------------|--------|
| Appraisal Level | 0.90 to 1.10 | 0.855 |
| Coefficient of Dispersion | 5% to 15% | 16.40% |
| Price Related Differential | 0.98 to 1.03 | 0.95 |

The preliminary ratio study for Area 25 using 46 verified sales showed a mean assessed value of \$1,703,500 and a mean sales price of \$1,993,400, which indicates an appraisal level, as indicated by the weighted mean, of 85.5% The coefficient of variation (COV) was 25.62% and the coefficient of dispersion (COD) was 16.40% The price-related differential (PRD) was 0.95.

The low assessment level shows that assessed values should generally be raised. The high COD indicates that some properties will need to be adjusted more than others in order to increase the uniformity of assessment levels. The low PRD shows that the low assessed values occur more frequently and intensely among low value properties, so values of low valued properties will generally need to be raised more than values of high valued properties.

However, these results are based on a limited sales sample which is heavily weighted with live/work townhomes. This property type is not representative of the entire geo-area population. The live/work townhomes were valued using the market approach, while the majority of the remaining parcels were valued using the income approach. All of the recent sales are used for guidance, and as a test for the income model.

Improved Parcel Total Values

Sales comparison approach model description:

The sales comparison approach reflects the principles of supply and demand, balance, externalities, and substitution. It is most reliable when there is adequate sales data. All sales were verified with a knowledgeable party and inspected, when possible. The model for sales comparison 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.

Improved commercial sales dating from 1/1/2014 to 12/31/2016 were considered in the valuation. There were 51 arm's length improved sales during this period. Four of these sales were excluded from the ratio study. Two made significant changes to the properties between the date of sale and the valuation date, one sale included an atypical absolute net lease which significantly affected the sales price, and one parcel's boundaries were altered after the sale. Sale data was obtained from excise tax records and verified with property owners, brokers, and/or agents whenever possible. Transactions from neighboring geographic areas were considered in the sales analysis as well. They are not included here, but can be found in the reports for neighboring areas.

In general, the sales comparison approach was utilized for properties where income/expense data was unavailable. The sale price unit value ranges serve to establish a general upper and lower market boundary for the various property types within the subject area and were useful when analyzing the income parameters and capitalization rates used in the income models for the various neighborhoods. Location, quality, and effective age were factors considered for adjustment. Stratification of these sales indicated the following market values applied for our valuation model:

| Property Type | Typical Value Range per SF |
|-------------------------|----------------------------|
| Commercial Condominiums | \$250 - \$530 |
| Live-Work Units | \$345 - \$630 |

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. Individual prices were applied based on various characteristics deemed appropriate by each market. Given the relatively low sales count per property type during this most recent economic period, applicability of Sales Comparison was considered limited for broad valuation purposes.

Cost approach model description

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

Cost calibration

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

Income capitalization approach model description

The Income Approach was considered a reliable approach to valuation throughout Area 25 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place and available real estate publications and websites.

Income: Income data was derived from the market place from landlords and tenants 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. The rental rates for retail/mixed-use and industrial property types were based on a triple-net expense basis, excluding income from expenses typically reimbursed by a triple-net tenant. For office/medical buildings, full service/gross rental rates were applied.

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

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. The expense ratios for retail/mixed-use and industrial property types were based on typical expenses that a landlord would incur in a triple-net lease. For office/medical buildings, full service/gross expenses were applied.

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

The effective age is used to estimate the condition of each building, which contributes to the rental rate and capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1975, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.\

The following table summarizes capitalization rates and trends reported by the industry publications that are relevant to Area 25.

SEATTLE / REGIONAL CAP RATES

| Source | Date | Location | Office | Industrial | Retail | Remarks |
|--|-----------------------------|--|---------------|---------------|----------------|--|
| CBRE: Capital Markets Cap. Rate survey. | 2 nd Half (2016) | CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2016 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions. | | | | |
| | | Seattle | 4.25% - 4.75% | - | - | CBD – Class AA |
| | | | 4.50% - 5.25% | - | - | CBD – Class A |
| | | | 5.75% - 7.00% | - | - | CBD – Class A – Value Added |
| | | | 5.25% - 6.00% | - | - | CBD – Class B |
| | | | 6.50% - 7.50% | - | - | CBD – Class B – Value Added |
| | | | 6.50% - 7.00% | - | - | CBD – Class C |
| | | | 7.50% - 9.00% | - | - | CBD – Class C – Value Added |
| | | | 5.25% - 5.75% | - | - | Suburban – Class AA |
| | | | 5.75% - 6.50% | - | - | Suburban – Class A |
| | | | 6.50% - 7.50% | - | - | Suburban – Class A – Value Added |
| | | | 6.75% - 7.50% | - | - | Suburban – Class B |
| | | | 7.50% - 8.50% | - | - | Suburban – Class B – Value Added |
| | | | 7.50% - 8.25% | - | - | Suburban – Class C |
| | | | 8.00% - 9.00% | - | - | Suburban – Class C – Value Added |
| | | | - | 4.00% - 4.25% | - | Class A |
| | | | - | 5.00% - 6.00% | - | Class A – Value Added |
| | | | - | 4.50% - 5.25% | - | Class B |
| | | | - | 5.75% - 7.75% | - | Class B – Value Added |
| | | | - | 5.50% - 6.25% | - | Class C |
| | | | - | 7.25% - 8.50% | - | Class C – Value Added |
| | | | - | - | 5.00% - 6.00% | Class A (Neigh./Comm. w/Grocery) |
| | | | - | - | 6.50% - 7.00% | Class A (Neigh./Comm.) – Value Added |
| | | | - | - | 6.00% - 7.00% | Class B (Neigh./Comm. w/Grocery) |
| | | | - | - | 7.00% - 8.50% | Class B (Neigh./Comm.) – Value Added |
| | | | - | - | 7.75% - 8.75% | Class C (Neigh./Comm. w/Grocery) |
| | | | - | - | 8.25% - 9.00% | Class C (Neigh./Comm.) – Value Added |
| | | | - | - | 5.50% - 6.50% | Class A (Power Centers) |
| | | | - | - | 7.00% - 8.00% | Class A (Power Centers) – Value Added |
| | | | - | - | 6.50% - 7.50% | Class B (Power Centers) |
| | | | - | - | 8.00% - 9.00% | Class B (Power Centers) – Value Added |
| | | | - | - | 7.50% - 9.50% | Class C (Power Centers) |
| | | | - | - | 9.00% - 10.00% | Class C (Power Centers) – Value Added |
| | | | - | - | 4.50% - 5.50% | High Street Retail (Urban Core) |
| | | | | | | <u>Institutional Grade Properties'</u> |
| IRR: Viewpoint for 2016 | Year-end 2016 | West Region | 5.89% | - | - | CBD Office – Class A |
| | | | 6.56% | - | - | CBD Office – Class B |
| | | | 6.35% | - | - | Suburban Office – Class A |
| | | | 6.86% | - | - | Suburban Office – Class B |
| | | | - | 6.61% | - | Flex Industrial |
| | | | - | 5.93% | - | Industrial |
| | | | - | - | 5.98% | Regional Mall |
| | | | - | - | 6.11% | Community Retail |
| | | | - | - | 6.29% | Neighborhood Retail |
| | | | - | - | 7.52% | Hotel - Full Service |
| | | | - | - | 8.10% | Hotel - Limited Service |
| Colliers | 4th QTR 2016 | Seattle | 5.10% | - | - | CBD Office |
| | | Puget | 6.10% | - | - | Suburban Office |
| | | Sound | - | 6.00% | - | Industrial |
| CoStar | Year-End 2016 | Seattle | 6.61% | - | - | Building Size < 50,000 SF |
| | | Puget | 6.25% | - | - | Building Size 50,000 SF – 249,000 SF |
| | | Sound | 4.65% | - | - | Building Size 250,000 SF – 499,000 SF |
| | | | 4.20% | - | - | Building Size >500,000 SF |
| | | | - | 7.16% | - | Building Size < 25,000 SF |
| | | | - | 6.46% | - | Building Size 25,000 SF – 99,000 SF |
| | | | - | 5.98% | - | Building Size 100,000 SF – 249,000 SF |
| | | | - | 9.41% | - | Building Size >250,000 SF |
| | | | - | - | 6.09% | Building Size < 25,000 SF |
| | | | - | - | 6.54% | Building Size 25,000 SF – 99,000 SF |
| | | | - | - | 6.27% | Building Size 100,000 SF – 249,000 SF |
| RERC: Real Estate Report Valuation Rates & Metrics | 4Q 2016 | 1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations. | | | | |

SEATTLE / REGIONAL CAP RATES

| Source | Date | Location | Office | Industrial | Retail | Remarks |
|--------------|---------|----------------------------------|---------------|---------------|---------------|---|
| | | Seattle | 5.40% | - | - | Office CBD – 1 st Tier Properties |
| | | | 5.90% | - | - | Suburban Office – 1 st Tier Properties |
| | | | - | 5.50% | - | Warehouse – 1 st Tier Properties |
| | | | - | 6.30% | - | R&D – 1 st Tier Properties |
| | | | - | 6.40% | - | Flex – 1 st Tier Properties |
| | | | - | - | 5.80% | Regional Mall – 1 st Tier Properties |
| | | | - | - | 6.30% | Power Center – 1 st Tier Properties |
| | | | - | - | 5.90% | Neigh/Comm. Ctrs. – 1 st Tier Properties |
| | | West Region | 4.50% - 7.50% | - | - | Office CBD – 1 st Tier Properties |
| | | | 5.00% - 8.00% | - | - | Office CBD – 2 nd Tier Properties |
| | | | 5.80% - 9.00% | - | - | Office CBD – 3 rd Tier Properties |
| | | | 5.00% - 8.00% | - | - | Suburban Office – 1 st Tier Properties |
| | | | 5.50% - 8.50% | - | - | Suburban Office – 2 nd Tier Properties |
| | | | 6.00% - 9.30% | - | - | Suburban Office – 3 rd Tier Properties |
| | | | - | 4.00% - 8.50% | - | Warehouse – 1 st Tier Properties |
| | | | - | 4.00% - 9.00% | - | Warehouse – 2 nd Tier Properties |
| | | | - | 5.50% - 9.50% | - | Warehouse – 3 rd Tier Properties |
| | | | - | 5.30% - 8.00% | - | R&D – 1 st Tier Properties |
| | | | - | 5.50% - 8.50% | - | R&D – 2 nd Tier Properties |
| | | | - | 5.50% - 9.50% | - | R&D – 3 rd Tier Properties |
| | | | - | 6.00% - 8.00% | - | Flex – 1 st Tier Properties |
| | | | - | 5.00% - 8.50% | - | Flex – 2 nd Tier Properties |
| | | | - | 5.50% - 9.50% | - | Flex – 3 rd Tier Properties |
| | | | - | - | 4.80% - 8.00% | Regional Mall – 1 st Tier Properties |
| | | | - | - | 4.50% - 8.30% | Regional Mall – 2 nd Tier Properties |
| | | | - | - | 6.00% - 9.00% | Regional Mall – 3 rd Tier Properties |
| | | | - | - | 6.00% - 8.00% | Power Center – 1 st Tier Properties |
| | | | - | - | 6.00% - 8.30% | Power Center – 2 nd Tier Properties |
| | | | - | - | 6.00% - 9.00% | Power Center – 3 rd Tier Properties |
| | | | - | - | 4.00% - 8.00% | Neigh/Comm. Ctr. – 1 st Tier Properties |
| | | | - | - | 4.50% - 8.50% | Neigh/Comm. Ctr. – 2 nd Tier Properties |
| | | | - | - | 5.00% - 9.00% | Neigh/Comm. Ctr. – 3 rd Tier Properties |
| PWC / Korpaz | 4Q 2016 | Seattle | 5.79% | - | - | Overall – 4.50% - 8.00% |
| | | | 5.45% | - | - | 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 nd 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 st Tier Properties |
| | | | 4.00% - 8.30% | - | Apartments – 2 nd Tier Properties |
| | | | 4.50% - 8.80% | - | Apartments – 3 rd Tier Properties |
| | | | - | 7.00% - 8.50% | Hotels – 1 st Tier Properties |
| | | | - | 7.00% - 10.00% | Hotels – 2 nd Tier Properties |
| | | | - | 7.00% - 11.00% | Hotels – 3 rd Tier Properties |

The preceding tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in Area 25 to develop the income model. The range of capitalization rates in the income model for Area 25 reflects the variety of properties in this area.

Income approach calibration

Income tables were developed for each of the seven neighborhoods that comprise Area 25. The tables pertain to the following property types: Office, Medical Office, Hospitals, Retail, Restaurants, Banks, Basements, Storage/Unfinished Space, Garages/Warehouses, and Apartments. Properties which contain differing section uses may have multiple tables that are applicable to the property as a whole. All tables are included in the addendum of this report.

