

Commercial Revalue

2017 Assessment roll

**GOLF
COURSES
AREA 343**

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

John Wilson, Assessor



King County

Department of Assessments

500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

OFFICE: (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

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.

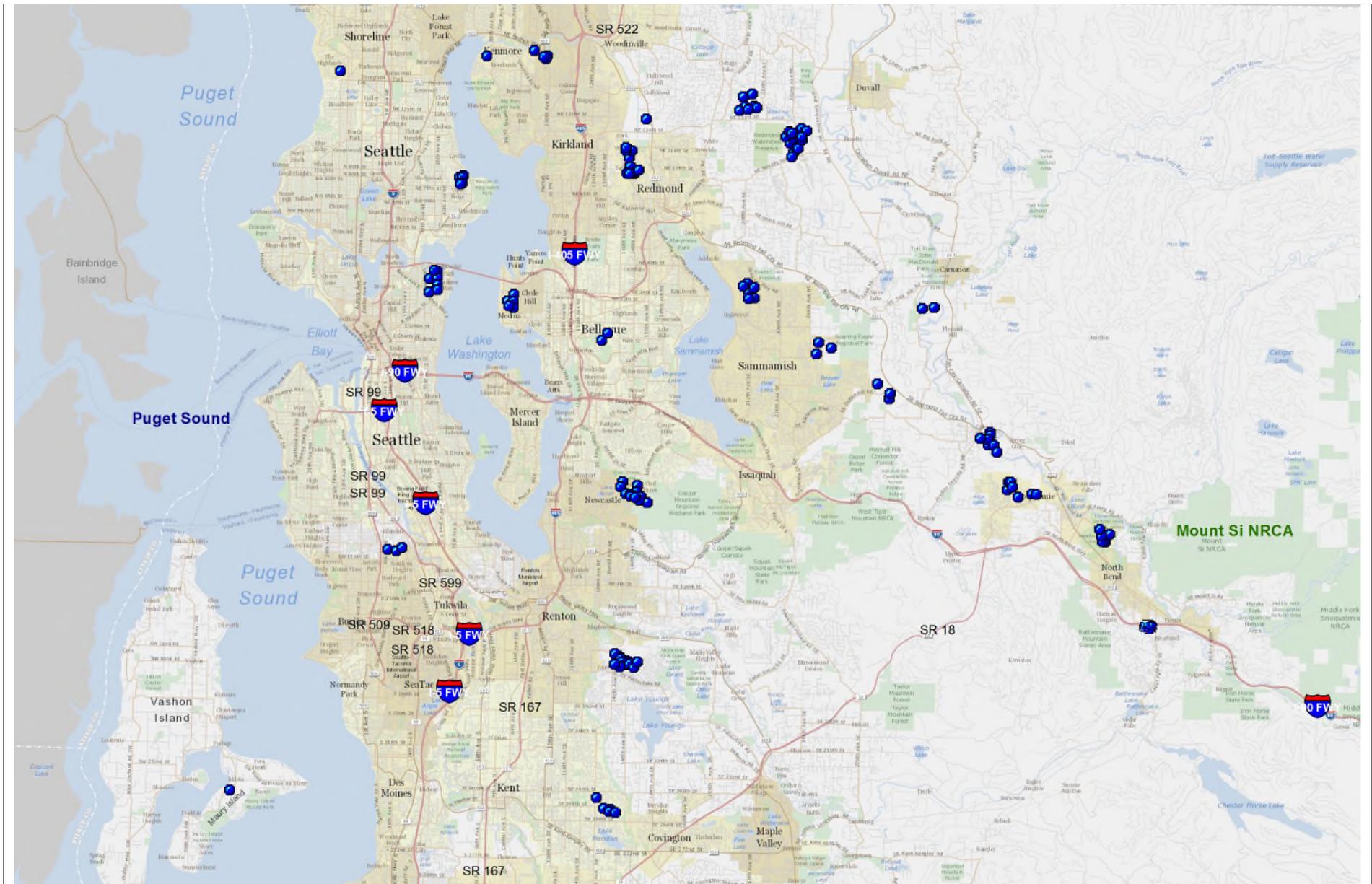
Requirements of State Law

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.

