Issaquah Highlands / Preston / Snoqualmie Ridge

Area: 075

Residential Revalue for 2020 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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

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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 to implement your feedback and ensure we provide you accurate and timely information. 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 background information about our process and the 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 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 residential property, we break up King County into 88 residential market areas and annually develop market models from the sale of properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated homes within the same appraisal area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our 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. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will leave or mail a card requesting the property owner contact them.

RCW 84.40.025 - Access to property

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How Are Property Sales Used?

For the annual revaluation of residential properties, three years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, property type, and quality grade or residence age. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	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, 2013, Table 1-3.

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

Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 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.

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King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

John Wilson
Assessor

Issaquah Highlands / Preston / Snoqualmie Ridge – Area 075

2020 Assessment Roll Year

Recommendation is made to post values for Area 075 to the 2021 tax roll:

Appraiser II: Carolyn Liepelt — 9/30/2020 Date

SE District Senior Appraiser: Sheila Frawley — 9/30/2020 Date

Residential Division Director: Jeff Darrow — 9/30/2020 Date

This report is hereby accepted, and the values described in the attached documentation for Area 075 should be posted to the 2021 tax roll.

John Wilson, King County Assessor — 10/1/2020 Date

Executive Summary
Issaquah Highlands / Preston / Snoqualmie Ridge - Area 075
Physical Inspection

Appraisal Date: 1/1/2020

Previous Physical Inspection: 2014

Number of Improved Sales: 1504

Range of Sale Dates: 1/1/2017 – 12/31/2019 Sales were time adjusted to 1/1/2020.

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2019 Value	$287,200	$523,700	$810,900			6.08%
2020 Value	$364,800	$436,900	$801,700	$888,100	90.5%	4.73%
$ Change	+$77,600	-$86,800	-$9,200			
% Change	+27.0%	-16.6%	-1.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2020 COD of 4.73% is an improvement from the previous COD of 6.08%. The lower the COD, the more uniform are the predicted assessed values. Refer to the table on page 3 of this report for more detail surrounding COD thresholds. Area 075 is a more heterogenous area and the COD threshold prescribed by the IAAO should be no more than 15%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2017 to 12/31/2019 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2020. The COD under 5.0% can be attributed to the fact that over 90% of the sales in Area 75 are located in the Planned Unit Developments of Snoqualmie Ridge and Issaquah Highlands.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2019 Value	$289,700	$524,400	$814,100
2020 Value	$371,300	$433,900	$805,200
$ Change	+$81,600	-$90,500	-$8,900
% Change	+28.2%	-17.3%	-1.1%

Number of one to three unit residences in the population: 6,693

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 075 – Issaquah Highlands / Preston / Snoqualmie Ridge, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on *total value*, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 075 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Area 075 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

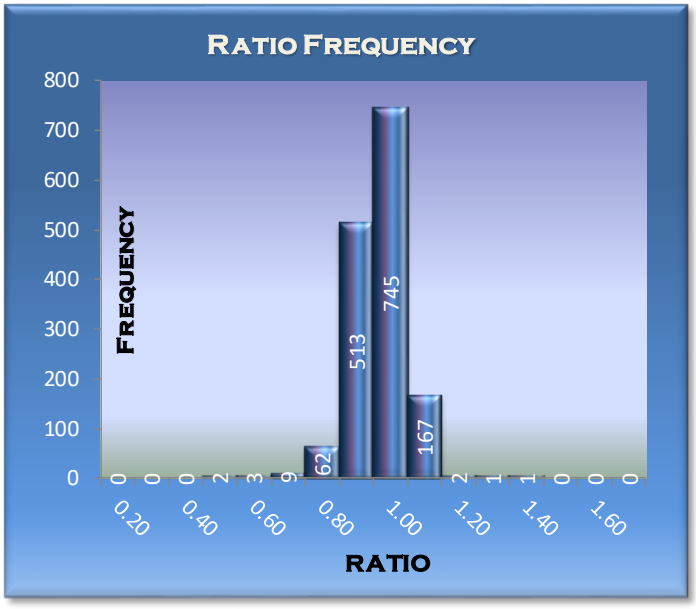
Pre-revalue ratio analysis compares time adjusted sales from 2017 through 2019 in relation to the previous assessed value as of 1/1/2019.

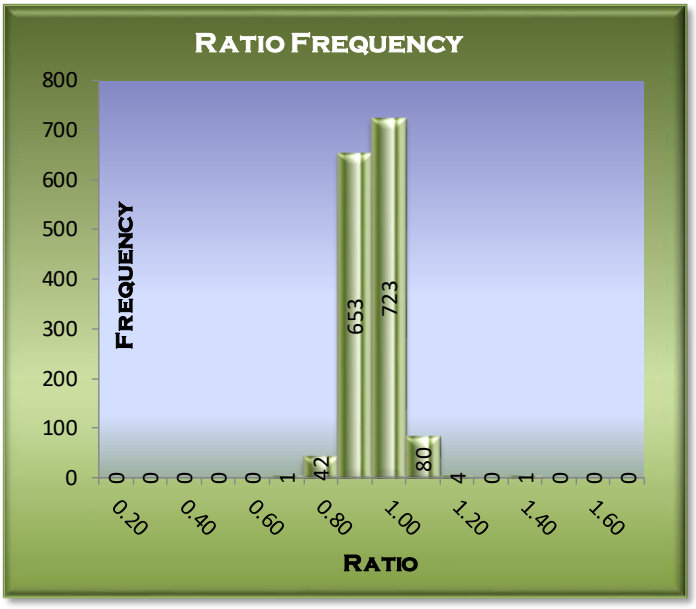
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1504
Mean Assessed Value	810,900
Mean Adj. Sales Price	888,100
Standard Deviation AV	274,974
Standard Deviation SP	314,524
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.916
Median Ratio	0.917
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.466
Highest ratio:	1.328
Coefficient of Dispersion	6.08%
Standard Deviation	0.075
Coefficient of Variation	8.21%
Price Related Differential (PRD)	1.004
Price Related Bias (PRB)	1.37%

POST-REVALUE RATIO ANALYSIS

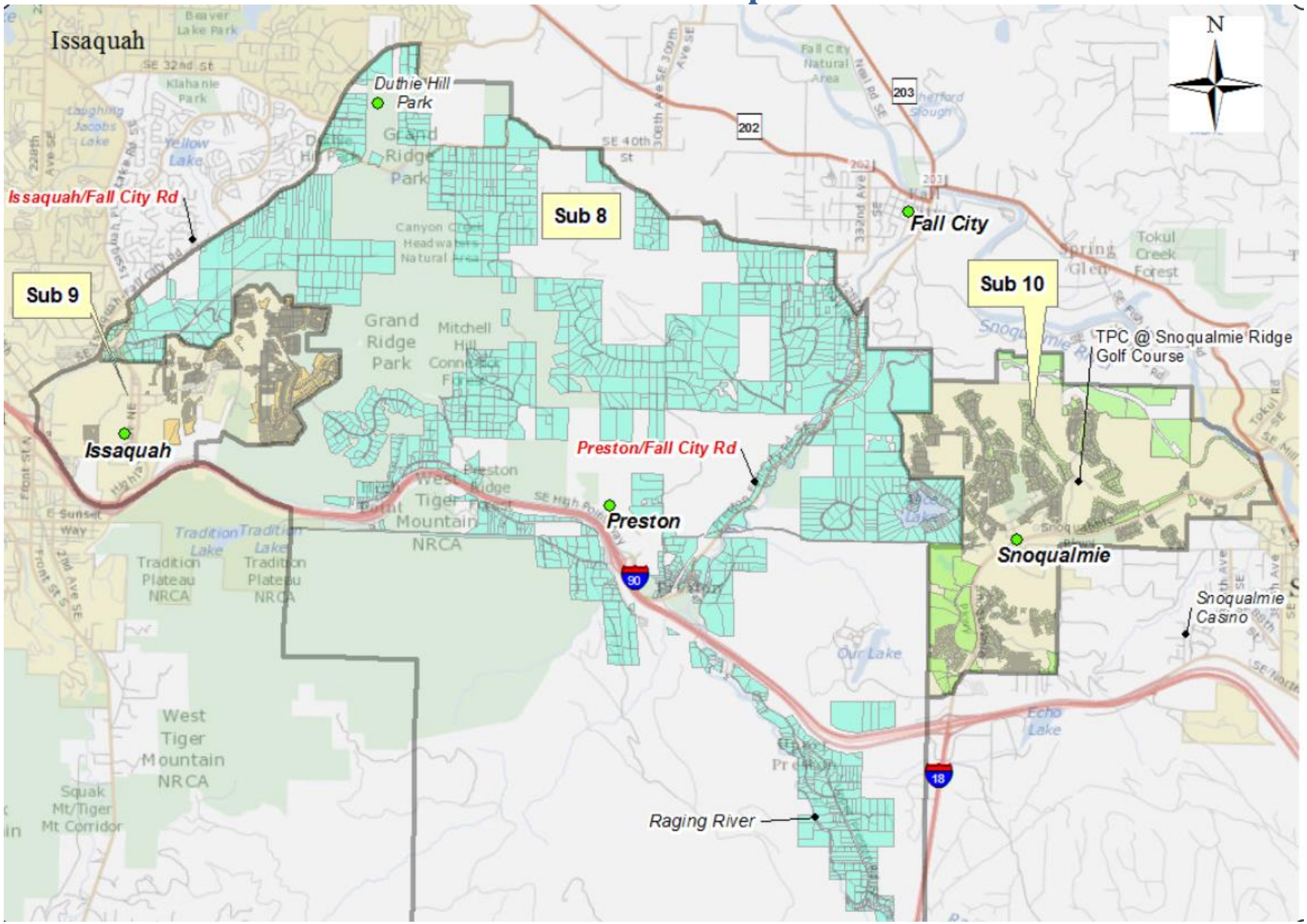
Post revalue ratio analysis compares time adjusted sales from 2017 through 2019 and reflects the assessment level after the property has been revalued to 1/1/2020.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1504
Mean Assessed Value	801,800
Mean Sales Price	888,100
Standard Deviation AV	281,372
Standard Deviation SP	314,624
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.905
Median Ratio	0.905
Weighted Mean Ratio	0.903
UNIFORMITY	
Lowest ratio	0.699
Highest ratio:	1.358
Coefficient of Dispersion	4.73%
Standard Deviation	0.057
Coefficient of Variation	6.34%
Price Related Differential (PRD)	1.003
Price Related Bias (PRB)	-0.62%