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

Typical income model parameters for the various markets that make up Area 25 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

| Typical Income Model Parameters | | | | |
|---|--------------------|---------|---------------------|---------------|
| Area 25-41 Broadway-Pike/Pine | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$21 - \$35 | 5% | 32% - 55% | 6.00% - 7.00% |
| Retail/Restaurants | \$23 - \$37 | 5% | 24% - 45% | 6.35% - 7.60% |
| Basement/Parking | \$12 - \$25 | 5% | 25% - 45% | 6.75% - 8.00% |
| Area 25-42 First Hill | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$24 - \$44 | 5% | 32% - 55% | 5.75% - 7.00% |
| Retail/Restaurants | \$25 - \$33 | 5% | 24% - 45% | 6.35% - 7.60% |
| Basement/Parking | \$16 - \$25 | 5% | 24% - 45% | 6.60% - 8.00% |
| Area 25-43 Madison | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$21 - \$35 | 5% | 27% - 51% | 5.75% - 7.00% |
| Retail/Restaurants | \$24 - \$34 | 5% | 22% - 45% | 6.00% - 7.60% |
| Basement/Parking | \$12 - \$24 | 5% | 24% - 45% | 6.75% - 8.00% |
| Area 25-44 Eastlake | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$22 - \$29 | 5% | 38% - 45% | 6.00% - 6.75% |
| Retail/Restaurants | \$22 - \$29 | 5% | 24% - 35% | 6.35% - 7.20% |
| Basement/Parking | \$16 - \$23 | 5% | 30% - 45% | 7.15% - 8.00% |
| Area 25-45 Central District | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$15 - \$25 | 5% | 28% - 46% | 5.50% - 7.00% |
| Retail/Restaurants | \$19 - \$29 | 5% | 22% - 45% | 6.20% - 8.10% |
| Basement/Parking | \$12 - \$24 | 5% | 25% - 45% | 7.00% - 8.10% |
| Area 25-46 North Capitol Hill-Montlake | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$25 - \$35 | 5% | 30% - 37% | 6.00% - 7.00% |
| Retail/Restaurants | \$18 - \$35 | 5% | 25% - 45% | 6.35% - 7.60% |
| Basement/Parking | \$16 - \$25 | 5% | 24% - 45% | 6.40% - 8.00% |
| Area 25-47 Madison Park-Madrona | | | | |
| Property Type | Rent/SF/Year Range | Vacancy | Expenses (% of EGI) | Cap Rate |
| Office/Medical | \$28 - \$35 | 5% | 26% - 33% | 5.50% - 6.50% |
| Retail/Restaurants | \$24 - \$31 | 5% | 22% - 35% | 5.95% - 7.20% |
| Basement/Parking | \$18 - \$23 | 5% | 24% - 35% | 6.55% - 7.80% |

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 sales comparison approach was 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 local market transactions, and along with data from surveys and publications these parameters were applied to the income model.

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

Model Validation

Total Value Conclusions, Recommendations and Validation

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

The standard statistical measures of valuation performance are presented in both the 2016 and 2017 Ratio Analysis charts included in this report. Comparison of the 2016 Ratio Study Analysis with the 2017 Ratio Study Analysis is shown in the table below. The weighted mean statistical measure of assessment level increased from 85.5% to 93.8%. The Coefficient of Dispersion (COD) went down from 16.40% to 14.47%, the Coefficient of Variation (COV) went down from 25.62% to 19.96%, and the Price-related Differential (PRD) from 0.95 to 1.02. The 2017 ratios 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 assessment level in addition improved uniformity. However with a sample size of only 51 improved sales for many different commercial types the weight given to the ratio study should be tempered.

| | 2016 Ratio | 2017 Ratio | Difference |
|----------------------------|------------|------------|------------|
| Assessment Level | 85.5% | 93.8% | +8.3% |
| Coefficient of Dispersion | 16.40% | 14.47% | -1.93% |
| Coefficient of Variation | 25.62% | 19.96% | -5.66% |
| Standard Deviation | 0.2087 | 0.1901 | -0.0186 |
| Price Related Differential | 0.95 | 1.02 | +0.07 |

The total assessed values for Area 25 for the 2016 assessment year was \$3,848,048,900 and the total recommended value for the 2017 assessment year is \$4,570,071,700. This does not include specialty properties or government owned properties, but it does include commercial condos (not multi-family units). In addition the 2017 total does not include the value of new construction and it does not reflect the downward contamination adjustments that will be applied to several parcels by the contamination specialist appraiser. Application of these recommended values for the 2017 assessment year (taxes payable in 2018) results in a total value change of +18.76% from the previous year.

The 2017 Assessment Year revalue of Area 25 (Central District, First Hill, Capitol Hill, Eastlake, Montlake, Madison Park, and Madrona) is based on commercial real estate data available 2016 that support the fee simple value of the non-specialty properties in these submarkets as of the valuation date of 1/1/2017.

| Change in Total Assessed Value | | | |
|--------------------------------|------------------|---------------|----------|
| 2016 Total Value | 2017 Total Value | \$ Change | % Change |
| \$3,848,048,900 | \$4,570,071,700 | \$722,022,800 | 18.76% |

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the Assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The Assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by

property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
 - *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
 - *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
 - *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
 - *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
 - *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
 - *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
 - *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
 - *Services that I provided within the prior three years include physical inspection, revaluation, appeal response preparation, attendance and participation in hearings, data collection, sales verification, and identifying new construction and recording the corresponding data.*
-

Area 25 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

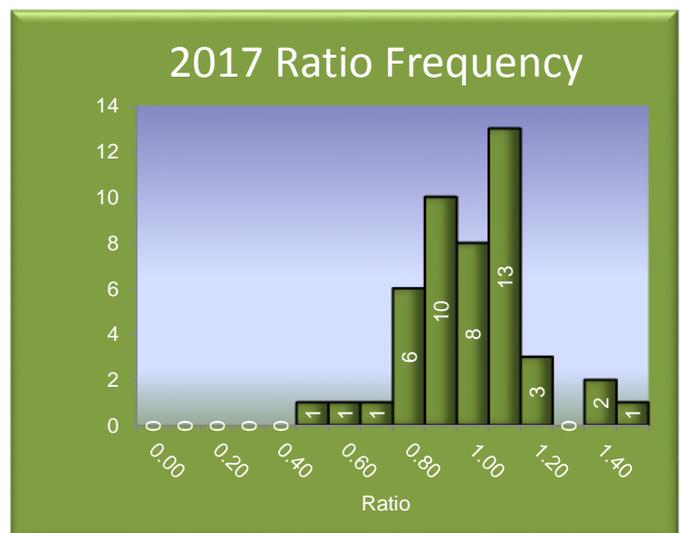
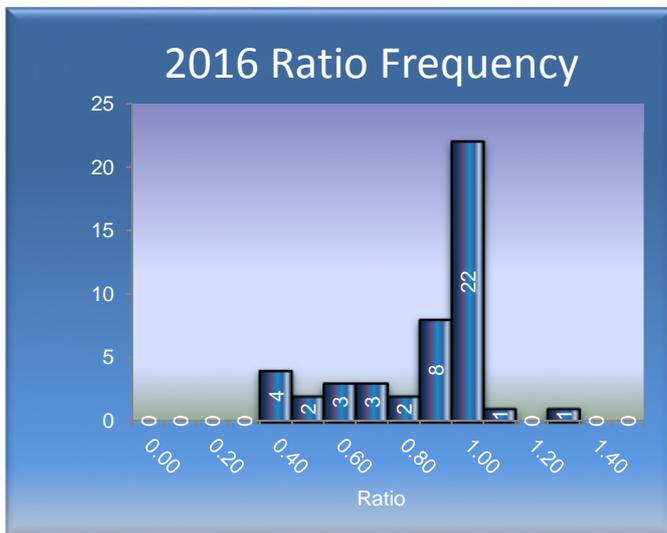
Pre-revalue ratio analysis compares sales from 2014 through 2016 in relation to the previous assessed value as of 1/1/2016.

| PRE-REVALUE RATIO SAMPLE STATISTICS | |
|---|-------------|
| Sample size (n) | 46 |
| Mean Assessed Value | \$1,703,500 |
| Mean Adj. Sales Price | \$1,993,400 |
| Standard Deviation AV | \$3,937,874 |
| Standard Deviation SP | \$4,072,545 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.815 |
| Median Ratio | 0.907 |
| Weighted Mean Ratio | 0.855 |
| UNIFORMITY | |
| Lowest ratio | 0.3608 |
| Highest ratio: | 1.2207 |
| Coefficient of Dispersion | 16.40% |
| Standard Deviation | 0.2087 |
| Coefficient of Variation | 25.62% |
| Price Related Differential (PRD) | 0.95 |

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 | |
|---|-------------|
| Sample size (n) | 46 |
| Mean Assessed Value | \$1,868,900 |
| Mean Sales Price | \$1,993,400 |
| Standard Deviation AV | \$3,947,120 |
| Standard Deviation SP | \$4,072,545 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.952 |
| Median Ratio | 0.989 |
| Weighted Mean Ratio | 0.938 |
| UNIFORMITY | |
| Lowest ratio | 0.4872 |
| Highest ratio: | 1.4827 |
| Coefficient of Dispersion | 14.47% |
| Standard Deviation | 0.1901 |
| Coefficient of Variation | 19.96% |
| Price Related Differential (PRD) | 1.02 |



Improvement Sales for Area 025 with Sales Used

04/14/2017

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|--------------|-----------|------------|------------------------------------|----------|----------|-----------|--------------------------------------|
| 025 | 041 | 020006 | 0660 | 2,371 | 2662603 | \$1,061,000 | 04/15/14 | \$447.49 | AMBASSADOR II PH 01 CONDOMIN | MR | 1 | Y | |
| 025 | 041 | 112950 | 0010 | 20,949 | 2786535 | \$8,400,000 | 03/22/16 | \$400.97 | BROADWAY & PINE Apartment com | NC3P-65 | 1 | 69 | Net Lease Sale; not in ratio |
| 025 | 041 | 546410 | 0010 | 1,131 | 2743880 | \$295,000 | 07/10/15 | \$260.83 | MERIDIAN | HR | 1 | Y | |
| 025 | 041 | 600350 | 0190 | 18,720 | 2671902 | \$5,400,000 | 06/03/14 | \$288.46 | ARIA | NC3P-65 | 1 | Y | |
| 025 | 041 | 639550 | 0020 | 1,481 | 2776531 | \$640,000 | 01/14/16 | \$432.14 | ONYX CONDOMINIUM | NC3P-65 | 1 | Y | |
| 025 | 041 | 684820 | 0656 | 4,400 | 2782576 | \$2,099,500 | 03/01/16 | \$477.16 | LEEN & MOORE | MR | 1 | Y | |
| 025 | 041 | 685070 | 0130 | 1,500 | 2837369 | \$950,000 | 11/21/16 | \$633.33 | New India Express Restaurant | NC3P-40 | 1 | Y | |
| 025 | 041 | 689150 | 0010 | 2,260 | 2770787 | \$1,280,000 | 12/09/15 | \$566.37 | PRESS, THE | MR | 1 | Y | |
| 025 | 042 | 197820 | 0885 | 2,236 | 2758156 | \$2,400,000 | 09/23/15 | \$1,073.35 | 1320 PROFESSIONAL CENTER | HR | 1 | Y | |
| 025 | 042 | 197820 | 1295 | 19,552 | 2660166 | \$6,150,000 | 03/31/14 | \$314.55 | COMPLETE AUTOMOTIVE | NC3P-65 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 042 | 780397 | 0010 | 44,862 | 2753523 | \$28,000,000 | 09/01/15 | \$624.14 | 601 BROADWAY MED BLDG | MIO-105- | 1 | Y | |
| 025 | 043 | 103660 | 0040 | 1,148 | 2825365 | \$640,000 | 09/26/16 | \$557.49 | BRAEBURN THE | NC3P-65 | 1 | Y | |
| 025 | 043 | 181380 | 0005 | 1,484 | 2654664 | \$486,250 | 02/19/14 | \$327.66 | Live work Unit | NC2-40 | 1 | Y | |
| 025 | 043 | 181380 | 0030 | 2,010 | 2776440 | \$1,120,000 | 01/07/16 | \$557.21 | Former Crush Restaurant | NC2-40 | 1 | Y | |
| 025 | 043 | 501480 | 0030 | 1,646 | 2654034 | \$530,000 | 02/14/14 | \$321.99 | MADISON LOFTS CONDOMINIUM | NC2-40 | 1 | Y | |
| 025 | 043 | 501600 | 0650 | 3,668 | 2731943 | \$1,350,000 | 05/12/15 | \$368.05 | RETAIL | NC2-40 | 1 | Y | |
| 025 | 043 | 600300 | 0155 | 2,920 | 2832324 | \$1,436,000 | 11/03/16 | \$491.78 | TAVERN | NC3-65 | 1 | Y | |
| 025 | 043 | 600300 | 1435 | 2,185 | 2831065 | \$1,300,000 | 10/18/16 | \$594.97 | STORE - OFFICE & APT | NC3-40 | 1 | Y | |
| 025 | 043 | 723460 | 1330 | 12,680 | 2821652 | \$3,210,000 | 09/08/16 | \$253.15 | school classrooms | NC2-40 | 1 | Y | |
| 025 | 043 | 808040 | 0130 | 4,590 | 2840575 | \$2,000,000 | 12/15/16 | \$435.73 | LAMBERT HOUSE | LR3 | 1 | Y | |
| 025 | 044 | 195970 | 0015 | 7,720 | 2740639 | \$4,242,500 | 07/01/15 | \$549.55 | retail | NC2-40 | 2 | Y | |
| 025 | 044 | 195970 | 0015 | 5,960 | 2649362 | \$3,150,000 | 01/03/14 | \$528.52 | retail | NC2-40 | 2 | Y | |
| 025 | 044 | 215460 | 0070 | 2,333 | 2775610 | \$760,000 | 01/06/16 | \$325.76 | EAST BOSTON ST CONDOMINIUM | NC1P-30 | 1 | Y | |
| 025 | 044 | 290220 | 0630 | 2,184 | 2688065 | \$576,000 | 08/25/14 | \$263.74 | EDUCATIONAL OFFICE SERVICES | LR2 RC | 1 | Y | |
| 025 | 044 | 290220 | 1045 | 6,160 | 2776709 | \$1,850,000 | 01/13/16 | \$300.32 | office | NC2-40 | 1 | Y | |
| 025 | 044 | 745997 | 0050 | 1,202 | 2731069 | \$506,756 | 05/11/15 | \$421.59 | RUBY CONDOMINIUM | NC3-40 | 1 | Y | |
| 025 | 044 | 866990 | 0030 | 1,414 | 2787616 | \$530,000 | 03/25/16 | \$374.82 | Tramonti At Lake Union Condominium | NC3-40 | 5 | Y | |
| 025 | 045 | 225450 | 1051 | 1,160 | 2675296 | \$400,000 | 06/20/14 | \$344.83 | SFR | LR3 | 1 | 29 | Seg/merge after sale; not in ratio |
| 025 | 045 | 721740 | 0550 | 2,976 | 2692713 | \$590,000 | 09/12/14 | \$198.25 | SFR House with Det Garage converte | NC2P-40 | 1 | Y | |
| 025 | 045 | 721740 | 0576 | 2,097 | 2834698 | \$725,000 | 11/14/16 | \$345.73 | Live-Work Townhouse | NC2P-40 | 1 | Y | |
| 025 | 045 | 721740 | 0579 | 1,750 | 2763690 | \$722,500 | 10/20/15 | \$412.86 | VACANT TOWNHOUSE PLAT | NC2P-40 | 1 | Y | |
| 025 | 045 | 721740 | 0580 | 1,755 | 2843294 | \$745,000 | 12/20/16 | \$424.50 | Mixed Use - Residential/Retail | NC2P-40 | 1 | Y | |
| 025 | 045 | 722850 | 0321 | 1,176 | 2808510 | \$400,000 | 07/12/16 | \$340.14 | Former Collins Gold Exchange | NC2P-40 | 1 | Y | |
| 025 | 045 | 722850 | 1625 | 3,196 | 2831411 | \$1,200,000 | 10/28/16 | \$375.47 | Chuck's Hop Shop | NC2P-30 | 1 | Y | |
| 025 | 045 | 794830 | 0155 | 5,700 | 2756802 | \$1,368,000 | 09/16/15 | \$240.00 | Restaurant | MIO-65-N | 1 | Y | |
| 025 | 045 | 794930 | 0005 | 21,450 | 2762465 | \$3,700,000 | 10/19/15 | \$172.49 | WRIGHT BUILDING | NC3P-40 | 2 | Y | |