GOLF COURSE SPECIALTY 343



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

Executive Summary Report

Appraisal Date 1/1/2017

Appraisal Assignment:

- King County Golf Courses

Area Numerical Designation:

- 343

Sales Summary:

- Number of Market Sales in King County that represent Golf Course Value: one
- Sale Date: 7/2013 (none more recent)

Sales – Improved Ratio Study Summary:

There is no ratio study included in the report due to insufficient sales of golf courses.

Population Summary:

Total Taxable Population Parcel Summary Data			
	Land*	Improvements	Total
2016 Value	\$56,913,300	\$106,029,900	\$162,943,200
2017 Value	\$50,974,900	\$104,834,100	\$155,809,000
Percent Change	-10.43%	-1.13%	-4.38%

Population: 28 taxable golf courses consisting of 182 tax parcels and one stand-alone driving range and 11 tax exempt municipal golf courses consisting of 51 tax parcels.

*The land values are prior to application of Open Space values under the Public Benefit Rating System.

Conclusion and Recommendation:

The values recommended in this report improve uniformity of values. We recommend posting them for the 2017 Assessment Year.

Identification of the Area

Name or Designation

- Golf Course Specialty- 343
- There are 28 taxable golf courses and one driving range in this specialty and 11 municipal courses.

Boundaries:

All golf courses lie within the boundaries of King County Washington.

Maps:

General maps of the area are included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building or the King County Assessor's website.

Golf Course Market Overview:

The golf industry continues its downward valuation trend as we enter a new assessment year. It seems somewhat puzzling that as a spectator sport, golf is doing very well. The number of television broadcast hours and viewership is at a record high and attendance at tournaments is good. However, this interest is not translating into new golfers. The Wall Street Journal confronted this dilemma in their article entitled *Americans Want to Play Golf-Until They Try It*¹. There is a core of about 20 million people who play golf regularly, at least eight times per year, but more than twice that number tried golf and abandoned it within the same year. Many people do not want to take the time to play 18-holes, usually about five hours, and the cost is a deterrent to many. The shrinking middle class also hinders expanding the number of golfers. Two barriers that are just beginning to get the attention of course managers are etiquette and competence. Golf is a sport with a number of unspoken rules and manners. Many newcomers can't get passed the feeling of being an outsider. Perhaps the most important deterrent that people are reluctant to discuss is competence. After an initial try, many people do not want to experience the embarrassment often associated with learning this difficult sport. To counteract these problems, some clubs and public courses are offering programs that teach golf basics, such as driving and putting together with basic etiquette.

The contraction of the number of golf courses is occurring nationally, with some regions suffering much greater losses than the Northwest. Locally, we saw the closure last fall of Jade Greens, the nine-hole course in Covington and the prior year Elk Run an 18-hole course. A portion of Elk Run was on leased land and the course closed when the leased land was sold. Jade Greens was unable to secure water rights for irrigation from the State Department of Ecology. The State requires property owners who regularly use in excess of 5,000 gallons of water in a day to obtain a water right permit. Due to its proximity to the Soos Creek Watershed and potential to adversely affect salmon spawning, the permit was denied. One of the nearby course managers

¹ The Wall Street Journal March 7, 2016

said that the closure of those courses helped his course but only marginally. The record winter rainfall this year (2016-2017) drastically cut into the rounds of golf of all the courses in King County. All courses surveyed reported decreases in year over year rounds of golf played from 2015 through 2016.

Analysis Process

Effective Date of Appraisal: January 1, 2017

Date of Appraisal Report: June 1, 2017

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning, current and anticipated use patterns, indicate the highest and best use of the land. The highest and best use of a property must be reasonably probable, legally permissible, physically possible, financially feasible and maximally productive.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing improvements represent the highest and best use of most sites.