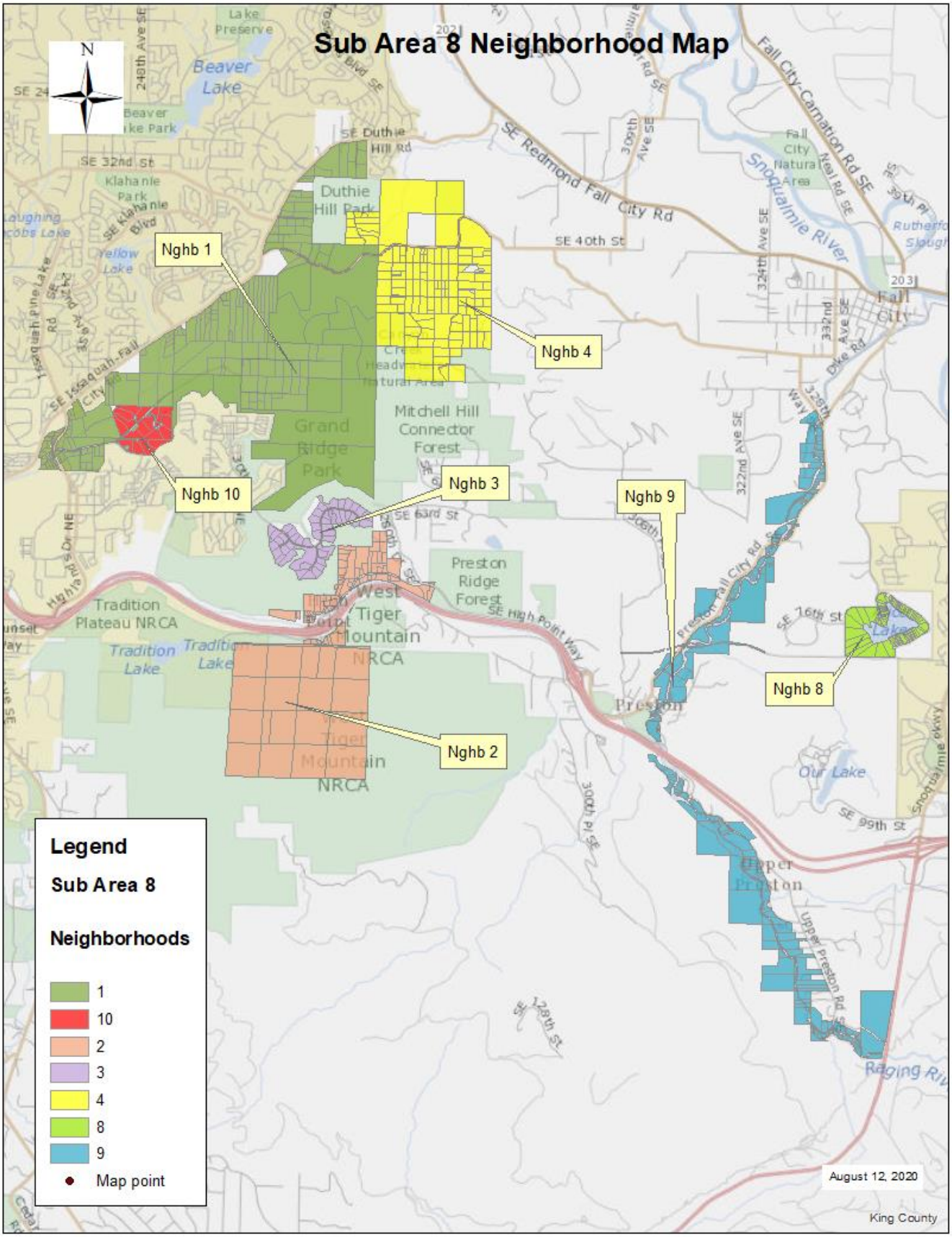




Area 075 Map



Neighborhood Maps



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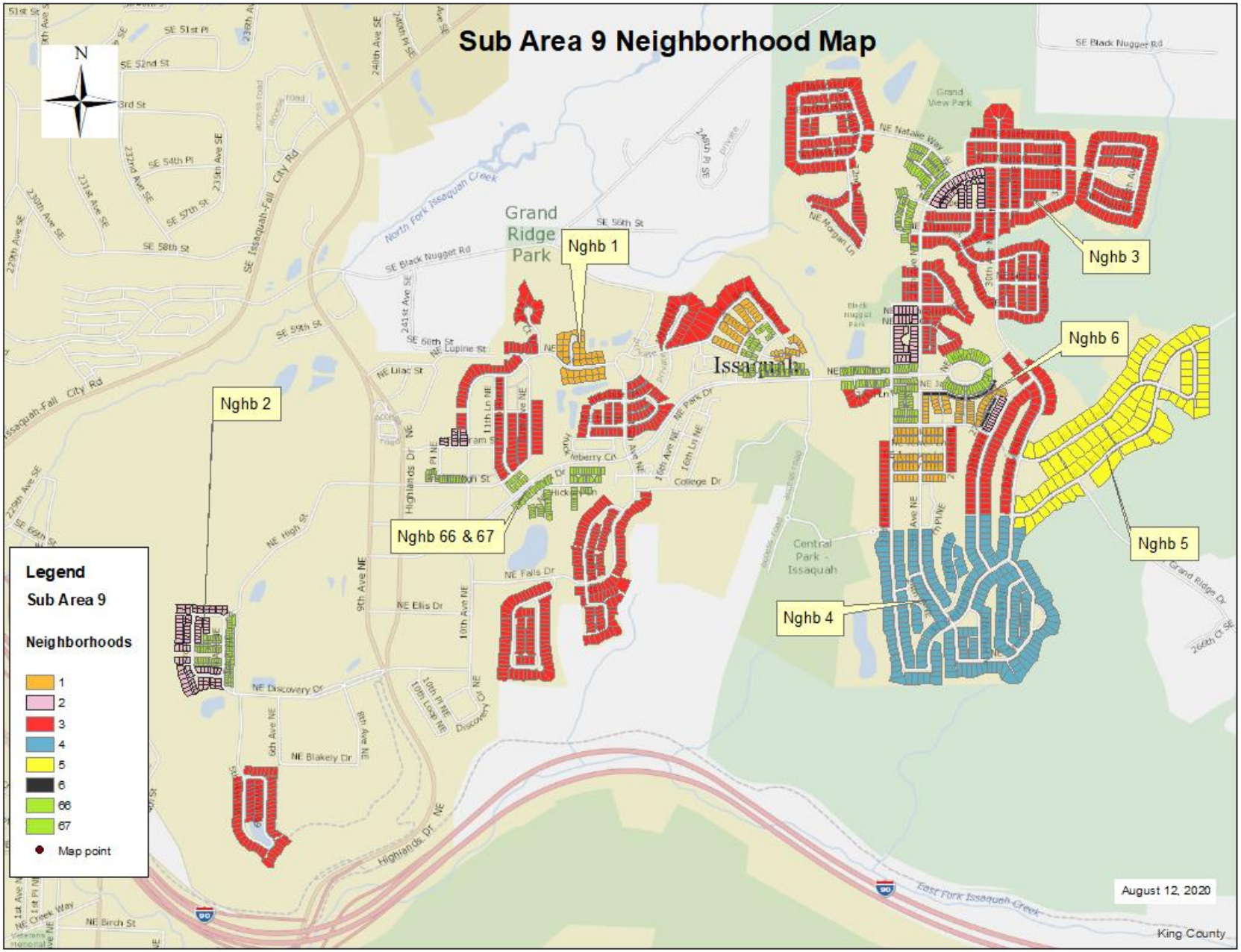