Improvement Sales for Area 025 with Sales Used

04/14/2017

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|----------|--|---------|----------|-----------|--------------------------------------|
| 025 | 045 | 912610 | 1725 | 1,430 | 2751837 | \$367,000 | 08/17/15 | \$256.64 | mixed use Retail service / residential | NC1-30 | 1 | Y | |
| 025 | 046 | 330370 | 0115 | 1,876 | 2710836 | \$1,525,000 | 01/21/15 | \$812.90 | CAPITAL HILL ANIMAL CLINIC | NC2P-40 | 1 | Y | |
| 025 | 046 | 684820 | 0027 | 1,584 | 2676636 | \$560,000 | 06/20/14 | \$353.54 | HARRYS FINE FOOD | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 046 | 942140 | 0040 | 9,700 | 2765706 | \$2,500,000 | 11/05/15 | \$257.73 | GROUP HEALTH CREDIT UNION | NC2P-40 | 1 | Y | |
| 025 | 046 | 942140 | 0040 | 9,700 | 2727726 | \$2,500,000 | 04/30/15 | \$257.73 | GROUP HEALTH CREDIT UNION | NC2P-40 | 1 | Y | |
| 025 | 047 | 531810 | 1475 | 1,820 | 2699070 | \$995,000 | 10/24/14 | \$546.70 | RETAIL | NC1P-30 | 1 | Y | |
| 025 | 047 | 531910 | 0075 | 2,800 | 2670407 | \$600,000 | 05/19/14 | \$214.29 | RETAIL | NC1P-30 | 1 | Y | |
| 025 | 047 | 531910 | 0340 | 5,704 | 2687903 | \$2,050,000 | 08/23/14 | \$359.40 | Office | LR3 RC | 1 | Y | |
| 025 | 047 | 715220 | 0040 | 1,371 | 2745558 | \$849,900 | 07/22/15 | \$619.91 | 34th St Townhomes | NC1-30 | 1 | Y | |
| 025 | 047 | 715220 | 0041 | 1,371 | 2746286 | \$829,000 | 07/28/15 | \$604.67 | 34th St Townhomes - Live work unit | NC1-30 | 1 | Y | |
| 025 | 047 | 715220 | 0225 | 7,400 | 2793128 | \$2,049,000 | 04/29/16 | \$276.89 | Madrona Plaza Building | NC1-30 | 1 | Y | |
| 025 | 047 | 715220 | 0257 | 1,422 | 2737284 | \$695,000 | 06/14/15 | \$488.75 | Pike Station Unit C | NC1-30 | 1 | Y | |
| 025 | 047 | 715220 | 0257 | 1,422 | 2841374 | \$729,000 | 12/12/16 | \$512.66 | Pike Station Unit C | NC1-30 | 1 | Y | |
| 025 | 047 | 715220 | 0259 | 1,529 | 2772086 | \$745,000 | 12/10/15 | \$487.25 | Pike Station unit E | NC1-30 | 1 | Y | |

Vacant Sales for Area 025 with Sales Used

04/13/2017

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|--------------|-----------|------------------|--------------------------------|--------|-------------|--------------|--------------------------------------|
| 025 | 041 | 066000 | 2490 | 10,470 | 2815833 | \$7,250,000 | 08/11/16 | \$692.45 | PARKING LOT | IC3P-8 | 1 | Y | |
| 025 | 041 | 600350 | 0074 | 4,720 | 2705716 | \$1,500,000 | 12/15/14 | \$317.80 | Parking lot | IC3P-6 | 2 | 26 | Imp changed after sale; not in ratio |
| 025 | 041 | 600350 | 0075 | 17,440 | 2705717 | \$5,649,800 | 12/15/14 | \$323.96 | PARKING LOT | IC3P-6 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 041 | 600350 | 0690 | 4,840 | 2721510 | \$900,000 | 03/26/15 | \$185.95 | SFR -JAY FREES PLUMBING & HEAT | NC3-40 | 1 | Y | |
| 025 | 041 | 684870 | 0070 | 3,816 | 2800032 | \$1,320,246 | 05/16/16 | \$345.98 | STORE & DUPLEX | MR | 1 | Y | |
| 025 | 041 | 872560 | 0095 | 5,250 | 2707665 | \$1,350,000 | 12/15/14 | \$257.14 | 6 - UNIT APARTMENT | MR | 1 | Y | |
| 025 | 041 | 880490 | 0335 | 9,000 | 2708517 | \$3,100,000 | 01/02/15 | \$344.44 | BAYSIDE MOTORSPORTS | IC3P-6 | 2 | Y | |
| 025 | 041 | 880490 | 0735 | 5,000 | 2762154 | \$1,850,000 | 10/15/15 | \$370.00 | SFR - Duplex | MR | 1 | Y | |
| 025 | 041 | 925690 | 0100 | 5,614 | 2818735 | \$1,800,000 | 08/29/16 | \$320.63 | FINER DETAILS | IC3P-6 | 1 | Y | |
| 025 | 042 | 197920 | 0045 | 2,000 | 2685624 | \$750,000 | 08/19/14 | \$375.00 | PARKING LOT | HR | 1 | Y | |
| 025 | 042 | 197920 | 0065 | 30,420 | 2685623 | \$9,000,000 | 08/12/14 | \$295.86 | PARKING LOT | HR | 4 | Y | |
| 025 | 042 | 539210 | 0020 | 7,200 | 2805944 | \$3,200,000 | 06/24/16 | \$444.44 | PARKING LOT | HR | 1 | Y | |
| 025 | 042 | 859040 | 0880 | 21,600 | 2840832 | \$14,200,000 | 12/21/16 | \$657.41 | COMMERCIAL PKG LOT | HR | 3 | Y | |
| 025 | 042 | 859090 | 0490 | 48,522 | 2801292 | \$19,100,000 | 06/03/16 | \$393.64 | PARKING LOT | HR | 5 | Y | |
| 025 | 042 | 859090 | 0510 | 23,520 | 2801298 | \$10,200,000 | 06/08/16 | \$433.67 | SAN JUAN APTS | HR | 2 | Y | |
| 025 | 043 | 022200 | 0020 | 5,700 | 2740868 | \$1,775,000 | 07/02/15 | \$311.40 | Cleaners | IC3P-6 | 1 | Y | |
| 025 | 043 | 140730 | 0135 | 22,209 | 2651815 | \$4,200,000 | 01/31/14 | \$189.11 | OSCAR'S RESTAURANT & LOUNGE | IC3P-6 | 4 | Y | |
| 025 | 043 | 332504 | 9008 | 8,984 | 2782677 | \$3,600,000 | 02/29/16 | \$400.71 | Future Development Site | NC2-40 | 2 | Y | |
| 025 | 043 | 332504 | 9009 | 9,109 | 2782674 | \$500,000 | 02/29/16 | \$54.89 | VACANT LAND | NC2-40 | 3 | Y | |
| 025 | 043 | 332504 | 9010 | 5,144 | 2782680 | \$1,225,000 | 02/29/16 | \$238.14 | 4-PLEX | NC2-40 | 1 | Y | |
| 025 | 043 | 722850 | 1945 | 14,993 | 2806352 | \$3,000,000 | 06/21/16 | \$200.09 | Duplex | LR3 | 2 | Y | |
| 025 | 043 | 783680 | 0025 | 25,865 | 2660398 | \$10,290,000 | 04/01/14 | \$397.83 | PIECORIAS | NC3-60 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 043 | 942140 | 0020 | 5,146 | 2660402 | \$810,240 | 03/18/14 | \$157.45 | FOURPLEX | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 043 | 942140 | 0021 | 5,017 | 2662477 | \$775,000 | 03/24/14 | \$154.47 | 4 - PLEX | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 043 | 949770 | 0010 | 23,895 | 2700061 | \$5,700,000 | 10/29/14 | \$238.54 | PARTY HALL | IC3P-6 | 6 | Y | |
| 025 | 043 | 949770 | 0075 | 8,800 | 2706108 | \$1,800,000 | 12/17/14 | \$204.55 | FIRESTONE TIRE | IC3P-6 | 1 | Y | |
| 025 | 043 | 982820 | 0220 | 6,385 | 2794564 | \$910,000 | 04/22/16 | \$142.52 | 4-PLEX | LR1 | 1 | 29 | Seg/merge after sale; not in ratio |
| 025 | 044 | 195970 | 0170 | 5,500 | 2802673 | \$1,200,000 | 06/02/16 | \$218.18 | 4-PLEX | LR2 | 1 | Y | |
| 025 | 044 | 195970 | 1470 | 5,500 | 2712353 | \$750,000 | 11/21/14 | \$136.36 | teardown | LR2 | 1 | Y | |
| 025 | 044 | 195970 | 3000 | 15,620 | 2673092 | \$2,800,000 | 05/27/14 | \$179.26 | RED ROBIN | IC2P-4 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 044 | 196520 | 0015 | 5,862 | 2826280 | \$1,165,000 | 09/30/16 | \$198.74 | VACANT | LR3 RC | 1 | Y | |
| 025 | 044 | 202504 | 9131 | 15,261 | 2812704 | \$4,300,000 | 07/27/16 | \$281.76 | SPARLING & ASSOC | C1-40 | 1 | Y | |
| 025 | 044 | 202504 | 9156 | 14,250 | 2805598 | \$3,500,000 | 06/24/16 | \$245.61 | SMALL BOAT BUILDING & REPAIR | LR2 RC | 3 | Y | |
| 025 | 044 | 338390 | 0145 | 6,700 | 2728644 | \$944,000 | 05/04/15 | \$140.90 | HOWISEY FURNITURE REPAIR | C1-40 | 1 | Y | |
| 025 | 045 | 219760 | 0735 | 9,656 | 2692871 | \$1,700,000 | 09/29/14 | \$176.06 | VACANT LAND | IC3P-6 | 3 | Y | |
| 025 | 045 | 219760 | 0742 | 4,477 | 2692870 | \$850,000 | 09/29/14 | \$189.86 | Poor Condition Boarding House | IC3P-6 | 2 | Y | |
| 025 | 045 | 225450 | 1050 | 5,280 | 2675193 | \$500,000 | 06/20/14 | \$94.70 | VACANT | LR3 | 2 | 29 | Seg/merge after sale; not in ratio |
| 025 | 045 | 225450 | 1300 | 12,800 | 2788956 | \$2,750,000 | 04/06/16 | \$214.84 | VACANT | LR2 | 2 | Y | |