Standards and Measurement of Data Accuracy

The single sale was verified with the buyer. Current data was verified and corrected via field inspection.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation.

- Large acreage sales from 1/2014 to 12/2016 were considered in the analysis of the golf course land, as vacant.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6

Physical Inspection Identification:

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. Four golf courses were physically inspected for the 2017 assessment year or 10.3% of the 39 total courses. The inspection comprised 58 parcels, or approximately 24.9% of the 233 total parcels located in the specialty (including government-owned properties). A list of the physically inspected parcels and an identifying map are included in the addendum of this report.

Physical Inspection:

The following golf courses were inspected for the 2017 assessment year:

- Druids Glen Gold Course
- Enumclaw Golf Course
- Lake Wilderness Golf Course
- Maplewood Golf Course

Preliminary Ratio Analysis

No ratio study was performed for Golf Course properties. The market for these properties is extremely limited. There is an absence of sales data necessary to measure assessment levels and uniformity statistics.

Land Value

Highest & Best Use

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.

Therefore, if there is no reasonable probability that a golf course will be sold for redevelopment to a higher use, then its current use is its highest and best use.

Land Sales, Analysis, Conclusions

There have been no recent sales of land that have been developed into golf facilities. The sale of Wayne Golf Course, purchased by Forterra, an environmental group, was to maintain open space along the Sammamish Slough. It is not considered to reflect either the market value of the golf course or the golf course land.

In numerous cases, The State Board of Tax Appeals (BTA) has ruled that large acreage and open space land sales are to be used when valuing golf course land. Land values for the courses throughout King County were based on large acreage sales. In valuing the land, consideration was given to site size, proximity to downtown Seattle or Bellevue, exceptional views, and if a golf course is subject to frequent flooding. Golf course land is valued between \$4,700 and \$22,000 per acre, with the median land value of \$11,000 per acre.

The chart on the following page shows large acreage land sales that were used to establish golf course land values.

Scope of Data

Land Sales Data:

Sale #	Major	Minor	Sale Price	Sale of Date	Excise Tax Number	Site Size in Acres	\$/Acre	Zoning
1	172308	9006	\$616,000	5/27/2014	2670521	166.24	\$3,705	RA10P
2	122006	9004	\$550,000	6/11/2015	2737010	40.37	\$13,624	A35
3	122006	9017	\$450,000	6/1/2015	2737015	39.55	\$11,378	A35
4	092507	9015	\$750,000	11/10/2014	2701754	39.14	\$19,162	A35
5	092507	9018	\$750,000	11/10/2014	2701754	36.06	\$20,799	A35
6	092507	9017	\$750,000	11/10/2014	2701754	35.43	\$21,168	A35
7	312607	9049	\$315,000	4/15/2014	2662717	33.17	\$9,497	RA10
8	172607	9032	\$111,350	4/23/2014	2665089	27.94	\$3,986	RA10
9	332607	9016	\$190,000	5/4/2015	2729207	26.74	\$7,105	RA2.5
10	032506	9047	\$120,000	11/3/2015	2766244	25.26	\$4,751	RA5
11	182006	9013	\$425,000	5/6/2015	2731500	24.72	\$17,193	A35
12	082607	9074	\$200,000	7/15/2016	2810879	20.38	\$9,814	RA5
13	032507	9026	\$170,000	11/17/2015	2768070	20.29	\$8,379	RA5SO
14	342607	9084	\$199,999	10/5/2014	2696035	20.04	\$9,980	RA5
15	032507	9025	\$225,000	3/31/2016	2789238	20.04	\$11,228	RA5SO
16	022507	9024	\$60,000	5/12/2015	2730067	20.00	\$3,000	RA5
17	142507	9007	\$260,000	8/8/2016	2816256	20.00	\$13,000	RA10
18	142607	9068	\$150,000	8/25/2016	2818592	19.93	\$7,526	F
19	352607	9029	\$113,000	4/29/2014	2666436	19.88	\$5,684	RA5
20	352607	9028	\$55,000	5/7/2015	2729249	19.86	\$2,769	RA5
21	172607	9063	\$170,000	2/18/2016	2781138	17.92	\$9,487	RA10
22	322607	9044	\$265,000	6/12/2014	2674996	14.50	\$18,276	RA10
23	312607	9009	\$205,000	5/20/2014	2671705	10.69	\$19,179	RA10
24	332207	9007	\$329,500	9/29/2014	2693436	10.56	\$31,191	RA5
25	292507	9058	\$60,000	9/4/2014	2688610	10.15	\$5,911	RA5SO
26	102507	9029	\$150,000	11/25/2015	2768409	9.98	\$15,030	RA10
27	155000	0315	\$115,000	8/24/2015	2753625	9.97	\$11,529	RA5
28	162006	9100	\$250,000	1/30/2014	2652137	9.80	\$25,510	A35
29	155000	0690	\$125,000	6/10/2016	2803058	9.75	\$12,825	RA10
30	022610	9085	\$35,000	10/21/2014	2697160	9.58	\$3,653	RA5
31	861190	0080	\$100,000	1/21/2014	2650785	9.27	\$10,791	RA5