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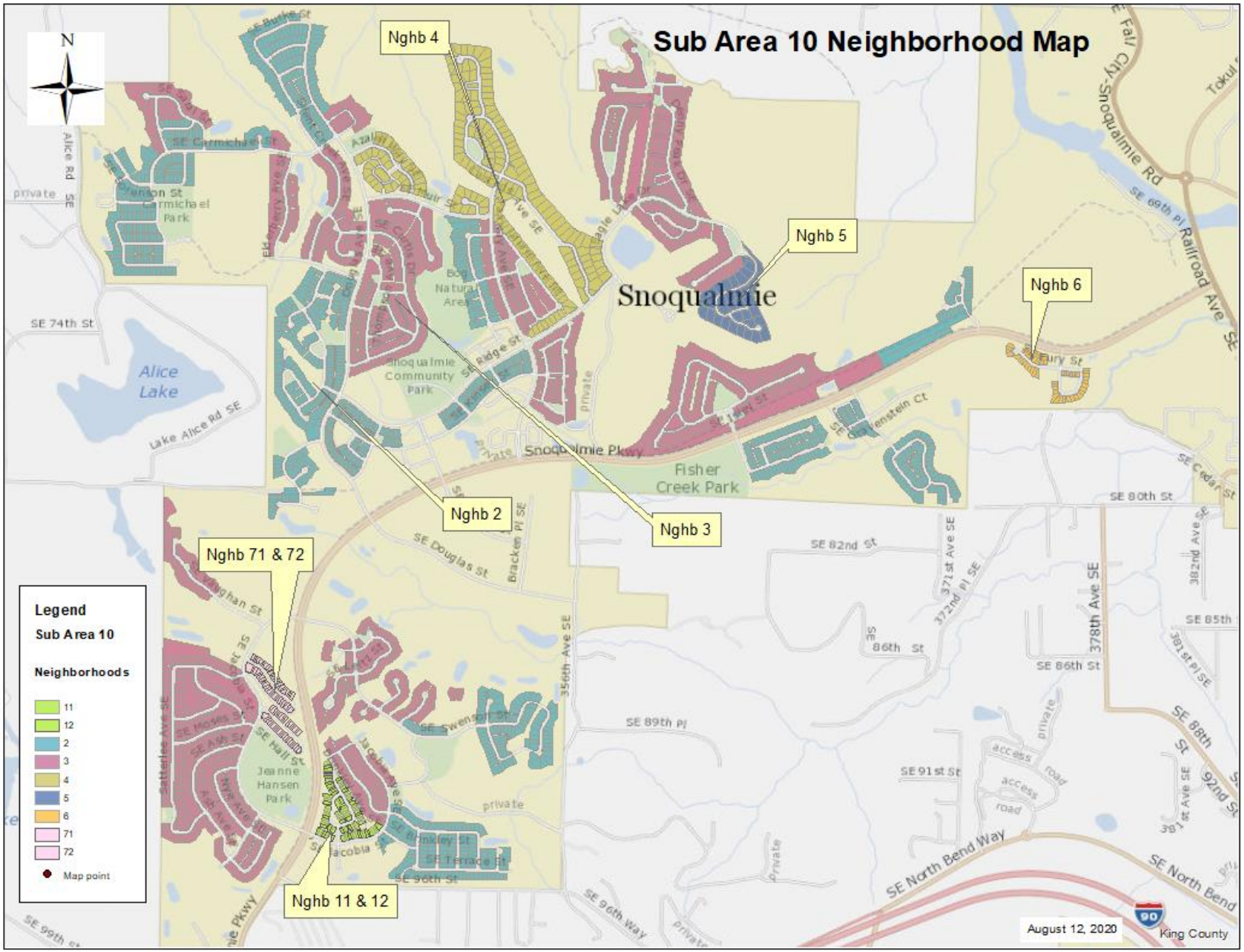


Area Information

Name or Designation

Area 075 - Issaquah Highlands / Preston / Snoqualmie Ridge

Boundaries

The northern boundary begins at East Lake Sammamish Pkwy and the Issaquah Fall City Road then runs in a north easterly direction along the Issaquah Fall Road out to the Preston Fall City Road. At the Preston Fall City Road and the southern city limits of Fall City, the northern boundary continues to run in a south easterly direction to and along the northern boundary of the Snoqualmie Ridge plat. The Snoqualmie Ridge plat contains the eastern boundary which then runs south to the intersection of I-90, then southerly along Highway 18 to section 30-23-07 where the western boundary begins. The western boundary then runs directly north to I-90 then in a westerly direction to East Lake Sammamish Pkwy and north to the point of beginning.

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 075 is located just east of the southern portion of Lake Sammamish where it expands in a north and easterly direction along the I-90 corridor. Area access to freeways and major commercial centers varies from fair to good depending on proximity to I-90, with commute times to Bellevue typically approaching 30 minutes or more. Recreational access to rivers, lakes and mountains is excellent for all properties, making this a great area for outdoor enthusiasts. This area includes three unique Sub Areas; each very distinct from one another. Sub Area 8 is the largest, most diverse and least developed of the Sub Areas. It is largely rural in character and includes the small town of Preston near I-90. It is located in the center portion of Area 75 between Sub Area 9 and Sub Area 10. Both, Sub Areas 9 and 10 are large platted urban-villages.

Sub Area 8 is by far the largest of the sub areas, extending over 6 miles from west to east and over 3 miles from north to south. It is typically very rural in nature with large estate and acreage sites throughout, but also includes waterfront parcels on the Raging River and a small lake, Lake Alice. Housing is typically single family, ranging from cabins to high end luxury structures and includes several manufactured homes. Individual prices range significantly based on the age, quality, style and size of the home, together with location, environment and size of the land. Homes were built from 1900 to the present, with a quality of construction ranging from grade 1 to 13 and total living from approximately 760 to 8,500 square feet.

Sub Area 9 is located at the very western portion of Area 75, which is located in the City of Issaquah. This sub area is commonly known as "Issaquah Highlands". It was developed as an urban-village concept "having a lifestyle of convenience" with mixed use zoning, medium density development and good public transportation. It is pedestrian friendly with a network of sidewalks, developed trails for walking and biking, open spaces, parks and shopping. Area development began with platting and construction of mostly residential housing, which has been active through the present day. To attract buyers from various economic backgrounds abundant opportunity of choices in quality, size and type of housing are available. These range from apartments to condominiums, townhomes and single family residences. Adding value to many of the properties are views of the Olympics, surrounding

territory and Lake Sammamish. Homes were built from 1998 to the present, with one home built in 1910 included. Construction quality ranges from grade 7 to 12 with varying total living areas.

Sub Area 10 is located at the very eastern portion of Area 75, which is located in the City of Snoqualmie. This sub area is commonly known as "Snoqualmie Ridge". Though some of the commercial amenities are not as extensive as Issaquah Highlands, Snoqualmie Ridge is similar in age and was also developed as an urban-village concept. Housing types include apartments, condominiums, townhouses and single family residences. Some examples of the many fine amenities in this area are excellent Cascade Mountain and Snoqualmie Valley views. Another significant amenity is the highly rated Jack Nicklaus designed "members only" TCP Snoqualmie Ridge Golf Course. Within Snoqualmie Ridge are community parks, trails, open space and shopping. The commercial area was specifically planned to support the residences of this community; including a grocery store, restaurants, various shops, library and school. Homes were built from 1998 to the present, with quality of construction ranging from grade 7 to 13 with varying total living areas. The sub area is serviced with good public transportation and good freeway access to I-90.

Land Valuation

Vacant sales from 1/1/2017 to 12/31/2019 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2020. Area 75 is large and diverse with a total of 8,123 properties of which 1,127 are vacant. Platted sites range in size from 745 square feet to 54,362 square feet and non-platted lots from 2,350 square feet to 642.40 acres. Platted lots were valued by site, with values ranging from $155,000 to $1,600,000. Non-platted lots were valued by size, with values ranging from $119,000 to $1,059,000. Final land values included consideration for positive impacts such as golf course and views and the negative impacts such as traffic and sensitive areas.

All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. There were a total of 47 vacant sales utilized in the land valuation model. The characteristics of each sale were compared and categorized, for the purpose of estimating land values and establishing adjustments for additional amenities or impacts affecting value. Therefore, special attention and analysis was given throughout Area 75 to identify and quantify these attributes. The land allocation and land abstraction methods were also incorporated in the land model analysis for additional support and validation when land sales were limited. The most influential characteristics identified affecting sales price included lot size, views, golf course, water frontage, topography, traffic, access, sensitive areas, utility access and location. The majority of sensitive areas, access and utility issues are found throughout Sub Area 8.

The diversity of Area 75 was made very evident as land inspection progressed. With the inclusion of analysis from all available market sales, several market areas were identified having an impact on land values. This included support for individual land models for each Sub Area and within in each Sub Area, several neighborhoods were observed.

Land Model

Model Development, Description and Conclusions:
In considering the uniqueness, diversity and many property types within Area 75, additional support and validation from the land allocation and land abstraction methods were incorporated in the land model analysis. These methods were invaluable in validating land values where vacant land sales were limited. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values. For example on lake front properties, the land allocation and land abstraction methods from improved sales were utilized for lack of vacant sales. A combination of a fixed site value plus an additional front foot value was used for lake front land values. Additional adjustments to all sites were applied for positive attributes such as views and negative adjustments for inferior attributes such as traffic nuisance and topography. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area. For example, matched paired sales in Sub Area 10 indicated a $20,000 upward adjustment for a good Cascade view site verses a non-view site. Matched paired sales in Sub Areas 9 and 10 indicated a $25,000 upward adjustment for properties located on greenbelts. Matched paired sales in Sub Area 10 indicated a downward adjustment of -$15,000 for moderate traffic impact. Additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel. Listed below are descriptions and the conclusions for each individual Sub Area and neighborhood.