Vacant Sales for Area 025 with Sales Used

04/13/2017

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|-------------------------|----------|-------------|--------------|--------------------------------------|
| 025 | 045 | 722850 | 0570 | 22,878 | 2698563 | \$4,125,000 | 10/30/14 | \$180.30 | | 761C2P-4 | 2 | Y | |
| 025 | 045 | 723460 | 1444 | 7,597 | 2777797 | \$1,350,000 | 01/26/16 | \$177.70 | 1816 E Union St | NC1-30 | 7 | Y | |
| 025 | 046 | 095800 | 0105 | 8,400 | 2775656 | \$766,160 | 01/04/16 | \$91.21 | Restoration Life Church | SF 500 | 1 | 29 | Seg/merge after sale; not in ratio |
| 025 | 046 | 191210 | 0620 | 4,500 | 2809941 | \$860,000 | 06/28/16 | \$191.11 | Office conv | NC1-40 | 1 | Y | |
| 025 | 046 | 216390 | 0515 | 11,991 | 2653016 | \$775,000 | 02/07/14 | \$64.63 | 6-unit teardowns | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 046 | 216390 | 0566 | 1,733 | 2660485 | \$40,000 | 03/07/14 | \$23.08 | VACANT | LR3 | 1 | Y | |
| 025 | 046 | 600350 | 0890 | 14,640 | 2699693 | \$2,630,000 | 10/28/14 | \$179.64 | SFR - LAW OFFICE | LR3 | 3 | Y | |
| 025 | 046 | 685170 | 0270 | 5,212 | 2663928 | \$750,000 | 04/22/14 | \$143.90 | FOURPLEX | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 046 | 685170 | 0275 | 4,794 | 2663935 | \$750,000 | 04/17/14 | \$156.45 | FOURPLEX | LR3 | 1 | 26 | Imp changed after sale; not in ratio |
| 025 | 046 | 949770 | 0060 | 9,150 | 2792057 | \$2,200,000 | 04/25/16 | \$240.44 | Future Apartment | LR3 | 2 | Y | |
| 025 | 047 | 034200 | 0125 | 36,800 | 2666807 | \$3,300,000 | 05/08/14 | \$89.67 | GROUP HOME | SF 500 | 4 | Y | |
| 025 | 047 | 715220 | 0300 | 4,700 | 2721345 | \$825,000 | 03/23/15 | \$175.53 | SFR - Scottish Tea Shop | NC1-30 | 1 | Y | |

Improvement Sales for Area 025 with Sales not Used

04/14/2017

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|------|--------|-------|-----------|---------|-------------|-----------|------------|----------------------------------|----------|----------|-----------|--------------------------------------|
| 025 | 041 | 066000 | 2760 | 20,512 | 2847893 | \$181,510 | 02/07/17 | \$8.85 | Melrose Market Bldg | NC3P-85 | 1 | 43 | Development rights parcel to prvt se |
| 025 | 041 | 600300 | 0530 | 6,364 | 2738977 | \$2,900,000 | 06/23/15 | \$455.69 | Retail | NC3P-65 | 1 | 65 | Plans and permits |
| 025 | 041 | 600300 | 0615 | 0 | 2760645 | \$521,674 | 10/07/15 | \$0.00 | SUDDEN PRINTING | NC3P-40 | 1 | 11 | Corporate affiliates |
| 025 | 041 | 685070 | 0245 | 14,091 | 2709648 | \$2,350,000 | 01/09/15 | \$166.77 | HARVARD EXIT THEATER | NC3P-40 | 1 | 13 | Bankruptcy - receiver or trustee |
| 025 | 041 | 872560 | 0425 | 4,810 | 2791294 | \$100,000 | 04/15/16 | \$20.79 | SFR - BAROKAS & MARTIN LAW OF | NC3P-65 | 1 | 22 | Partial interest (1/3, 1/2, etc.) |
| 025 | 041 | 880490 | 0175 | 3,176 | 2649136 | \$48,859 | 01/07/14 | \$15.38 | GROCERY STORE | NC3P-65 | 1 | 24 | Easement or right-of-way |
| 025 | 041 | 880490 | 0335 | 4,000 | 2743707 | \$6,171,244 | 07/17/15 | \$1,542.81 | BAYSIDE MOTORSPORTS | NC3P-65 | 2 | 65 | Plans and permits |
| 025 | 042 | 197820 | 0290 | 30,971 | 2842422 | \$1,250 | 12/02/16 | \$0.04 | SUNSET CLUB | HR | 1 | 24 | Easement or right-of-way |
| 025 | 042 | 197820 | 0885 | 2,236 | 2850130 | \$15,000 | 01/12/17 | \$6.71 | 1320 PROFESSIONAL CENTER | HR | 1 | 24 | Easement or right-of-way |
| 025 | 042 | 197820 | 1405 | 0 | 2649890 | \$2,200,000 | 01/16/14 | \$0.00 | PARKING | MIO-105- | 1 | 18 | Quit claim deed |
| 025 | 042 | 859090 | 0570 | 2,842 | 2652734 | \$1,878,850 | 02/07/14 | \$661.10 | SFR - RICHARDS & KINERK | HR | 1 | 30 | Historic property |
| 025 | 042 | 925690 | 0030 | 1,470 | 2709273 | \$1,034,000 | 01/09/15 | \$703.40 | COPY MART | NC3P-65 | 1 | 12 | Estate administrator, guardian, or e |
| 025 | 043 | 181380 | 0030 | 2,010 | 2759584 | \$31,078 | 08/13/15 | \$15.46 | SFR - Restaurant - CRUSH | NC2-40 | 1 | 24 | Easement or right-of-way |
| 025 | 043 | 501600 | 1790 | 8,785 | 2833162 | \$1,498,000 | 11/09/16 | \$170.52 | Madison Center - RETAIL + OFFICE | NC2P-40 | 1 | 11 | Corporate affiliates |
| 025 | 043 | 600300 | 0175 | 3,274 | 2822227 | \$700,000 | 09/15/16 | \$213.81 | STORES & APT | NC3P-65 | 1 | 15 | No market exposure |
| 025 | 044 | 202504 | 9033 | 10,328 | 2755559 | \$6,000,000 | 09/02/15 | \$580.95 | UNITED INDIANS OF ALL TRIBES - | C1-40 | 2 | 64 | Sales/leaseback |
| 025 | 044 | 290220 | 0496 | 1,800 | 2681668 | \$665,000 | 07/24/14 | \$369.44 | LAW OFFICE CONVERTED HOUSE | LR2 RC | 1 | 51 | Related party, friend, or neighbor |
| 025 | 045 | 225450 | 1310 | 11,346 | 2853451 | \$1,800,000 | 03/03/17 | \$158.65 | CHURCH | LR2 | 1 | | |
| 025 | 045 | 684070 | 0210 | 2,621 | 2719848 | \$820,000 | 03/05/15 | \$312.86 | JoAnna's Soul Cafe & Jazz Club | NC1-40 | 2 | 15 | No market exposure |
| 025 | 045 | 796010 | 0480 | 1,152 | 2707242 | \$900,000 | 12/19/14 | \$781.25 | CHURCH | SF 5000 | 3 | 56 | Builder or developer sales |
| 025 | 045 | 796010 | 0505 | 3,805 | 2652088 | \$670,000 | 01/21/14 | \$176.08 | RETAIL | NC1-40 | 1 | 15 | No market exposure |
| 025 | 045 | 982670 | 1390 | 11,208 | 2834136 | \$150,000 | 11/11/16 | \$13.38 | OFFICES/School | LR2 | 1 | 22 | Partial interest (1/3, 1/2, etc.) |
| 025 | 046 | 330370 | 0170 | 4,929 | 2776497 | \$2,000,000 | 12/28/15 | \$405.76 | COASTAL KITCHEN | NC2P-40 | 1 | 44 | Tenant |
| 025 | 047 | 034200 | 0125 | 12,274 | 2692858 | \$400,000 | 09/24/14 | \$32.59 | GROUP HOME | SF 5000 | 1 | 56 | Builder or developer sales |
| 025 | 047 | 034200 | 0125 | 12,274 | 2692862 | \$400,000 | 09/24/14 | \$32.59 | GROUP HOME | SF 5000 | 1 | 56 | Builder or developer sales |
| 025 | 047 | 034200 | 0125 | 12,274 | 2692857 | \$400,000 | 09/24/14 | \$32.59 | GROUP HOME | SF 5000 | 1 | 56 | Builder or developer sales |
| 025 | 047 | 531810 | 1475 | 1,820 | 2766980 | \$1,143,900 | 11/13/15 | \$628.52 | RETAIL | NC1P-30 | 1 | 15 | No market exposure |
| 025 | 047 | 531810 | 1505 | 1,640 | 2699451 | \$565,000 | 11/05/14 | \$344.51 | RETAIL | NC1P-30 | 1 | 22 | Partial interest (1/3, 1/2, etc.) |
| 025 | 047 | 531810 | 1505 | 1,640 | 2699453 | \$565,000 | 10/22/14 | \$344.51 | RETAIL | NC1P-30 | 1 | 22 | Partial interest (1/3, 1/2, etc.) |
| 025 | 047 | 531910 | 0055 | 5,876 | 2765798 | \$3,400,000 | 11/04/15 | \$578.62 | Bing's Cafe | NC1P-30 | 1 | 51 | Related party, friend, or neighbor |
| 025 | 047 | 715220 | 0256 | 1,461 | 2770137 | \$684,950 | 11/23/15 | \$468.82 | Pike Station unit B | NC1-30 | 1 | 23 | Forced sale |