Improved Golf Course Sales

Tournament Players Course (TPC) is a high quality golf course located in the city of Snoqualmie, about 30 miles east of Seattle. The area had been used as forest land and Weyerhaeuser, after removing the valuable timber, decided to have its subsidiary, Quadrant, develop a residential subdivision. At the time, there was no town of Snoqualmie and the area was sparsely populated. In order to attract homeowners, the golf course was added for recreation, as well as a pleasant view amenity for the homeowners. Population in the area has grown from 2,100 to over 14,000 since the year 2000. More than 85% of the Snoqualmie residents live within this development surrounding the course. Median household income is well over \$100,000, a demographic that bodes well for a golf course operation. However, over the same period of time fewer people are taking up golf and are not replacing the numbers leaving the game. This is a common scenario throughout the industry. As is evident in the two sales of TPC from 2008 (during the recession) to 2013 the golf courses have not followed the same trajectory of most other real estate in the Puget Sound Region.

Name	Sale Date	Price	Acres	Holes	Price/Hole	Class	Par/Slope
TPC@ Snoqualmie Ridge	Jul-13	\$7,637,300	264.41	18	\$424,294	IV	72/135
TPC@ Snoqualmie Ridge	Mar-08	\$7,590,000	264.41	18	\$421,666	IV	72/135

TPC Snoqualmie Clubhouse



In 2016 Wayne Golf Course sold in two separate transactions to Forterra Northwest, an environmental group that acquires land for wildlife habitat preservation, community benefit, enjoyment and public access. Forterra has acquired the property and arranged financing from numerous sources as an interim measure until the City of Bothell can take ownership in the future. The stretch of the Sammamish River that runs through Wayne Golf Course is a critical salmon habitat. The course was imminently threatened by redevelopment into a housing subdivision.

In 2016 Oki Golf, an owner of prestigious of northwest courses, sold its holdings of ten courses to HNA Group. HNA Group Co., Ltd., a Chinese conglomerate headquartered in Haikou, Hainan, China. Founded in 2000, it is involved in aviation, real estate, financial services, tourism, logistics, hotels, and other industries. The golf courses were not exposed for sale on the open market. Additionally, the bulk portfolio sale also involved a variety of financial transactions that indicate the Oki sales do not reflect market value.

Improved Parcel Total Values:

Sales comparison approach model description

The PGA categorizes golf courses as follows:

- Municipal Courses: Owned and operated by cities. Municipal courses are tax exempt and are not valued in this specialty.
- Public/Daily Courses: Open to the public on a daily basis such as Druids Glen Golf Course
- Private Courses: Owned and operated by the members such as Overlake Golf & Country Club
- Resort Golf Courses: There are no resort type golf courses in King County.
- The unit of comparison for driving ranges is the number of stations.

Typical factors of golf course sales comparison include course classification (quality), location, course rating, number of holes, number of rounds played and overall condition and maintenance. Many courses have component features that fall into different quality levels. Some of these component features are length of the course, overall size, irrigation systems, architectural design, and terrain. The classification is determined by the overall sum of the features. Also considered are amenities such as the clubhouse, practice ranges, and greens. The greatest variability is found at the high end of the range where Class IV consists of standard, good, and excellent championship courses.

Golf Course Classifications

The following illustrates the range of values for each class of golf course:

Golf Course Classification	Added Cost per Hole for Tees, Greens & Fairways *
I	\$25,000 to \$40,000
II	\$50,000 to \$75,000
III	\$85,000 to \$90,000
IV	\$100,000 to \$150,000

*The above are limited to the added cost of greens, tees and fairway improvements and excludes all buildings and accessory improvements. Consideration for physical, functional, and economic obsolescence is included in these figures.

Sales Comparison Model

There were insufficient sales of golf courses to develop a sales comparison model.

Cost approach model description

Traditionally, the cost approach has been accorded unusual weight in the valuation of a golf course because they are not frequently exchanged in the market place and they are special purpose properties.

The Marshall & Swift Commercial Estimator was used for estimating golf course improvement values. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region of the United States and the Seattle area. The golf course buildings have depreciation factored into the cost based on the effective age and quality of the improvements. The contribution of the tees, greens, fairways etc. are selected from the Marshall & Swift costs with the appraiser giving consideration to physical, functional and economic obsolescence. All of the courses have consideration given to obsolescence.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description

An economic income capitalization model was not developed for golf courses due to insufficient market data. However, consideration was given to the impact of the current economic climate in the final analysis.

Reconciliation

The Assessor reviewed all the values set for the 2017 assessment year and determined that these values represent market value.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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.

The Assessor's office values golf courses as if they are the highest and best use of the site. The golf course land is valued accordingly, using large acreage land sales to establish land value. Both the cost approach (replacement cost new less depreciation method, RCNLD) and the sales comparison approach were utilized in the valuation of the golf courses. All cost information was from the Marshall Valuation Service. Costs were adjusted to reflect the local Greater Seattle Market. RCNLD was calculated for all structures such as maintenance buildings, clubhouse, restrooms etc. The fairways, tees, and greens were valued with the golf course class as the determining factor.

The Specialty Appraiser recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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 legally 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 are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement

in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.

Physically Inspected Parcels for 2017

Major	Minor	Property Name	Address
082106	9028	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9080	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9081	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9082	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9083	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9084	DRUIDS GLEN GOLF COURSE	29924 207TH AVE SE
082106	9085	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9086	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9109	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9110	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9111	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
082106	9112	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
092106	9007	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
092106	9025	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
092106	9058	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
092106	9059	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721540	0820	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721540	0825	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721541	0830	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721541	0835	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721541	0840	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721542	1110	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721542	1115	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
721542	1116	DRUIDS GLEN GOLF COURSE	29925 207TH AVE SE
292007	9019	ENUMCLAW GOLF COURSE	45220 288TH AVE SE
302007	9108	ENUMCLAW GOLF COURSE	45220 288TH AVE SE
302007	9109	ENUMCLAW GOLF COURSE	45220 288TH AVE SE
302007	9110	ENUMCLAW GOLF COURSE PARKING	45220 288TH AVE SE
412380	0620	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412380	0630	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412381	0280	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412381	0290	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412382	0410	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412382	0420	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412382	0540	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412382	0550	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412383	0500	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412383	0510	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412383	0520	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412384	0690	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412384	0700	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412384	0710	LAKE WILDERNESS GOLF COURSE	25400 WITTE RD SE
412384	0680	LAKE WILDERNESS GOLF COURSE - Drainage	25400 WITTE RD SE
152305	9014	MAPLEWOOD GOLF COURSE	4000 MAPLE VALLEY HWY