Sub Area 8 has 1,796 parcels with the smallest improved site at 2,350 square feet and the largest at 69 acres. The average lot size is 3.53 acres and there are 39 available vacant land sales which adequately supported a land valuation model for non-waterfront properties. The vacant land sales ranged from

34,989 square feet to 15.42 acres in size, five are severely impacted and three are located on the Raging River. Observed within Sub Area 8 were seven additional neighborhoods standing apart from the typical properties. These required adjustments to the land model used throughout the entire Sub Area. Value consideration was given for views, traffic noise, access, sensitive areas, waterfront and neighborhood influence. Sub Area 8 lacks public sewer and water in most cases; adjustments were made or considered for sites lacking the adequate size to accommodate a well and/or septic system.

- Neighborhood 1 - located in the western portion of the area along the Issaquah Fall City Road. This neighborhood has a superior location to Issaquah Highlands shopping and has overall higher end housing averaging grade 9 quality of construction and an average time adjusted sale price of $840,500. It was essential to account for the superior amenities of this neighborhood by applying an upward adjustment to the area base land model.
- Neighborhood 2 - located at the very southwestern portion of the area along I-90 with an average quality of construction of grade 7 and an average time adjusted sale price of $565,000. Observed impacts in this neighborhood were overall adverse topography/access and the I-90 traffic noise in comparison to the remainder of Sub Area 8. A slight downward adjustment to the base land model was applied to account for the lower than average sale prices for the area.
- Neighborhood 3 - known as Grand Ridge Estates. This is an upscale and small gated plat of 46 estate size lots averaging nearly 2.5 acres in size. All houses are custom built grade 10 and above. There were several vacant land sales averaging $675,000 to establish land values for these lots.
- Neighborhood 4 - located just east of Neighborhood 1, is recognized as having some of the same economic influence that Neighborhood 1 enjoys but to a lesser degree. The average quality of construction is between grade 8 and 9 and an average time adjusted selling price at $1,000,000. An upward adjustment was applied to the base land model to account for the better location of this neighborhood.
- Neighborhood 8 – Lake Alice waterfront had only one vacant land sale, but it was impacted by wetlands and not indicative of a typical building site. This neighborhood did have five good improved sales with an average adjusted sale price of $1,088,000. Land allocation and abstraction methods were used to develop a land model for these waterfront sites.
- Neighborhood 9 – There are no vacant land sales of riverfront properties situated on Raging River but there are seven improved sales. These sales supported base land values compatible to the base land model plus $100,000, $50,000 or $25,000 depending on the quality of the river frontage. Downward adjustments were made for poor quality waterfront or other environmental impacts.
- Neighborhood 10 – an upscale neighborhood with 17 estate size lots averaging 4.5 acres. This has a superior location, close the Issaquah Highlands and has luxury end housing, averaging grade 12 quality construction. An upward adjustment was applied to the base land model to account for this premium quality neighborhood.

Sub Area 9 is a platted area with 2,289 parcels. There were 8 neighborhoods recognized in establishing base land values, including two neighborhoods of townhome properties. Final land values are based on average selling price, average lot size, average quality of construction (grade) and housing type. Lots range in value from $285,000 to $725,000 with consideration for views, greenbelt amenity and neighborhood influence as described below.

- Neighborhood 1 - has an average adjusted selling price of $749,000. The average lot size is 3,175 square feet, has an average house grade of 8 to 9 and an average base land value of $350,000.
- Neighborhood 2 - has an average adjusted selling price of $855,000. The average lot size is 2,588 square and has an average house grade of 8. Few properties have view, those that do, range from average to very good and have an average new base land value of $375,000.
- Neighborhood 3 - has an average adjusted selling price of $1,065,000. The average lot size is 4,500 square feet with an average house grade of 9. There are several view properties ranging from average to very good with an average new base land value of $400,000.
- Neighborhood 4 -has an average adjusted selling price of $1,287,000. The average lot size is 5,900 square feet and an average house grade of 10. This neighborhood supports some of the higher quality homes and better views in the area, with an average base land value of $425,000.
- Neighborhood 5 - has an average adjusted selling price of $2,460,000. The average lot size is 14,600 square feet with an average house grade of 11. This is the premium neighborhood in Issaquah Highlands with the better views and customs homes and an average base land value of $675,000 - $725,000.
- Neighborhood 6 – has an average adjusted selling prince of $477,000. The average lot size is 2,790 square feet with an average house grade of 7. This neighborhood consists of homes all built above a row of six garages and have an average base land value of $300,000.
- Neighborhood 66 – consists of townhouses located on an interior site and have an average adjusted sales price of $615,000, an average lot size of 1,300 square feet with an average improvement grade of 8, and an average base land value of $285,000.
- Neighborhood 67 – consists of townhouses located on an exterior site and have an average adjusted sales price of $690,000, an average lot size of 1,980 square feet with an average improvement grade of 8, and an average base land value of $310,000.

Sub Area 10 is a platted area with 3,638 parcels. There were 9 neighborhoods recognized in establishing base land values, including four neighborhoods of townhome properties. Final land values are based on average selling price, average lot size, average quality of construction (grade) and housing type. Lots range in value from $240,000 to $520,000 with consideration for views, greenbelt amenity and neighborhood influence as described below.with consideration given for views, greenbelt amenity, golf course access and neighborhood influence.

- Neighborhood 2 - has an average adjusted selling price of $669,000, average lot size of 5,785 square feet, average improvement grade 7 and an average base land value of $320,000. This is a nice townhouse plat with various views of the territory and mountains.
- Neighborhood 3 - has an average adjusted selling price of $865,000, average lot size of 6,500 square feet, average improvement grade 9 and an average base land value of $340,000. Several sites in this neighborhood are located on the golf course. This is a mixed plat of townhouses and single family.

Land Valuation… Continued

- Neighborhood 4 - has an average adjusted selling price of $1,2235,000, average lot size of 12,500 square feet, average improvement grade 10 and an average base land value of $400,000. Several sites in this neighborhood are located on the golf course.
- Neighborhood 5 - has an average adjusted selling price of $1,505,000, a lot size average of 15,425 square feet with an average improvement grade of 10 and an average baseland value of $520,000. Golf course lots in this neighborhood include excellent views; they are the premium sites for this area.
- Neighborhood 6 - has an average adjusted selling price of $581,000, average lot size of 3,300 square feet, average improvement grade of 8 and an average baseland value of $280,000. This is a mixed plat of townhouses and single family.
- Neighborhood 11 – consists of townhouses located on an interior site and have an average adjusted sales price of $582,000, an average lot size of 2,200 square feet with an average improvement grade of 8, and an average base land value of $240,000.
- Neighborhood 12 – consists of townhouses located on an exterior site and have an average adjusted sales price of $599,000, an average lot size of 3,300 square feet with an average improvement grade of 8, and an average base land value of $260,000.
- Neighborhood 71 – consists of townhouses located on an interior site and have an average adjusted sales price of $643,000, an average lot size of 2,100 square feet with an average improvement grade of 8, and an average base land value of $240,000.
- Neighborhood 72 – consists of townhouses located on an exterior site and have an average adjusted sales price of $732,000, an average lot size of 3,300 square feet with an average improvement grade of 8, and an average base land value of $280,000.

Land Value Model Calibration

Sub Area 8

Land Model Subarea 8		
Square footage	Acreage	Base Land Value
2,000	0.05	$190,000
4,000	0.09	$210,000
6000	0.14	$213,000
8,000	0.18	$216,000
10,890	0.25	$220,000
21,780	0.50	$240,000
32,670	0.75	$260,000
43,560	1	$280,000
54,450	1.25	$290,000
65,340	1.50	$300,000
76,230	1.75	$320,000
87,120	2	$335,000
108,900	2.5	$352,000
130,680	3	$370,000
152,460	3.5	$387,000
174,240	4	$405,000
196,020	4.5	$422,000
217,800	5	$440,000
Greater than 5 acres + $16,000 per acre		
435,600	10	$520,000
Greater than 10 acres + $9,000 per acre		
871,200	20	$610,000
Greater than 20 acres + $5,000 per acre		

Interpolation of values is used between listed lot sizes

Neighborhood	Adjustment
1	Base Land value x 1.40
2	Base Land value x .90
3	$675,000
4	Base Land value x 1.10
10	Base Land value x 1.80

Land Value Model Calibration… Continued

Sub Area 8 cont.