Vacant Sales for Area 025 with Sales not Used

04/13/2017

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|-------------------------------|---------|-------------|--------------|--------------------------------------|
| 025 | 042 | 197820 | 0940 | 14,400 | 2688702 | \$105,000 | 09/03/14 | \$7.29 | PARKING LOT | HR | 1 | 24 | Easement or right-of-way |
| 025 | 042 | 197820 | 0940 | 14,400 | 2695009 | \$919,726 | 10/08/14 | \$63.87 | PARKING LOT | HR | 1 | 24 | Easement or right-of-way |
| 025 | 042 | 219810 | 0015 | 21,600 | 2705192 | \$7,500,000 | 12/12/14 | \$347.22 | VACANT LOT | NC3-85 | 4 | 65 | Plans and permits |
| 025 | 042 | 859040 | 0472 | 9,600 | 2715334 | \$2,340,000 | 02/23/15 | \$243.75 | OFFICE BUILDING | HR | 1 | 68 | Non-gov't to gov't |
| 025 | 042 | 859040 | 0875 | 10,800 | 2724838 | \$1,930,000 | 04/13/15 | \$178.70 | PARKING LOT LEASED TO UPARK | HR | 1 | 15 | No market exposure |
| 025 | 043 | 095500 | 0590 | 3,520 | 2813815 | \$864,000 | 07/27/16 | \$245.45 | Mortgage Enterprises, Inc. | NC2P-40 | 1 | 65 | Plans and permits |
| 025 | 043 | 172880 | 0075 | 12,266 | 2662602 | \$3,600,000 | 04/16/14 | \$293.49 | PARKING - TACO TIME | NC3P-65 | 2 | 57 | Selling or buying costs affecting sa |
| 025 | 045 | 721740 | 0045 | 22,166 | 2731113 | \$560,000 | 05/18/15 | \$25.26 | KEY BANK | NC2P-40 | 3 | 61 | Financial institution resale |
| 025 | 045 | 721740 | 0530 | 13,560 | 2703563 | \$1,230,000 | 11/25/14 | \$90.71 | RETAIL | NC2P-40 | 2 | 65 | Plans and permits |
| 025 | 045 | 722850 | 0255 | 16,185 | 2650581 | \$3,800,000 | 01/21/14 | \$234.79 | Vacant Land | NC2P-65 | 1 | 65 | Plans and permits |
| 025 | 045 | 722850 | 0571 | 4,610 | 2831790 | \$1,200,000 | 11/01/16 | \$260.30 | Kung Fu Kids | NC2-65 | 1 | 36 | Plottage |
| 025 | 046 | 191210 | 0620 | 4,500 | 2836110 | \$1,050,000 | 11/22/16 | \$233.33 | Office conv | NC1-40 | 1 | 65 | Plans and permits |
| 025 | 046 | 600350 | 0890 | 14,640 | 2781854 | \$2,020,000 | 02/24/16 | \$137.98 | SFR - LAW OFFICE | LR3 | 3 | 11 | Corporate affiliates |
| 025 | 046 | 942140 | 0035 | 7,380 | 2727713 | \$800,000 | 04/30/15 | \$108.40 | GROUP HEALTH CREDIT UNION PAR | NC2P-40 | 1 | 15 | No market exposure |
| 025 | 047 | 034200 | 0120 | 6,000 | 2692839 | \$400,000 | 09/24/14 | \$66.67 | vacant SF 5000 | SF 5000 | 1 | 56 | Builder or developer sales |
| 025 | 047 | 212504 | 9048 | 30,896 | 2670334 | \$3,000 | 05/14/14 | \$0.10 | 520 shorelands | SF 7200 | 1 | 24 | Easement or right-of-way |
| 025 | 047 | 715220 | 0259 | 722 | 2696825 | \$32,450 | 10/22/14 | \$44.94 | Vacant | NC1-30 | 1 | 51 | Related party, friend, or neighbor |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------|------------------------------------|
| 195970 | 2235 | 3008 HARVARD AVE E | KILLARNY APTS |
| 195970 | 2463 | 3020 HARVARD AVE E | 7 UNIT APARTMENT |
| 195970 | 2820 | EASTLAKE AVE E | SMALL TRIANGLE |
| 195970 | 2937 | | GARAGE STORAGE |
| 195970 | 3000 | 3272 FUHRMAN AVE E | RED ROBIN |
| 195970 | 3035 | 3240 FUHRMAN AVE E | LANAI APTS |
| 195970 | 3055 | 3232 FUHRMAN AVE E | KAIGANI APTS |
| 195970 | 3080 | 3216 FUHRMAN AVE E | 6-UNIT APT |
| 195970 | 3120 | 3240 EASTLAKE AVE E | OFFICES |
| 195970 | 3130 | 3230 EASTLAKE AVE E | EASTLAKE GARDEN APTS & RETAIL |
| 195970 | 3145 | 3218 EASTLAKE AVE E | Union Bay Lofts |
| 195970 | 3150 | 3218 EASTLAKE AVE E | Union Bay Lofts-Imp on 3145 |
| 195970 | 3155 | 3206 HARVARD AVE E | A W LARSON BLDG |
| 195970 | 3180 | 3219 FRANKLIN AVE E | Six-Plex |
| 195970 | 3185 | 3221 FRANKLIN AVE E | 4 Plex |
| 195970 | 3190 | 3261 FUHRMAN AVE E | PORTAGE BAY PLAZA |
| 195970 | 3260 | 3245 EASTLAKE AVE E | 10 UNIT APT |
| 195970 | 3265 | 3302 FUHRMAN AVE E | Office/Retail |
| 196220 | 0070 | 3110 FRANKLIN AVE E | SCANDIA APTS |
| 196220 | 0405 | 2917 FUHRMAN AVE E | THE CANAL MARKET & STORES |
| 196920 | 0005 | FUHRMAN AVE E | PARKING-ADJACENT TO FWY |
| 196920 | 0010 | FAIRVIEW AVE E | SMALL TRIANGLE |
| 220760 | 0000 | 3217 EASTLAKE AVE E | EASTLAKE, THE |
| 363460 | 0000 | 3121 FRANKLIN AVE E | IVES CONDOMINIUM |
| 517510 | 0000 | 3242 EASTLAKE AVE E | MARTELLO THE CONDOMINIUM |
| 776680 | 0000 | 3226 FUHRMAN AVE E | SHORECREST CONDOMINIUM |
| 924550 | 0000 | 3100 FRANKLIN AVE E | WEMBLEY COURT CONDOMINIUM |
| 195970 | 1330 | 2851 EASTLAKE AVE E | Eastlake 2851 |
| 195970 | 1355 | 2852 EASTLAKE AVE E | VALENCIA APTS |
| 195970 | 2620 | 2900 EASTLAKE AVE E | EASTLAKE OFFICE BLDG |
| 195970 | 2631 | 2901 FRANKLIN AVE E | L' AMOURITA CO-OP |
| 195970 | 2650 | 2919 FRANKLIN AVE E | APARTMENT |
| 195970 | 2655 | 2923 FRANKLIN AVE E | BRENTWOOD APTS |
| 195970 | 2695 | 2901 EASTLAKE AVE E | VACANT LAND-park |
| 195970 | 2705 | 2913 EASTLAKE AVE E | VACANT LAND |
| 195970 | 2715 | 2921 EASTLAKE AVE E | DYNALOGIC BLDG |
| 195970 | 2735 | 2947 EASTLAKE AVE E | Bridges RESTAURANT |
| 195970 | 2740 | 3101 EASTLAKE AVE E | E-CLIPS HAIR STUDIO |
| 195970 | 2745 | 3107 EASTLAKE AVE E | OFFICE & HOUSES |
| 195970 | 2760 | 3119 EASTLAKE AVE E | LAKE UNION CAFE |
| 195970 | 2765 | 3125 EASTLAKE AVE E | OFC/APTS |
| 195970 | 2770 | 3123 EASTLAKE AVE E | AMERICAN CULTURAL EXCHANGE |
| 196720 | 0010 | 2938 FAIRVIEW AVE E | WA EMPLOYERS BLDG |
| 196720 | 0060 | | Vacant land |
| 196820 | 0010 | 3138 FAIRVIEW AVE E | ROSS LABORATORIES INC |
| 745997 | 0000 | 2960 EASTLAKE AVE E | RUBY CONDOMINIUM |
| 860290 | 0000 | 3100 FAIRVIEW AVE E | 3100 FAIRVIEW CONDOMINIUM |
| 866990 | 0000 | 2920 EASTLAKE AVE E | Tramonti At Lake Union Condominium |
| 195970 | 0401 | 815 E EDGAR ST | CATHOLIC CHURCH Parking |
| 195970 | 0455 | 815 E EDGAR ST | St Patrick's CATHOLIC CHURCH |
| 553510 | 0285 | 901 E ROANOKE ST | FIRE STATION & ST OFFICE |
| 102950 | 0000 | 2345 BOYLSTON AVE E | BOYLSTON AVE EAST CONDOMINIUM |
| 102960 | 0000 | 2613 BOYLSTON AVE E | BOYLSTON TOWNHOME CONDOMINIUM |
| 143768 | 0000 | 2717 FRANKLIN AVE E | CASTLEWOOD CONDOMINIUM |
| 159475 | 0000 | 2713 BOYLSTON AVE E | CITY LAKE CONDOMINIUM |
| 195970 | 0005 | 2515 BOYLSTON AVE E | SEWARD SCHOOL |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------|---------------------------------|
| 195970 | 0010 | 2530 EASTLAKE AVE E | SEATTLE PARKS |
| 195970 | 0015 | 2501 EASTLAKE AVE E | retail |
| 195970 | 0023 | 2517 EASTLAKE AVE E | office |
| 195970 | 0040 | 2523 EASTLAKE AVE E | WILLIS OLIVER APTS |
| 195970 | 0050 | 2601 EASTLAKE AVE E | APARTMENT |
| 195970 | 0070 | 2621 EASTLAKE AVE E | OFFICE |
| 195970 | 0075 | 2633 EASTLAKE AVE E | OFFICES & PRINTING |
| 195970 | 0090 | 207 E EDGAR ST | OFFICES |
| 195970 | 0100 | 2626 EASTLAKE AVE E | 6 UNIT APT BLDG |
| 195970 | 0120 | 2600 EASTLAKE AVE E | ROANOKE TERRACE APT |
| 195970 | 0140 | 216 E ROANOKE ST | APARTMENT |
| 195970 | 0170 | 2621 FRANKLIN AVE E | 4-PLEX |
| 195970 | 0175 | 2627 FRANKLIN AVE E | APARTMENT |
| 195970 | 0185 | 2635 FRANKLIN AVE E | APARTMENT |
| 195970 | 0200 | 2626 FRANKLIN AVE E | 5 UNIT APT |
| 195970 | 0230 | 2603 BOYLSTON AVE E | 7 UNIT APT |
| 195970 | 1085 | 2726 FRANKLIN AVE E | 5 UNIT APT |
| 195970 | 1095 | 2712 FRANKLIN AVE E | J & V APTS |
| 195970 | 1145 | 2717 BOYLSTON AVE E | 4 - PLEX |
| 195970 | 1170 | 2722 EASTLAKE AVE E | Knickerbocker Building |
| 195970 | 1180 | 2720 EASTLAKE AVE E | PARKING FOR MINOR 1170 |
| 195970 | 1185 | 2718 EASTLAKE AVE E | APT & OFC |
| 195970 | 1195 | 2704 EASTLAKE AVE E | Edgar Court Apts |
| 195970 | 1215 | 2707 FRANKLIN AVE E | APT BLDG |
| 195970 | 1220 | 2711 FRANKLIN AVE E | APT BLDG |
| 195970 | 1245 | | 2701 Eastlake (imp on -1250) |
| 195970 | 1250 | 2701 EASTLAKE AVE E | 2701 Eastlake (primary parcel) |
| 195970 | 1260 | | 2701 Eastlake (imp on -1250) |
| 195970 | 1265 | EASTLAKE AVE E | 2701 Eastlake (imp on -1250) |
| 195970 | 1270 | 2727 EASTLAKE AVE E | Remi Apts |
| 195970 | 1285 | 2815 EASTLAKE AVE E | EASTLAKE CENTER - PHASE II |
| 195970 | 1300 | 2825 EASTLAKE AVE E | EASTLAKE CENTER |
| 195970 | 1320 | 2851 EASTLAKE AVE E | Imp on 1330 |
| 195970 | 1325 | 2851 EASTLAKE AVE E | Imp on 1330 |
| 195970 | 1365 | 2840 EASTLAKE AVE E | CORONADO APT |
| 195970 | 1376 | 2828 EASTLAKE AVE E | CORONADO APT |
| 195970 | 1390 | 2822 EASTLAKE AVE E | Buena Vista Apts [sic, no view] |
| 195970 | 1395 | 2820 EASTLAKE AVE E | Eastlake Flats |
| 195970 | 1400 | 2810 EASTLAKE AVE E | WESTLAKE ASSOCIATES |
| 195970 | 1420 | 222 E HAMLIN ST | HAMLIN HOUSE APT |
| 195970 | 1435 | 2807 FRANKLIN AVE E | THE JOYCE APT |
| 195970 | 1450 | 2821 FRANKLIN AVE E | FRANKLIN ARMS APT |
| 195970 | 1465 | 2837 FRANKLIN AVE E | APARTMENT |
| 195970 | 1470 | | teardown |
| 195970 | 1480 | 2815 BOYLSTON AVE E | THE SHELBY APT |
| 195970 | 1495 | 2800 FRANKLIN AVE E | Hamlin Place |
| 196520 | 0015 | 2716 YALE TER E | VACANT |
| 196520 | 0020 | 2711 YALE TER E | 5 Unit Apartment |
| 196520 | 0045 | 120 E EDGAR ST | SFR & STUDIO/RENTALS |
| 196520 | 0070 | 2714 FAIRVIEW AVE E | ANCHOR HOUSE APT |
| 202504 | 9012 | 2533 YALE AVE E | APARTMENT |
| 202504 | 9020 | 2356 YALE AVE E | 10 UNIT APT BLDG |
| 202504 | 9065 | 2356 MINOR AVE E | 4 UNIT APT |
| 202504 | 9077 | 2349 YALE AVE E | 6 UNIT APT |
| 202504 | 9082 | | |
| 202504 | 9085 | 2529 YALE AVE E | LAUREY ANN APT |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------|---------------------------------|
| 202504 | 9091 | 2525 MINOR AVE E | MINOR TOWER 34 UNIT |
| 202504 | 9093 | 2378 YALE AVE E | FAIRBANKS APTS |
| 202504 | 9095 | 2520 MINOR AVE E | APARTMENT (4-PLEX) |
| 202504 | 9096 | 2510 FAIRVIEW AVE E | Office with 2 Apartments |
| 202504 | 9138 | 2371 MINOR AVE E | 4-PLEX |
| 202504 | 9139 | 2361 MINOR AVE E | 4-PLEX |
| 202504 | 9149 | 2370 FAIRVIEW AVE E | BOAT SALES OFC |
| 202504 | 9153 | 2362 FAIRVIEW AVE E | PARKING FOR TENAS CHUCK MOORAGE |
| 202504 | 9154 | 2368 FAIRVIEW AVE E | VACANT |
| 202504 | 9156 | 2364 FAIRVIEW AVE E | SMALL BOAT BUILDING & REPAIR |
| 202504 | 9164 | 200 E LOUISA ST | VACANT LAND |
| 246250 | 0000 | 2318 FAIRVIEW AVE E | FAIRVIEW CONDOMINIUM |
| 246843 | 0000 | 2348 FAIRVIEW AVE E | FAIRVIEW VISTA CONDOMINIUM |
| 263480 | 0000 | 2633 FRANKLIN AVE E | FRANKLIN THE CONDOMINIUM |
| 263500 | 0000 | 2827 FRANKLIN AVE E | FRANKLIN COURT CONDOMINIUM |
| 290220 | 0606 | 2243 FRANKLIN AVE E | Martina Apt |
| 290220 | 0730 | 624 E LYNN ST | 7 UNIT APT |
| 290220 | 0746 | 2323 BOYLSTON AVE E | 6 PLEX |
| 290220 | 0751 | 2327 BOYLSTON AVE E | 8 UNIT APT |
| 290220 | 0756 | 2335 BOYLSTON AVE E | 6-UNIT APT |
| 290220 | 0761 | 2339 BOYLSTON AVE E | 5-PLEX |
| 290220 | 0776 | 2359 BOYLSTON AVE E | 4 UNIT APT |
| 290220 | 0790 | 2413 BOYLSTON AVE E | MADLYN APTS |
| 290220 | 0795 | 2372 FRANKLIN AVE E | 5 PLEX AND RES |
| 290220 | 0800 | 2368 FRANKLIN AVE E | Alden Apartments |
| 290220 | 0805 | 2362 FRANKLIN AVE E | 8-UNIT APT |
| 290220 | 0810 | 2356 FRANKLIN AVE E | 4 PLEX AND RES |
| 290220 | 0825 | 2338 FRANKLIN AVE E | 6-UNIT APT |
| 290220 | 0856 | 608 E LYNN ST | EL CERRITO 9 UNIT APT |
| 290220 | 0865 | 2309 FRANKLIN AVE E | 8-UNIT APT |
| 290220 | 0885 | 2339 FRANKLIN AVE E | ADMIRAL APTS |
| 290220 | 0886 | 2331 FRANKLIN AVE E | 11-UNIT APT |
| 290220 | 0895 | 2345 FRANKLIN AVE E | 6-PLEX |
| 290220 | 0900 | 2351 FRANKLIN AVE E | Sola 16 Apartments |
| 290220 | 0901 | 2355 FRANKLIN AVE E | 5-UNIT APT |
| 290220 | 0906 | | SHELTON APARTMENTS |
| 290220 | 0911 | | |
| 290220 | 0915 | | |
| 290220 | 0916 | 2371 FRANKLIN AVE E | 2371 Franklin - Micro housing |
| 290220 | 0921 | 215 E LOUISA ST | 4-PLEX |
| 290220 | 0925 | 2358 EASTLAKE AVE E | AREIS BUILDING |
| 290220 | 0941 | 2356 EASTLAKE AVE E | QUICK STOP DELI |
| 290220 | 0950 | 2344 EASTLAKE AVE E | retail-starbucks |
| 290220 | 0955 | 2338 EASTLAKE AVE E | VAC. |
| 290220 | 0965 | 2324 EASTLAKE AVE E | OFFICE BLDG |
| 290220 | 0970 | 2334 EASTLAKE AVE E | IMP on MINOR 0965 |
| 290220 | 0975 | 2312 EASTLAKE AVE E | OFFICE BLDG |
| 290220 | 0980 | 2300 EASTLAKE AVE E | OFFICE BUILDING |
| 290220 | 0990 | 2301 EASTLAKE AVE E | ZOO TAVERN |
| 290220 | 0995 | 2307 EASTLAKE AVE E | mix use |
| 290220 | 1000 | 2323 EASTLAKE AVE E | NORTHWEST BLDG |
| 290220 | 1015 | 2331 EASTLAKE AVE E | HELEN SHAFER CPA |
| 290220 | 1020 | 2341 EASTLAKE AVE E | Tusk Building |
| 290220 | 1025 | 2345 EASTLAKE AVE E | Office Building |
| 290220 | 1030 | | IMPS ON MINOR 1025 |
| 290220 | 1035 | 2355 EASTLAKE AVE E | YATES APTS |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------|--|
| 290220 | 1036 | 2365 EASTLAKE AVE E | 2 FOURPLEXES |
| 290220 | 1045 | 2371 EASTLAKE AVE E | office |
| 290220 | 1050 | 2379 EASTLAKE AVE E | RETAIL AND OFFICE |
| 290220 | 1075 | 2318 YALE AVE E | JENNIFER MARIE |
| 290220 | 1080 | 2316 YALE AVE E | ROYALE APTS |
| 290220 | 1085 | 2310 YALE AVE E | APT |
| 290220 | 1095 | 92 E LYNN ST | LINDA VISTA APT |
| 290220 | 1100 | 2311 YALE AVE E | LAKE VISTA APT |
| 290220 | 1110 | 2321 YALE AVE E | 11 UNIT APT |
| 290220 | 1141 | 2336 MINOR AVE E | 4-PLEX |
| 290220 | 1145 | 2332 MINOR AVE E | 7 UNIT APT |
| 290220 | 1170 | 78 E LYNN ST | 4-PLEX |
| 290220 | 1176 | 2300 FAIRVIEW AVE N | 10 UNIT APT & GROC STORE |
| 290220 | 1195 | 2319 MINOR AVE E | 4 UNIT APT |
| 290220 | 1205 | 2331 MINOR AVE E | 4 UNIT APT |
| 290220 | 1211 | 2345 MINOR AVE E | Minor Crest |
| 306410 | 0000 | 2728 FAIRVIEW AVE E | HAMLIN SHORES CONDOMINIUM |
| 311073 | 0000 | 2611 EASTLAKE AVE E | HARBOR POINTE CONDOMINIUM |
| 415235 | 0000 | 2364 FAIRVIEW AVE E | LAKEWIND CONDOMINIUM |
| 505750 | 0000 | 80 E ROANOKE ST | MALLARD COVE TOWNHOMES |
| 513760 | 0000 | 2634 FRANKLIN AVE E | MARA BELLA CONDOMINIUM |
| 638980 | 0000 | 2731 BOYLSTON AVE E | ONE CONDOMINIUM |
| 735645 | 0000 | 51 E ROANOKE ST | ROANOKE REEF TOWN HOUSES CONDOMINIUM |
| 753080 | 0015 | 2366 YALE AVE E | APT |
| 753080 | 0020 | 2360 YALE AVE E | APT |
| 763365 | 0000 | 2703 BOYLSTON AVE E | SEACREST CONDOMINIUM |
| 780425 | 0000 | 614 E LYNN ST | 614 EAST LYNN CONDOMINIUM |
| 872830 | 0000 | 2727 FRANKLIN AVE E | 2727 FRANKLIN CONDOMINIUM |
| 872850 | 0000 | 2605 FRANKLIN AVE E | 2605 FRANKLIN AVE E CONDOMINIUM |
| 872955 | 0000 | 2348 YALE AVE E | 2348 YALE CONDOMINIUM |
| 872961 | 0000 | 2309 BOYLSTON AVE E | 2309 BOYLSTON CONDOMINIUM |
| 872962 | 0000 | 2328 FAIRVIEW AVE E | 2328 FAIRVIEW CONDOMINIUM |
| 980680 | 0000 | 2354 YALE AVE E | YALE COURT CONDOMINIUM |
| 980700 | 0000 | 2327 YALE AVE E | YALE PLACE CONDOMINIUM |
| 141973 | 0000 | 2220 EASTLAKE AVE E | CASA ANITA (0005) CONDOMINIUM |
| 202504 | 9030 | 1938 FAIRVIEW AVE N | R.D. Merrill Building |
| 202504 | 9033 | 1945 YALE PL E | UNITED INDIANS OF ALL TRIBES - private school for adult ed |
| 202504 | 9035 | 1938 YALE AVE E | VILLA CAPRI |
| 202504 | 9036 | 1925 EASTLAKE AVE E | EASTLAKE MANOR |
| 202504 | 9037 | 1901 EASTLAKE AVE E | DELTA VISTA |
| 202504 | 9038 | 1903 YALE PL E | N-HABIT EASTLAKE/YALE TOWER |
| 202504 | 9039 | 1975 YALE PL E | New apt under construction - foundation started. |
| 202504 | 9040 | 1910 FAIRVIEW AVE E | DESIGN SERVICE BLDG |
| 202504 | 9066 | 93 E NEWTON ST | VACANT LAND |
| 202504 | 9124 | 1917 EASTLAKE AVE E | ABBEY PARK APTS |
| 202504 | 9131 | 1916 EASTLAKE AVE E | SPARLING & ASSOC |
| 210770 | 0110 | 1540 EASTLAKE AVE E | ILLUMINA LAKE UNION |
| 210770 | 0120 | 1540 EASTLAKE AVE E | Assoc Land - see Minor 0110 |
| 210770 | 0160 | 214 E GALER ST | OFFICE BUILDINGS |
| 210770 | 0162 | 1500 EASTLAKE AVE E | Office Building |
| 210770 | 0190 | 1536 EASTLAKE AVE E | EASTLAKE VETERINARY HOSP |
| 210770 | 0191 | EASTLAKE AVE E | PARKING |
| 210770 | 0195 | 1540 EASTLAKE AVE E | Mixed-use Apartment- Assoc w Illumina |
| 210770 | 0210 | 1551 EASTLAKE AVE E | ALEXANDRIA CENTER FOR LIFE SCIENCES |
| 210770 | 0260 | 1500 FAIRVIEW AVE E | WASH STATE EMPLOYEE CREDIT UNION |
| 210770 | 0270 | 1514 FAIRVIEW AVE E | RALLY ROUND AUTO REPAIR |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------------|---------------------------------|
| 215460 | 0000 | 2044 EASTLAKE AVE E | EAST BOSTON ST CONDOMINIUM |
| 220800 | 0000 | 2017 EASTLAKE AVE E | EASTLAKE EJ PLAZA CONDOMINIUM |
| 220850 | 0000 | 2225 EASTLAKE AVE E | EASTLAKE GARDEN COURT TOWNHOMES |
| 220880 | 0000 | 2245 EASTLAKE AVE E 98102 | EASTLAKE LOFTS CONDOMINIUM |
| 236650 | 0000 | 1520 EASTLAKE AVE E | EQUINOX |
| 246842 | 0000 | 2210 FAIRVIEW AVE E | FAIRVIEW TOWNHOUSES CONDOMINIUM |
| 246844 | 0000 | 2028 FAIRVIEW AVE E | FAIRVIEW TOWN HOMES |
| 263550 | 0000 | 1906 FRANKLIN PL E | FRANKLIN PLACE CONDOMINIUM |
| 290220 | 0005 | 264 E NEWTON ST | |
| 290220 | 0006 | 2003 BOYLSTON AVE E | APARTMENT |
| 290220 | 0010 | 2007 BOYLSTON AVE E | 9 UNIT APT |
| 290220 | 0035 | 2037 BOYLSTON AVE E | ALDORA |
| 290220 | 0041 | 269 E BOSTON ST | PRIMROSE 14 UNIT APT |
| 290220 | 0043 | 261 E BOSTON ST | Fourplex |
| 290220 | 0045 | 2046 FRANKLIN AVE E | THE BRONS |
| 290220 | 0061 | 2024 FRANKLIN AVE E | 5 UNIT |
| 290220 | 0075 | 2010 FRANKLIN AVE E | 6 APT |
| 290220 | 0085 | 2003 FRANKLIN AVE E | TEN UNIT APT |
| 290220 | 0095 | 2015 FRANKLIN AVE E | 4-PLEX |
| 290220 | 0106 | 2031 FRANKLIN AVE E | 17 UNIT APT |
| 290220 | 0115 | 2037 FRANKLIN AVE E | 8 UNIT APT |
| 290220 | 0145 | 2020 EASTLAKE AVE E | 4-PLEX |
| 290220 | 0165 | 2001 EASTLAKE AVE E | CLARE ANN APT |
| 290220 | 0170 | 2007 EASTLAKE AVE E | CLARE ANN APT #2 |
| 290220 | 0181 | 2023 EASTLAKE AVE E | SFD with new triplex at rear |
| 290220 | 0185 | 2027 EASTLAKE AVE E | Lakeside Apts |
| 290220 | 0205 | 2045 EASTLAKE AVE E | OFFICE RETAIL & STUDIO |
| 290220 | 0210 | 2044 YALE AVE E | Sharnnon Aptss |
| 290220 | 0215 | 2038 YALE AVE E | SIX UNIT APT |
| 290220 | 0220 | 2032 YALE AVE E | TWELVE UNIT APT |
| 290220 | 0225 | 2026 YALE AVE E | EIGHT UNIT APT |
| 290220 | 0260 | 2015 YALE AVE E | 8 UNIT |
| 290220 | 0265 | 2021 YALE AVE E | SARA MICHELLE |
| 290220 | 0270 | 2025 YALE AVE E | 4 UNIT |
| 290220 | 0285 | 93 E BOSTON ST | 7 UNIT APT |
| 290220 | 0291 | 2036 MINOR AVE E | 4 UNIT APT |
| 290220 | 0300 | 2034 MINOR AVE E | APT |
| 290220 | 0310 | 2020 MINOR AVE E | 2020 At Lake Union |
| 290220 | 0311 | 2012 MINOR AVE E | FOUR-PLEX |
| 290220 | 0320 | 2000 MINOR AVE E | GOLDEN EAGLE APT |
| 290220 | 0325 | 2009 MINOR AVE E | LAND SURVEY OFFICE |
| 290220 | 0326 | 2000 FAIRVIEW AVE E | ARCHITECTS OFFICE |
| 290220 | 0327 | 2021 MINOR AVE E | LANDSCAPE ARCHITECTS OFC |
| 290220 | 0346 | 2033 MINOR AVE E | ARCHITECT OFC CONVERTED HOUSE |
| 290220 | 0380 | 2219 MINOR AVE E | 6 UNIT APT |
| 290220 | 0381 | 2223 MINOR AVE E | 4-PLEX |
| 290220 | 0395 | 2239 MINOR AVE E | VACANT-IMP DATA ON 0400 |
| 290220 | 0400 | 67 E LYNN ST | 3 DUPLEXES & SFR |
| 290220 | 0410 | 2209 YALE AVE E | YALE CREST APTS |
| 290220 | 0420 | 2221 YALE AVE E | 8 UNIT APT |
| 290220 | 0436 | 2235 YALE AVE E | 7-UNIT APT |
| 290220 | 0441 | 2239 YALE AVE E | CASTLE APTS |
| 290220 | 0445 | 2245 YALE AVE E | LYNYALE APT 30 UNIT |
| 290220 | 0460 | 2234 MINOR AVE E | MARIA MANOR |
| 290220 | 0465 | 2220 MINOR AVE E | 16 UNIT APT |
| 290220 | 0475 | 2216 MINOR AVE E | Two Duplexes |

| Major | Minor | AddrLine | PropName |
|--------|-------|---------------------|--|
| 290220 | 0476 | 2212 MINOR AVE E | Two Duplexes |
| 290220 | 0480 | 2210 MINOR AVE E | 9 UNIT APT |
| 290220 | 0485 | 2200 MINOR AVE E | MINOR TERRACE APTS |
| 290220 | 0490 | 2203 EASTLAKE AVE E | ODEGARD'S CLEANERS & apts |
| 290220 | 0496 | 2209 EASTLAKE AVE E | LAW OFFICE CONVERTED HOUSE |
| 290220 | 0500 | 2215 EASTLAKE AVE E | EASTLAKE INN |
| 290220 | 0520 | 2237 EASTLAKE AVE E | SPORTING GOODS STORE |
| 290220 | 0530 | 103 E LYNN ST | 10 UNIT APT |
| 290220 | 0531 | 109 E LYNN ST | 5 UNIT APT |
| 290220 | 0537 | 2236 YALE AVE E | APT |
| 290220 | 0540 | 2234 YALE AVE E | 4 plex |
| 290220 | 0555 | 2214 YALE AVE E | HEATHSIDE MANOR |
| 290220 | 0560 | 2210 YALE AVE E | 8 UNIT APT |
| 290220 | 0565 | 100 E BOSTON ST | BOSTON APTS |
| 290220 | 0575 | 2211 FRANKLIN AVE E | 7 UNIT APT |
| 290220 | 0595 | 2231 FRANKLIN AVE E | VILLA ANITA APTS |
| 290220 | 0610 | 2240 EASTLAKE AVE E | retail |
| 290220 | 0620 | 2234 EASTLAKE AVE E | Vinemaple |
| 290220 | 0625 | 2228 EASTLAKE AVE E | RETAIL / APT |
| 290220 | 0630 | 2222 EASTLAKE AVE E | EDUCATIONAL OFFICE SERVICES |
| 290220 | 0640 | 2210 EASTLAKE AVE E | 6 UNIT APT |
| 290220 | 0645 | 200 E BOSTON ST | ADAMS ASSOCIATES |
| 290220 | 0650 | 2203 BOYLSTON AVE E | KOCSARSKI-AIA |
| 290220 | 0651 | 264 E BOSTON ST | 4-PLEX |
| 290220 | 0680 | 2239 BOYLSTON AVE E | 4-PLEX PLUS GARAGE APT |
| 290220 | 0690 | 2242 FRANKLIN AVE E | 8 UNIT APT |
| 290220 | 0695 | 2236 FRANKLIN AVE E | 8 UNIT APT & SFD |
| 290220 | 0700 | 2232 FRANKLIN AVE E | 8 UNIT APT |
| 290220 | 0706 | 2224 FRANKLIN AVE E | 5 UNIT APT |
| 290220 | 0711 | 2218 FRANKLIN AVE E | 5 UNIT APT |
| 290220 | 0720 | 2210 FRANKLIN AVE E | FRANKLIN HOUSE APT |
| 290220 | 0725 | 2200 FRANKLIN AVE E | FRANKLIN TERRACE APT |
| 290220 | 1260 | 58 E BOSTON ST | OFFICE - CONVERTED HOUSE |
| 311100 | 0000 | 2203 YALE AVE E | HARMON CONDOMINIUM |
| 338390 | 0065 | 1820 EASTLAKE AVE E | THE HART FORD |
| 338390 | 0075 | 210 E BLAINE ST | LAKE UNION TERRACE |
| 338390 | 0095 | 1800 EASTLAKE AVE E | 1800 Eastlake Apts |
| 338390 | 0110 | 1816 EASTLAKE AVE E | MARILYN APTS |
| 338390 | 0125 | 1823 EASTLAKE AVE E | N-HABIT EASTLAKE/EASTLAKE TOWER |
| 338390 | 0145 | | HOWISEY FURNITURE REPAIR |
| 338390 | 0175 | 1605 EASTLAKE AVE E | VACANT |
| 338390 | 0176 | 1601 EASTLAKE AVE E | METAL FABRICATION |
| 338390 | 0230 | 1616 EASTLAKE AVE E | 1616 EASTLAKE BUILDING |
| 338390 | 0232 | 1600 EASTLAKE AVE E | Bank of America Branch |
| 407900 | 0000 | 2012 EASTLAKE AVE E | LAKE SIDE TERRACE CONDOMINIUM |
| 408340 | 0000 | 2230 YALE AVE E | LAKE UNION EAST PH 01 CONDOMINIUM |
| 408630 | 0105 | 221 E NEWTON ST | FIVE UNITS |
| 408630 | 0110 | 1909 FRANKLIN AVE E | VILLA APT |
| 408630 | 0150 | 1901 EASTLAKE AVE E | IMPS on 338390-0065 |
| 408880 | 2640 | 1900 FAIRVIEW AVE E | VAC AUTO PKING |
| 408880 | 2645 | 1902 FAIRVIEW AVE E | New apt under construction - foundation started. |
| 408880 | 2655 | | ORIENT EXPRESS |
| 408880 | 2660 | 100 E BLAINE ST | VACANT C-MI 2655 |
| 408880 | 2666 | 199 E BLAINE ST | Gilead Sciences Bldg. (Alexandria R.E.) Econ. Units on minor #2667 & #2668 |
| 408880 | 2667 | | Gilead Sciences (Alexandria). Econ. unit for minor #2666 (Imps.) |
| 408880 | 2668 | | Gilead Sciences (Alexandria). Econ. unit for minor #2666 (Imps.) |

| Major | Minor | AddrLine | PropName |
|--------|-------|------------------------|-------------------------------------|
| 408880 | 2669 | 1600 FAIRVIEW AVE E | Office Building |
| 408880 | 2680 | 200 E GARFIELD ST | VACANT |
| 409030 | 0000 | 2219 EASTLAKE AVE E | LAKE UNION TERRACE CONDOMINIUM |
| 409090 | 0000 | 2030 MINOR AVE E | LAKE UNION VISTA |
| 409300 | 0000 | 2205 BOYLSTON AVE E | LAKE VIEW EAST CONDOMINIUM |
| 505100 | 0000 | 75 E LYNN ST | MAISON D'OR CONDOMINIUM |
| 555290 | 0000 | 2008 MINOR AVE E | MINOR AVE COURT CONDOMINIUM |
| 559200 | 0000 | 2225 FRANKLIN AVE E | MONTEREY THE CONDOMINIUM |
| 609419 | 0000 | 1926 FAIRVIEW AVE E | 1926 FAIRVIEW CONDOMINIUM |
| 732625 | 0000 | 1550 EASTLAKE AVE E | RIVA AT LAKE UNION CONDOMINIUM |
| 778780 | 0000 | 2059 MINOR AVE E | SIENA DEL LAGO CONDOMINIUM |
| 868165 | 0000 | 1922 FRANKLIN AVE E | TRILLIUM CONDOMINIUM |
| 872400 | 0000 | 2035 EASTLAKE AVE E | TUSCANY CONDOMINIUM |
| 872704 | 0000 | 2019 FRANKLIN AVE E | 2019 FRANKLIN CONDOMINIUM |
| 872966 | 0000 | 2020 YALE AVE E | 2020 CONDOMINIUM |
| 872980 | 0000 | 2228 YALE AVE E | 2228 YALE CONDOMINIUM |
| 872990 | 0000 | 2000 FRANKLIN AVE E | 2000 FRANKLIN CONDOMINIUM |
| 980640 | 0000 | 2009 YALE AVE E | YALE ARMS CONDOMINIUM |
| 212504 | 9048 | | |
| 212504 | 9144 | | |
| 411610 | 0010 | | |
| 411610 | 0015 | 2720 LAKE WASHINGTON B | MUSEUM OF HISTORY AND INDUSTRY |
| 560500 | 0646 | | |
| 212504 | 9032 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 212504 | 9044 | 2300 ARBORETUM DR E | ARBORETUM |
| 216170 | 0000 | 4220 E LYNN ST | EAST LYNN CONDOMINIUM |
| 222504 | 9001 | 2411 42ND AVE E | PORTION EDGEWATER APARTMENTS |
| 226580 | 0000 | 2411 42ND AVE E | EDGEWATER (0005) CONDOMINIUM |
| 404180 | 0000 | 2320 43RD AVE E | LAKE HOUSE THE CONDOMINIUM |
| 405530 | 0000 | 2333 43RD AVE E | LAKE PARK THE CONDOMINIUM |
| 411510 | 0010 | 2310 43RD AVE E | WATER FRONT LOT |
| 411510 | 0015 | 2320 43RD AVE E | WATER FRONT LOT |
| 411510 | 0100 | 2330 43RD AVE E | WF PARK-LAND |
| 414170 | 0000 | 2360 43RD AVE E | LAKESHORE WEST CONDOMINIUM |
| 438570 | 1165 | 2321 43RD AVE E | Fourplex |
| 438570 | 1230 | 4217 E MCGILVRA ST | Jule-Ann |
| 438620 | 0015 | 2344 43RD AVE E | VACANT LAND |
| 501540 | 0000 | 2339 42ND AVE E | MADISON PARK TOWNHOUSES CONDOMINIUM |
| 501581 | 0000 | 2414 43RD AVE E | MADISON POINT CONDOMINIUM |
| 739990 | 0000 | 2315 43RD AVE E | ROMISCHER |
| 872950 | 0000 | 2311 43RD AVE E | TWENTY THREE ELEVEN CONDOMINIUM |
| 894615 | 0000 | 2325 43RD AVE E | VILLAGGIO CONDOMINIUM |
| 133080 | 0000 | 2501 CANTERBURY LN E | CANTERBURY SHORES CONDOMINIUM |
| 133080 | 0911 | | Submerged DNR Land - Lk Wa |
| 222504 | 9004 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 411460 | 0270 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 411460 | 0271 | | |
| 145970 | 0000 | 2030 42ND AVE E | CEDAR PARK TOWN HOUSES CONDOMINIUM |
| 390560 | 0000 | 2001 43RD AVE E | KLAIPEDA CONDOMINIUM |
| 411460 | 0400 | 2032 43RD AVE E | Buchan Apts |
| 411460 | 0405 | 2028 43RD AVE E | PARK VILLA APTS |
| 411460 | 0465 | 1840 43RD AVE E | Madison Park Field House |
| 414300 | 0000 | 2040 43RD AVE E | LAKESIDE WEST CONDOMINIUM |
| 414740 | 0000 | 1600 43RD AVE E | LAKEVIEW LANAI CONDOMINIUM |
| 438370 | 0000 | 4209 E LYNN ST | LMJ MADISON TOWNHOUSE |
| 438570 | 0070 | 4108 E MADISON ST | ASSOC W/MI 0075 |

| Major | Minor | AddrLine | PropName |
|--------|-------|-------------------|-------------------------------------|
| 438570 | 0075 | 4108 E MADISON ST | BANK & RETAIL |
| 438570 | 0085 | 4116 E MADISON ST | RETAIL - INTERIORS |
| 438570 | 0095 | 4120 E MADISON ST | BEAUTY SALON |
| 438570 | 0096 | 4122 E MADISON ST | RETAIL |
| 438570 | 0100 | 4130 E MADISON ST | Retail/Office Building |
| 438570 | 0105 | 1837 42ND AVE E | HARDWARE |
| 438570 | 0110 | 1839 42ND AVE E | Restaurant,apartment |
| 438570 | 0115 | 1901 42ND AVE E | DR/DENTIST OFFICE |
| 438570 | 0995 | 2035 43RD AVE E | SHOREVIEW APTS |
| 438570 | 1000 | 2043 43RD AVE E | 5 - UNIT APT |
| 438570 | 1005 | 2049 43RD AVE E | Duplex |
| 438570 | 1043 | 4215 E LYNN ST | 5 UNIT APT |
| 501510 | 0000 | 2005 42ND AVE E | MADISON PARK MANOR CONDOMINIUM |
| 501520 | 0000 | 2000 43RD AVE E | MADISON PARK PLACE CONDOMINIUM |
| 501520 | 0151 | | dnr lease 22-090019 |
| 501539 | 0000 | 4201 E BLAINE ST | MADISON PARK TOWNHOMES CONDOMINIUM |
| 501550 | 0000 | 1810 43RD AVE E | MADISON PARK WATERFRONT CONDOMINIUM |
| 531680 | 0000 | 1615 43RD AVE E | MC GILVRA PLACE CONDOMINIUM |
| 531810 | 1135 | | |
| 531810 | 1140 | 1628 41ST AVE E | 21 UNIT APT |
| 531810 | 1155 | 1624 41ST AVE E | Oda Apts |
| 531810 | 1260 | 4119 E BLAINE ST | Mason Apts |
| 531810 | 1385 | 1605 43RD AVE E | 5 UNIT APT |
| 531810 | 1415 | 1619 43RD AVE E | 7 UNIT APT |
| 531810 | 1445 | 1629 43RD AVE E | SEELEY APTS |
| 531810 | 1455 | 1633 43RD AVE E | 8 UNIT APT |
| 531810 | 1475 | 1803 42ND AVE E | RETAIL |
| 531810 | 1480 | 4105 E MADISON ST | OFFICE |
| 531810 | 1495 | 4111 E MADISON ST | OFFICES |
| 531810 | 1505 | 1807 42ND AVE E | RETAIL |
| 531810 | 1525 | 4119 E MADISON ST | CLINIC |
| 531810 | 2100 | 4227 E MADISON ST | 6 unit apt, office, wine bar, store |
| 531810 | 2110 | 1630 43RD AVE E | PARK SHORE |
| 531810 | 2162 | 1600 43RD AVE E | submerged land with dock |
| 531810 | 2225 | 1642 43RD AVE E | PIONEER HALL AUDITORIUM |
| 531910 | 0005 | 1922 42ND AVE E | MADISON COURT APTS |
| 531910 | 0045 | 1916 42ND AVE E | 5 UNIT APT BLDG |
| 531910 | 0055 | 4200 E MADISON ST | Bing's Cafe |
| 531910 | 0065 | 4210 E MADISON ST | RETAIL STORE & APT |
| 531910 | 0075 | 4214 E MADISON ST | RETAIL |
| 531910 | 0085 | 4218 E MADISON ST | Yankee Pedlar & Cactus Restaurant |
| 531910 | 0105 | 4226 E MADISON ST | RETAIL |
| 531910 | 0110 | 4242 E MADISON ST | ANGEL BUILDING |
| 531910 | 0115 | 1927 43RD AVE E | SOSTANZA |
| 531910 | 0125 | 1931 43RD AVE E | 6 UNIT APT |
| 531910 | 0130 | 4221 E NEWTON ST | 4 PLEX |
| 531910 | 0210 | 2005 43RD AVE E | Palanga Apts |
| 531910 | 0215 | 2009 43RD AVE E | 7 UNIT APT |
| 531910 | 0230 | 2015 43RD AVE E | 4 UNIT APT |
| 531910 | 0235 | 2021 43RD AVE E | Triplex |
| 531910 | 0240 | 2023 43RD AVE E | Duplex |
| 531910 | 0245 | 2027 43RD AVE E | 4 UNIT APT |
| 531910 | 0250 | 2031 43RD AVE E | 8 UNIT APT |
| 531910 | 0290 | 2012 43RD AVE E | LAKE COURT APTS |
| 531910 | 0340 | 1938 43RD AVE E | Office |
| 531910 | 0345 | 1928 43RD AVE E | Villa Marina Apts |

| Major | Minor | AddrLine | PropName |
|--------|-------|----------------------|---|
| 607400 | 0000 | 1933 42ND AVE E | NEWTON COURT CONDOMINIUM |
| 609414 | 0000 | 1915 42ND AVE E | 1915-42ND AVE E CONDOMINIUM |
| 609415 | 0000 | 1905 42ND AVE E | 1905-42ND AVE E CONDOMINIUM |
| 609417 | 0000 | 1929 42ND AVE E | 1929-42ND AVE E CONDOMINIUM |
| 614680 | 0000 | 2055 43RD AVE E | NORTH PARK CONDOMINIUM |
| 664820 | 0000 | 1616 41ST AVE E | PARK LANE THE CONDOMINIUM |
| 664968 | 0000 | 1929 43RD AVE E | PARK VIEW THE CONDOMINIUM |
| 780300 | 0000 | 1611 43RD AVE E | 1611, THE |
| 780439 | 0000 | 1623 43RD AVE E | 1623 |
| 872680 | 0000 | 2057 42ND AVE E | 2057-59 42ND AVE EAST CONDOMINIUM |
| 872857 | 0000 | 2061 43RD AVE E | TWENTY SIXTY-ONE CONDOMINIUM |
| 872925 | 0000 | 2013 43RD AVE E | 2013 -43RD AVE EAST CONDOMINIUM |
| 894575 | 0000 | 1925 42ND AVE E | VILLAGE TOWNHOMES |
| 918670 | 0000 | 1620 43RD AVE E | WASHINGTON PARK TOWERS CONDOMINIUM |
| 222504 | 9007 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 222504 | 9008 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 255819 | 0000 | 3950 E MADISON ST | FIRESIDE TERRACE(0005) CONDOMINIUM |
| 438570 | 0315 | 4000 E MADISON ST | Starbuck's & Dentist |
| 438570 | 0320 | 4016 E MADISON ST | MADISON PARK VET HOSP |
| 438570 | 0325 | 4020 E MADISON ST | OFFICE BUILDING |
| 438570 | 0335 | 4030 E MADISON ST | PARKING |
| 438570 | 0340 | 4026 E MADISON ST | Tully's Coffee |
| 438570 | 0350 | 4040 E MADISON ST | PARKING |
| 438570 | 0355 | 1801 41ST AVE E | BERT'S IGA |
| 438570 | 0360 | 1809 41ST AVE E | LOCK KELDEN APTS |
| 531810 | 0820 | 1617 38TH AVE E | MCGILVRA SCHOOL |
| 531810 | 1095 | 4009 E MADISON ST | WELLS FARGO BANK |
| 531810 | 1115 | 4015 E MADISON ST | SFR - OFFICE |
| 531810 | 1120 | 4015 E MADISON ST | BLACK TOP PKING |
| 531810 | 1125 | 4019 E MADISON ST | MARSHALL'S CLEANERS |
| 531810 | 1130 | 4029 E MADISON ST | SEATTLE PSYCHOANALYTIC INST |
| 272504 | 9001 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |
| 501700 | 0090 | 3232 E MADISON ST | Broadmoor Manor Apts |
| 501700 | 0139 | 1000 32ND AVE E | FOUR-PLEX |
| 501700 | 0260 | 823 33RD AVE E | Arbor Court |
| 501700 | 0325 | 633 33RD AVE E | FOUR-PLEX & HOUSE |
| 531610 | 0400 | 3726 E MADISON ST | COMMUNITY CENTER |
| 531710 | 0295 | 3201 E REPUBLICAN ST | MARTIN LUTHER KING ELEMENTRY |
| 531710 | 0343 | 3400 E HARRISON ST | VACANT LAND |
| 531710 | 0344 | 3400 E HARRISON ST | Bush School - Gym |
| 531710 | 0368 | 3400 E HARRISON ST | |
| 531710 | 0369 | | Bush School Gym/Library - See Parcel #660000-0120 |
| 531710 | 0370 | 3400 E HARRISON ST | THE BUSH SCHOOL |
| 531710 | 0376 | 3400 E HARRISON ST | |
| 660000 | 0120 | 3400 E HARRISON ST | THE BUSH SCHOOL |
| 660000 | 0385 | 405 36TH AVE E | THE BUSH SCHOOL |
| 910300 | 0520 | 3425 E DENNY WAY | D E CONSTRUCTION |
| 910300 | 0521 | 3423 E DENNY WAY | RETAIL STORE |
| 910300 | 0535 | 3419 E DENNY WAY | ARTIST WORK LOFT W/STUDIO LIVING UNIT IN REAR |
| 910300 | 0605 | 1802 36TH AVE | |
| 910300 | 0610 | | |
| 910300 | 0615 | | |
| 910300 | 0620 | | |
| 910300 | 0625 | | |
| 910300 | 0660 | 3615 E DENNY WAY | EPIPHANY SCHOOL |
| 282504 | 9001 | 2340 BROADMOOR DR E | BROADMOOR GOLF COURSE |

| Major | Minor | AddrLine | PropName |
|--------|-------|-------------------------|---|
| 533220 | 0005 | 600 LAKE WASHINGTON BL | 6-UNIT APT BLDG |
| 533220 | 0015 | 614 LAKE WASHINGTON BL | FOUR-PLEX |
| 533220 | 0035 | 636 LAKE WASHINGTON BL | QUORUM |
| 533220 | 0040 | 3101 E MADISON ST | LANDMARK GROUP REALTY |
| 533220 | 0045 | 3109 E MADISON ST | ISLAND VIDEO |
| 533220 | 0050 | 3115 E MADISON ST | ARBORETUM COURT III |
| 533220 | 0075 | 3127 E MADISON ST | ARBORETUM COURT |
| 533220 | 0095 | 3141 E MADISON ST | Graber Building |
| 533220 | 0100 | 633 32ND AVE E | FIRE STATION #34 |
| 533220 | 0165 | 3015 E MADISON ST | FOOD COMMISSARY |
| 533220 | 0170 | 3000 E MADISON ST | VACANT LAND |
| 533220 | 0180 | 3000 E MADISON ST | VACANT LAND |
| 533220 | 0190 | 3100 E MADISON ST | SHELL FOOD MART & CLEANERS |
| 533220 | 0205 | 3100 E MADISON ST | VACANT LAND |
| 533220 | 0210 | 3130 E MADISON ST | ARBORETUM COURT II |
| 533220 | 0230 | 3136 E MADISON ST | OFFICE BLDG |
| 533220 | 0235 | 3138 E MADISON ST | SFR - Retail |
| 533220 | 0240 | 903 32ND AVE E | TRIPLEX |
| 920990 | 0560 | 310 30TH AVE E | THE VALLEY SCHOOL |
| 920990 | 0570 | 310 30TH AVE E | THE VALLEY SCHOOL |
| 920990 | 0580 | 310 30TH AVE E | Valley School |
| 920990 | 0590 | 318 30TH AVE E | The Valley School - SFR |
| 982870 | 0415 | | |
| 983930 | 0235 | 1404 30TH AVE | 4 plex |
| 983930 | 0070 | 1409 32ND AVE | 4 - PLEX |
| 410470 | 0000 | 1501 LAKE WASHINGTON BL | LAKE WASHINGTON COTTAGES CONDOMINIUM |
| 501955 | 0000 | 1119 LAKE WASHINGTON BL | MADRONA BEACH |
| 515770 | 0015 | 3310 E SPRING ST | Bowling Green |
| 515770 | 0035 | 1112 34TH AVE | RETAIL / OFC |
| 515770 | 0055 | 3400 E SPRING ST | 4 UNIT |
| 535020 | 0130 | 1422 37TH AVE | 6 UNIT |
| 715220 | 0005 | 1134 34TH AVE | MADRONA EATERY & ALEHOUSE |
| 715220 | 0015 | 1132 34TH AVE | SFR being used as retail |
| 715220 | 0025 | 1126 34TH AVE | Madrona Refuge |
| 715220 | 0040 | 1120 34TH AVE | 34th St Townhomes - Live work unit |
| 715220 | 0041 | 1120 34TH AVE E | 34th St Townhomes - Live work unit |
| 715220 | 0045 | 1430 34TH AVE | Apartments and Restaurant (Dulces Latin Bistro) |
| 715220 | 0065 | 1422 34TH AVE | RETAIL & STUDIO |
| 715220 | 0075 | 1416 34TH AVE | SFR - WINERY AND APARTMENT |
| 715220 | 0085 | 1412 34TH AVE | SFR - Hi Spot Cafe |
| 715220 | 0090 | 3406 E UNION ST | Synapse |
| 715220 | 0095 | 1400 34TH AVE | Retail |
| 715220 | 0175 | 3300 E UNION ST | PACIFIC OAKS COLLEGE |
| 715220 | 0215 | 1411 34TH AVE | RETAIL |
| 715220 | 0225 | 1421 34TH AVE | Madrona Plaza Building |
| 715220 | 0235 | 1423 34TH AVE | |
| 715220 | 0245 | 1431 34TH AVE | Kathryn Allen Clay Studio, and Ginny Conrow Porcelain |
| 715220 | 0255 | 3311 E PIKE ST | Townhome (Over driveway access) |
| 715220 | 0256 | 3315 E PIKE ST | Pike Station unit B |
| 715220 | 0257 | 3317 E PIKE ST | Pike Station Unit C |
| 715220 | 0258 | 1439 34TH AVE | Pike Station Unit D |
| 715220 | 0259 | 1437 34TH AVE | Pike Station unit E |
| 715220 | 0260 | 1435 34TH AVE | Pike Station unit F / Studio 216 |
| 715220 | 0261 | 1433 34TH AVE | Pike Station unit G |
| 715220 | 0270 | 1134 33RD AVE | Library - Sally Goldmark |
| 715220 | 0300 | 1121 34TH AVE E | SFR - Scottish Tea Shop |

| Major | Minor | AddrLine | PropName |
|--------|-------|------------------------|----------------------------------|
| 715220 | 0310 | 1123 34TH AVE | BARBER SHOP & 2 APTS |
| 715220 | 0320 | 1127 34TH AVE | World Travel Center |
| 715220 | 0330 | 1131 34TH AVE | St. Clouds Foods & Spirits |
| 715220 | 0340 | 3317 E UNION ST | DRY CLEANING & BARBER |
| 715220 | 0350 | 1121 33RD AVE | MADRONA SCHOOL |
| 715220 | 0405 | 3200 E UNION ST | APTS |
| 757670 | 0085 | 3625 E HOWELL ST | |
| 918470 | 0170 | 3400 E MARION ST | 5 UNIT |
| 918470 | 0200 | 920 34TH AVE | VACANT LAND |
| 918470 | 0260 | 35TH AVE E | CHURCH SCHOOL PLYGRND-900 BLK OF |
| 918470 | 0280 | 924 35TH AVE | CATHOLIC SCHOOL |
| 034200 | 0045 | 3401 E CHERRY ST | FOURPLEX |
| 034200 | 0055 | 628 34TH AVE | 6 UNIT |
| 034200 | 0270 | 701 34TH AVE | RETAIL / Dental Office |
| 174470 | 0136 | 3525 E TERRACE ST | PARKS DEPT |
| 411460 | 0995 | 800 LAKE WASHINGTON BL | CITY OF SEATTLE PARK |
| 515770 | 0145 | 826 32ND AVE | MADRONA PRESBYTERIAN |
| 515770 | 0161 | 835 34TH AVE | 4 UNIT |
| 786170 | 0000 | 242 32ND AVE | SOPHIA CONDOMINIUM |