Neighborhood 8-Lake Alice	
Waterfront feet	**Land Value**
65' or less	$3,000 per front foot + Base land value
66' to 100'	$195,000+$2,000 per addl front foot after 65' + Base Land value
101' to 140'	$265,000+$1,500 per addl front foot after 100' + Base Land value
141'+	$325,000+Base Land value
Vacant waterfront lot	Base Land value x .70
Neighborhood 9-Raging River	
Fair quality riverfront	Base Land value + $25,000
Average quality riverfront	Base Land value + $50,000
Good quality riverfront	Base Land value + $100,000

Land Adjustments

Views	Average	Good	Excellent
Cascade	$10,000	$15,000	$25,000
River or Lake	$5,000	$10,000	$20,000
Seattle Skyline	$5,000	$10,000	
Territorial	$10,000	$15,000	$25,000

Greenbelt	$25,000
Additional sites	$90,000

Traffic	Moderate	High	Extreme
Moderate	-$15,000	-$30,000	-$60,000

Easements	-5% to -30%
Erosion	-20%
100 Year Flood Plain	-5% to -90%
Landslide	-5% to -65%
Non-Perc/Non-Buildable	-75% to -99%
Other Nuisances	-5%
Other Problems	-5% to -95%

Power lines	-5% to -95%
Road Access	-5% to -75%
Steep Slope	-5% to -40%
Streams	-5% to -95%
Topography	-5% to -95%
Water problems	-45%
Wetlands	-5% to -80%

Land Value Model Calibration… Continued

Sub Area 9

Land Model Subarea 9		
Neighborhood		Base Land Value
1		$350,000
2		$375,000
3		$400,000
4		$425,000
5		*$675,000-$725,000
66	Interior Townhouse units	$285,000
67	Exterior Townhouse units	$310,000

***Nbhd 5 lot sizes are grouped as follows:**

8,000 SF-10,000 SF sites	$675,000
10,001 SF-21,000 SF sites	$700,000
21,001 SF-31,000 SF sites	$725,000

Land Adjustments

Views	**Fair**	**Average**	**Good**	**Excellent**
Territorial	$10,000	$25,000	$50,000	$75,000
Olympic	$10,000	$25,000	$50,000	$75,000
Lake Sammamish	$10,000	$25,000	$50,000	$75,000
Bellevue (Other view)	$10,000	$20,000	$40,000	$60,000
Seattle skyline	$10,000	$20,000	$40,000	$60,000

Greenbelt	$25,000
Single Site Parcels	Use Area 75-8 land schedule
Potential Development Sites	Estimated number of lots x single lot value x .50
Moderate Traffic	-$10,000
Powerlines	-5% to -20%
Topography	-10% to -50%
Adjacent to Commercial Property	-5% (other nuisance)

Land Value Model Calibration… Continued

Sub Area 10

Land Model Area 75 Sub Area 10		
Neighborhood		**Base Land Value**
2		$320,000
3	Townhouse plats	$300,000
	Single Family plats	$340,000
4		$400,000
5		$520,000
6	Townhouse plats	$250,000
	Inferior Townhouse plat*	$230,000
	Single Family plats	$280,000
11	Interior Townhouse units	$240,000
12	Exterior Townhouse units	$260,000
71	Interior Townhouse units	$240,000
72	Exterior Townhouse units	$280,000

*Smaller lot size & adjacent to commercial

Views	**Average**	**Good**	**Excellent**
Cascade	$10,000	$20,000	$40,000
Mount Si-(Other View)	$15,000	$30,000	$60,000
Territorial	$10,000	$20,000	$40,000
Olympic	$10,000	$20,000	$40,000

Green Belt	$25,000

Golf Fairway	
Neighborhood	
3	$60,000
4	$80,000
5	$100,000
*Inferior Golf Fairway	-5%

Moderate Traffic	-$10,000
Powerlines	-5%
Topography	-5% to -50%

Single site parcels	Use Area 75-8 land schedule
Potential Development Sites	Estimated number of lots x $340,000 x .25 (For development costs)

Order of Adjustments:

1) % Adjustments

2) Dollar Amount Adjustments

Land Value Calculation Sample:
A one acre tax lot is calculated at **$280,000** per the tax lot land schedule, +/- any other land adjustments. If this parcel has **-10%** for topography, is situated on road with moderate traffic (**-$15,000** per schedule) with an average view of the Cascade Mountains (**+$10,000**), the adjusted calculated land value would be as follows:

$280,000 * .90 = $252,000 - $15,000 + $10,000 = $247,000

Improved Parcel Valuation

Improved Parcel Data:
Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with sales lists, eSales and Localscape. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.
The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:
Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2020.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed in Sub Area 8 that homes in very good condition, in Area 9 that Grade 12 and above, Issaquah Highlands Division 4 & 14 (Majors 362979 & 362983), Issaquah Highlands Village Green Div 42 (Major 363002), Grade 8 homes in Issaquah Highlands Village Green Div 48 & 52 Future Development (Majors 363006 & 363007), Issaquah Highlands Div 32, 44 & 45 (Major 363013) & Sunset Walk at Issaquah Highlands (Major 813887), were influential in the market.

The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables or market segments that would be used in the valuation model. Through this process a valuation model was derived for each individual Sub Area. After the models were developed, neighborhood plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation several adjustments were made to these neighborhood plats. The EMV model excluded properties having multiple houses.

Improved Parcel Total Value Model Calibration

Sub Area 8

Variable	Definition
BaseLandC	2021 Base Land Value
TotalRcnldC	Total Cost New Less Depreciation
VGoodYN	Very Good Condition

Multiplicative Model

((1-0.10)*EXP**(**1.56718540770419 + 0.422149961651107 * BaseLandC + 0.48054626691856 * TotalRcnldC + 0.104112232309359 * VGoodYN**)***1000

Sub Area 9

Variable	Definition
BaseLandC	2021 Base Land Value
HiGradeYN	Grade >=12
Maj362979_83	Majors 362979 & 362983
Maj363002	Major 363002
Maj363006_07Gd8	Grade 8 homes in Majors 363006 & 363007
Maj363013	Major 363013
Maj813887	Major 813887
TotalRcnldC	Total Cost New Less Depreciation

Multiplicative Model

((1-0.10)*EXP(LnTrendedPrice =0.44204304223714 + 0.616984460650265 * BaseLandC + 0.0814302888921132 * HiGradeYN + 0.0590889836169785 * Maj362979_83 + 0.0496622672636604 * Maj363002 - 0.0538287089110006 * Maj363006_07Gd8 + 0.136273577308822 * Maj363013 + 0.0448841060917867 * Maj813887 + 0.469882948118055 * TotalRcnldC)*1000

Sub Area 10

Variable	Definition
BaseLandC	2021 Base Land Value
TotalRcnldC	Total Cost New Less Depreciation

Multiplicative Model

((1-0.10)*EXP(0.565076554276354 + 0.592703865457902 * BaseLandC + 0.454711814082375 * TotalRcnldC)*1000

The information provided on this page serves as a basic illustration of the regression model and its components. This page is not intended to serve as a guide or framework for re-creating the regression model. More detailed information on the regression model, its components and variable transformations is available upon request.

Improved Parcel Total Value Model Calibration…

Continued

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 2,824 parcels increased in value. They were comprised of 1 single family residences on commercially zoned land and 2,823 single family residences or other parcels.

Of the vacant land parcels greater than $1,000, 523 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Area 75 Sub Area 8	
Poor condition	RCNLD
Fair condition	RCNLD
Grade 5 built before 1940	EMV x 1.05
Grade 11	EMV x 1.05
Grade 12	EMV x 1.15
Grade 13	EMV x 1.25
Grade 11 & 12 in Neighborhood 3 (Grand Ridge)	EMV x 1.35
Grade 13 in Neighborhood 3 (Grand Ridge)	EMV x 1.40

Area 75 Sub Area 9	Major		
FOREST RIDGE AT ISSAQUAH HIGHLD C	259749	EMV x 1.02	All Grades
ICHIJO SUN RIDGE	355760	EMV x 1.05	All Grades
ISSAQUAH HIGHLANDS BLOCK 10A	362970	EMV x 1.05	All Grades
ISSAQUAH HIGHLANDS DIV 1	362975	EMV x 0.90	Grade 8 (attached)
ISSAQUAH HIGHLANDS DIV 2	362976	EMV x 1.04	Grade 8
ISSAQUAH HIGHLANDS DIV 5-8 & 11	362980	EMV x .95	All Grades
ISSAQUAH HIGHLANDS DIV 19	362986	EMV x 0.92	All Grades
ISSAQUAH HIGHLANDS DIV 22 & 23	362987	EMV x 1.05	Grade 8 (Neighborhood 1)
ISSAQUAH HIGHLANDS DIV 22 & 23	362987	EMV x 0.92	Grade 9
ISSAQUAH HIGHLANDS DIV 22 & 23	362987	EMV x 1.05	Grade 10
ISSAQUAH HIGHLANDS DIVS 50+	362992	EMV x 1.06	Grade 8 (Neighborhood 1)
ISSAQUAH HIGHLANDS DIVS 50+	362992	EMV x 1.06	Grade 9 (detached)
ISSAQUAH HIGHLANDS DIVS 50+	362992	EMV x 0.98	Grade 9 (attached)
ISSAQUAH HIGHLANDS DIVS 50+	362992	EMV x 0.96	Grade 11
ISSAQUAH HIGHLANDS DIVS 84,85&90	362993	EMV x 1.03	All Grades
ISSAQUAH HIGHLANDS DIV 70 & 75	362994	EMV x 1.05	Grade 10 (Neighborhood 3)
ISSAQUAH HIGHLANDS DIV 70 & 75	362994	EMV x 0.93	Grade 11 (Neighborhood 5)
ISSAQUAH HIGHLANDS DIV 25A	362995	EMV x .97	Townhomes
ISSAQUAH HIGHLANDS DIV 25B	362996	EMV x .97	Townhomes
ISSQH HGHLNDS DIVS 82,83,97 & 99	362997	EMV x 1.10	Grade 7 (Neighborhood 2)
ISSQH HGHLNDS DIVS 82,83,97 & 99	362997	EMV x 1.03	Grade 9
ISSAQUAH HIGHLANDS DIV 37	362999	EMV x 1.03	All Grades
ISSAQ HGHLNDS VILLAGE GRN DIV 29	363000	EMV x 1.02	All Grades
ISSQ HGHLNDS VILLAGE GREEN DIV 30	363001	EMV x 1.02	All Grades
ISS HGHLNDS VLLG GRN DIV 80 & 81	363003	EMV x 1.03	Grade 8 (detached)
ISS HGHLNDS VLLG GRN DIV 80 & 81	363003	EMV x 0.90	Grade 8 (attached)
ISSAQUAH HIGHLANDS DIV 59B	363004	EMV x 1.06	All Grades
ISSQ HGHLND VILLAGE GREEN DIV 40	363005	EMV x 1.02	All Grades
ISSQ HGHLND VILLAGE GREEN DIV 48	363006	EMV x .87	Grade 7
ISSQ HGHLND VILLAGE GREEN DIV 52	363007	EMV x .87	Grade 7

Supplemental Models and Exceptions… Continued

Area 75 Sub Area 9 cont.	Major		
ISSAQUAH HIGHLANDS DIV 96	363008	EMV x 1.05	All Grades
ISSAQUAH HIGHLANDS DIV 53	363009	EMV x 1.02	All Grades
ISSAQUAH HIGHLANDS DIV 91 & 98	363011	EMV x 1.03	Grade 9
ISSAQUAH HIGHLANDS DIV 71	363014	EMV x 0.96	Grade 10
ISSAQUAH HIGHLANDS DIV 71	363014	EMV x 0.93	Grade 11
ISSQ HGHLNDS DIV 58,61,62 & 68	363016	EMV x 1.03	Grade 9
ISSAQUAH HIGHLANDS DIVISION 46	363017	EMV	Grade 9 (detached)
ISSAQUAH HIGHLANDS DIVISION 46	363017	EMV x 0.98	Grade 9 (attached)
ISSAQUAH HIGHLANDS DIVS 63 AND 69	363018	EMV x 1.03	Grade 9
ISSAQUAH HIGHLANDS DIVISION 28	363019	EMV x 1.02	All Grades
ISSAQUAH HIGHLANDS DIVS 64 AND 65	363020	EMV x 0.97	Grade 10
ISSAQUAH HIGHLANDS DIV 72,73 & 74	363021	EMV x 0.96	Grade 10
ISSAQUAH HIGHLANDS DIV 72,73 & 74	363021	EMV x 0.93	Grade 11
ISSAQUAH HIGHLANDS DIVISION 93	363022	EMV x 0.94	All Grades
ISSAQUAH HIGHLANDS BLK 8C	363024	EMV x 1.05	All Grades
PINE CREST AT ISSAQUAH HIGHLANDS	679085	EMV x 1.03	All Grades
VISTA PARK 2	895600	EMV x 1.05	Grade 8 (Neighborhood 2)
VISTA PARK 2	895600	EMV	Grade 8 (Neighborhood 3)
VISTA PARK 2	895600	EMV x 0.96	Grade 9 (detached)
VISTA PARK 2	895600	EMV x 0.90	Grade 9 (attached)
WEST HIGHLANDS PARK	926885	EMV x 0.97	Townhomes
WEST HIGHLANDS PARK	926885	EMV x 1.02	Detached homes
ZHOME	989500	EMV x .93	All Grades

Supplemental Models and Exceptions… Continued

Area 75 Sub Area 10	Major		
SNOQ RIDGE PLT 1 DIV F PH 1	Major 785198	Grade 11	EMV x 1.03
SNOQUALMIE RIDGE PLT 1 DIV F PH 2	Major 785199	Grade 11	EMV x 1.03
SNOQUALMIE RIDGE PLT 1 DIV F PH 2	Major 785199	Grade 12	EMV x 1.05
SNOQUALMIE RIDGE PLAT 1 DIV I/J	Major 785200	All Grades	EMV x 1.04
SNOQUALMIE RIDGE PLAT 1 DIV G	Major 785201	Grade 10	EMV x 0.90
SNOQUALMIE RIDGE PLAT 1 DIV G	Major 785201	Grade 11	EMV x 0.95
SNOQUALMIE RIDGE PLAT 3 DIV P & Q	Major 785203	All Grades	EMV x 1.02
SNOQ RIDGE PLAT 3 PARCEL O DIV 1	Major 785204	Grade 9	EMV x 1.08
SNOQUALMIE RIDGE PLT 4 NC AW PH1	Major 785205	All Grades	EMV x 1.02
SNOQUALMIE RIDGE PL 4 NCAW P-2	Major 785206	All Grades	EMV x 1.02
SNOQUALMIE RIDGE PLT 1 DIV F PH3	Major 785207	Grade 11	EMV x 1.05
SNOQUALMIE RIDGE PLT 3 PCL O DIV2	Major 785209	Grade 9	EMV x 1.08
SNOQUALMIE RIDGE PLAT 5 PAR R	Major 785210	All Grades	EMV x 1.02
SNOQUALMIE RIDGE PLAT 6 PAR M	Major 785211	Grade 9	EMV x 1.04
SNOQUALMIE RIDGE PLT 6 PCL K WEST	Major 785212	Grade 11	EMV x 1.05
SNOQUALMIE RIDGE PLAT 7 PARCEL N	Major 785213	All Grades	EMV x 1.02
SNOQUALMIE RDG PL 10-FISHER CK V	Major 785215	All Grades	EMV x 1.02
SNOQUALMIE RIDGE PLAT 9-PARCEL A	Major 785216	Grade 9	EMV x 0.95
SNOQUALMIE RIDGE PLAT 9-PARCEL A	Major 785216	Grade 10	EMV x 0.95
SNOQUALMIE RIDGE PLAT 9-PARCEL A	Major 785216	Grade 11	EMV x 1.03
SNOQUALMIE RIDGE PLAT 9-PARCEL A	Major 785216	Grade 12	EMV x 1.05
SNOQUALMIE RIDGE PLAT 9-PARCEL A	Major 785216	Grade 13	EMV x 1.10
SNOQUALMIE RIDGE PLAT 12 WOODY CK	Major 785218	All Grades	EMV x .98
SNOQUALMIE RIDGE PLAT 12 WOODY CK EAST	Major 785321	All Grades	EMV x .95
SNOQUALMIE RIDGE PLAT 8 - PCL W	Major 785322	Grade 8	EMV x .96
SNOQUALMIE RIDGE PLAT 13 PARCEL Z	Major 785323	All Grades	EMV x .98
SNOQUALMIE RIDGE PLAT 16 PCL K-N	Major 785327	Grade 8	EMV x 1.04
SNOQUALMIE RIDGE PLAT 16 PCL K-N	Major 785327	Grade 9	EMV x 1.04
SNOQUALMIE RIDGE PLAT 15 PCL B&C	Major 785328	All Grades	EMV x 1.10
SNOQUALMIE RIDGE PLAT 18 PARC N5	Major 785329	Grade 8	EMV x 1.04
SNOQUALMIE RIDGE PLAT 23 PCL N6	Major 785335	All Grades	EMV x 1.10
SNOQ RDG PL 24-P1 PC S2,S3,S4&S22	Major 785336	Grade 7	EMV x 1.03
SNOQ RDG PL 25-PH1 S12A, S13-S20	Major 785338	Grade 8	EMV x 1.03
SNOQ RDG PL 25-PH 3 S17 S18 & S19	Major 785340	Grade 8	EMV x 1.03
SNOQ RDG PL 25-PH 4 S17 S18 & S19	Major 785341	Grade 8	EMV x 1.03
SNOQUALMIE RIDGE PLAT 26 PCL S12A	Major 785344	All Grades	EMV x 1.09

King County Assessor Mobile Home Valuation

Mobile Home Data:
Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the Area's Sales Available List. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2019 update for the 2020 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

Model Development, Description and Conclusions:
Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2020.

The analysis of Mobile Homes consisted of a systematic review of applicable characteristics which influence property values. All Mobile homes in Area 75 are located in Sub Area 8. There are 5 mobile home sales which were considered adequate in representing the total population within Area 75.

Mobile Home Total Value Model Calibration
A market adjusted cost approach was used to appraise mobile homes.
For parcels with Manufactured home with no imps –

Manufactured homes in Poor or Fair condition:

Land + Total RCNLD

Manufactured homes built prior to 1980 in Average condition:

Land + Total RCNLD

All other Manufactured homes:

Land + Total RCNLD + $30,000

For parcels with a Manufactured home and an improvement:

EMV (or factored EMV) + MH RCNLD

There are 54 parcels in Area 75 improved with a Mobile Home and 5 Mobile Home sales used in the valuation. Sales used were from 1/1/2017 to 12/31/2019.

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is 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. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The assessment level target for all areas in King County, including this area, is 90.0. The actual assessment level for Mobile Homes in this area is 87.20%. The standard statistical measures of valuation performance for mobile homes generally have a wider ranging assessment level.

Application of these recommended values for the 2020 assessment year (taxes payable in 2021) results in an average total change from the 2019 assessments of +1.09%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2020 recommended values. This study benchmarks the prior assessment level using 2019 posted values (1/1/2019) compared to current adjusted sale prices (1/1/2020). The study was also repeated after the application of the 2020 recommended values. The results are displayed in the *Mobile Home Ratio Study Report* page included in this report showing an improvement in the COD from 12.48 % to 10.84.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

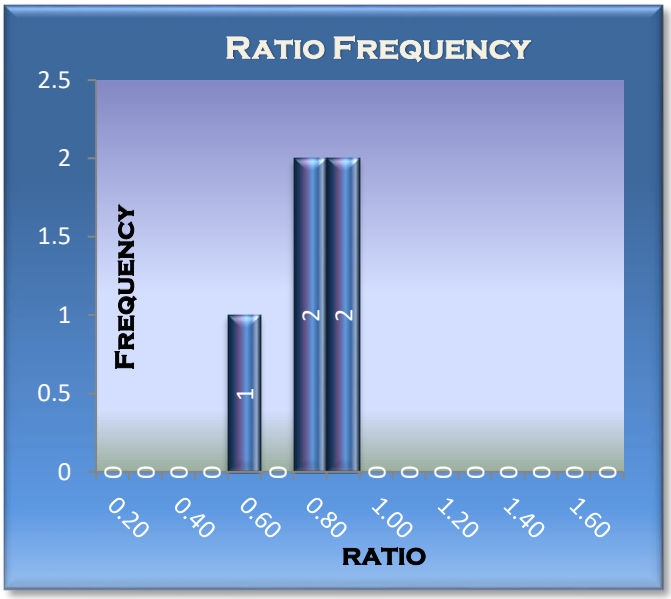
Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Area 075 Mobile Home Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

Pre-revalue ratio analysis compares time adjusted sales from 2017 through 2019 in relation to the previous assessed value as of 1/1/2019.

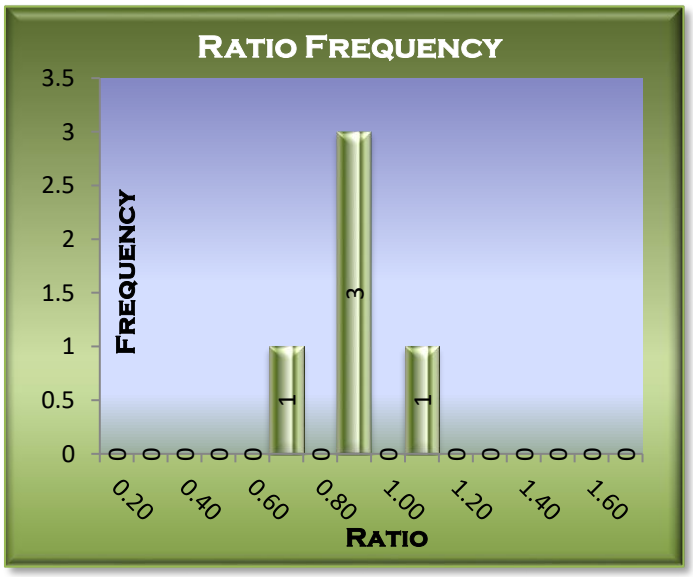
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	5
Mean Assessed Value	349,600
Mean Adj. Sales Price	467,400
Standard Deviation AV	66,673
Standard Deviation SP	43,653
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.746
Median Ratio	0.708
Weighted Mean Ratio	0.748
UNIFORMITY	
Lowest ratio	0.586
Highest ratio:	0.891
Coefficient of Dispersion	12.48%
Standard Deviation	0.121
Coefficient of Variation	16.25%
Price Related Differential (PRD)	0.998



POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2017 through 2019 and reflects the assessment level after the property has been revalued to 1/1/2020.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	5
Mean Assessed Value	399,400
Mean Sales Price	467,400
Standard Deviation AV	87,102
Standard Deviation SP	43,653
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.850
Median Ratio	0.872
Weighted Mean Ratio	0.855
UNIFORMITY	
Lowest ratio	0.620
Highest ratio:	1.043
Coefficient of Dispersion	10.84%
Standard Deviation	0.152
Coefficient of Variation	17.85%
Price Related Differential (PRD)	0.994



Physical Inspection Process

Effective Date of Appraisal: January 1, 2020
Date of Appraisal Report: August 24, 2020

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Carolyn Liepelt – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Gary Downing – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Patrick Duncan – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Ian Lamb – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Joel Ledbetter – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2019
5. Existing residences where the data for 2019 is significantly different than the data for 2020 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of $10,000 or less posted for the 2019 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market

(Available sales and additional Area information can be viewed from sales lists, eSales and Localscape)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Physical Inspection Process… Continued

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and updated. Data was collected and coded per the assessor's residential procedures manual. In response to the COVID-19 pandemic the Department of Assessments developed a policy intended to protect staff and citizens. This has impacted the Department of Assessments field appraiser's ability to directly engage the public in the field, making it difficult to confirm and validate some data changes. In cases where appraisers were not able to gain sufficient access to make determinations, aerial photography and public record data was relied upon.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2017 to 12/31/2019 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2020.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area 075 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time. Market conditions prevalent in the last three years indicated that the best methodology for tracking market movement through time is a modeling technique using splines. Put simply, this is a way of drawing best fit lines through the data points in situations where there may be several different trends going on at different times. Splines are the use of two or more straight lines to approximate trends and directions in the market. Splines are best suited to react to the sudden market changes. To create larger and more reliable data sets for time trending, it was necessary in most instances to combine geographic areas that were performing similarly in the marketplace. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2020**.

The time adjustment formula for Area 075 is: (1.02684035853556 - 0.000300521604285441 * ((SaleDate<=43282)*SaleDate+(SaleDate>43282)*43282-43831) + 0.000593121982886623 * ((SaleDate>=43282)*(SaleDate<=43374)*SaleDate+(SaleDate<43282)*43282+(SaleDate>43374)*43374-43831))/(1.02684035853556 - 0.000300521604285441 * (-549) +0.000593121982886623* (-457))

For example, a sale of $650,000 which occurred on October 1, 2018 would be adjusted by the time trend factor of 1.000, resulting in an adjusted value of $650,000 ($650,000 * 1.000=$650,000) – truncated to the nearest $1000.

Area 075 Market Value Changes Over Time

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2017	1.119	11.9%
2/1/2017	1.109	10.9%
3/1/2017	1.100	10.0%
4/1/2017	1.090	9.0%
5/1/2017	1.080	8.0%
6/1/2017	1.070	7.0%
7/1/2017	1.060	6.0%
8/1/2017	1.050	5.0%
9/1/2017	1.040	4.0%
10/1/2017	1.030	3.0%
11/1/2017	1.020	2.0%
12/1/2017	1.010	1.0%
1/1/2018	1.000	0.0%
2/1/2018	0.990	-1.0%
3/1/2018	0.981	-1.9%
4/1/2018	0.970	-3.0%
5/1/2018	0.961	-3.9%
6/1/2018	0.951	-4.9%
7/1/2018	0.941	-5.9%
8/1/2018	0.961	-3.9%
9/1/2018	0.981	-1.9%
10/1/2018	1.000	0.0%
11/1/2018	1.000	0.0%
12/1/2018	1.000	0.0%
1/1/2019	1.000	0.0%
2/1/2019	1.000	0.0%
3/1/2019	1.000	0.0%
4/1/2019	1.000	0.0%
5/1/2019	1.000	0.0%
6/1/2019	1.000	0.0%
7/1/2019	1.000	0.0%
8/1/2019	1.000	0.0%
9/1/2019	1.000	0.0%
10/1/2019	1.000	0.0%
11/1/2019	1.000	0.0%
12/1/2019	1.000	0.0%
1/1/2020	1.000	0.0%

Sales Sample Representation of Population

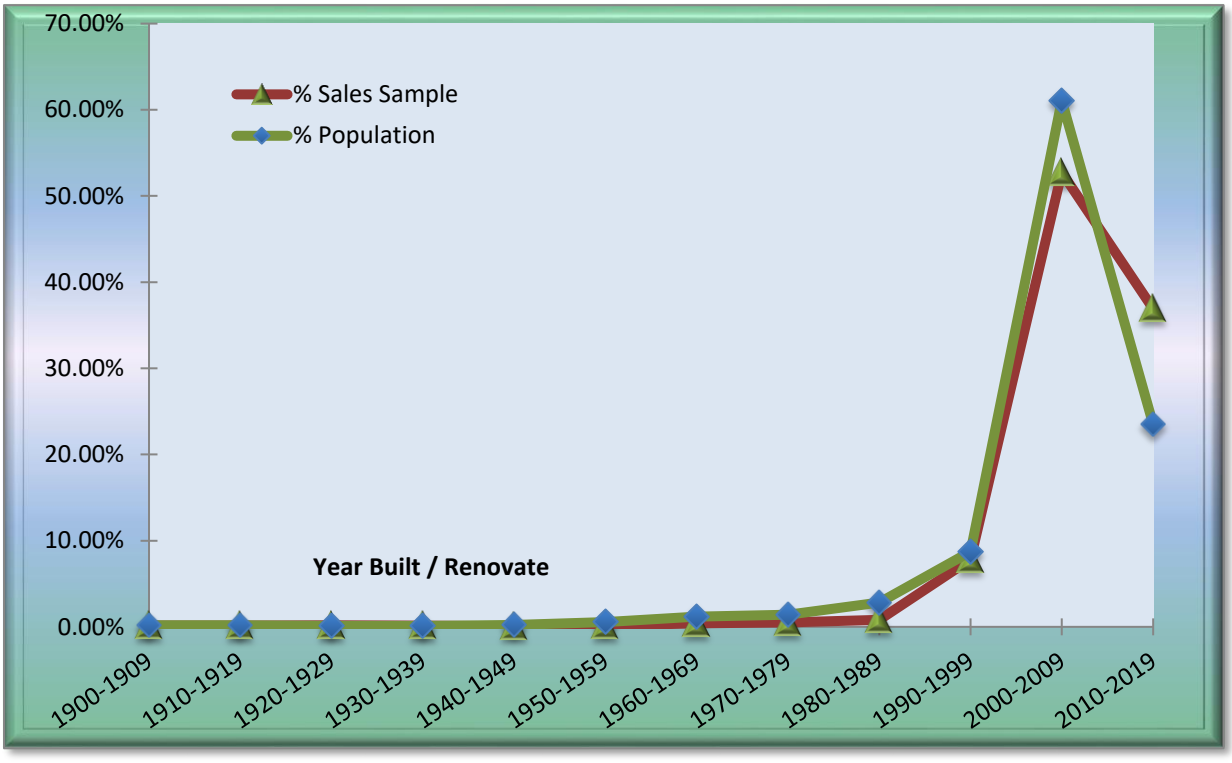
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	2	0.13%
1910-1919	2	0.13%
1920-1929	3	0.20%
1930-1939	2	0.13%
1940-1949	1	0.07%
1950-1959	2	0.13%
1960-1969	6	0.40%
1970-1979	8	0.53%
1980-1989	12	0.80%
1990-1999	118	7.85%
2000-2009	793	52.73%
2010-2019	555	36.90%
	1,504	

Population

Year Built/Ren	Frequency	% Population
1900-1909	11	0.16%
1910-1919	11	0.16%
1920-1929	8	0.12%
1930-1939	7	0.10%
1940-1949	14	0.21%
1950-1959	37	0.55%
1960-1969	79	1.18%
1970-1979	93	1.39%
1980-1989	188	2.81%
1990-1999	584	8.73%
2000-2009	4,088	61.08%
2010-2019	1,573	23.50%
	6,693	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population

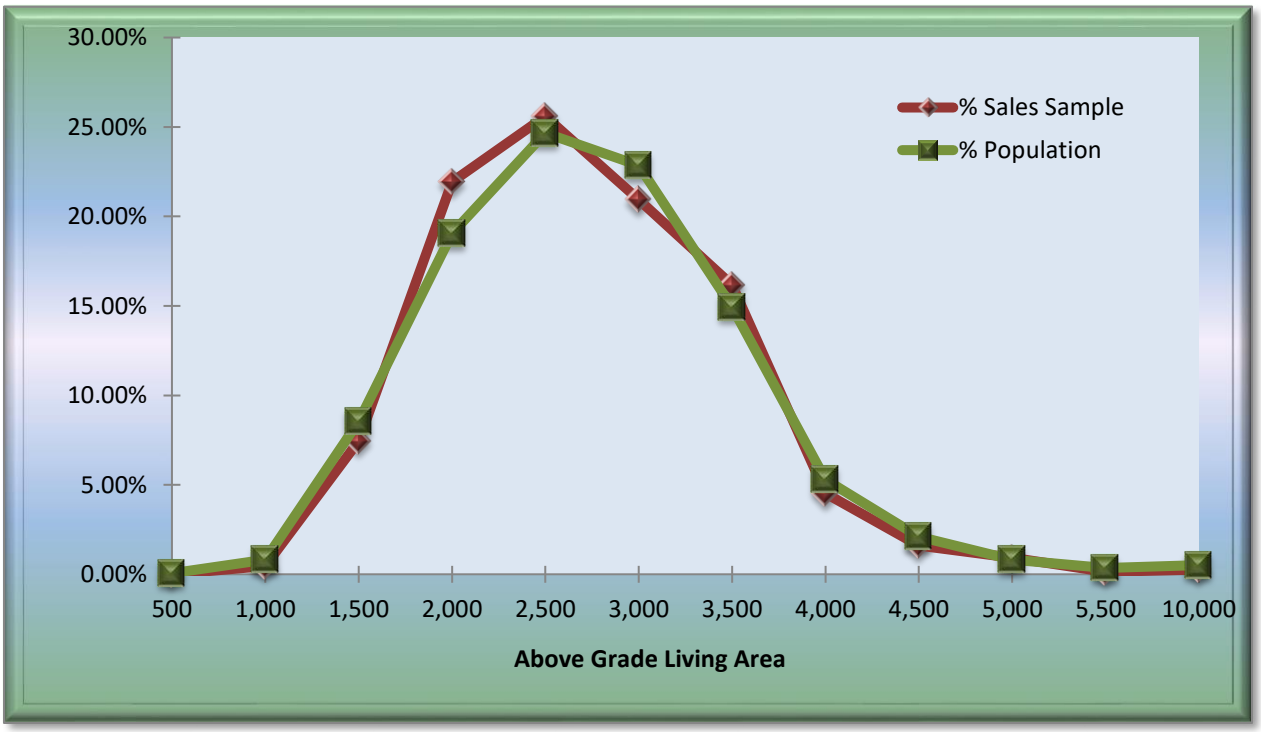
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	7	0.47%
1,500	112	7.45%
2,000	330	21.94%
2,500	385	25.60%
3,000	315	20.94%
3,500	243	16.16%
4,000	68	4.52%
4,500	24	1.60%
5,000	14	0.93%
5,500	2	0.13%
10,000	4	0.27%
	1,504	

Population

AGLA	Frequency	% Population
500	4	0.06%
1,000	55	0.82%
1,500	572	8.55%
2,000	1,276	19.06%
2,500	1,651	24.67%
3,000	1,529	22.84%
3,500	999	14.93%
4,000	354	5.29%
4,500	141	2.11%
5,000	55	0.82%
5,500	23	0.34%
10,000	34	0.51%
	6,693	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population

Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.27%
6	2	0.13%
7	284	18.88%
8	483	32.11%
9	601	39.96%
10	65	4.32%
11	53	3.52%
12	11	0.73%
13	1	0.07%
	1,504	

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.01%
3	1	0.01%
4	1	0.01%
5	31	0.46%
6	101	1.51%
7	1,519	22.70%
8	2,092	31.26%
9	2,234	33.38%
10	383	5.72%
11	260	3.88%
12	61	0.91%
13	9	0.13%
	6,693	

The sales sample frequency distribution follows the population distribution very closely with regard to Building Grades. This distribution is ideal for both accurate analysis and appraisals.

Results

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. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The assessment level target for all Residential areas in King County, including this area, is 0.90. The International Association of Assessing Officers recommends a range of 0.90 to 1.10. Due to rounding or other statistical influences the median for a particular area may be slightly above or below this target. The median assessment level for this area is 90.5% .

Application of these recommended values for the 2020 assessment year (taxes payable in 2020) results in an average total change from the 2019 assessments of -1.1%. This decrease is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2020 recommended values. This study benchmarks the prior assessment level using 2019 posted values (1/1/2019) compared to current adjusted sale prices (1/1/2020). The study was also repeated after the application of the 2020 recommended values. The results show an improvement in the COD from 6.08% to 4.73%.

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

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Area 075 Housing Profile

Grade 5/ 1923/ Total Living Area 920

Grade 6/ 1910/ Total Living Area 1,460

Grade 7/ 2005/Total Living Area 1,890

Grade 8/ 1998/Total Living Area 2,550

Grade 9/ 2008/ Total Living Area 2,250

Grade 10/ 2003/ Total Living Area 3,780

Grade 11/ 2015/ Total Living Area 4,420

Grade 12/ 2005/ Total Living Area 5,370

Grade 13/ 1994/ Total Living Area 6,730

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

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 Standard 6. 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. (Samish 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. (Samish 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.

USPAP Compliance…Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

    - *Gary Downing*
        - Sales Verification
        - Appeals Response Preparation / Review
        - New Construction Evaluation
    - *Patrick Duncan*
        - No experience in this area prior to this Physical Inspection
    - *Ian Lamb*
        - No work performed in this area within the last three years
    - *Joel Ledbetter*
        - No work performed in this area within the last three years

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.

- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

    - *Carolyn Liepelt*
        - Data Collection
        - Sales Verification
        - New Construction Evaluation
        - Land and Total Valuation

Carolyn Liepelt 9/30/20

Appraiser II Date

King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson
Assessor

As we start preparations for the 2020 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2020 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson