

North District Geographic Areas Report

Areas: 10, 14, 17, 19, 80, 85, 90 and 95

Commercial Revalue for 2023 Assessment Roll



Bellevue



King County

Department of Assessments

Setting values, serving the community, and promoting fairness and equity.

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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

North District
2023 Assessment Year

 **King County**
Department of Assessments

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 727,000 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 our appraisers inspect a different geographic neighborhood. 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 approach the occupant to make contact with the property owner or leave a card requesting the taxpayer 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 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 steps are employed to calculate an 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 back 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 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 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 housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by 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.

North District Executive Summary Report

Appraisal Date 1/1/2023

Geographic Appraisal Areas:

- **Area 10:** Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell
- **Area 14:** North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, North City, Pinehurst, Meadowbrook, Jackson Park, Olympic Hills and City of Shoreline
- **Area 17:** University District and Sand Point
- **Area 19:** Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/Loyal Heights/North Ballard, Green Lake
- **Area 80:** Bellevue
- **Area 85:** North Creek-Bothell/Kirkland/North Woodinville
- **Area 90:** Portions of Woodinville, Redmond, Sammamish and unincorporated King County
- **Area 95:** Northeast King County – Issaquah, North Bend, Snoqualmie, Carnation, Duvall, East I-90 Corridor, Skykomish/Stevens Pass

Conclusion and Recommendation:

Total assessed values for 2023 revalue year increased by +8.47%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2023 Assessment Year.

Total North District Population - Parcel Summary Data				
	2022 AV	2023 AV	\$ Change	% Change
Totals	\$43,414,661,575	\$47,094,008,929	\$3,679,347,354	8.47%

North Crew Change in Total Assessed Value				
Geo Area	2022 Total Value	2023 Total Value	\$ Change	% Change
10	\$3,035,888,800	\$3,318,113,200	\$282,224,400	9.30%
14	\$4,129,875,650	\$4,319,606,950	\$189,731,300	4.59%
17	\$8,910,000,999	\$9,501,211,299	\$591,210,300	6.64%
19	\$4,418,503,600	\$4,619,273,400	\$200,769,800	4.54%
80	\$9,935,792,300	\$10,377,262,390	\$441,470,090	4.44%
85	\$4,896,760,600	\$5,961,555,500	\$1,064,794,900	21.74%
90	\$4,596,284,001	\$5,051,902,690	\$455,618,689	9.91%
95	\$3,491,555,625	\$3,945,083,500	\$453,527,875	12.99%
Total	\$43,414,661,575	\$47,094,008,929	\$3,679,347,354	8.47%

Identification of the Areas

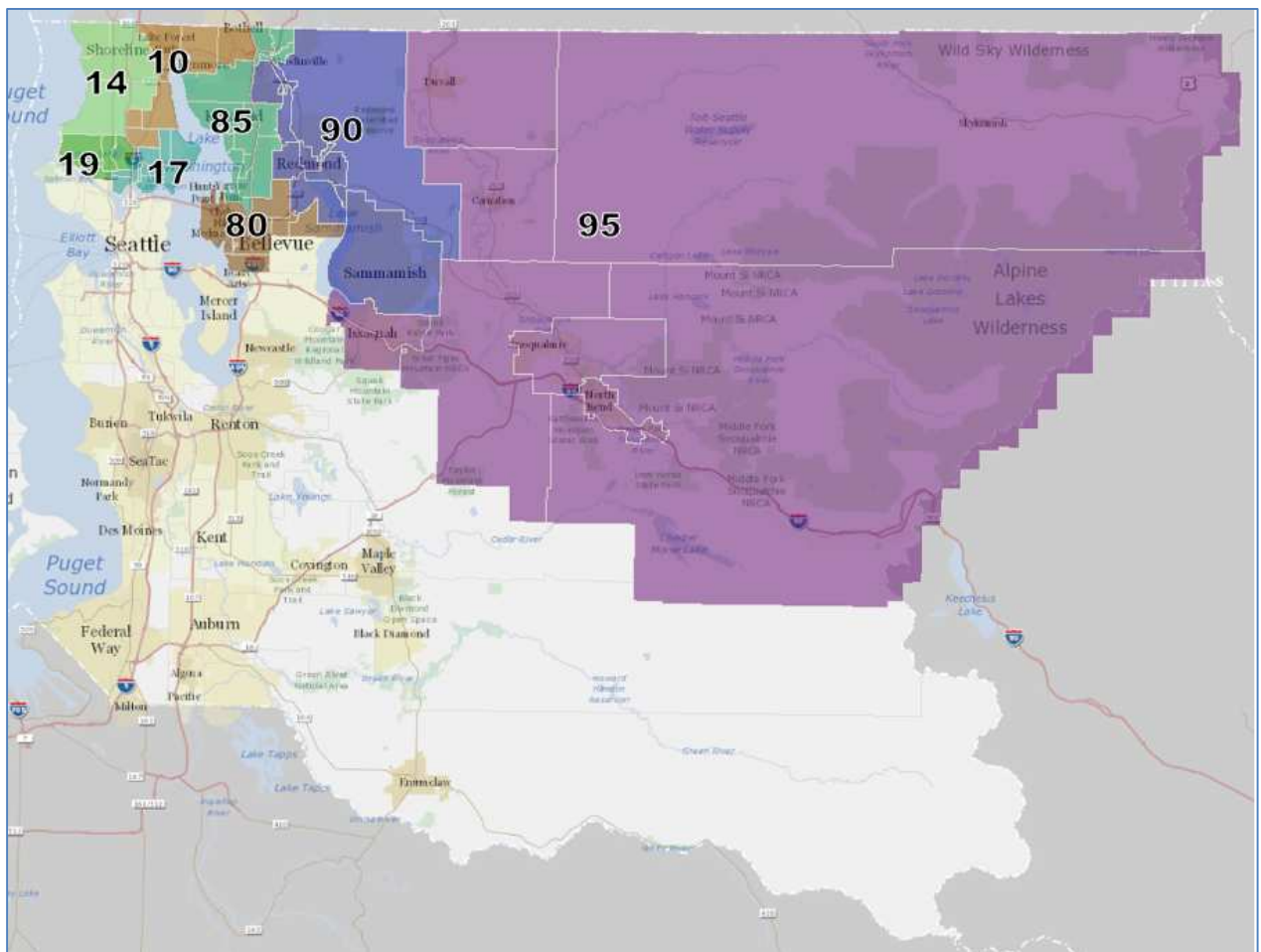
Location – North King County

Boundaries

- West – Puget Sound
- North – King/Snohomish County Line
- East – King/Chelan/Kittitas County Line
- South – Lake Washington Ship Canal, Mercer Island, Cougar Mountain,

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 Street Center and the King County Assessor website.



North District
2023 Assessment Year

 **King County**
Department of Assessments

North District Overview

Geographic Area 10

Geographic Area 10 is located in the north-central portion of King County and generally encompasses the State Route 522 corridor. The area spans several jurisdictions, including Seattle, Lake Forest Park, Kenmore, and Bothell.

Area 10's neighborhoods are older, established communities with a mix of primarily residential and commercial properties, as well as some industrial. The Seattle areas are in the process of transition observed through the demolition of existing residential, commercial, and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. Land values continue to increase with persistent demand that radiates outward from the Seattle downtown core. New mixed-use multi-family, residential and live-work townhouses, senior living apartments, and the latest micro-apartments/micro-congregate housing structures remain the predominant construction projects in the north Seattle area. This is particularly prevalent in the Lake City neighborhood, where numerous multi-family developments are in various stages of planning and construction. In addition, the Link Light Rail extension to Northgate is driving more activity and, specifically, the total redevelopment of the Northgate Shopping Mall. As a result, development and revitalization within the City of Seattle are ongoing.

The most significant development project within Area 10 is the ongoing redevelopment of Northgate Mall into the Northgate Station mixed use district. The Northgate Link Light Rail station opened in 2021, or around the same time that the first phase in the redevelopment project opened, the Kraken Community Iceplex, a 173,000 square foot NHL practice facility that includes three ice rinks, team office space, and a restaurant. When completed, the Northgate Station project is expected to deliver over 900,000 square feet of new Class A office space, over 900 new multi-family units, two new hotels, over 400,000 square feet of retail space, and a large central park space. A few new multi-family projects adjacent to Northgate Station are also being planned or already under construction.

Bothell's downtown revitalization project remains underway with several significant multi-family developments having come online in recent years with several more in the pipeline. Trammell Crow Residential is currently constructing a 369-unit apartment building on the site known as Block D. South of Block D and SR 522, on the Block A site, a 76-unit affordable housing building is beginning construction. In addition, on the UW Bothell campus a new \$80 million STEM building is under construction in addition to a new 1,000-bed student housing complex.

Geographic Area 14

Area 14 consists of the neighborhoods located in Seattle's Northwest District and the City of Shoreline. Seattle's Northwest District neighborhoods are Pinehurst, Jackson Park, Olympic Hills,

North City, Ridgecrest, Briercrest, Bitter Lake, Broadview, Haller Lake, Licton Springs, and North Greenwood. These neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties.

Most activity in Area 14 during 2022 centered around the Link Light Rail extensions northward from Northgate Station, the two stations under construction along I5 and the nearby neighborhoods.

Sales of smaller single tenant office properties along with small multifamily projects were most popular. Light industrial and properties with warehouse space along Aurora Avenue North or 15th Ave N continued to demonstrate increased demand. New multifamily development is once again very active.

Smaller retail properties showed much lower vacancies than the previous year, although only a few sales occurred. Once again, Neighborhood 14-30 (North City) had the most significant increase; however, overall total assessed values increased moderately compared to the previous year.

Geographic Area 17

Geographic Area 17 is located in north Seattle, entirely within the Seattle city limits. It comprises Fremont, Wallingford, Roosevelt, University District, University Village, Ravenna, Wedgwood-View Ridge, Sandpoint-Laurelhurst, and the University of Washington.

Area 17 has few remaining building sites, so new development typically involves tearing down older structures that no longer contribute to the overall market value. The dominant new construction throughout Geographic Area 17 continues to be multi-family housing with ancillary commercial services. There are multiple new mixed-use apartment projects along Stone Way N in Fremont and Wallingford. New Light Rail stations located in the Roosevelt neighborhood at 12th Ave NE and NE 66th St and the U-District at NE 43rd St and Brooklyn Ave NE opened in 2021. Construction of the Light Rail stations, and a recent change to higher density zoning have attracted several new high-rise apartment buildings in the U-District. Liv Seattle is a 25-story student housing apartment building with 211 units. Accolade is a recently completed 21-story 226-unit student housing apartment building, and 1200 NE 45th St will be a 24-story 154-unit student housing apartment. The Roosevelt area has a 7-story project mixed use project under construction with 139-units. The area surrounding University Village is exploding with new development and multiple newly opened projects surrounding University Village; a 7-story mixed-use building with 278 units, a 6-story mixed-use apartment with 98 units, a 7-story mixed-use complex with 236-units, and the Trailside redevelopment project with two mixed-use buildings with a total of 265 units.

Area 17 property values have remained relatively stable through COVID-19, and increased slightly this past year as the proximity of the University of Washington, downtown, and three light rail stations have made this area very desirable with a promising long-term future.

Geographic Area 19

Area 19 is considered an older, established community with a mix of residential, commercial, and industrial properties. Throughout Area 19, investors are still purchasing existing improved properties to redevelop into live/work townhouses, multifamily buildings, mixed-use apartment buildings, retirement facilities, small efficiency dwellings unit (SEDU) apartments, and micro-studio congregate share-rooming structures. New developments are still being constructed throughout Area 19 with permit applications submitted to the City of Seattle Planning Department for review and approval for redevelopments of new commercial and mixed-use apartment buildings.

The retail, restaurant, fitness center, and movie theatre properties were among the hardest hit during the COVID-19 era starting in March 2020, which caused businesses to shut down and vacancies increased. Since reopening in the second quarter of 2021 with mandatory mask restriction, new businesses leasing saw vacancy decreases. In 2022, these properties experienced rental rate increases and dips in vacancy rates. Going into 2023, vacancy rates are now at a low of 1.5%, and retail spaces command an average annual rate of \$31.00/SF NNN.

Medical/dental offices operated during the Covid era and saw rental rates increase, which may continue into 2023. Industrial properties have recovered from the pandemic, as rents and vacancies have reached pre-pandemic levels. Despite recent layoffs, the industrial market remains stable with low vacancy rates, increasing rental rates, and demand for rental spaces. Although economic headwinds are evident, these property types will likely ride this momentum into 2023 and beyond.

Land transactions are still seeing value increases. Most sales with older rental improvements have become obsolete. Area 19 did not experience a decline in the overall valuation for the lien date of 1/1/2023.

Geographic Area 80

Area 80 encompasses the city of Bellevue and is considered one of the strongest markets in King County. The Bellevue Commercial Business District, or CBD, and the new Bel-Red District continue to develop rapidly.

Bellevue has apartments, mixed-use, and offices under construction, with more approved for development to commence in 2023. There are currently twelve projects in Downtown Bellevue under construction, twenty-four projects in review, five have been issued entitlement reviews, and another five developments are in the pipeline. In addition, around 3,000 workers are currently located in leased/owned properties in the downtown submarket. It is unclear how these numbers will be affected post pandemic.

The Bel-Red District is another significant Bellevue development area that will come to fruition over the next several years. In 2009, Bellevue rezoned this area to spur development and

transform an older industrial Neighborhood into a newer, mixed-use commercial area. Their efforts paid off with the formation of the new Spring District, which is the largest project in the Bel-Red District. In 2016, the Puget Sound Business Journal ranked the \$2.3 billion Spring District development as the second-largest construction project in the Puget Sound region, behind the East Link Light Rail extension, which is currently under construction and will open in 2023. In addition, one of the Light Rail Station stops will be in the Spring District.

The Spring District consists of 36 acres (16 blocks) of the old Spring Industrial District, which housed the former Safeway Distribution Center. Phases one and two of this large project have been completed and work on phase three has recently commenced. When completed, this mixed-use urban project will include six office buildings, a two-acre park, hotel, retail, and more than 900 multi-family units. The new East Link Light Rail extension is nearing completion. In the Bel-Red District, there are ten projects under construction, eighteen projects in review, and eleven projects in the pipeline.

The Bellevue market has remained strong despite the recent pandemic. The CBD and the Bel-Red District are continuing to drive significant development activity in Area 80. Bellevue is an attractive market for owners/investors because of its location, well-educated workforce, ambiance, and city government commitment to offering a hospitable business climate. High tech companies are particularly attracted to this area as well as foreign and national investors. Vacancy rates have stayed low for retail and industrial uses. Bellevue's healthy and vibrant economy continues to create demand for housing, which extends to apartments and condominiums. The number of multi-family buildings under construction is above average.

A review of market income data for the January 1, 2023, valuation indicates stable income fundamentals for properties in this desirable location, with premiums on developable land and newly built properties. As a result, a healthy commercial real estate market is expected to continue through 2023. The Bellevue CBD and Bel-Red areas remain some of the strongest markets in King County.

Geographic Area 85

Located on the east side of King County, Area 85 encompasses the City of Kirkland, as well as portions of Bothell, Woodinville, and Kenmore. Home to a healthy commercial mix of office, industrial and retail uses, Area 85 market fundamentals in 2022 remain relatively strong, despite pandemic and macro-economic headwinds. The area continues to draw interest from investors and tenants, with industrial activity, especially, seeing robust sales activity since the depths of the pandemic. However, vacancy is tight and rental rates are stable or climbing among all commercial property types in the area, especially compared to the overall County. As a result, numerous construction projects are underway, and land values continue to rise.

In Bothell, AvalonBay is building Avalon Bothell Commons, a mixed-use development including 800 apartment units, 110 townhouses, and 6,000 square feet of retail space at the former Seattle Times site, with completion anticipated in mid-2024. Lee Johnson received permits for a 46,200

square-foot warehouse and office complex south of this project. Additionally, a 40,000 square foot warehouse at 18700 120th Ave NE, is slated to deliver in June 2023.

Woodinville is in the midst of a transformation, with a handful of major, mixed-use projects underway in the “Downtown District.” The developers of the recently completed Schoolhouse District in Woodinville are now focused on another development: Eastrail Flats will feature an additional 300 residential units, and retail and dining businesses, scheduled for completion in 2025. And Molbak’s, just blocks from the other two developments, will be redeveloped into a mixed-use project on 19 acres, with 1,400 residential units and 400,000 sf of commercial space, built out in five phases.

Kirkland has numerous projects under development, with the majority concentrated in Totem Lake and the downtown core. Development activity in Kirkland, and lack thereof, is headlined by Google. The technology company is abandoning its plan to purchase and redevelop the 10-acre Lee Johnson dealership, a recent trend echoed by other major tech companies in the region. They are now focused on their Kirkland Urban campus, expecting to complete a 300,000 square-foot office later this year and a fourth building by 2025. And in the Totem Lake area of Kirkland, at Slater Ave and 120th St, the ground has been cleared for 486 residential units and 20,000 square feet of commercial space.

Geographic Area 90

Area 90 is located within northeast King County and includes portions of Redmond, Woodinville, Sammamish, and unincorporated King County. The area has nine districts for appraisal purposes, generally grouping similar zoning and market areas. The greater eastside King County and southern Snohomish County market conditions influence Area 90. Interstates I-405 and I-90, SR520 & SR522 are the primary access roads to this traditionally suburban area.

This geographic area experienced steady growth in commercial land values and a moderate increase in total assessed due to continued development and investment activity. Sound Transit’s Downtown Redmond Link Light Rail Extension is currently under construction. It will add two new light rail stations in southwest Redmond in 2024, following Redmond Technology Station opening in 2023.

The City of Woodinville is a semi-rural community, with tourism being a significant draw. Molbak’s nursery is located here and is recognized regionally for its garden center, and Chateau St Michelle, known for its wines and concerts. The over 140 wineries and tasting rooms have made Woodinville a major wine tourist destination. The industrial areas north and south of downtown Woodinville are now known as the Warehouse District due to the numerous boutique wineries and breweries. This region is considered unique in commercial wine operations, as the grapes are imported, generally from eastern Washington, and brought here for processing and sales.

The City of Redmond is the largest in Area 90 and the seventh most populous in King County. Redmond is a center of technology and is the location for several nationally known high-tech companies, including Microsoft, Nintendo of America, AT&T Mobility, Stryker (formerly Physio-Control), and Honeywell. Additional significant employers are Terex, United Parcel Service, Aerojet Rocketdyne, and SpaceX. The Redmond Town Center offers a regional shopping center adjacent to the older historic town area. The downtown area of Redmond continued with its rapid growth of new construction spurred by the demand for apartments. As a result, the city has emphasized creating an urban town mixture of retail and residential multi-family developments.

The City of Sammamish is located on the Sammamish Plateau, southeast of Redmond and north of Issaquah. It was incorporated in 1999 and has emerged into an attractive suburban area. The evolving Sammamish Town Center is the central commercial district.

Geographic Area 95

King County has 2,134 square miles, and Area 95 has 1,038 square miles, or approximately 49% of the county's land area. Six incorporated cities in Area 95, Issaquah, Snoqualmie, North Bend, Duvall, Carnation, and Skykomish, together with unincorporated communities of Fall City and Preston, make up the urban area in which the majority of the commercial development is located. The two cities within Area 95 that dominate commercial activity are Issaquah and Snoqualmie.

Commercial values in geographic area 95 have been on the rise in 2023. Based on year-over-year growth, industrial, office, and retail rental rates are trending upward. Industrial rental rates have increased the most, nearly 7%, based on the CoStar February 2023 industrial submarket report for East King County. Vacancy rates among Industrial, office, and retail properties vary. Industrial vacancy rates continued to trend downward, though not by much, as inventory is already limited. Industrial vacancy currently sits at around 0.2%. Office vacancy rates trended upward this year (about 2% year-over-year change), sitting around 5%, with retail rates remaining relatively stable at around 2.5%. Emerging from COVID-19, industrial, office, and retail values in Area 95 are all increasing. Sale volumes in 2022 remained on par with both 2021 and 2020 levels. Overall commercial property values in geographic area 95 increased by 12.99%.

New construction in Area 95 continues, with notable projects occurring in North Bend and Duvall. In North Bend, Sallal Water Association's new office/shop facility and King County's Loop vehicle maintenance facility were completed in November 2022. Additionally, Vector Development Company's Alpentel Logistics Building, which will provide over 100,000 sqft of industrial space, is expected to be delivered in Q4 of 2023. In Duvall, work on Darci's Dinky Donuts concluded in August 2022. Other ongoing or upcoming projects of note in North Bend are the Sirius Sports Complex, Peaks Industrial Building, River Run Apartments, and Cedar River Partners Complex (Dahlgren Property).

Analysis Process

Effective Date of Appraisal: January 1, 2023

Date of Appraisal Report: June 28, 2023

Highest and Best Use Analysis

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

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

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

The property's use prior to its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use in anticipation of change over a relatively short time in the future.

Standards and Measurement of Data Accuracy

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

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2020 to 12/31/2022 were considered in all analyses.

- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

Improved Parcel Total Values

The sales volume of improved parcels in the North District during 2022 dipped slightly compared to 2021 sales volume while still demonstrating a rebound of around 30% compared to 2020's low sales volume, which was impacted by uncertainty due to the pandemic. The average sale price and average price per square foot also increased substantially compared to 2020's sales activity. Over the past year, regional solid economic fundamentals have had a stabilizing effect with moderate upward pressure on market values. Overall, assessed values in the North District increased by 8.47% compared to 2022.

Industrial properties experienced the most vigorous price growth, partly influenced by increased e-commerce activity. Retail property values remained mostly stable compared to the prior year. While work-from-home remains prevalent, office values remained mostly stable, with some decreases observed.

Bellevue, Kirkland, Woodinville, and Redmond continue to see investment and development activity, primarily concentrated along the soon-to-be-completed LINK light rail East Link expansion. While uncertainty in the major office market is present, the Eastside continues to attract high-profile tenants to its downtown and surrounding neighborhoods. While some of these companies have curtailed expansion plans, at least in the near term, prospects remain good.

Investor optimism remains high, and most North District areas such as Ballard, Bothell, Redmond, Bellevue, Issaquah, etc., continue to attract capital.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records, including location, effective age, building quality, and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/1/2020 to 12/31/2022. Three hundred and ninety-nine improved sales in the North District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units, daycares, smaller owner/user commercial buildings, and live/work townhouse units were typically valued by the sales comparison approach since

sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

Cost approach model description

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

Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI).
2. The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
3. The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation throughout the North Crew for most improved property types, when sufficient income and expense data were available to ascertain market rates.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for the

North Crew’s income valuation models, the Assessor primarily used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor primarily used full service/gross expenses, however this may vary due to market considerations.

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

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.

SEATTLE / REGIONAL CAP RATES 2023						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey.	H2 2022					CBRE professional survey conducted from H2 2021 and to H1 2022.
		Seattle	5.25% - 6.00% 6.50% - 7.00% 5.75% - 6.50% 7.00% - 8.50%	- - 4.25% - 5.00%	- - 5.50% - 7.00 %	CBD – Class A CBD – Class A Value-add Suburban – Class A Suburban – Class A Value-add Class A Retail Neighborhood/Community – Class A
IRR: Viewpoint for 2023	Year-end 2022	Seattle	5.25% 6.50% 6.00% 7.00% - - -	- - - 7.00% 4.50% -	- - - - 6.50% 6.75%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Community Retail Neighborhood Retail

SEATTLE / REGIONAL CAP RATES 2023

Source	Date	Location	Office	Industrial	Retail	Remarks	
CoStar	Year-End 2022	Seattle Puget Sound	5.10%	-	-	General Office	
			4.30%	-	-	Office Buildings – Class A	
			5.20%	-	-	Office Buildings – Class B	
			5.40%	-	-	Office Buildings – Class C	
			5.80 %	-	-	Office Buildings – Medical	
			-	5.00%	-	Industrial	
			-	4.40%	-	Flex Industrial	
			-	-	5.50%	General Retail	
			-	-	N/A	Power Centers	
			-	-	5.10%	Neighborhood Centers	
-	-	5.40%	Strip Centers				
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.	
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	Seattle	5.90%	-	-	Office CBD – 1 st Tier Properties	
			6.70%	-	-	Suburban Office – 1 st Tier Properties	
			-	5.20%	-	Warehouse – 1 st Tier Properties	
			-	6.70%	-	R&D – 1 st Tier Properties	
			-	6.60%	-	Flex – 1 st Tier Properties	
			-	-	6.70%	Regional Mall – 1 st Tier Properties	
			-	-	6.90%	Power Center – 1 st Tier Properties	
			-	-	5.80%	Neigh/Comm. Ctrs. – 1 st Tier Properties	
			West	6.00% - 8.50%	-	-	Office CBD – 1 st Tier Properties
				6.50% - 10.50%	-	-	Office CBD – 2 nd Tier Properties
				8.00% - 12.00%	-	-	Office CBD – 3 rd Tier Properties
				6.00% - 9.50%	-	-	Suburban Office – 1 st Tier Properties
				6.50% - 11.50%	-	-	Suburban Office – 2 nd Tier Properties
		8.00% - 13.00%		-	-	Suburban Office – 3 rd Tier Properties	
		-		4.50% - 7.00%	-	Warehouse – 1 st Tier Properties	
		-		5.00% - 9.00%	-	Warehouse – 2 nd Tier Properties	
		-		6.50% - 10.50%	-	Warehouse – 3 rd Tier Properties	
		-		5.00% - 9.00%	-	R&D – 1 st Tier Properties	
		-		7.00% - 10.00%	-	R&D – 2 nd Tier Properties	
		-		7.80% - 11.00%	-	R&D – 3 rd Tier Properties	
		-		5.50% - 9.80%	-	Flex – 1 st Tier Properties	
		-		7.00% - 10.00%	-	Flex – 2 nd Tier Properties	
		-	7.50% - 11.00%	-	Flex – 3 rd Tier Properties		
		-	-	5.30% - 9.50%	Regional Mall – 1 st Tier Properties		
		-	-	7.00% - 11.50%	Regional Mall – 2 nd Tier Properties		
		-	-	7.00% - 13.00%	Regional Mall – 3 rd Tier Properties		
		-	-	6.50% - 9.30%	Power Center – 1 st Tier Properties		
-	-	6.00% - 13.30%	Power Center – 2 nd Tier Properties				
-	-	8.00% - 13.80%	Power Center – 3 rd Tier Properties				
-	-	6.00% - 9.30%	Neigh/Comm. Ctr. – 1 st Tier Properties				
-	-	5.50% - 11.00%	Neigh/Comm. Ctr. – 2 nd Tier Properties				
-	-	6.50% - 12.00%	Neigh/Comm. Ctr. – 3 rd Tier Properties				

SEATTLE / REGIONAL CAP RATES 2023						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2023	Year-end 2022	West Region	6.15%	-	-	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Community Retail Neighborhood Retail
			6.67%	-	-	
			6.39%	-	-	
			6.93%	-	-	
			-	5.73%	-	
			-	5.13%	-	
			-	-	6.29%	
			-	-	6.38%	
PWC Real Estate Investment Survey	4Q 2022	Seattle	4.50% - 7.00%	-	-	Office
		Pacific NW Region	4.75% - 7.75%	-	-	Office
		-	-	3.00% - 5.50%	-	Warehouse
ACLI	4Q 2022	Seattle – Bellevue - Everett MSA	5.57%	-	8.04%	All Classes
		Pacific Region	5.57%	5.10%	5.78%	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2023					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H2 2022	Seattle	4.00% - 4.50% 4.50% - 5.00%	-	Infill – Class A Suburban – Class A
CBRE – U.S. Cap Rate Survey - Report	H2 2022	Seattle	-	6.50% - 7.50% 6.00% - 6.50% 7.00% - 8.00% 6.50% - 7.50% 7.00% - 8.00%	Full-Service – Resort Full Service – City Center Full Service – Other Limited Service – City Center Limited Service – Other
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	Seattle	5.30%	-	Apartments – All Classes Hotels – All Classes
		West Region	4.30% - 8.00%	7.80%	Apartments – 1 st Tier Properties
			5.00% - 7.50%	-	Apartments – 2 nd Tier Properties
			5.50% - 8.50%	-	Apartments – 3 rd Tier Properties
			-	6.50% - 10.00%	Hotels – 1 st Tier Properties
			-	8.00% - 12.50%	Hotels – 2 nd Tier Properties
-	9.00% - 12.50%	Hotels – 3 rd Tier Properties			
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2022	National	3.90% - 6.00 %	6.70% - 9.00%	Apartment Hotel
IRR: Viewpoint for 2023	Year-end 2022	Seattle	4.50%	-	Urban Class A
			4.75%	-	Urban Class B
			4.75%	-	Suburban Class A
			5.00%	-	Suburban Class B
IRR: Viewpoint for 2023	Year-end 2022	West Region	4.42%	-	Urban Class A
			4.61%	-	Urban Class B
			4.87%	-	Suburban Class A
			5.02%	-	Suburban Class B

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2023

Source	Date	Location	Multifamily	Hospitality	Remarks
PWC Real Estate Investment Survey	Year-end 2022	National	- - -	5.00% - 9.00% 8.00% - 11.50% 4.00% - 9.50% 7.00% - 10.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service
PWC Real Estate Investor Survey	4Q 2022	Pacific Region	5.70%		Apartments
ACLI	4Q 2022	Seattle-Bellevue Everett	4.45%	----	All Classes
		Pacific	4.93%	8.31%	All Classes

WEST / NATIONAL CAP RATES 2023

Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2022					1 st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	5.00% - 8.00% 5.00% - 9.00% - - - - -	- - 4.30% - 7.00% 5.00% - 8.00% 4.60% - 8.00% - -	- - - - 4.70% - 9.20% 5.50% - 8.50% 4.80% - 7.80%	Office CBD Suburban Office Warehouse R&D Flex Regional Mall Power Center Neigh/Comm. Ctrs.
IRR: Viewpoint 2023 Commercial Real Estate Trends report	Yr. End 2022	National	7.00% 7.66% 7.18% 7.84% - - -	- - - - 5.89% 6.48% -	- - - - - 6.95% 7.00%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Community Retail Neighborhood Retail
ACLI	4Q 2022	National	6.21% 6.04% 7.69% 5.99% 6.11%	4.84% 6.82% 5.21% 6.04% 4.63%	6.71% 6.30% 6.91% 6.05% 7.43%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC Real Estate Investor Survey	4Q 2022	National	4.25% - 7.50% 4.25% - 7.75% 6.00% - 9.25% 5.00% - 10.00% - - - -	- - - - 2.00% - 6.25% - -	- - - - - 5.00% - 12.50% 5.25% - 7.50% 5.00% - 10.00% 5.00% - 7.50%	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2022	National	6.95%	6.65%	5.95%	Overall (Average)

Income approach calibration

Income tables were developed for each of the neighborhoods that comprise the North Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

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

Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when ample comparable sales were available. However, the income approach was applied to most parcels to equalize comparable properties better. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Andrew Murray, Senior Appraiser, for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation

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

Ratio Analysis

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

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

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

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10.

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

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions.

The Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

The third measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias or the equity between low- and high-priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity where assessment level decreases with increases in sales price.

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. There was a total of 399 sales but only 369 were used in the ratio studies. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale, or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

Sales – Improved Summary for the North Crew

- **Number of Sales:** 369
- **Range of Sales Dates:** 01/1/2020– 12/31/2022

The results of the preliminary ratio studies within the North District indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

Area 10

Name or Designation

- **Area 10 - 522 Corridor:** Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell

Boundaries:

- **North** – King County and Snohomish County Boundary Line
- **South** – Lake Washington and NE 75th St
- **East** – I-405 and Woodinville Park City Limits
- **West** – I-5 and Shoreline City Limits

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 Street Center or on the King County Assessor website.



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
10	10	Lake City (South of NE 120 th)	271	1183	22.91%
Area 10 Physical Inspection Total			271	1183	22.91%

North District
2023 Assessment Year

 **King County**
Department of Assessments

Land Value

Overall land values in Area 10 increased by 9.55%. The geographical area of Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, and Bothell experienced a change in land value due primarily to redevelopment. The total recommended land value for the 2023 assessment year is \$4,192,464,100, an increase from the 2022 assessment of +9.55%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
10-10	\$833,686,100	\$953,011,800	14.31%
10-20	\$1,083,381,600	\$1,173,685,600	8.34%
10-30	\$535,917,800	\$572,841,300	6.89%
10-40	\$335,013,100	\$361,683,500	7.96%
10-50	\$444,609,000	\$484,207,600	8.91%
10-60	\$594,416,100	\$647,034,300	8.85%
Total	\$3,827,023,700	\$4,192,464,100	9.55%

Neighborhood Land Sales

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

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par.Ct	Ver. Code
010	010	145360	0243	23,934	3079325	\$1,861,000	10/29/20	\$77.76	ASSOCIATED ROOFING	NC3-55 (M)	Warehouse	3	Y
010	010	145360	0245	3,309	3064877	\$485,000	08/17/20	\$146.57	VACANT LAND	NC3-55 (M)	Vacant(Single-family)	1	Y
010	010	145360	1281	61,200	3087463	\$10,000,000	09/18/20	\$163.40	FORMERLY VALUE VILLAGE	NC3P-95 (M)	Retail Store	1	Y
010	010	145360	1860	13,900	3203335	\$2,150,000	07/28/22	\$154.68	CARSMART	NC3-55 (M)	Single Family(C/I Zone)	1	Y
010	010	145360	1900	30,073	3213520	\$3,250,000	10/12/22	\$108.07	NILSON AUTO SALES	NC3-55 (M)	Auto Showroom and Lot	2	Y
010	010	344800	1105	9,000	3221706	\$1,085,000	12/12/22	\$120.56	PACIFIC NORTHWEST CARPET AND FLOORING	NC3-55 (M)	Retail Store	1	Y
010	010	382170	0098	10,794	3185077	\$1,000,000	04/20/22	\$92.64	ASSOC LAND (SEE MINOR 0080)	NC3-55 (M)	Apartment	1	Y
010	010	382170	0160	18,933	3189763	\$2,000,000	05/16/22	\$105.64	CONVENIENCE STORE	NC3-75 (M)	Retail Store	2	Y
010	010	882290	0820	9,120	3163846	\$1,950,000	12/08/21	\$213.82	INTERIOR FLOOR DESIGNS	NC3-75 (M)	Office Building	1	Y
010	010	882290	1038	668	3166954	\$555,000	12/14/21	\$830.84		LR3 RC (M)	Vacant(Commercial)	1	Y
010	010	890250	0135	35,625	3032185	\$2,520,000	01/30/20	\$70.74	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	Car Wash	1	Y
010	020	292604	9163	69,696	3129540	\$14,100,000	06/28/21	\$202.31	DISPLAY COSTUMES	NC3-55 (M)	Retail(Discoutn)	1	Y
010	020	292604	9357	14,546	3166789	\$3,450,000	12/21/21	\$237.18	ROOSEVELT AUTOBODY (COLLISION1)	NC2-75 (M1)	Service Building	1	Y
010	020	292604	9409	96,696	3155495	\$16,900,000	10/29/21	\$174.77	Kindred Hospital	NC3-55 (M)	Hospital	1	Y
010	020	572450	0819	40,285	3219180	\$11,137,500	11/09/22	\$276.47	Patty's Eggnest	NC3-55 (M)	Restaurant/Lounge	2	Y
010	030	288770	0370	10,500	3173839	\$1,800,000	02/17/22	\$171.43	LIGHTHOUSE DIVING CENTER INC	C1-55 (M)	Retail Store	1	Y
010	030	288770	1765	11,244	3206959	\$3,200,000	08/25/22	\$284.60	MICHAEL'S AUTO REPAIR & DETAIL	NC2-55 (M)	Service Building	1	Y
010	030	318660	0650	38,075	3051741	\$3,640,000	06/15/20	\$95.60	NORTH SEATTLE FRIENDS CHURCH	NR3	Church/Welfare/Relig Svcs	3	Y
010	030	510040	2695	4,930	3179478	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Zone)	1	Y
010	030	510040	2698	4,930	3179477	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Zone)	1	26
010	040	156810	0670	8,706	3055038	\$1,500,000	06/11/20	\$172.29	vacant land	SG-C	Vacant(Commercial)	1	Y
010	040	263690	0185	53,020	3168207	\$4,300,000	01/10/22	\$81.10	OFFICE BUILDINGS	CB	Office Building	2	Y
010	040	741770	0325	165,292	3038166	\$6,850,000	03/12/20	\$41.44	PAGLIACCI PIZZA	MB	Restaurant/Lounge	2	Y
010	050	011410	0590	48,490	3210186	\$3,200,000	09/16/22	\$65.99	vacant land	DC	Vacant(Commercial)	1	Y
010	050	011410	1211	25,900	3195500	\$2,300,000	06/09/22	\$88.80	NORTHSHORE GARAGE	UC	Service Building	1	Y
010	050	022604	9066	16,440	3105139	\$1,150,000	03/09/21	\$69.95	Vacant lot substation on NE 185th St Sold '18	R12	Vacant(Multi-family)	1	Y
010	050	618170	0035	6,121	3220301	\$650,000	12/06/22	\$106.19	RESIDENCE Converted to Comm'l	CB	Apartment(Mixed Use)	1	Y
010	050	618170	0040	6,372	3119889	\$600,000	05/18/21	\$94.16	OFFICE/Converted RES	CB	Medical/Dental Office	1	Y
010	050	794630	0005	12,600	3186792	\$650,000	04/28/22	\$51.59	THE COZY TAVERN	UC	Tavern/Lounge	1	Y
010	060	052605	9189	19,330	3040763	\$1,525,000	03/17/20	\$78.89	SFR on commercial zoned land	GDC	Single Family(Res Use/Zone)	1	Y
010	060	062605	9077	9,754	3043108	\$650,000	04/13/20	\$66.64	VACANT LAND	DT	Vacant(Multi-family)	2	Y
010	060	062605	9146	19,166	3190646	\$2,100,000	05/19/22	\$109.57	VACANT LAND	DT	Vacant(Multi-family)	1	Y
010	060	072605	9094	22,964	3051192	\$325,000	06/09/20	\$14.15	VACANT	GC	Vacant(Commercial)	1	Y
010	060	072605	9188	178,450	3110971	\$6,549,000	04/08/21	\$36.70	Vacant	R 2800, OP, CB	Vacant(Commercial)	4	Y
010	060	082605	9054	91,675	3150817	\$950,000	10/08/21	\$3.82	VACANT LAND	R 2800, OP, LI	Vacant(Multi-family)	1	Y
010	060	082605	9100	30,417	3153244	\$1,000,000	10/20/21	\$32.88	OFFICE	S22	Office Building	3	Y
010	060	635990	0145	232,718	3080162	\$1,550,000	10/28/20	\$6.66	BOTHELL UNITED METHODIST CHURCH	R 9600	Church/Welfare/Relig Svcs	6	Y
010	060	945720	0050	114,062	3145227	\$12,750,000	09/13/21	\$111.78	City of Bothell redevelopment	DN	Vacant(Commercial)	2	Y

Ratio Analysis

- Number of Sales: 52
- Number of Sales included in ratio study: 49
- Range of Sales Dates: 1/1/2020- 1/14/2023

Below is a summary of the ratio study results for Area 10 which demonstrate an improvement in uniformity and assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,499,500	\$ 1,923,300	78.00%	18.46%	22.79%	1.08%
2023 Value	\$ 1,735,600	\$ 1,923,300	90.20%	10.60%	13.87%	1.03%
Change	\$ 236,100		12.20%	-7.86%	-8.92%	-0.05%
% Change	15.75%		15.64%	-42.58%	-39.14%	-4.63%

*COD is a measure of uniformity, lower numbers represent better uniformity

North District
2023 Assessment Year

 **King County**
Department of Assessments

Number of Parcels in the Ratio Study Population: 839 excluding specialties and government-owned properties.

Commercial condominium units and small owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type Use	Value Range	
	Range	Unit of Measure
Owner/user Office (<5,000 SF)	\$250 - \$600	Per Sq Ft
Mini Lube	\$500 - \$600	Per Sq Ft
Retail Stores	\$250 - \$295	Per Sq Ft
Commercial Office Condo Units	\$350 - \$450	Per Sq Ft
Commercial Retail Condo Units	\$325 - \$495	Per Sq Ft
Daycare Centers	\$225 - \$350	Per Sq Ft
Service Garages (<5,000 SF)	\$225 - \$375	Per Sq Ft
Storage Warehouses	\$275 - \$325	Per Sq Ft
Movie Theaters	\$200 - \$300	Per Sq Ft
Restaurants	\$375 - \$475	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type available and because there was adequate market income data available.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessment of +9.3% in Geographic Area 10. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,035,888,800	\$ 3,318,113,200	\$ 282,224,400	9.30%

Area 10 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

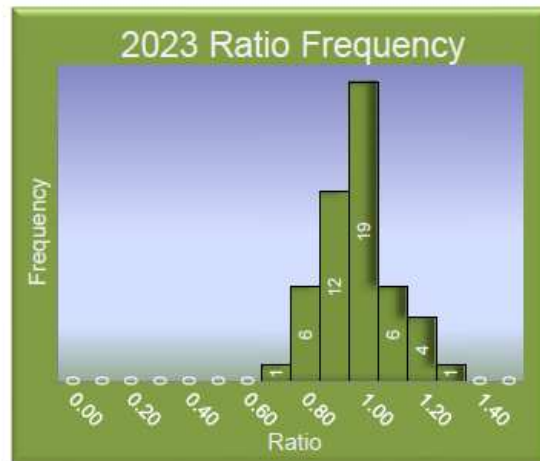
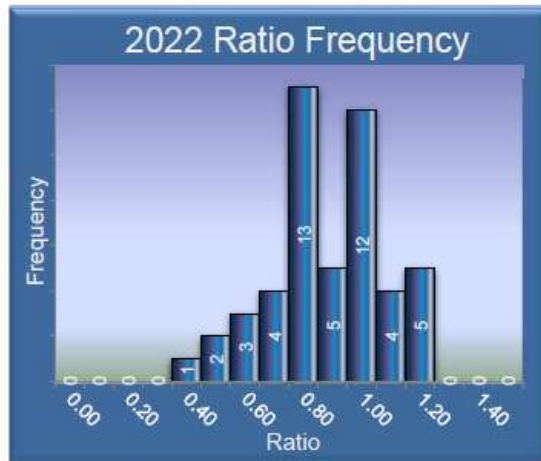
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	49
Mean Assessed Value	1,499,500
Mean Adj. Sales Price	1,923,300
Standard Deviation AV	1,520,764
Standard Deviation SP	1,964,333
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.845
Median Ratio	0.877
Weighted Mean Ratio	0.780
UNIFORMITY	
Lowest ratio	0.3975
Highest ratio:	1.1928
Coefficient of Dispersion	18.46%
Standard Deviation	0.1926
Coefficient of Variation	22.79%
Price Related Differential (PRD)	1.08

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	49
Mean Assessed Value	1,735,600
Mean Sales Price	1,923,300
Standard Deviation AV	1,821,611
Standard Deviation SP	1,964,333
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.929
Weighted Mean Ratio	0.902
UNIFORMITY	
Lowest ratio	0.6885
Highest ratio:	1.2960
Coefficient of Dispersion	10.60%
Standard Deviation	0.1293
Coefficient of Variation	13.87%
Price Related Differential (PRD)	1.03



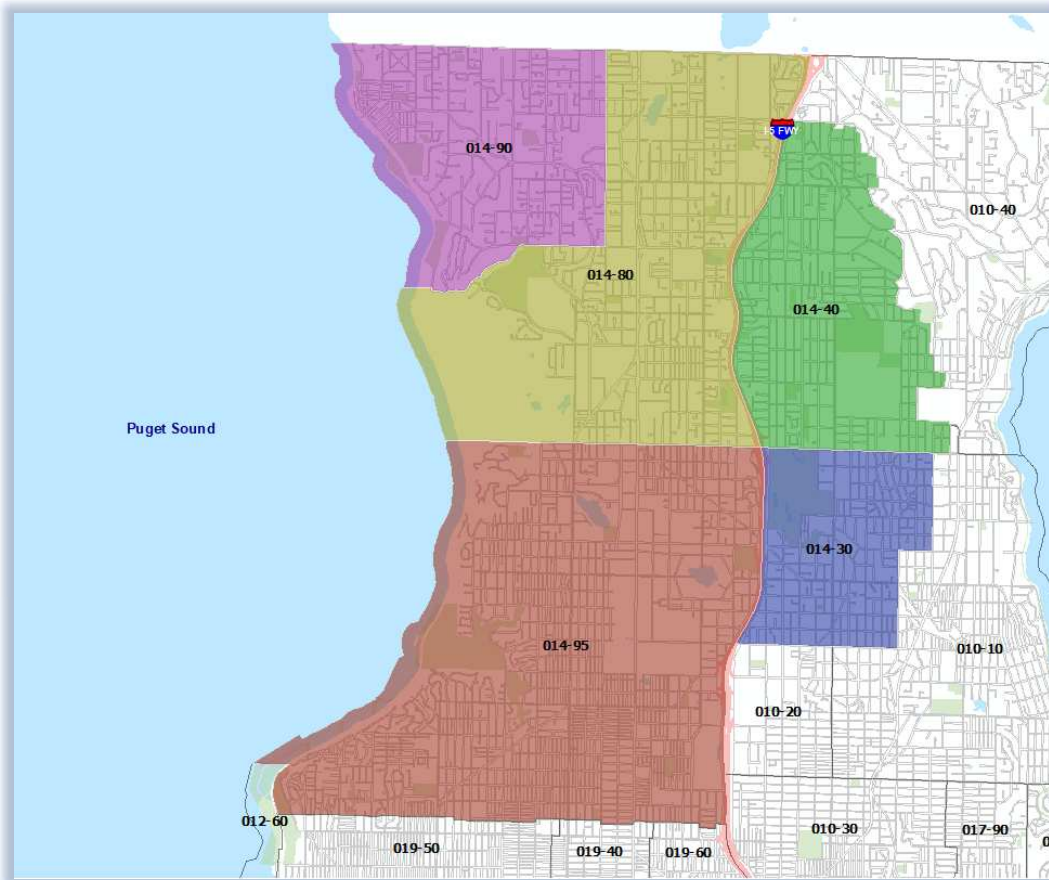
Area 14

Name or Designation

Area 14 (North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, North City, Pinehurst, Meadowbrook, Jackson Park, Olympic Hills and City of Shoreline)

Boundaries:

- **North** – King County and Snohomish County Boundary Line
- **South** – NE 95th St
- **East** – I5, 116th to Roosevelt way and Lake Forest Park City Limits
- **West** – Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
14	40	Shoreline	144	1144	12.59%
14	20	NW Shoreline	39	1144	3.41%
Geographic Area 14 Physical Inspection Totals			183	1144	16.00%

North District
2023 Assessment Year



Overall, land values in Area 14 experienced a 1.82% overall increase. Growth and redevelopment continue to radiate northward from Seattle. The total recommended assessed land value for the 2023 assessment year is \$4,755,196,850 and result in an increase from the 2022 assessment of +1.82%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
14-30	\$263,015,100	\$277,200,800	5.39%
14-40	\$448,953,150	\$453,037,450	0.91%
14-80	\$1,094,571,300	\$1,110,511,100	1.46%
14-90	\$185,002,300	\$196,778,700	6.37%
14-95	\$2,678,543,101	\$2,717,668,800	1.46%
Total	\$4,670,084,951	\$4,755,196,850	1.82%

Neighborhood Land Sales

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

Vacant Land Sales									
Area	Nbhd.	Major	Minor	Land Area (sqft)	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zoning
14	30	82000	30	7,581	3085738	\$870,000	11/24/2020	\$115	NC3P-55 (M)
14	30	679810	780	16,290	3208264	\$2,000,000	8/25/2022	\$123	NC2-55 (M)
14	40	367050	255	8,109	3092730	\$900,000	4/22/2020	\$111	R48
14	80	182604	9022	119,106	3143797	\$10,003,334	8/30/2021	\$84	NB
14	80	727610	211	17,000	3049369	\$4,000,000	5/28/2020	\$235	TC-3
14	80	728390	532	23,662	3166424	\$999,500	12/22/2021	\$42	R18
14	80	728390	532	23,662	3212048	\$2,000,000	9/28/2022	\$85	R18
14	95	16400	69	53,692	3168866	\$4,500,000	1/12/2022	\$84	C1-75 (M)
14	95	78900	500	13,330	3166983	\$2,193,000	12/15/2021	\$165	LR1 (M)
14	95	242603	9037	73,483	3097275	\$6,200,000	2/1/2021	\$84	LR3 (M)
14	95	270560	10	41,559	3104778	\$4,050,000	3/15/2021	\$97	LR2 (M)
14	95	291520	5	16,249	3070382	\$2,759,800	9/16/2020	\$170	C1-55 (M)
14	95	302604	9105	63,000	3122556	\$5,950,000	6/2/2021	\$94	C1-75 (M)
14	95	362603	9069	6,726	3094495	\$1,100,000	1/8/2021	\$164	NC2-55 (M)
14	95	617800	130	60,366	3151536	\$11,000,400	10/4/2021	\$182	LR2 (M)
14	95	891100	355	7,200	3137164	\$1,050,000	7/30/2021	\$146	C1-55 (M)
14	95	946520	165	11,823	3139459	\$1,900,000	8/10/2021	\$161	NC2-55 (M)

Ratio Analysis

- Number of Sales: 32
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 14 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,804,100	\$ 2,186,500	82.50%	15.44%	24.94%	0.99%
2023 Value	\$ 2,002,400	\$ 2,186,500	91.60%	7.63%	10.54%	1.01%
Change	\$ 198,300		9.10%	-7.81%	-14.40%	0.02%
% Change	10.99%		11.03%	-50.58%	-57.74%	2.02%

* COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 921 excluding specialties and government-owned properties.

Commercial condominium units, live/work townhouse units, and SFR's used for commercial purposes were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
	Range	Unit of Measure
Commercial Condominium Units	\$225 - \$700	Per Sq Ft
Small Commercial Owner/User	\$175 - \$375	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type, and adequate market income data was available.

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of +4.59% in Geographic Area 14. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 4,129,875,650	\$ 4,319,606,950	\$ 189,731,300	4.59%

Area 14 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

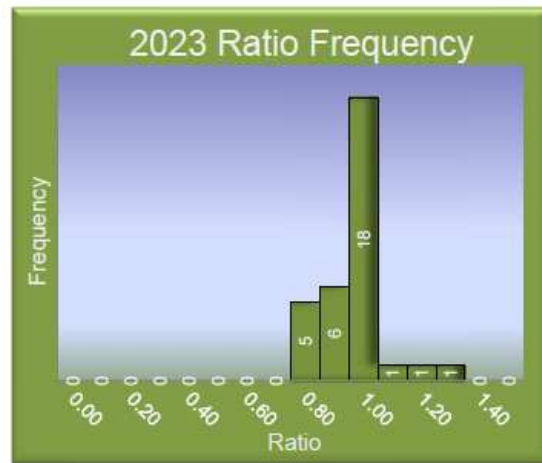
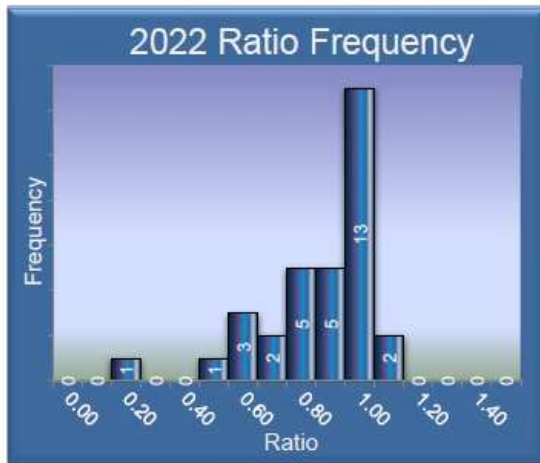
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	32
Mean Assessed Value	1,804,100
Mean Adj. Sales Price	2,186,500
Standard Deviation AV	2,335,592
Standard Deviation SP	2,653,781
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.819
Median Ratio	0.899
Weighted Mean Ratio	0.825
UNIFORMITY	
Lowest ratio	0.1150
Highest ratio:	1.0980
Coefficient of Dispersion	15.44%
Standard Deviation	0.2044
Coefficient of Variation	24.94%
Price Related Differential (PRD)	0.99

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	32
Mean Assessed Value	2,002,400
Mean Sales Price	2,186,500
Standard Deviation AV	2,459,397
Standard Deviation SP	2,653,781
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.915
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.7504
Highest ratio:	1.2153
Coefficient of Dispersion	7.63%
Standard Deviation	0.0974
Coefficient of Variation	10.54%
Price Related Differential (PRD)	1.01



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
17	50	University District	293	1341	21.85%
17	70	University Village	184	1341	13.72%
Geographic Area 17 Physical Inspection Totals			477	1341	35.57%

*Includes government and specialty properties.

Land Value

Overall, land values in Area 17 increased moderately. Changes include parcel segregations/mergers and improvements to consistency. The total recommended assessed land value for the 2023 assessment year is \$12,018,360,899 and results in an increase from the 2022 assessment of +5.41%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
17-10	\$1,024,731,500	\$1,070,242,200	4.44%
17-20	\$499,828,700	\$539,044,200	7.85%
17-40	\$2,071,082,700	\$2,093,134,300	1.06%
17-50	\$1,057,653,700	\$1,051,635,200	-0.57%
17-60	\$637,326,400	\$652,805,800	2.43%
17-70	\$1,329,594,500	\$1,322,716,400	-0.52%
17-80	\$418,009,800	\$463,406,300	10.86%
17-90	\$374,445,100	\$429,280,500	14.64%
17-100	\$2,464,027,799	\$2,818,189,700	14.37%
17-110	\$1,525,126,999	\$1,577,906,299	3.46%
Total	\$11,401,827,198	\$12,018,360,899	5.41%

Neighborhood Land Sales

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

Vacant Land Sales											
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / SF	Zone	Parcels	
017	020	782120	0340	11,500	3032352	\$3,900,000	01/30/20	\$339	NC2P-55 (M)	1	
017	060	882390	1720	4,320	3034436	\$1,249,000	02/13/20	\$289	LR3 (M)	1	
017	010	803370	0100	29,942	3036441	\$13,750,000	02/28/20	\$459	NC2-75 (M1)	1	
017	040	671670	0056	4,800	3045052	\$1,735,000	04/16/20	\$361	NC2-55 (M)	1	
017	060	882390	1690	4,320	3056881	\$1,300,000	07/08/20	\$301	LR3 (M)	1	
017	010	182504	9095	35,077	3056973	\$10,500,000	07/13/20	\$299	NC2P-55 (M)	3	
017	060	717480	0629	660	3062957	\$725,000	08/06/20	\$1,098	LR2 (M)	1	
017	060	717480	0624	1,017	3065255	\$775,000	08/14/20	\$762	LR2 (M)	1	
017	070	092504	9356	84,507	3074678	\$5,000,000	09/30/20	\$59	C1-75 (M)	2	
017	070	092504	9406	84,507	3073536	\$25,000,000	09/30/20	\$296	C1-75 (M)	2	
017	050	114200	1610	4,120	3073521	\$3,911,500	10/01/20	\$949	SM-U/R 75-240 (M1)	1	
017	050	114200	1615	4,120	3073522	\$3,911,500	10/01/20	\$949	SM-U/R 75-240 (M1)	1	
017	050	114200	1620	4,120	3073523	\$3,912,750	10/01/20	\$950	SM-U/R 75-240 (M1)	1	
017	050	114200	1625	4,120	3073524	\$3,911,500	10/01/20	\$949	SM-U/R 75-240 (M1)	1	
017	050	114200	1635	4,120	3073461	\$3,911,500	10/01/20	\$949	SM-U/R 75-240 (M1)	1	
017	060	717480	0458	2,061	3087684	\$1,025,000	12/03/20	\$497	LR3 (M)	1	
017	040	674670	1940	3,000	3089457	\$879,000	12/16/20	\$293	LR2	1	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$376	NC2P-55 (M)	1	
017	070	243720	0030	81,457	3106649	\$25,050,000	03/15/21	\$308	C2-75 (M)	1	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$445	NC3P-65	1	
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522	NC3P-65	1	
017	040	409230	1400	4,000	3123709	\$1,938,000	06/08/21	\$485	MR (M1)	1	
017	040	922140	0445	19,050	3132384	\$12,160,000	07/15/21	\$638	NC3-75 (M1)	2	
017	040	674670	1380	48,840	3136649	\$33,000,000	08/02/21	\$676	SM-U 95-320 (M1)	5	
017	010	397540	0414	15,911	3155854	\$5,355,750	10/28/21	\$337	NC2P-55 (M)	3	
017	040	671670	0330	16,000	3155904	\$3,800,000	10/28/21	\$238	NC2-55 (M)	1	
017	070	717480	0820	21,713	3155465	\$7,070,000	10/28/21	\$326	LR3 (M)	1	
017	100	318010	0035	7,603	3159876	\$2,200,000	11/18/21	\$289	LR1 (M)	1	
017	050	674670	0140	22,041	3163006	\$13,000,000	12/08/21	\$590	SM-U 75-240 (M1)	2	
017	010	251300	0035	22,920	3164387	\$8,000,000	12/09/21	\$349	NC2P-55 (M)	3	
017	010	182504	9074	34,163	3163442	\$14,500,000	12/10/21	\$424	IC-65 (M)	1	
017	010	226450	1085	5,418	3165418	\$1,700,000	12/21/21	\$314	IC-65 (M)	1	
017	040	533520	0020	3,375	3170594	\$1,850,000	01/27/22	\$548	NC3-65	1	
017	010	803370	0051	2,784	3171561	\$2,100,000	02/03/22	\$754	NC2-75 (M1)	1	
017	010	803370	0050	21,198	3171721	\$9,900,000	02/04/22	\$467	NC2-75 (M1)	3	
017	020	408330	0205	9,690	3174705	\$3,500,000	02/23/22	\$361	NC2P-55 (M)	2	
017	050	674670	0140	22,041	3175106	\$16,500,000	02/28/22	\$749	SM-U 75-240 (M1)	2	
017	010	182504	9022	12,666	3182774	\$4,000,000	03/30/22	\$316	NC2P-55 (M)	4	
017	080	954720	0005	3,060	3187072	\$1,105,001	04/20/22	\$361	NC2-55 (M)	1	
017	040	922140	0475	7,620	3191347	\$3,100,000	05/18/22	\$407	NC2-75 (M1)	1	
017	050	773360	0005	15,225	3195130	\$19,000,000	06/10/22	\$1,248	SM-U 95-320 (M1)	2	
017	100	039450	0055	7,957	3199308	\$2,150,000	06/20/22	\$270	LR1 (M)	1	
017	040	365870	0260	4,590	3197725	\$2,100,000	06/28/22	\$458	MR (M2)	1	
017	010	226150	0030	14,300	3204220	\$7,847,000	08/10/22	\$549	NC2-75 (M1)	1	
017	070	919120	1440	4,355	3216703	\$1,400,000	11/07/22	\$321	NC2P-55 (M)	1	
017	060	092504	9161	5,000	3225016	\$1,600,000	01/26/23	\$320	LR3 (M)	1	

Ratio Analysis

- Number of Sales: 53
- Range of Sales Dates: 1/1/2020- 2/28/2023

Below is the ratio study for Area 17, which demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$2,622,500	\$2,962,400	88.50%	11.65%	19.77%	1.00
2023 Value	\$2,770,200	\$2,962,400	93.50%	8.49%	11.50%	1.01
Abs. Change	\$147,700		5.00%	-3.16%	-8.27%	0.01
% Change	5.63%		5.65%	-27.12%	-41.83%	1.00%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,097 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 17 for most improved property types due to a sufficient availability of market-derived income data.

Commercial condominium units and small owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
	Range	Unit of Measure
Small owner/user commercial	\$466 - \$705	Per Sq Ft
Commercial Condominium Units	\$402 - \$717	Per Sq Ft

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of 6.64% in Geographic Area 17. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 8,910,000,999	\$ 9,501,211,299	\$ 591,210,300	6.64%

Area 17 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

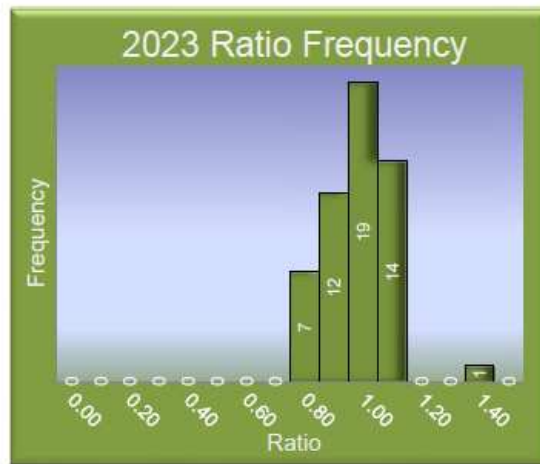
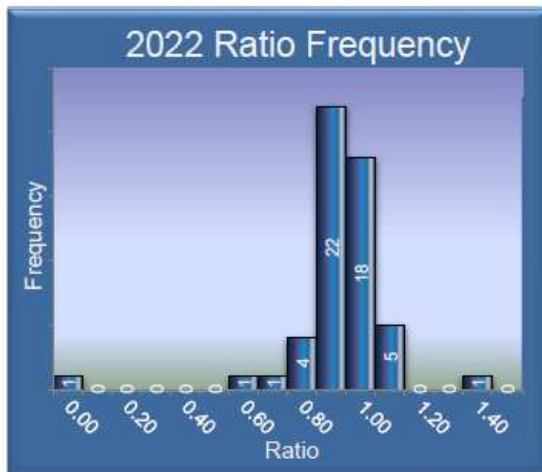
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	2,622,500
Mean Adj. Sales Price	2,962,400
Standard Deviation AV	3,821,188
Standard Deviation SP	4,211,495
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.884
Median Ratio	0.893
Weighted Mean Ratio	0.885
UNIFORMITY	
Lowest ratio	0.0000
Highest ratio:	1.3852
Coefficient of Dispersion	11.65%
Standard Deviation	0.1747
Coefficient of Variation	19.77%
Price Related Differential (PRD)	1.00

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	2,770,200
Mean Sales Price	2,962,400
Standard Deviation AV	3,913,423
Standard Deviation SP	4,211,495
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.940
Median Ratio	0.944
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.7428
Highest ratio:	1.3852
Coefficient of Dispersion	8.49%
Standard Deviation	0.1081
Coefficient of Variation	11.50%
Price Related Differential (PRD)	1.01



Area 19

Name or Designation

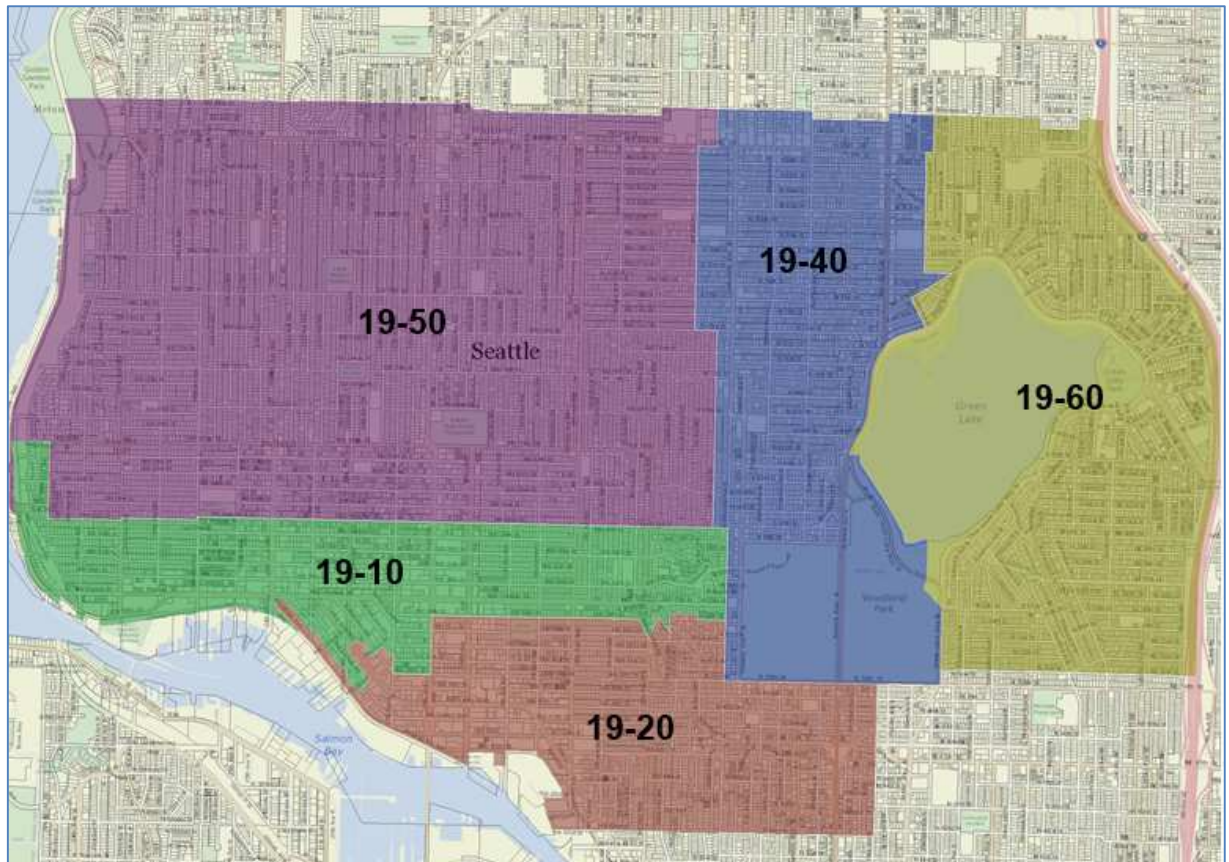
- **Area 019:** Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/Loyal Heights/North Ballard, Green Lake

Area 19 Neighborhoods

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

Boundaries:

- **North** – NW 87th Street/N 87th Street
- **South** – NW 42nd Street/N 42nd Street
- **East** - Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50th Street
- **West** - Seaview Ave NW, Shilshole Bay N to Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
19	20	E-14th NW Fremont/Indust Ball	244	1,383	17.64%
Geographic Area 19 Physical Inspection Totals			244	1,383	17.64%

Land Value

Overall land values in Area 19 increased by 2.18%. The Geographical areas 19 experienced a change to land valuation due to rezoning, redevelopment, and land sales. The total recommended assessed land value for the 2023 assessment year is \$6,142,017,300 and increases from the 2022 assessment year of \$6,010,943,700 by +2.18%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
19-10	\$1,800,834,700	\$1,840,416,500	2.20%
19-20	\$1,130,666,100	\$1,160,187,300	2.61%
19-40	\$1,099,431,200	\$1,121,936,400	2.05%
19-50	\$1,286,278,100	\$1,308,469,400	1.73%
19-60	\$693,733,600	\$711,007,700	2.49%
Total	\$6,010,943,700	\$6,142,017,300	2.18%

Neighborhood Land Sales

The following is a breakdown of the land sales considered. The Assessor considered these and historical sales the primary method of establishing new assessed land values for each Neighborhood.

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	112503	9011	25,570	3219405	\$13,000,000	12/02/22	\$508.41	OFFICE BUILDING	NC3P-75 (M)	Office Building	3	Y	
019	010	117500	0800	4,733	3130360	\$1,195,000	07/02/21	\$252.48	4 PLEX	LR3 (M)	4-Plex	1	Y	
019	010	276770	0995	11,800	3219371	\$6,800,000	11/30/22	\$576.27	CLASSIC CONSIGNMENT STORE	NC3P-75 (M)	Retail Store	1	Y	
019	010	276770	1000	12,500	3219372	\$6,500,000	11/14/22	\$520.00	PARKING LOT	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1090	15,000	3219370	\$8,400,000	11/29/22	\$560.00	RETAIL STORE	NC3P-75 (M)	Retail Store	3	Y	
019	010	276770	1105	11,800	3219373	\$7,000,000	11/30/22	\$593.22	Former RETAIL STORES (Fire Damaged)	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1460	5,000	3173647	\$1,800,000	02/17/22	\$360.00	5 PLEX	MR (M1)	Apartment	1	Y	
019	010	276770	1575	5,000	3119311	\$2,000,000	05/17/21	\$400.00	APARTMENT	MR (M1)	Apartment	1	Y	
019	010	276770	4021	10,370	3134060	\$5,185,000	07/22/21	\$500.00	RETAIL STORES	MC0-65-NC3-95 (M)	Retail Store	1	Y	
019	010	276810	0060	6,500	3142694	\$1,290,000	08/20/21	\$198.46	R/R SFR House Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0140	5,000	3040564	\$1,040,000	03/18/20	\$208.00	R/R SFR House	LR2 (M1)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276810	0605	10,000	3142306	\$2,233,333	08/25/21	\$223.33	KENTUCKY FRIED CHICKEN	NC2-55 (M)	Restaurant(Fast Food)	1	Y	
019	010	276810	0640	5,000	3131296	\$1,125,000	06/25/21	\$225.00	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0655	5,000	3132574	\$950,000	07/14/21	\$190.00	R/R SFR Duplex Tear Down	LR2 (M1)	Duplex	1	Y	
019	010	276810	0670	4,290	3114139	\$1,308,450	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0671	2,210	3114137	\$674,050	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114122	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114124	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0685	5,000	3114131	\$1,525,000	04/21/21	\$305.00	R/R Duplex Tear Down Land Sale	NC2-55 (M2)	Duplex	1	34	Use-change after sale; not in ratio
019	010	276810	0695	5,000	3114135	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0700	5,000	3034321	\$1,199,500	02/13/20	\$239.90	R/R SFR Tear Down	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276810	0705	5,000	3187405	\$1,894,000	04/27/22	\$378.80	R/R SFR Tear Down Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276820	0205	5,000	3176044	\$1,150,000	02/28/22	\$230.00	R/R SFR Duplex Tear Down	LR1 (M)	Duplex	1	Y	
019	010	276830	0089	4,500	3147573	\$1,095,000	09/21/21	\$243.33	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0100	5,000	3147574	\$1,195,000	09/21/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0105	5,000	3127635	\$1,205,000	06/17/21	\$241.00	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0110	5,000	3127639	\$1,195,000	06/18/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0125	20,000	3043038	\$7,000,000	05/29/20	\$350.00	FIRESTONE MASTER CARE SERVICE	NC3-75 (M)	Service Building	1	Y	
019	010	301930	0075	5,173	3122361	\$1,114,400	05/24/21	\$215.43	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Multi-Family)	1	Y	
019	010	301930	0090	5,000	3143544	\$1,080,000	08/31/21	\$216.00	R/R SFR Duplex Tear Down Sale	LR2 (M1)	Duplex	1	Y	
019	010	867340	0095	4,700	3138875	\$1,164,000	07/21/21	\$247.66	R/R duplex tear down sale	LR3 (M)	Duplex	1	Y	
019	020	122503	9003	4,960	3049283	\$1,085,000	05/11/20	\$218.75	R/R SFR House	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9011	5,000	3093250	\$1,000,000	12/24/20	\$200.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-Family)	1	Y	
019	020	122503	9015	4,062	3144562	\$814,000	08/11/21	\$200.39	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9016	4,000	3180982	\$900,000	12/21/21	\$220.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-Family)	1	Y	
019	020	198220	1920	8,730	3134157	\$1,425,000	07/16/21	\$163.23	TOOLEX WHSES	IB U/45	Warehouse	1	Y	
019	020	276770	2260	8,540	3220377	\$1,950,000	12/08/22	\$228.34	UNITED ELECTRIC MOTORS	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	0665	10,000	3153326	\$2,207,500	10/15/21	\$220.75	NINE UNIT APARTMENT	LR2 (M)	Apartment	1	Y	
019	020	276830	1085	5,000	3077032	\$970,000	10/13/20	\$194.00	RESIDENCE AND WAREHOUSE	IB U/45	Warehouse	1	Y	
019	020	276830	1755	7,492	3195357	\$1,750,000	05/16/22	\$233.58	ASSOCIATE PARKING	IG2 U/65	Parking(Assoc)	1	Y	
019	020	276830	3430	40,000	3223590	\$6,550,000	01/09/23	\$163.75	RADKE MARINE	IG2 U/65	Warehouse	1	Y	
019	020	569350	1345	8,968	3158561	\$2,749,500	11/11/21	\$306.59	Naturepathic Family Medicine	NC2P-55 (M)	Retail Store	2	Y	
019	020	569400	1005	5,000	3117083	\$1,100,000	05/07/21	\$220.00	R/R SFR House Tear Down Sale	LR2 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	569450	1100	7,500	3189868	\$1,900,000	05/09/22	\$253.33	9-UNIT PLUS R105	LR2 (M)	Apartment	1	Y	
019	020	812970	0520	3,750	3105874	\$850,000	03/16/21	\$226.67	R/R SFR House Tear Down After Sale Date	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	952110	0615	3,500	3111681	\$950,000	04/08/21	\$272.00	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	952110	0920	7,700	3143176	\$2,630,000	08/19/21	\$341.56	RETAIL/STORAGE	C1-55 (M)	Service Building	1	Y	
019	020	952110	0935	7,700	3143158	\$2,750,000	08/19/21	\$357.14	R/R Sfr	C1-55 (M)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	040	099300	1695	19,000	3079189	\$3,285,000	10/29/20	\$172.89	BLUMENTHAL UNIFORMS AND EQUIPMENTS	NC3P-75 (M)	Retail Store	1	Y	
019	040	287710	3845	5,263	3109396	\$2,000,000	05/17/22	\$380.01	GREENFAB HOMES CONTRACTOR	NC2-55 (M)	Single Family(C/I Use)	2	Y	
019	040	287710	3851	3,900	3191020	\$1,425,000	05/20/22	\$365.38	MAIKU RESTAURANT (SFR CONVERTED TO RESTAURANT)	NC2-55 (M)	Restaurant/Lounge	1	Y	
019	040	291920	0865	7,443	3077088	\$3,950,000	10/22/20	\$530.70	OFFICE (SINGLE TENANT)	NC2P-55 (M)	Medical/Dental Office	2	Y	
019	040	291920	1265	4,167	3195778	\$1,400,000	06/14/22	\$335.97	RETAIL (SQUIRREL'S BUY & SELL) & SFR HOUSE	NC2P-55 (M)	Retail Store	1	Y	
019	040	952310	1291	3,500	3112166	\$1,050,000	04/19/21	\$300.00	R/R Duplex Tear Down Sale	NC2P-55 (M)	Duplex	1	Y	
019	050	045800	0140	5,040	3169090	\$1,085,000	01/14/22	\$215.28	R/R Tear Down Land Sale	LR2 (M1)	Vacant(Multi-Family)	1	Y	
019	050	094600	0270	4,700	3037433	\$845,000	03/30/20	\$179.79	LAW OFFICE	NC1-55 (M)	Single Family(C/I Use)	1	Y	
019	050	123200	1130	2,499	3045767	\$710,000	05/04/20	\$284.11	ARCHIE'S PLUMBING	NC2-55 (M)	Retail Store	1	Y	
019	050	276760	0990	5,000	3196361	\$1,200,000	06/15/22	\$240.00	R/R SFR Tear Down Sale	LR1 (M)	Duplex	1	Y	
019	050	276760	1085	5,000	3139032	\$1,050,000	07/12/21	\$210.00	R/R Duplex Tear Down Sale	LR1 (M)	Duplex	1	29	Seg/merge after sale; not in ratio
019	050	276760	1245	11,382	3017362	\$900,000	08/11/20	\$79.07	BALLARD BAPTIST CHURCH	LR1 (M)	Church/Welfare/Relig Srvc	2	29	Seg/merge after sale; not in ratio
019	050	276760	1455	5,000	3116488	\$1,030,000	04/28/21	\$206.00	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(C/I Zone)	1	Y	
019	050	276760	3300	9,500	3142398	\$2,709,000	08/30/21	\$285.16	SEATTLE MATTRESS COMPANY & 4 APARTMENT U	NC3-55 (M)	Apartment(Mixed Use)	1	Y	
019	050	276960	1270	5,000	3166781	\$950,000	12/22/21	\$190.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-Family)	1	Y	
019	050	276960	1280	5,000	3166794	\$1,150,000	12/23/21	\$230.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-Family)	1	Y	
019	050	276960	2482	2,646	3067169	\$660,000	08/31/20	\$249.43	RETAIL STORE	NC2P-40 (M)	Retail Store	1	Y	
019	050	291970	2543	8,217	3117249	\$1,950,000	05/06/21	\$237.31	Segged from Parent Parcel #291970-2545.	NC2-55 (M)	Vacant(Commercial)	3	Y	
019	050	292170	0011	4,881	3038805	\$2,300,000	02/21/20	\$471.21	Townhouse Plat	LR2 RC (M)	Townhouse Plat	7	29	Seg/merge after sale; not in ratio
019	050	292170	0270	6,350	3081300	\$1,100,000	10/30/20	\$173.23	4 UNIT APT	LR1 (M1)	4-Plex	1	Y	
019	050	305270	0205	5,000	3045095	\$1,000,000	04/09/20	\$200.00	R/R SFR House	LR2 (M)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	050	330070	0955	30,940	3161579	\$10,750,000	11/30/21	\$347.45	Former PIZZA HUT DELIVERY CTR	NC3P-75 (M1)	Restaurant/Lounge	5	Y	
019	050	330070	1095	4,500	3105978	\$950,000	03/16/21	\$211.11	R/R triplex tear down sale	LR2 (M)	Triplex	1	34	Use-change after sale; not in ratio
019	050	690820	0201	3,656	3069674	\$775,000	09/15/20	\$211.98	Segged from Parent Parcel #690820-0200	NC1-40 (M)	Parking(Assoc)	1	Y	
019	050	751850												

Below is a summary of the ratio study data for Area 19, which demonstrates an improvement in uniformity.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,834,400	\$ 2,113,100	86.80%	11.65%	16.87%	1.01%
2023 Value	\$ 2,040,500	\$ 2,113,100	96.60%	4.82%	6.45%	1.01%
Change	\$ 206,100		9.80%	-6.83%	-10.42%	0.00%
% Change	11.24%		11.29%	-58.63%	-61.77%	0.00%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,127, which excludes specialties and government-owned properties.

Commercial condominium units were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific Neighborhood.

Property Type	Value Range		
Use	Range		Unit of Measure
Commercial Condominium Units	\$325	- \$750	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

Total Value

Application of the recommended values for the 2023 assessment year of Area 19 results in a total change from the 2022 assessments of +4.54% in Geographic Area 19. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$4,418,503,600	\$4,619,273,400	\$200,769,800	4.54%

Area 19 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

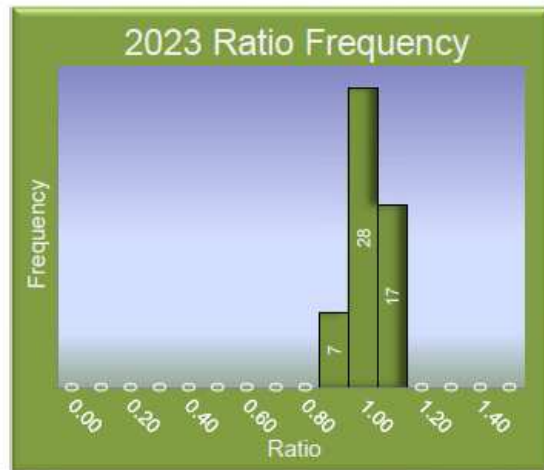
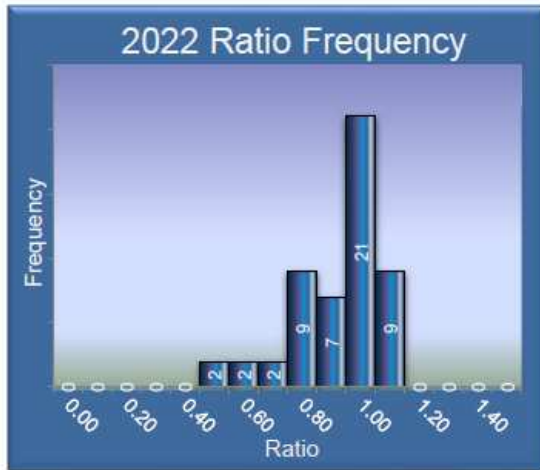
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	52
Mean Assessed Value	1,834,400
Mean Adj. Sales Price	2,113,100
Standard Deviation AV	1,324,380
Standard Deviation SP	1,560,450
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.879
Median Ratio	0.933
Weighted Mean Ratio	0.868
UNIFORMITY	
Lowest ratio	0.4371
Highest ratio:	1.0582
Coefficient of Dispersion	11.65%
Standard Deviation	0.1482
Coefficient of Variation	16.87%
Price Related Differential (PRD)	1.01

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	52
Mean Assessed Value	2,040,500
Mean Sales Price	2,113,100
Standard Deviation AV	1,505,882
Standard Deviation SP	1,560,450
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.973
Median Ratio	0.983
Weighted Mean Ratio	0.966
UNIFORMITY	
Lowest ratio	0.8248
Highest ratio:	1.0961
Coefficient of Dispersion	4.82%
Standard Deviation	0.0628
Coefficient of Variation	6.45%
Price Related Differential (PRD)	1.01



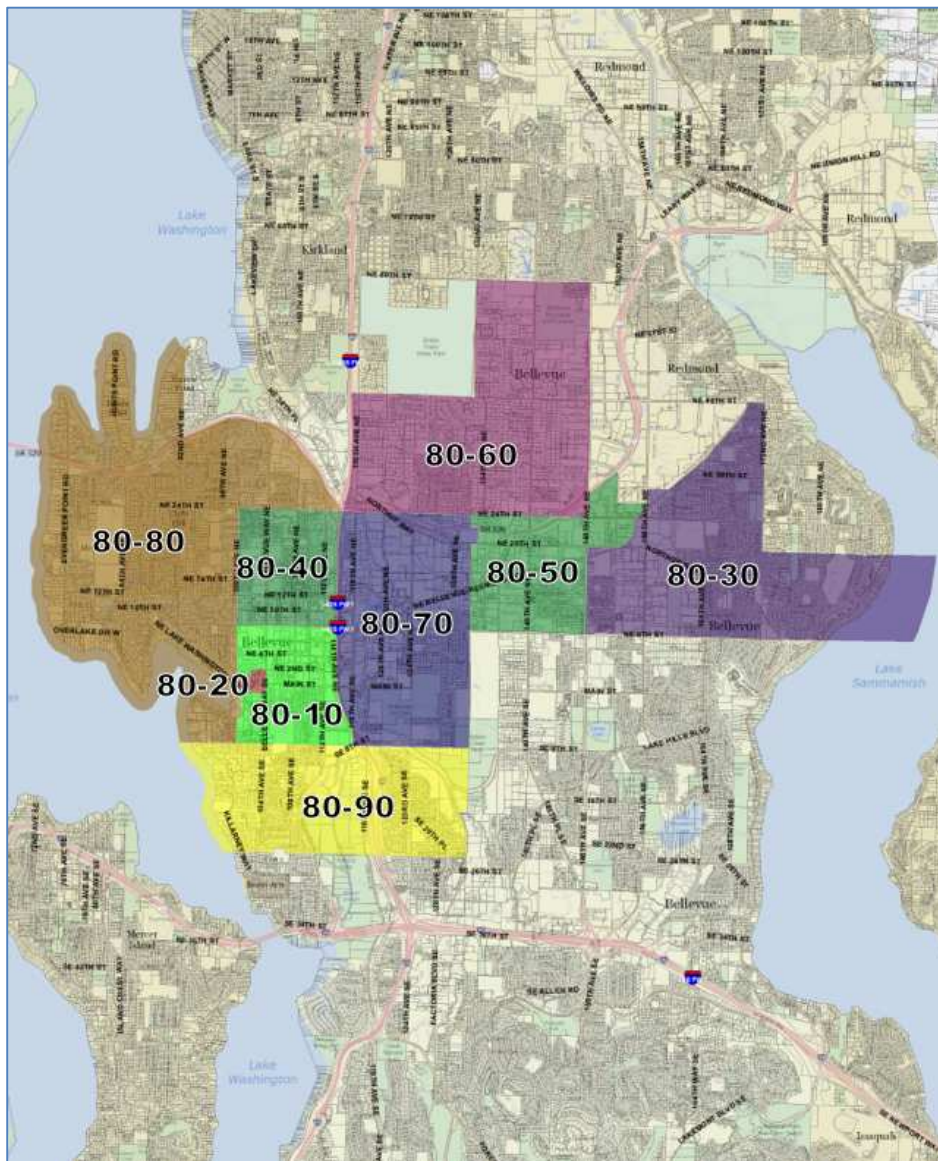
Area 80

Name or Designation

- **Area 80:** Bellevue

Boundaries:

- **North** – NE 40th up to 132nd Ave NE, NE 60th east 132nd Ave NE and Bel Red Road east of 148th Ave NE
- **South** – SE 24th St west of 132nd Ave SE and NE 8th to the east.
- **East** - Lake Sammamish
- **West** - Lake Washington



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
80	10	Bellevue CBD	273	1302	20.97%
80	20	Old Bellevue	31	1302	2.38%
Geographic Area 80 Physical Inspection Totals			304	1302	23.35%

*Inspections included specialty and government-owned parcels

Land Value

Overall land values in Area 80 increased moderately. The total recommended assessed land value for the 2023 assessment year is \$17,329,706,230 and increased from the 2022 assessment year by 6.02%.

The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022 Land	2023 Land	% Change
80-10	\$5,783,788,900	\$5,932,025,000	2.56%
80-20	\$429,792,800	\$431,711,000	0.45%
80-30	\$1,036,487,400	\$986,629,600	-4.81%
80-40	\$2,731,961,075	\$2,838,892,900	3.91%
80-50	\$1,579,058,300	\$1,778,466,830	12.63%
80-60	\$581,659,600	\$572,143,300	-1.64%
80-70	\$3,202,276,700	\$3,835,914,100	19.79%
80-80	\$569,998,000	\$560,901,900	-1.60%
80-90	\$430,679,700	\$393,021,600	-8.74%
Total	\$16,345,702,475	\$17,329,706,230	6.02%

Neighborhood Land Sales

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

Vacant Land Sales

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / SF	Zone	Parcels
080	010	066600	0400	51,775	3095623	\$1,150,000	01/20/21	\$22.21	R-30	1
080	010	067900	0025	17,945	3136022	\$14,600,000	07/26/21	\$813.60	DNTN-MU	1
080	010	067900	0075	31,130	3111820	\$25,000,000	04/13/21	\$803.08	DNTN-MU	2
080	010	104700	0025	23,790	3112296	\$14,500,000	04/07/21	\$609.50	DNTN-MU	3
080	010	154410	0310	19,722	3095733	\$6,100,000	01/21/21	\$309.30	DNTN-MU	1
080	010	154410	0312	34,328	3134916	\$32,500,000	07/26/21	\$946.75	DT-O-2-S	1
080	010	154410	0324	40,324	3170267	\$95,500,000	01/26/22	\$2,368.32	DT-O-2-S	1
080	010	154410	0353	144,146	3149224	\$127,500,000	09/30/21	\$884.52	DNTN-MU	2
080	010	322505	9055	57,135	3108124	\$35,500,001	03/26/21	\$621.34	DNTN-MU	1
080	010	322505	9072	22,209	3169836	\$11,000,000	01/18/22	\$495.29	DNTN-MU	1
080	010	322505	9119	210,540	3113091	\$152,500,000	04/20/21	\$724.33	DT-OLB-S	2
080	010	522330	0045	6,750	3054890	\$3,250,000	06/29/20	\$481.48	DNTN-MU	1
080	010	522330	0065	38,041	3128952	\$20,000,000	06/26/21	\$525.75	DNTN-MU	1
080	010	522330	0265	39,833	3193728	\$20,000,000	06/01/22	\$502.10	O	3
080	040	072700	0080	53,777	3122109	\$30,000,000	05/27/21	\$557.86	DNTN-MU	1
080	040	154460	0103	33,938	3073267	\$12,800,000	09/30/20	\$377.16	DNTN-MU	1
080	040	570900	0184	32,164	3082941	\$28,250,000	11/16/20	\$878.31	DNTN-MU	1
080	040	683920	0000	40,967	3135105	\$18,150,000	07/23/21	\$443.04	DNTN-R	1
080	050	067210	0010	242,273	3069325	\$46,350,000	09/11/20	\$191.31	BR-CR	7
080	050	067310	0073	22,467	3032100	\$2,769,788	01/31/20	\$123.28	OV1	1
080	050	262505	9044	61,727	3045000	\$10,400,000	04/30/20	\$168.48	OV2	1
080	050	262505	9256	35,512	3190155	\$7,400,000	05/16/22	\$208.38	OV1	1
080	050	272505	9089	45,302	3058032	\$5,000,000	07/14/20	\$110.37	BR-CR	1
080	050	272505	9198	61,426	3040912	\$12,300,000	03/31/20	\$200.24	BR-RC-2	1
080	050	272505	9198	61,426	3134419	\$17,915,000	07/23/21	\$291.65	BR-RC-2	1
080	050	272505	9210	32,100	3141191	\$7,300,000	08/24/21	\$227.41	BR-CR	1
080	050	272505	9301	180,973	3198846	\$26,000,000	06/30/22	\$143.67	BR-CR	3
080	050	392720	0210	28,682	3184592	\$3,250,000	04/08/22	\$113.31	OV1	1
080	050	392720	0230	129,014	3214243	\$28,500,000	10/07/22	\$220.91	OV1	1
080	070	064580	0060	3,856	3154229	\$175,000	10/19/21	\$45.38	BR-MO	1
080	070	067005	0030	226,707	3164523	\$77,500,000	12/15/21	\$341.85	BR-OR-2	2
080	070	282505	9027	88,023	3108445	\$16,650,000	03/25/21	\$189.16	BR-RC-1	2
080	070	282505	9057	227,749	3161176	\$33,000,000	11/30/21	\$144.90	BR-R	1
080	070	282505	9084	73,181	3069686	\$11,000,000	09/10/20	\$150.31	BR-ORT	1
080	070	282505	9105	53,240	3119648	\$7,675,000	05/20/21	\$144.16	BR-MO	1
080	070	282505	9117	141,800	3165809	\$12,000,000	12/22/21	\$84.63	R-3.5	1
080	070	282505	9185	44,792	3166418	\$12,950,000	12/27/21	\$289.11	BR-RC-2	3
080	070	282505	9228	28,235	3126215	\$6,500,000	06/18/21	\$230.21	BR-RC-1	1
080	070	282505	9285	78,616	3175632	\$18,200,000	02/28/22	\$231.51	BR-RC-1	1
080	070	282505	9297	179,031	3201144	\$26,050,000	07/15/22	\$145.51	BR-R	1
080	070	532800	0075	19,885	3097152	\$3,300,000	01/25/21	\$165.95	BR-MO	2
080	070	804610	0041	160,143	3214048	\$28,000,000	10/14/22	\$174.84	O	2
080	070	804610	0088	35,220	3118857	\$7,200,000	05/13/21	\$204.43	CB	2
080	080	438920	0210	41,667	3164635	\$15,250,000	12/14/21	\$366.00	R-30	1
080	080	438920	0590	15,604	3098074	\$4,498,350	02/05/21	\$288.28	R-20	1
080	090	042405	9009	228,690	3069441	\$400,000	09/10/20	\$1.75	R-15	1
080	090	042405	9027	29,588	3162133	\$2,400,000	12/01/21	\$81.11	R-20	1
080	090	939970	0820	198,143	3165684	\$32,500,000	12/21/21	\$164.02	OLB	1

Ratio Analysis

- Number of Sales: 53
- Range of Sales Dates: 1/1/2020 - 12/31/2022

Below is the ratio study for Area 80, which demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$4,103,900	\$4,870,100	84.30%	10.52%	13.71%	1.03
2023 Value	\$4,386,600	\$4,870,100	90.10%	9.81%	12.22%	1.02
Abs. Change	\$282,700		5.80%	-0.71%	-1.49%	-0.01
% Change	6.89%		6.88%	-6.75%	-10.87%	-0.97%

*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 986 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 80 for most improved property types due to a sufficient availability of market-derived income data.

Commercial condominium units, live/work townhouse units, and small owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
	Range	Unit of Measure
Single-Family Residence Conversions	\$425 - \$1,100	Per Sq Ft
Commercial Condominium Units	\$500 - \$950	Per Sq Ft
Daycare Centers	\$475 - \$800	Per Sq Ft

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year of Area 80 results in a total change from the 2022 assessments of 4.44% in Geographic Area 80. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 9,935,792,300	\$ 10,377,262,390	\$ 441,470,090	4.44%

Area 80 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

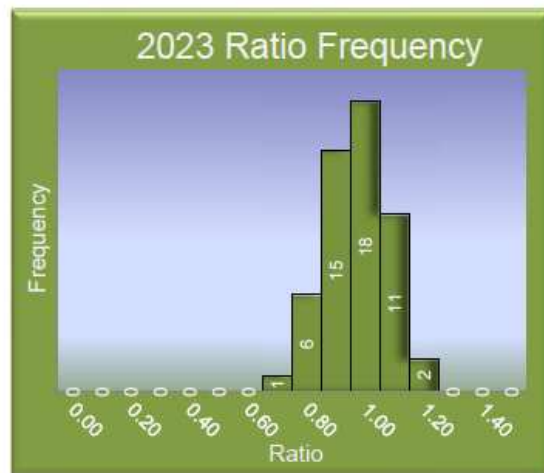
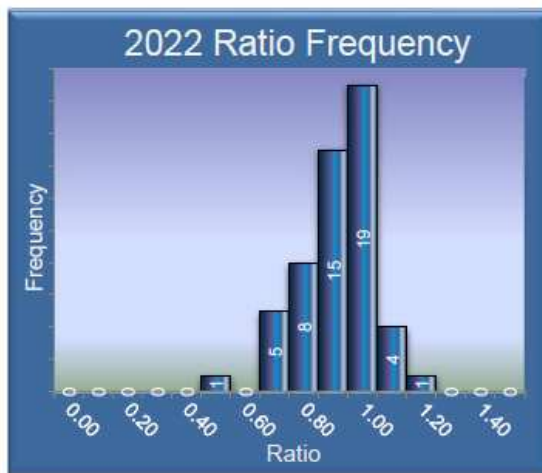
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	4,103,900
Mean Adj. Sales Price	4,870,100
Standard Deviation AV	4,122,539
Standard Deviation SP	4,953,628
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.866
Median Ratio	0.869
Weighted Mean Ratio	0.843
UNIFORMITY	
Lowest ratio	0.4652
Highest ratio:	1.1094
Coefficient of Dispersion	10.52%
Standard Deviation	0.1187
Coefficient of Variation	13.71%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	4,386,600
Mean Sales Price	4,870,100
Standard Deviation AV	4,500,392
Standard Deviation SP	4,953,628
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.921
Median Ratio	0.926
Weighted Mean Ratio	0.901
UNIFORMITY	
Lowest ratio	0.6673
Highest ratio:	1.1915
Coefficient of Dispersion	9.81%
Standard Deviation	0.1125
Coefficient of Variation	12.22%
Price Related Differential (PRD)	1.02



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count*	Percent of Parcel Count
85	45	Houghton/S Kirkland	143		6.71%
85	50	E Kirkland	168		7.88%
Physical Inspection Totals			311	2,132	14.59%

*Includes all specialty & government-owned parcels

Land Value

Overall land values in Area 85 increased substantially compared to the previous assessment. The significant increase in land values within Geographical Area 85 was a result of recent sales activity indicating assessed land values had not kept up with market values. The total recommended assessed land value for the 2023 assessment year is \$7,961,201,700 and results in an increase from the 2022 assessment of +42%.

The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022 Land	2023 Land	% Change
85-10	\$335,926,900	\$470,924,300	40.19%
85-15	\$238,636,300	\$267,594,900	12.14%
85-20	\$426,271,800	\$689,520,800	61.76%
85-25	\$608,927,500	\$994,500,600	63.32%
85-30	\$340,358,700	\$413,929,200	21.62%
85-35	\$234,778,950	\$351,619,000	49.77%
85-40	\$393,191,200	\$467,263,300	18.84%
85-45	\$352,812,500	\$534,101,900	51.38%
85-50	\$411,236,500	\$711,965,700	73.13%
85-55	\$59,531,900	\$102,039,300	71.40%
85-60	\$97,285,100	\$127,584,400	31.14%
85-65	\$892,753,300	\$1,187,592,300	33.03%
85-70	\$1,003,773,400	\$1,301,277,700	29.64%
85-75	\$194,520,600	\$341,288,300	75.45%
Total	\$5,590,004,650	\$7,961,201,700	42.42%

Neighborhood Land Sales

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

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP/SF	Zone	Parcels
085	010	697920	0151	218,691	3068161	\$11,698,363	09/03/20	\$53	R-AC, OP, CB, LI	1
085	010	697920	0150	1,032,342	3079570	\$51,000,000	10/30/20	\$49	R-AC, OP, CB, LI	4
085	010	697920	0153	314,298	3124695	\$10,000,000	06/11/21	\$32	R-AC, OP, CB, LI	1
085	015	951710	0276	352,518	3165165	\$12,750,000	12/16/21	\$36	GB	3
085	015	062210	0051	57,616	3189924	\$1,750,000	05/12/22	\$30	GB	1
085	020	102605	9043	93,681	3045149	\$13,410,000	04/27/20	\$143	CBD	3
085	020	951810	0062	1,250	3167678	\$265,000	12/30/21	\$212	CBD	1
085	020	951810	0280	19,800	3178678	\$1,600,000	03/16/22	\$81	CBD	4
085	020	951710	0135	98,546	3222246	\$10,851,409	12/22/22	\$110	CBD	2
085	020	951710	0160	85,861	3222245	\$12,500,000	12/22/22	\$146	CBD	1
085	025	192605	9163	140,698	3044732	\$4,500,000	04/29/20	\$32	BC 1	1
085	025	332605	9100	29,800	3170900	\$2,100,000	01/27/22	\$70	NRH 1A	2
085	025	272605	9018	259,437	3161568	\$925,000	11/23/21	\$4	RMA 3.6	1
085	025	692840	0025	46,295	3183934	\$12,415,500	04/15/22	\$268	TL 1A	1
085	025	692840	0022	21,114	3196916	\$6,200,000	06/22/22	\$294	TL 1A	1
085	025	282605	9181	209,309	3145917	\$25,250,000	09/15/21	\$121	TL 6A	1
085	025	282605	9039	199,910	3166097	\$30,000,000	12/15/21	\$150	TL 7A	2
085	025	866335	0130	42,462	3064371	\$5,650,000	08/17/20	\$133	TL 7B	1
085	025	272605	9043	207,781	3147585	\$8,400,000	09/21/21	\$40	TL 7B	1
085	025	282605	9110	23,630	3199047	\$800,000	06/30/22	\$34	TL 7B	1
085	025	866327	0011	48,172	3082540	\$2,990,000	11/03/20	\$62	TL 8	1
085	030	192605	9156	21,105	3068963	\$1,578,947	09/09/20	\$75	BC 1	1
085	030	192605	9157	25,466	3166773	\$1,550,000	12/14/21	\$61	BC 1	1
085	030	357980	0551	22,500	3208015	\$1,500,000	08/29/22	\$67	RMA 1.8	1
085	035	282605	9225	171,211	3165477	\$22,500,000	12/20/21	\$131	TL 4B	2
085	035	282605	9098	112,743	3199068	\$4,800,000	06/14/22	\$43	TL 6B	2
085	045	788260	0611	95,656	3192081	\$14,000,000	05/25/22	\$146	HENC 1	1
085	045	012000	0371	19,375	3166192	\$3,300,000	12/20/21	\$170	LIT	1
085	050	123310	0680	149,049	3166894	\$20,515,800	12/29/21	\$138	RH 7	1
085	050	124190	0035	12,893	3156276	\$1,400,000	11/01/21	\$109	RH 8	1
085	060	639131	0010	15,600	3151068	\$2,750,000	10/04/21	\$176	RM 3.6	4
085	065	124870	0052	56,858	3060039	\$40,000,000	07/29/20	\$704	CBD 5A	1
085	065	388580	0880	17,175	3117430	\$3,900,000	05/07/21	\$227	MSC 1	1
085	065	388580	2055	8,120	3171855	\$1,700,000	02/05/22	\$209	MSC 1	1
085	065	388580	1005	5,592	3160814	\$1,250,000	11/19/21	\$224	MSC 3	1
085	065	388580	8820	11,730	3105415	\$2,700,000	03/16/21	\$230	MSC 4	1
085	065	390010	0790	8,976	3161213	\$2,550,000	11/17/21	\$284	PLA 7B	1
085	065	390010	0791	3,618	3183287	\$1,050,000	04/12/22	\$290	PLA 7B	1
085	065	390010	0790	5,333	3218901	\$1,296,875	11/28/22	\$243	PLA 7B	1
085	075	389310	0962	27,633	3072788	\$2,500,000	09/28/20	\$90	TL 10D	1
085	075	332605	9243	483,979	3179987	\$40,000,000	03/25/22	\$83	TL 10E	2

Ratio Analysis

- Number of Sales: 55 total; 53 included in the ratio.
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 85, which demonstrates an improvement in uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$4,021,200	\$4,799,600	83.80%	16.61%	26.88%	0.97
2023 Value	\$4,628,200	\$4,799,600	96.40%	8.37%	11.76%	0.99
Abs. Change	\$607,000		12.60%	-8.24%	-15.12%	0.02
% Change	15.09%		15.04%	-49.61%	-56.25%	2.06%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 877 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 17 for most improved property types due to a sufficient availability of market-derived income data.

Commercial condominium units and small owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range		
	Use	Range	Unit of Measure
Commercial Condominium Units		\$475 - \$850	Per Sq Ft
Daycare Centers		\$325 - \$430	Per Sq Ft

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of 22% in Geographic Area 85. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$4,896,760,600	\$5,961,555,500	\$1,064,794,900	21.74%

Area 85 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

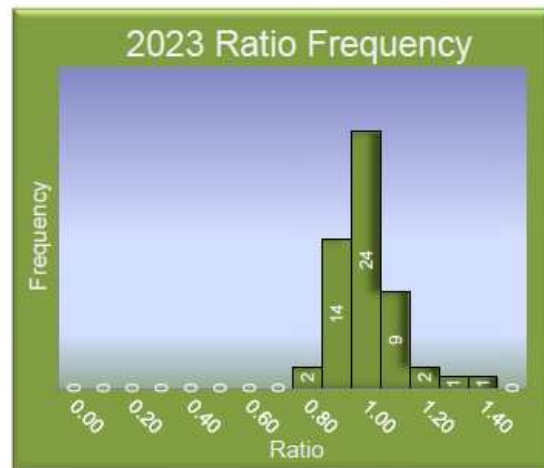
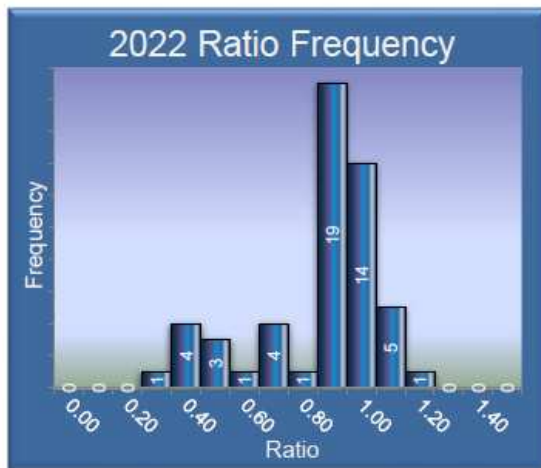
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	4,021,200
Mean Adj. Sales Price	4,799,600
Standard Deviation AV	4,290,263
Standard Deviation SP	4,251,171
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.809
Median Ratio	0.882
Weighted Mean Ratio	0.838
UNIFORMITY	
Lowest ratio	0.2703
Highest ratio:	1.1166
Coefficient of Dispersion	16.61%
Standard Deviation	0.2175
Coefficient of Variation	26.88%
Price Related Differential (PRD)	0.97

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	53
Mean Assessed Value	4,628,200
Mean Sales Price	4,799,600
Standard Deviation AV	4,405,289
Standard Deviation SP	4,251,171
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.954
Median Ratio	0.939
Weighted Mean Ratio	0.964
UNIFORMITY	
Lowest ratio	0.7536
Highest ratio:	1.3221
Coefficient of Dispersion	8.37%
Standard Deviation	0.1122
Coefficient of Variation	11.76%
Price Related Differential (PRD)	0.99



Area 90

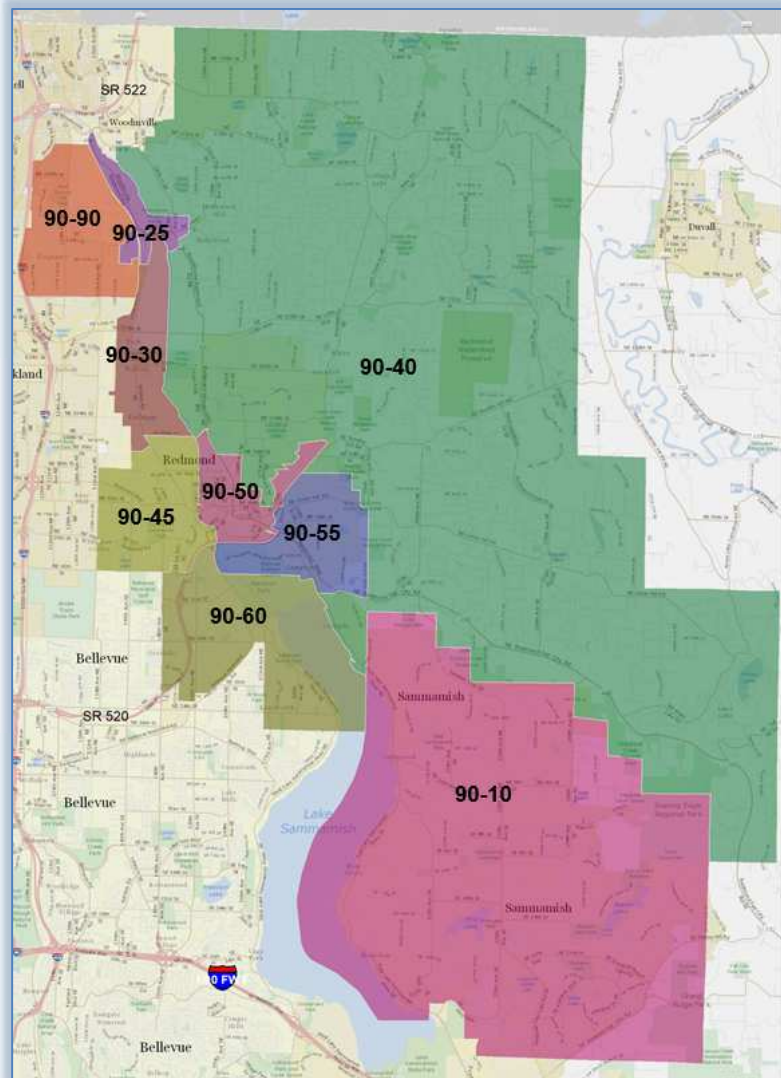
Name or Designation

- **Area 90:** Portions of Woodinville, Redmond, Sammamish and unincorporated King County

Boundaries:

- **North** – King County/ Snohomish County (NE 205th St.)
- **South** – City of Issaquah
- **East** – Generally following the W Snoqualmie River Road to SE Issaquah- Fall City Rd.
- **West** – Western boundaries of Woodinville and Redmond, extending to I-405

Area 90 Map



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
90	40	Rural - Willows Rd	227	1112	20.41%
90	90	Kingsate	54	1112	4.86%
Geographic Area 90 Physical Inspection Totals			281	1112	25.27%

Land Value

Overall land values in Area 90 increased by 9.82%. Geographical Area 90 experienced a general rise in land values due to increased sales and development activity. The total recommended assessed land value for the 2023 assessment year is \$9,547,042,520 which results in an increase from the 2022 assessment of 9.82%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
90-10	\$717,343,400	\$774,557,900	7.98%
90-25	\$267,284,800	\$331,274,100	23.94%
90-30	\$353,894,400	\$371,792,600	5.06%
90-40	\$498,337,100	\$548,566,400	10.08%
90-45	\$961,917,300	\$1,112,223,500	15.63%
90-50	\$2,368,319,400	\$2,545,942,300	7.50%
90-55	\$1,255,845,600	\$1,453,120,020	15.71%
90-60	\$2,059,687,600	\$2,185,238,200	6.10%
90-90	\$210,999,100	\$224,327,500	6.32%
Total	\$8,693,628,700	\$9,547,042,520	9.82%

Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
090	025	951820	0030	163,808	3207832	\$15,000,000	08/24/22	\$91.57	Woodinville Village	TB	Vacant(Commercial)	1	Y
090	025	951820	0060	51,894	3202826	\$5,750,000	07/27/22	\$110.80	Woodinville Village	TB	Vacant(Commercial)	1	Y
090	025	951820	0080	479,586	2997607	\$16,158,170	06/27/19	\$33.69	Woodinville Village	TB	Vacant(Commercial)	7	Y
090	030	272605	9008	57,146	3038983	\$1,600,000	03/13/20	\$28.00	VACANT LAND	TL 7B	Vacant(Industrial)	1	Y
090	030	272605	9024	678,365	3003286	\$23,300,000	08/05/19	\$34.35	VACANT LAND	BP	Vacant(Commercial)	2	Y
090	030	272605	9024	70,621	3126174	\$7,500,000	06/16/21	\$106.20	VACANT LAND - PROCTOR WILLOWS QU	BP	Vacant(Commercial)	1	Y
090	040	102605	9095	217,800	3181001	\$1,700,000	03/18/22	\$7.81	VACANT LAND	A2.5S	Vacant(Single-family)	1	Y
090	045	022505	9127	66,257	3163108	\$6,300,000	12/07/21	\$95.08	STEELER INC	MP	Industrial(Gen Purpose)	1	Y
090	045	022505	9171	153,700	3007288	\$7,900,000	08/28/19	\$51.40	FARMER BROS COFFEE	MP	Warehouse	1	Y
090	045	022505	9171	153,700	3196154	\$19,880,000	06/15/22	\$129.34	FARMER BROS COFFEE	MP	Warehouse	1	Y
090	050	012505	9070	7,200	3097041	\$1,100,000	01/09/21	\$152.78	SFR	EH	Single Family(C/I Zone)	1	Y
090	050	012505	9111	10,800	3030727	\$1,950,000	01/09/20	\$180.56	CONVERTED SFR - OFFICE	TSQ	Single Family(C/I Use)	1	Y
090	050	022505	9030	40,425	3115603	\$10,200,000	03/15/21	\$252.32	ARCO	TSQ	Conv Store with Gas	1	Y
090	050	022505	9142	99,883	3201160	\$35,000,000	07/14/22	\$350.41	VACANT LAND	TSQ	Vacant(Commercial)	1	Y
090	050	122505	9094	99,186	3092302	\$19,886,766	12/30/20	\$200.50	VALUE VILLAGE & LINE STORES	AP	Retail(Line/Strip)	1	Y
090	050	122505	9201	32,485	3092303	\$6,513,234	12/30/20	\$200.50	REDMOND II BUILDING	AP	Retail(Line/Strip)	1	Y
090	050	671970	0130	14,400	3089572	\$2,000,000	12/14/20	\$138.89	VACANT LAND	TSQ	Vacant(Commercial)	1	Y
090	050	671970	0245	7,200	3131385	\$1,247,000	07/07/21	\$173.19	CONVERTED SFR - OFFICE	EH	Single Family(C/I Use)	1	Y
090	050	671970	0310	12,480	3149521	\$2,500,000	09/23/21	\$200.32	SFR	EH	Single Family(C/I Use)	1	Y
090	050	719890	0170	35,439	3016638	\$5,700,000	10/22/19	\$160.84	VALUE IN THE LAND	SMT	Shell Structure	1	Y
090	050	719890	0180	30,000	3016637	\$4,350,000	10/22/19	\$145.00	TEARDOWN	SMT	Shell Structure	1	Y
090	050	719890	0292	13,064	3087997	\$1,205,000	12/10/20	\$92.24	JAMBA JUICE	TR	Restaurant(Fast Food)	3	Y
090	050	720241	0160	213,880	3028028	\$17,000,000	12/30/19	\$79.48	VACANT LAND	TWNC	Parking(Assoc)	1	Y
090	050	779240	0230	18,600	3073042	\$3,343,044	09/24/20	\$179.73	SUBWAY	OT	Retail Store	2	Y
090	050	779290	0150	17,238	3138739	\$3,200,000	08/02/21	\$185.64	10 UNIT APT	EH	Apartment	1	Y
090	050	779290	0165	9,106	3138846	\$1,550,000	08/12/21	\$170.22	CONVERTED SFR	EH	Retail Store	1	Y
090	055	062506	9104	348,982	3207650	\$37,615,000	08/30/22	\$107.78	OLYMPIAN STONE	I	Industrial(Gen Purpose)	1	Y
090	055	072506	9138	18,805	3026903	\$10,000	12/19/19	\$0.53	Right-of-Way	MDD3	Right of Way/Utility, Road	1	Y
090	055	072506	9141	179,936	3073160	\$9,176,719	09/28/20	\$51.00	VACANT LAND	MP	Vacant(Industrial)	1	Y
090	055	122505	9003	2,555	3103416	\$30,000	03/03/21	\$11.74	VACANT LAND	MP	Vacant(Commercial)	1	Y
090	055	122505	9260	16,872	3107213	\$2,100,000	03/25/21	\$124.47	70TH CENTER BUILDING	MDD2	Warehouse	1	Y
090	055	128630	0012	254,687	3168052	\$12,250,000	01/06/22	\$48.10	VACANT LAND	R12	Vacant(Industrial)	1	Y
090	055	519550	0210	93,449	3164363	\$14,250,000	12/14/21	\$152.49	MARYMOOR BUSINESS CAMPUS	MDD2	Industrial Park	1	Y
090	055	719895	0100	57,614	3108701	\$3,450,000	04/01/21	\$59.88	VEHICLE INSPECTION STATION	MP	Service Building	1	Y
090	090	212605	9205	22,651	3132131	\$2,100,000	07/12/21	\$92.71	KINGSGATE FIRESTATION #24	MA 1.4	Governmental Service	1	Y

Ratio Analysis

- Number of Sales: 43
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 90 which improves uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 4,536,700	\$ 5,452,000	83.20%	19.33%	25.25%	0.94%
2023 Value	\$ 5,287,900	\$ 5,452,000	97.00%	9.67%	14.91%	0.98%
Change	\$ 751,200		13.80%	-9.66%	-10.34%	0.04%
% Change	16.56%		16.59%	-49.97%	-40.95%	4.26%

*COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 740 excluding specialties and government-owned properties.

Daycare facilities, commercial condominium units, and smaller owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type Use	Value Range	
	Range	Unit of Measure
Daycare Facilities	\$225 - \$450	Per Sq Ft
Commercial Condominium Units	\$325 - \$650	Per Sq Ft
Owner/User Commercial	\$275 - \$650	Per Sq Ft
Owner/User Industrial/Flex	\$250 - \$800	Per Sq Ft

Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition, and appraiser judgment.

Total Value

Application of the recommended values for the 2023 assessment year of Area 90 results in a total change from the 2022 assessments of 9.91% in Geographic Area 90. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 4,596,284,001	\$ 5,051,902,690	\$ 455,618,689	9.91%

Area 90 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

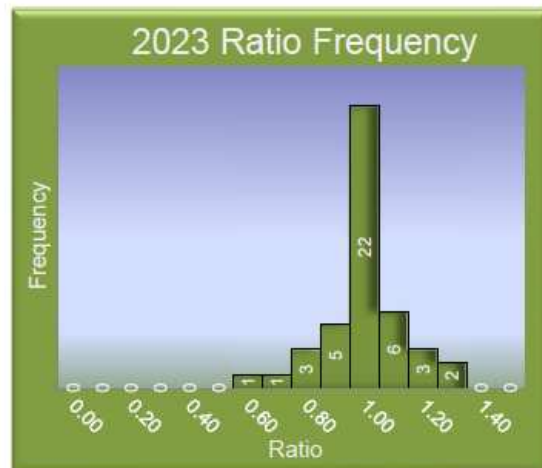
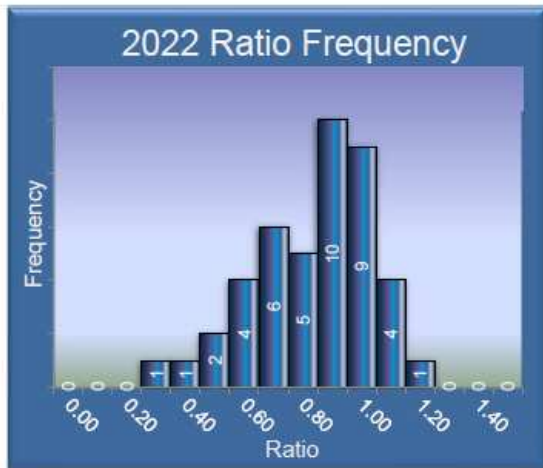
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	43
Mean Assessed Value	4,536,700
Mean Adj. Sales Price	5,452,000
Standard Deviation AV	6,060,313
Standard Deviation SP	6,652,928
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.785
Median Ratio	0.827
Weighted Mean Ratio	0.832
UNIFORMITY	
Lowest ratio	0.2879
Highest ratio:	1.1303
Coefficient of Dispersion	19.33%
Standard Deviation	0.1982
Coefficient of Variation	25.25%
Price Related Differential (PRD)	0.94

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	43
Mean Assessed Value	5,287,900
Mean Sales Price	5,452,000
Standard Deviation AV	6,712,960
Standard Deviation SP	6,652,928
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.952
Median Ratio	0.983
Weighted Mean Ratio	0.970
UNIFORMITY	
Lowest ratio	0.5356
Highest ratio:	1.2480
Coefficient of Dispersion	9.67%
Standard Deviation	0.1419
Coefficient of Variation	14.91%
Price Related Differential (PRD)	0.98



Area 95

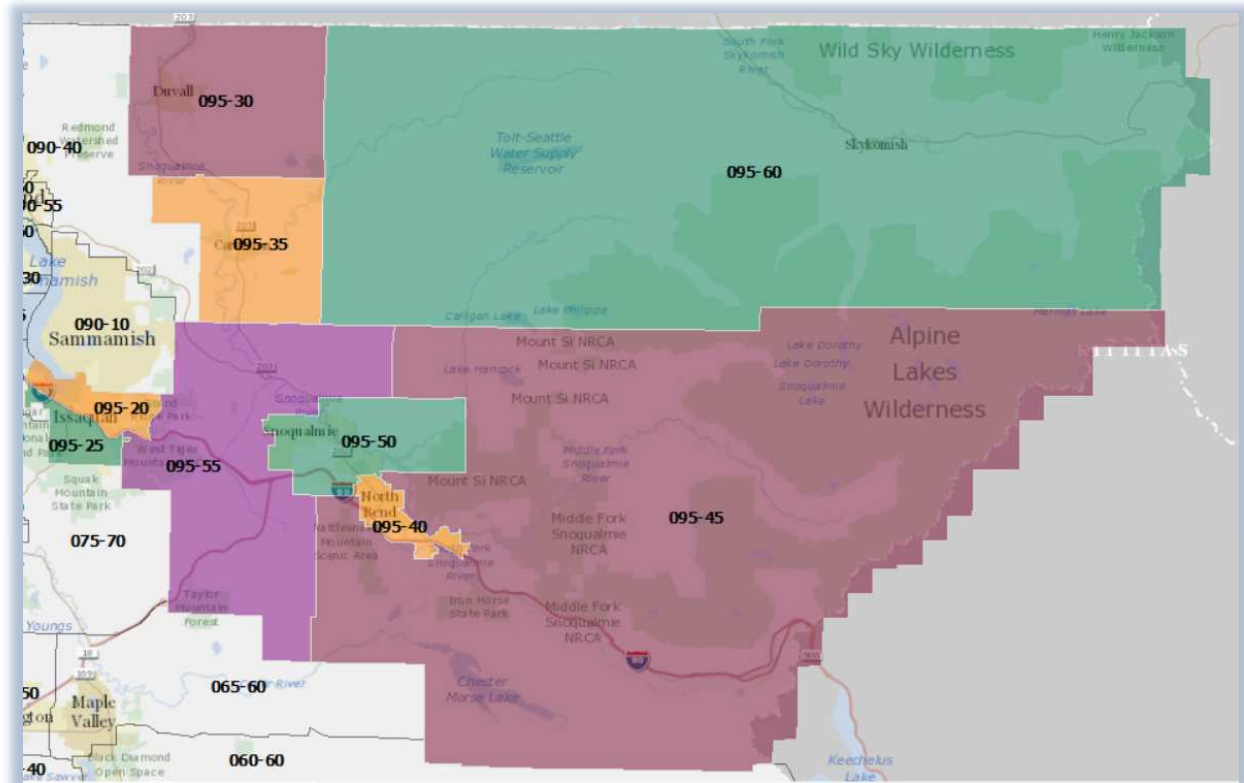
Name or Designation

- **Area 95:** Northeast King County – Issaquah, North Bend, Snoqualmie, Carnation, Duvall, East I-90 Corridor, Skykomish/Stevens Pass

Boundaries:

- **North** – Snohomish County/King County Boundary Line
- **South** – Cedar River and Chester Morse Lake
- **East** - Chelan and Kittitas/King County Boundary Line
- **West** - Lake Sammamish, Ames Lake, Taylor Mountain Forest

Area 95 Map



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
95	45	East I-90 Corridor	74	1809	4.09%
95	50	Snoqualmie	293	1809	16.20%
Geographic Area 95 Physical Inspection Totals			367	1809	20.29%

*Includes specialty & government-owned parcels

Land Value

In 2023 the overall land values in Area 95 increased by 12.02%. Each Neighborhood in the geographical area of Northeast King County experienced increases in land valuation to some degree. Area 95-25 (Issaquah portions south of I-90) accounted for most of the Area 95 land sales in 2022. The total recommended land value for the 2023 assessment year is \$2,950,539,700, an increase from the 2022 year of 12.02%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2022	2023	% Change
95-20	\$901,320,020	\$979,563,100	8.68%
95-25	\$1,075,107,100	\$1,198,882,100	11.51%
95-30	\$65,589,094	\$71,410,200	8.88%
95-35	\$41,334,070	\$67,193,800	62.56%
95-40	\$255,836,000	\$301,447,900	17.83%
95-45	\$17,009,008	\$20,422,600	20.07%
95-50	\$200,216,200	\$220,369,800	10.07%
95-55	\$67,357,516	\$79,701,700	18.33%
95-60	\$10,152,000	\$11,548,500	13.76%
Total	\$2,633,921,008	\$2,950,539,700	12.02%

*AY 2023 land values are prior to the application of open space reductions, therefore the indicated change in value compared to the 2022 values may be overstated. Neighborhood 95-35 is particularly impacted.

Neighborhood Land Sales

The following is a breakdown of the land sales considered. The Assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Vacant Land Sales									
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone
095	020	272406	9086	170,851	3163635	\$12,051,475	12/10/21	\$70.54	IC
095	025	202406	9065	17,424	3212618	\$420,000	09/24/22	\$24.10	VR
095	025	272406	9059	6,969	3160368	\$870,000	11/10/21	\$124.84	CBD
095	025	292406	9002	174,240	3222607	\$14,000,000	12/30/22	\$80.35	UC
095	025	292406	9061	16,110	3172479	\$692,000	02/11/22	\$42.95	UC
095	025	380090	0010	32,065	3089433	\$800,990	12/10/20	\$24.98	MF-M
095	025	380090	0010	32,065	3089725	\$800,000	12/10/20	\$24.95	MF-M
095	025	380090	0010	32,065	3090227	\$815,000	12/10/20	\$25.42	MF-M
095	025	884390	0188	6,000	3098633	\$720,000	02/08/21	\$120.00	MUR
095	025	884390	0190	7,320	3083632	\$797,000	11/17/20	\$108.88	MUR
095	030	213070	0250	14,396	3115241	\$360,000	04/27/21	\$25.01	OT
095	030	213230	1110	63,314	3142885	\$900,000	08/30/21	\$14.21	MU12
095	030	732580	0230	253,129	3152645	\$1,550,000	10/11/21	\$6.12	Co
095	035	212507	9063	1,472,328	3054385	\$14,000,000	06/29/20	\$9.51	R12
095	035	865730	0226	105,788	3187340	\$5,500,000	05/02/22	\$51.99	MU
095	035	865730	0245	12,144	3126355	\$150,000	06/16/21	\$12.35	MU
095	040	052308	9059	337,709	3229637	\$2,000,000	03/14/23	\$5.92	EP-1
095	040	092308	9039	26,265	3161021	\$728,000	11/22/21	\$27.72	DC
095	040	132308	9065	75,000	3048995	\$819,000	05/29/20	\$10.92	NB
095	040	142308	9021	233,027	3162737	\$3,400,000	12/07/21	\$14.59	EP-1
095	040	142308	9074	104,565	3145576	\$950,000	09/02/21	\$9.09	EP-1
095	040	142308	9136	256,907	3165310	\$3,250,000	12/20/21	\$12.65	EP-1
095	040	541870	0043	81,624	3101122	\$915,000	02/12/21	\$11.21	NB
095	040	857190	0065	2,500	3062203	\$350,000	08/06/20	\$140.00	DC
095	040	862170	0015	8,152	3039970	\$110,000	03/19/20	\$13.49	NB
095	050	022307	9063	521,881	3069470	\$1,450,000	09/15/20	\$2.78	RA5
095	050	322408	9115	15,193	3060812	\$380,000	07/30/20	\$25.01	BG
095	055	302407	9112	427,759	3143956	\$390,000	09/03/21	\$0.91	RA5P

Ratio Analysis

- Number of Sales: 34 included in ratio study
- Range of Sales Dates: 1/1/2020- 2/15/2023

Below is a summary of the ratio study data for Area 95 which, demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,705,400	\$ 2,280,600	74.80%	22.53%	28.11%	1.03%
2023 Value	\$ 2,184,300	\$ 2,280,600	95.80%	8.18%	11.83%	1.01%
Change	\$ 478,900		21.00%	-14.35%	-16.28%	-0.02%
% Change	28.08%		28.07%	-63.69%	-57.92%	-1.94%

*COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 1,036 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 95 for most improved property types due to a sufficient availability of market-derived income data.

The below chart summarizes the typical market approach ranges used for the noted uses. Please note that some properties require deviation from the typical value range due to issues including, but not limited to, location, size, condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$200 - \$700	Per Sq Ft
Daycares	\$225 - \$275	Per Sq Ft
Industrial	\$150 - \$225	Per Sq Ft
Medical & Dental Offices	\$300 - \$375	Per Sq Ft
Office & Bank Buildings	\$225 - \$500	Per Sq Ft
Restaurants & Bars	\$250 - \$450	Per Sq Ft
Retail Stores	\$225 - \$375	Per Sq Ft
Service Garages & Auto Centers	\$300 - \$425	Per Sq Ft
Single-Family Residence Conversions	\$325 - \$475	Per Sq Ft

Total Value

Application of the recommended values for the 2023 assessment year of Area 95 results in a total change from the 2022 assessment of 12.99%. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,491,555,625	\$ 3,945,083,500	\$ 453,527,875	12.99%

Area 95 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

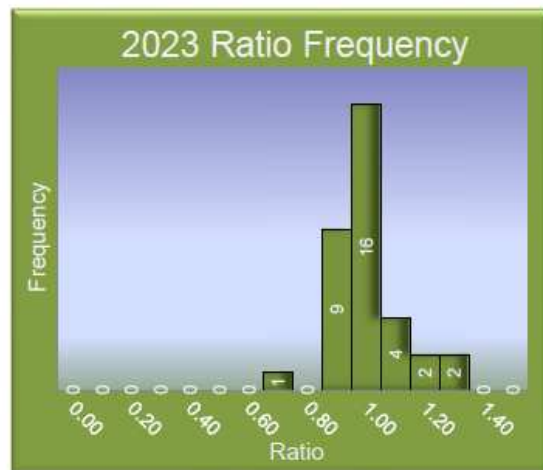
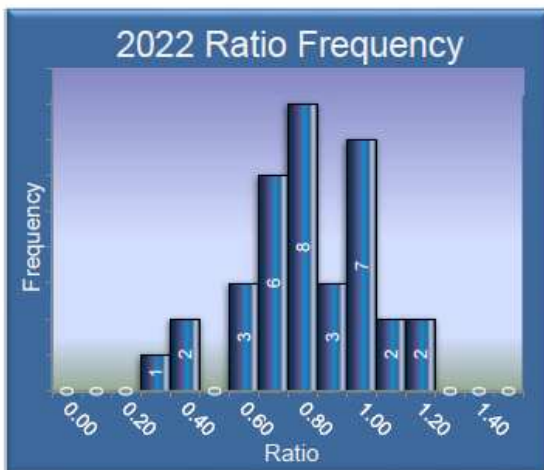
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	34
Mean Assessed Value	1,705,400
Mean Adj. Sales Price	2,280,600
Standard Deviation AV	2,584,010
Standard Deviation SP	3,021,008
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.768
Median Ratio	0.753
Weighted Mean Ratio	0.748
UNIFORMITY	
Lowest ratio	0.2534
Highest ratio:	1.1185
Coefficient of Dispersion	22.53%
Standard Deviation	0.2159
Coefficient of Variation	28.11%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2020 through 2022 and reflects the assessment level after the property has been revalued to 1/1/2023.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	34
Mean Assessed Value	2,184,300
Mean Sales Price	2,280,600
Standard Deviation AV	2,986,405
Standard Deviation SP	3,021,008
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.969
Median Ratio	0.974
Weighted Mean Ratio	0.958
UNIFORMITY	
Lowest ratio	0.6866
Highest ratio:	1.2686
Coefficient of Dispersion	8.18%
Standard Deviation	0.1146
Coefficient of Variation	11.83%
Price Related Differential (PRD)	1.01



North Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated following the findings of the physical inspection. Below is a list of the North Crew's number of physically inspected parcels for the 2022 assessment year. Inspections comprised 2,438 parcels, or approximately 21.37% of the 11,406 total parcels located in the North Crew (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
10	10	Lake City (South of NE 120 th)	271	1,183	22.91%
14	40	Shoreline	144	1,144	12.59%
14	20	NW Shoreline	39	1,144	3.41%
17	50	University District	293	1,341	21.85%
17	70	University Village	184	1,341	13.72%
19	20	E-14th NW Fremont/Indust Ballard	244	1,383	17.64%
80	10	Bellevue CBD	273	1,302	20.97%
80	20	Old Bellevue	31	1,302	2.38%
85	45	Houghton/S Kirkland	143	2,132	6.71%
85	50	E Kirkland	168	2,132	7.88%
90	40	Rural - Willows Rd	227	1,112	20.41%
90	90	Kingsate	54	1,112	4.86%
95	45	East I-90 Corridor	74	1,809	4.09%
95	50	Snoqualmie	293	1,809	16.20%
North Crew Physical Inspection Totals			2,438	11,406	21.37%

North District Land Value Change

Overall, land values in the North Crew increased by 9.67%. Regarding value adjustments applied to contaminated parcels, the overall associated value changes tend to be somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level prior to subsequent re-adjustment (reduction) of a contaminated property specialist during each revalue cycle.

Change in Assessed Land Value by Area			
Geo Area	2022 Land	2023 Land	% Change
10	\$3,827,023,700	\$4,192,464,100	9.55%
14	\$4,670,084,951	\$4,755,196,850	1.82%
17	\$11,401,827,198	\$12,018,360,899	5.41%
19	\$6,010,943,700	\$6,142,017,300	2.18%
80	\$16,345,702,475	\$17,329,706,230	6.02%
85	\$5,590,004,650	\$7,961,201,700	42.42%
90	\$8,693,628,700	\$9,547,042,520	9.82%
95	\$2,633,921,008	\$2,950,539,700	12.02%
Total	\$59,173,136,382	\$64,896,529,299	9.67%

Conclusion

The total assessed value for the North Crew for the 2022 assessment year was \$43,414,661,575 and the total recommended assessed value for the 2023 assessment year is \$47,094,008,929. Application of these recommended values for the 2023 assessment year results in an increase from the 2022 assessment of +8.47%.

North Crew Change in Total Assessed Value				
Geo Area	2022 Total Value	2023 Total Value	\$ Change	% Change
10	\$3,035,888,800	\$3,318,113,200	\$282,224,400	9.30%
14	\$4,129,875,650	\$4,319,606,950	\$189,731,300	4.59%
17	\$8,910,000,999	\$9,501,211,299	\$591,210,300	6.64%
19	\$4,418,503,600	\$4,619,273,400	\$200,769,800	4.54%
80	\$9,935,792,300	\$10,377,262,390	\$441,470,090	4.44%
85	\$4,896,760,600	\$5,961,555,500	\$1,064,794,900	21.74%
90	\$4,596,284,001	\$5,051,902,690	\$455,618,689	9.91%
95	\$3,491,555,625	\$3,945,083,500	\$453,527,875	12.99%
Total	\$43,414,661,575	\$47,094,008,929	\$3,679,347,354	8.47%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the King County Assessor and other county and state agencies or departments to administer or confirm ad valorem property taxes. The appraiser does not intend use of this report by others for other purposes. The use of this appraisal, analyses, and conclusions is limited to the administration of ad valorem property taxes per Washington State law. As such, it is written in a concise form to minimize paperwork. The Assessor intends that this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report stated in USPAP Standards 5 and 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.

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of the 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 report's date is after the effective date of valuation. The analysis reflects market conditions that existed on the effective date of the 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 is not permitted. That property is 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 based on its highest and best use for assessment purposes. The highest and best use is the most profitable, likely use to which a property can be put. It is the use that will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be considered, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing the property at its highest and best use.

If a property is particularly adapted to some particular use, this fact may be considered 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 property owner 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 the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight 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 tax levy up to August 31 of each year. The assessed valuation of the property shall be considered as of July 31 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.

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.

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 US 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. The 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. The appraiser has done no engineering survey. 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 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 that may or may not be present on or near the property. The existence of such substances may affect 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 the Assessor's value.
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. However, 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 that 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 per 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 report's body); however, few received interior inspections due to lack of access and time.

Scope of Work Performed:




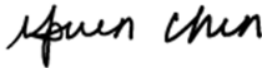





Research and analyses performed are identified in the body of the revaluation report. The Assessor has no access to title reports and other documents. We did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments because of legal limitations. Disclosure of interior 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 within 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 report's body.

Certification:

We certify that to the best of our 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report have 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.
- The following services were performed by the North Crew within the subject areas in the last year:
 - Annual Model Development and Report Preparation
 - Data Collection
 - Sales Verification

- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

	6/20/2023
Lori Sorrell, Commercial Appraiser I	Date
	6/20/2023
Raphael Roberge, Commercial Appraiser II	Date
	6/20/2023
Diane Owings, Commercial Appraiser II	Date
	6/20/2023
Yuen Chin, Commercial Appraiser II	Date
	6/20/2023
John Sheaffer, Commercial Appraiser I	Date
	6/20/2023
Matthew Landry, Commercial Appraiser II	Date
	6/20/2023
Avi Epstein, Commercial Appraiser I	Date
	6/20/2023
Matthew Huff, Commercial Appraiser I	Date
	6/20/23
Andrew Murray, Commercial Senior Appraiser	Date

Improved Sales Calc for Area 010 with Sales Used

4/20/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	060	082605	9216	9,840	3155889	\$1,500,000	11/01/21	\$152.44	PHILLIPS CENTER RETAIL (1)	DC	Retail Store	1	34	Use-change after sale; not in ratio
010	030	288770	1710	5,454	3158183	\$1,100,000	11/09/21	\$201.69	PC FIX & HAIR SALON & RESTAURANT	NC2-55 (M)	Apartment(Mixed	1	Y	
010	060	082605	9203	2,520	3095059	\$525,000	01/14/21	\$208.33	WAREHOUSE	R 2800, OP, LI	Warehouse	2	Y	
010	040	741770	0090	2,270	3097803	\$480,000	01/28/21	\$211.45	KENNETH OLSON CPA	R6	Single Family(C/I U	1	Y	
010	050	011410	1249	5,040	3095215	\$1,150,000	01/12/21	\$228.17	AUTO PARTS & MACH SHOP	UC	Retail Store	1	Y	
010	010	882290	0465	39,350	3162986	\$9,000,000	12/01/21	\$228.72	LAKE CITY CENTER	NC3-95 (M)	Office Building	1	Y	
010	060	072605	9037	5,448	3068035	\$1,350,000	08/26/20	\$247.80	Auto Repair and Retail	522	Retail Store	1	Y	
010	010	882290	0725	1,530	3087428	\$380,000	12/09/20	\$248.37	LAKE CITY TRAVEL	NC3P-75 (M)	Retail Store	1	Y	
010	050	112604	9091	2,099	3069782	\$525,000	09/15/20	\$250.12	Lake Pointe Plumbing	UC	Warehouse	1	Y	
010	050	794630	0210	7,299	3182484	\$1,850,000	04/04/22	\$253.46	Ikiki Restaurant	DC	Restaurant/Loung	1	Y	
010	010	890250	0124	8,474	3158065	\$2,150,000	10/18/21	\$253.72	Kennelly Keys Music store	NC3-55 (M)	Retail Store	1	Y	
010	010	882090	1135	5,198	3065393	\$1,325,600	08/24/20	\$255.02	RYDER CHILD CENTER	NR2	Residence Hall/Do	1	Y	
010	010	882290	0445	8,434	3142335	\$2,200,000	08/23/21	\$260.85	PEAK SPORTS AND SPINE PHYSICAL THERAPY	NC2P-55 (M)	Office Building	1	Y	
010	010	510140	5320	2,796	3153171	\$740,000	10/19/21	\$264.66	RETAIL STORE - VACANT	NC3-55 (M)	Retail Store	1	Y	
010	060	062605	9176	10,910	3221115	\$3,000,000	12/13/22	\$274.98	LIVING HOPE FREE METHODIST CHURCH	R 8400	Church/Welfare/R	1	Y	
010	010	145360	1441	4,988	3176005	\$1,400,000	03/03/22	\$280.67	RETAIL STORE - 1-800-GOT JUNK	NC3-75 (M)	Service Building	1	Y	
010	010	156810	0580	2,440	3219532	\$705,000	11/30/22	\$288.93	HOWARD'S AUTOMOTIVE	CB	Service Building	1	Y	
010	010	383450	0725	5,395	3077538	\$1,572,500	10/20/20	\$291.47	SUPERIOR CUSTOM CONTROLS	NC3-55 (M)	Warehouse	1	Y	
010	040	741770	0571	2,688	3049678	\$800,000	05/27/20	\$297.62	SFR HOUSE STRUCTURE COMMERCIAL USE	CB	Single Family(C/I Z	1	Y	
010	040	102604	9068	2,813	3175308	\$864,000	02/28/22	\$307.15	LK FOREST PK ANIMAL HOSPITAL	NB	Vet/Animal Contrc	1	Y	
010	010	145360	1182	4,045	3187847	\$1,350,000	04/20/22	\$333.75	OFFICE AND WAREHOUSE	NC3P-75 (M)	Office Building	1	Y	
010	030	297980	0005	3,885	3161584	\$1,325,000	11/29/21	\$341.06	STRICTLY MERCEDES	C1-55 (M)	Service Building	1	Y	
010	010	882290	0690	4,140	3168922	\$1,425,000	01/14/22	\$344.20	PIONEER WOODWORKS	NC3P-75 (M)	Retail Store	1	Y	
010	060	072605	9342	12,249	3147216	\$4,280,000	08/27/21	\$349.42	NORTHLAKE MONTESSORI	GC	Daycare Center	1	Y	
010	060	072605	9310	3,120	3212116	\$1,100,000	09/28/22	\$352.56	CARRIAGE REBUILD	GC	Service Building	1	Y	
010	060	072605	9032	4,802	3144001	\$1,750,000	09/02/21	\$364.43	OFFICE & LAWN SERVICE	522	Service Building	1	Y	
010	060	082605	9207	1,775	3165360	\$650,000	12/17/21	\$366.20	OFFICES (ASSOC. PKNG. ON MINOR #9123)	DC	Office Building	2	Y	
010	050	618170	0127	4,506	3030455	\$1,700,000	01/17/20	\$377.27	Tai-Ho Restaurant	UC	Restaurant/Loung	2	34	Use-change after sale; not in ratio
010	020	617330	0120	850	3175452	\$324,730	02/28/22	\$382.04	NORTHGATE DENTAL BUILDING CONDOMINIUM	LR3 (M)	Condominium(Off	1	Y	
010	060	605760	0101	2,584	3105465	\$1,000,000	03/18/21	\$387.00	LYON'S DEN RETAIL STORE	DN	Retail Store	1	Y	
010	060	605760	0100	7,476	3105464	\$2,900,000	03/18/21	\$387.91	RETAIL & OFFICE	DN	Office Building	1	Y	
010	030	510040	3816	1,050	3100940	\$420,000	02/19/21	\$400.00	HANG FIRE (ART SUPPLIES/SERVICES)	LR2 RC (M)	Retail Store	1	Y	
010	010	344800	0790	1,490	3165487	\$600,000	12/08/21	\$402.68	SFR - COMM'L USE	LR3 (M)	Single Family(C/I Z	1	Y	
010	030	297980	0230	2,840	3136547	\$1,150,000	07/30/21	\$404.93	Maple Leaf Professional Center	C1-55 (M)	Single Family(C/I U	1	Y	
010	010	344800	0155	4,651	3162512	\$1,900,000	11/30/21	\$408.51	UNION BANK	NC3P-75 (M)	Bank	1	Y	
010	020	617330	0040	1,526	3028718	\$680,000	01/02/20	\$445.61	NORTHGATE DENTAL BUILDING CONDOMINIUM	LR3 (M)	Condominium(Off	2	Y	
010	060	072605	9083	4,508	3031027	\$2,025,000	01/16/20	\$449.20	PRESERVATION KITCHEN / MAIN ST ALE HOUSE (SFR	GC	Single Family(C/I U	1	Y	
010	030	199620	0070	16,640	3210176	\$8,137,865	09/15/22	\$489.05	CASCADE HALL RESIDENTIAL FACILITY	LR2 (M)	Residence Hall/Do	1	Y	
010	060	956880	0015	1,678	3111242	\$840,000	04/09/21	\$500.60	BOTHELL VISION CENTER (SFR CONV)	DT	Single Family(C/I U	1	Y	
010	060	082605	9128	6,027	3197188	\$3,100,000	06/22/22	\$514.35	MARKETPLACE - BANK OF BARGAINS Assoc. lots (ecc	DC	Retail Store	3	Y	
010	060	193980	0005	3,059	3219833	\$1,600,000	11/30/22	\$523.05	Animal Hospital - Twin Pines.	DT	Office Building	1	Y	
010	020	243490	0075	7,168	3149391	\$3,989,000	09/30/21	\$556.50	Office Building	NC3-75 (M)	Office Building	1	Y	

Improved Sales Calc for Area 010 with Sales Used

4/20/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	060	956780	0025	2,632	3093738	\$1,500,000	01/07/21	\$569.91	OFFICE	DT	Office Building	1	Y	
010	040	741770	0325	2,482	3099264	\$1,415,000	02/12/21	\$570.10	PAGLIACCI PIZZA	MB	Restaurant/Loung	1	Y	
010	060	052605	9142	2,080	3032450	\$1,200,000	01/30/20	\$576.92	SFR on commerical zoned land	GDC	Single Family(Res	1	Y	
010	050	112604	9010	1,208	3051777	\$700,000	06/10/20	\$579.47	76/CIRCLE K	UC	Conv Store with G	1	Y	
010	060	062605	9075	1,480	3029394	\$875,000	01/09/20	\$591.22	EDWARD JONES INVESTMENTS OFFICE (SFR-CONV)	DT	Single Family(C/I U	1	Y	
010	060	082605	9119	5,838	3187613	\$3,900,000	04/26/22	\$668.04	PHILLIPS CENTER RETAIL (2)	DC	Retail Store	1	Y	
010	030	288770	1890	990	3067765	\$675,000	08/28/20	\$681.82	CONVERTED SFR	NC2-55 (M)	Retail Store	1	Y	
010	010	145360	0300	2,610	3108543	\$1,940,250	03/31/21	\$743.39	JIFFY LUBE	NC3-55 (M)	Mini Lube	1	69	Net Lease Sale; not in ratio
010	030	297980	1170	1,485	3090413	\$4,150,000	12/18/20	\$2,794.61	UNION OIL 76 MINI MART	NC2-55 (M)	Conv Store with G	1	Y	
010	050	416410	0265	1,725	3221935	\$8,165,266	12/23/22	\$4,733.49	LAKWOOD VILLA MH PARK (57 PADS)	R12	Mobile Home Park	1	Y	

Improved Sales Calc for Area 010 with Sales Not Used

4/18/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	282604	9030	3,819	3086819	\$860,000	12/03/20	\$225.19	NORTH PACIFIC CRANE	NC3-55 (M)	Office Building	2	15	No market exposure
010	010	382170	0182	8,050	3068095	\$385,000	09/01/20	\$47.83	STORAGE BUILDING	NC3-75 (M)	Industrial(Gen Pur	1	51	Related party, friend, or neighbor
010	010	383400	0575	9,270	3031049	\$1,900,000	01/22/20	\$204.96	MAHARA MOTORS	NC3-75 (M)	Retail Store	1	12	Estate administrator, guardian, or e
010	010	766370	0311	11,216	3099305	\$2,587,000	02/12/21	\$230.65	AUTO REPAIR,RES UNITS, PLUMBING, GLASS REPAIR	NC3-75 (M)	Apartment(Mixed	1	54	Affordable housing sales
010	020	292604	9104	9,970	3170917	\$2,571,200	01/28/22	\$257.89	SLEEP COUNTRY USA	NC3-75 (M)	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
010	020	617330	0005	631	3062863	\$71,000	08/12/20	\$112.52	NORTHGATE DENTAL BUILDING CONDOMINIUM	LR3 (M)	Condominium(Off	1	15	No market exposure
010	030	288770	1505	20,000	3150020	\$2,600,000	10/01/21	\$130.00	Ride West BMW	C1-55 (M)	Retail Store	1	46	Non-representative sale
010	030	511800	0030	1,147	3202764	\$250,000	07/18/22	\$217.96	MAPLELEAF VIEW CONDOMINIUM	NC2P-55 (M)	Condominium(Mix	2	52	Statement to dor
010	040	402770	0559	2,584	3091507	\$680,000	12/23/20	\$263.16	GASCO	NB	Conv Store with G	1	46	Non-representative sale
010	040	741770	0530	3,834	3043042	\$1,150,000	04/13/20	\$299.95	FARMER'S INSURANCE FINANCIAL SERVICES	CB	Office Building	1	15	No market exposure
010	050	011410	0900	14,383	3198255	\$5,200,000	06/22/22	\$361.54	Capps Club	UC	Restaurant/Loung	1	65	Plans and permits
010	050	011410	1211	2,784	3195401	\$124,500	04/07/22	\$44.72	NORTHSHORE GARAGE	UC	Service Building	1	51	Related party, friend, or neighbor
010	050	011410	1211	2,784	3195400	\$124,500	04/12/22	\$44.72	NORTHSHORE GARAGE	UC	Service Building	1	51	Related party, friend, or neighbor
010	050	112604	9001	83,550	3035244	\$541,000	02/24/20	\$6.48	Lakepointe	RB	Warehouse	1	68	Non-gov't to gov't
010	050	112604	9010	1,208	3220195	\$1,290,000	12/06/22	\$1,067.88	76/CIRCLE K	UC	Conv Store with G	1	15	No market exposure
010	050	112604	9011	8,199	3070010	\$5,150	05/27/20	\$0.63	RETAIL and SERVICE GARAGE	RB	Retail Store	1	68	Non-gov't to gov't
010	050	112604	9158	3,200	3035245	\$101,000	02/24/20	\$31.56	CUSTOM INDUSTRIES	RB	Industrial(Gen Pur	1	68	Non-gov't to gov't
010	050	416410	0086	8,708	3077333	\$5,611	09/29/20	\$0.64	Crossfit	RB	Warehouse	1	24	Easement or right-of-way
010	050	563450	0858	5,400	3220428	\$473,850	12/09/22	\$87.75	Mixed Use Retail- convenience market	CB	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
010	050	563450	0858	5,400	3220426	\$473,850	12/10/22	\$87.75	Mixed Use Retail- convenience market	CB	Retail Store	1	51	Related party, friend, or neighbor
010	050	618170	0086	4,516	3073541	\$20,989	09/30/20	\$4.65	SHERWIN WILLIAMS PAINT	CB	Retail Store	1	18	Quit claim deed
010	060	052605	9160	0	3049499	\$1,305,000	05/27/20	\$0.00	VACANT (HERITAGE CHRISTIAN ACADEMY AND CROSSPOIN	R 8400	Church/Welfare/R	1	15	No market exposure
010	060	082605	9095	28,716	3142210	\$9,350,000	08/25/21	\$325.60	HUSKY HALL	C	Office Building	1	68	Non-gov't to gov't
010	060	096700	0006	3,589	3106164	\$635,000	03/19/21	\$176.93	PEN THAI RESTAURANT	DC	Retail Store	2	51	Related party, friend, or neighbor
010	060	096700	0165	1,140	3225104	\$70,250	01/04/23	\$61.62	SUNDANCE ENERGY SERVICES (SFR CONV)	DN	Single Family(C/I U	1	18	Quit claim deed

Vacant Sales Calc for Area 010 with Sales Used

4/18/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par.Ct	Ver. Code	Remarks
010	010	145360	0243	23,934	3079325	\$1,861,000	10/29/20	\$77.76	ASSOCIATED ROOFING	NC3-55 (M)	Warehouse	3	Y	
010	010	145360	0245	3,309	3064877	\$485,000	08/17/20	\$146.57	VACANT LAND	NC3-55 (M)	Vacant(Single-family)	1	Y	
010	010	145360	1281	61,200	3087463	\$10,000,000	09/18/20	\$163.40	FORMERLY VALUE VILLAGE	NC3P-95 (M)	Retail Store	1	Y	
010	010	145360	1860	13,900	3203335	\$2,150,000	07/28/22	\$154.68	CARSMART	NC3-55 (M)	Single Family(C/I Zone)	1	Y	
010	010	145360	1900	30,073	3213520	\$3,250,000	10/12/22	\$108.07	NILSON AUTO SALES	NC3-55 (M)	Auto Showroom and Lot	2	Y	
010	010	344800	1105	9,000	3221706	\$1,085,000	12/12/22	\$120.56	PACIFIC NORTHWEST CARPET AND FLOORING	NC3-55 (M)	Retail Store	1	Y	
010	010	382170	0098	10,794	3185077	\$1,000,000	04/20/22	\$92.64	ASSOC LAND (SEE MINOR 0080)	NC3-55 (M)	Apartment	1	Y	
010	010	382170	0160	18,933	3189763	\$2,000,000	05/16/22	\$105.64	CONVENIENCE STORE	NC3-75 (M)	Retail Store	2	Y	
010	010	882290	0820	9,120	3163846	\$1,950,000	12/08/21	\$213.82	INTERIOR FLOOR DESIGNS	NC3-75 (M)	Office Building	1	Y	
010	010	882290	1038	668	3166954	\$555,000	12/14/21	\$830.84		LR3 RC (M)	Vacant(Commercial)	1	Y	
010	010	890250	0135	35,625	3032185	\$2,520,000	01/30/20	\$70.74	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	Car Wash	1	Y	
010	020	292604	9163	69,696	3129540	\$14,100,000	06/28/21	\$202.31	DISPLAY COSTUMES	NC3-55 (M)	Retail(Discount)	1	Y	
010	020	292604	9357	14,546	3166789	\$3,450,000	12/21/21	\$237.18	ROOSEVELT AUTOBODY (COLLISION1)	NC2-75 (M1)	Service Building	1	Y	
010	020	292604	9409	96,696	3155495	\$16,900,000	10/29/21	\$174.77	Kindred Hospital	NC3-55 (M)	Hospital	1	Y	
010	020	572450	0819	40,285	3219180	\$11,137,500	11/09/22	\$276.47	Patty's Eggnest	NC3-55 (M)	Restaurant/Lounge	2	Y	
010	030	288770	0370	10,500	3173839	\$1,800,000	02/17/22	\$171.43	LIGHTHOUSE DIVING CENTER INC	C1-55 (M)	Retail Store	1	Y	
010	030	288770	1765	11,244	3206959	\$3,200,000	08/25/22	\$284.60	MICHAEL'S AUTO REPAIR & DETAIL	NC2-55 (M)	Service Building	1	Y	
010	030	318660	0650	38,075	3051741	\$3,640,000	06/15/20	\$95.60	NORTH SEATTLE FRIENDS CHURCH	NR3	Church/Welfare/Relig Srvc	3	Y	
010	030	510040	2695	4,930	3179478	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Zone)	1	Y	
010	030	510040	2698	4,930	3179477	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Zone)	1	26	Imp changed after sale; not in ratio
010	040	156810	0670	8,706	3055038	\$1,500,000	06/11/20	\$172.29	vacant land	SG-C	Vacant(Commercial)	1	Y	
010	040	263690	0185	53,020	3168207	\$4,300,000	01/10/22	\$81.10	OFFICE BUILDINGS	CB	Office Building	2	Y	
010	040	741770	0325	165,292	3038166	\$6,850,000	03/12/20	\$41.44	PAGLIACCI PIZZA	MB	Restaurant/Lounge	2	Y	
010	050	011410	0590	48,490	3210186	\$3,200,000	09/16/22	\$65.99	vacant land	DC	Vacant(Commercial)	1	Y	
010	050	011410	1211	25,900	3195500	\$2,300,000	06/09/22	\$88.80	NORTHSHORE GARAGE	UC	Service Building	1	Y	
010	050	022604	9066	16,440	3105139	\$1,150,000	03/09/21	\$69.95	Vacant lot substation on NE 185th St Sold '18	R12	Vacant(Multi-family)	1	Y	
010	050	618170	0035	6,121	3220301	\$650,000	12/06/22	\$106.19	RESIDENCE Converted to Comm'l	CB	Apartment(Mixed Use)	1	Y	
010	050	618170	0040	6,372	3119889	\$600,000	05/18/21	\$94.16	OFFICE/Converted RES	CB	Medical/Dental Office	1	Y	
010	050	794630	0005	12,600	3186792	\$650,000	04/28/22	\$51.59	THE COZY TAVERN	UC	Tavern/Lounge	1	Y	
010	060	052605	9189	19,330	3040763	\$1,525,000	03/17/20	\$78.89	SFR on commercial zoned land	GDC	Single Family(Res Use/Zone)	1	Y	
010	060	062605	9077	9,754	3043108	\$650,000	04/13/20	\$66.64	VACANT LAND	DT	Vacant(Multi-family)	2	Y	
010	060	062605	9146	19,166	3190646	\$2,100,000	05/19/22	\$109.57	VACANT LAND	DT	Vacant(Multi-family)	1	Y	
010	060	072605	9094	22,964	3051192	\$325,000	06/09/20	\$14.15	VACANT	GC	Vacant(Commercial)	1	Y	
010	060	072605	9188	178,450	3110971	\$6,549,000	04/08/21	\$36.70	Vacant	R 2800, OP, CB	Vacant(Commercial)	4	Y	
010	060	082605	9054	91,675	3150817	\$350,000	10/08/21	\$3.82	VACANT LAND	R 2800, OP, LI	Vacant(Multi-family)	1	Y	
010	060	082605	9100	30,417	3153244	\$1,000,000	10/20/21	\$32.88	OFFICE	522	Office Building	3	Y	
010	060	635990	0145	232,718	3080162	\$1,550,000	10/28/20	\$6.66	BOTHELL UNITED METHODIST CHURCH	R 9600	Church/Welfare/Relig Srvc	6	Y	
010	060	945720	0050	114,062	3145227	\$12,750,000	09/13/21	\$111.78	City of Bothell redevelopment	DN	Vacant(Commercial)	2	Y	

Vacant Sales Calc for Area 010 with Sales Not Used

4/18/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	382170	0024	14,058	3054919	\$467,000	06/22/20	\$33.22	VACANT	LR3 (M)	Vacant(Multi-family)	1	18	Quit claim deed
010	010	890250	0034	4,050	3145582	\$335,500	09/07/21	\$82.84	VACANT LAND	NC3-55 (M)	Vacant(Commercial)	1	51	Related party, friend, or neighbor
010	050	011410	0485	14,550	3198731	\$900,000	06/30/22	\$61.86	Rainbow Towing	DR	Warehouse	1	36	Plottage
010	050	011410	0900	55,212	3172150	\$6,000,000	02/09/22	\$108.67	Capps Club	UC	Restaurant/Lounge	1	65	Plans and permits
010	050	416410	0085	13,600	3077206	\$6,012	09/29/20	\$0.44	7600 BLK OF	RB	Vacant(Commercial)	1	24	Easement or right-of-way
010	060	072605	9096	38,760	3133252	\$750,000	07/19/21	\$19.35	Portion of Block A - City of Bothell redevelopment	522	Vacant(Commercial)	1	67	Gov't to non-gov't
010	060	082605	9024	3,634	3219154	\$32,700	11/21/22	\$9.00	VACANT LAND	SVV	Vacant(Single-family)	1	12	Estate administrator, guardian, or e
010	060	255750	0100	57,345	3167964	\$400,000	01/04/22	\$6.98	Vacant Land (res zoned)	R 5400a, OP	Vacant(Single-family)	3	18	Quit claim deed

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	050400	0030	12351 26TH AVE NE
10	10	075100	0005	3400 NE 110TH ST
10	10	075100	0010	11006 34TH AVE NE
10	10	075100	0095	11001 35TH AVE NE
10	10	075200	0170	11031 34TH AVE NE
10	10	147145	0000	12001 33RD AVE NE
10	10	156610	0390	9502 25TH AVE NE
10	10	230274	0000	11036 ALTON AVE NE
10	10	256830	0115	2728 NE 100TH ST
10	10	256830	0190	10224 FISCHER PL NE
10	10	256830	0310	
10	10	256830	0319	10400 LAKE CITY WAY NE
10	10	256830	0320	10330 LAKE CITY WAY NE
10	10	256830	0323	10326 LAKE CITY WAY NE
10	10	256830	0340	10322 LAKE CITY WAY NE
10	10	256830	0350	10304 LAKE CITY WAY NE
10	10	256880	0250	3212 NE 100TH ST
10	10	256880	0320	
10	10	256880	0360	10005 32ND AVE NE
10	10	261783	0000	4011 NE 115TH ST
10	10	272604	9114	4030 NE 109TH ST
10	10	272604	9115	3535 NE 110TH ST
10	10	282604	9024	10700 30TH AVE NE
10	10	282604	9030	10734 LAKE CITY WAY NE
10	10	282604	9034	10516 LAKE CITY WAY NE
10	10	282604	9036	12312 26TH AVE NE
10	10	282604	9040	2727 NE 125TH ST
10	10	282604	9041	10710 LAKE CITY WAY NE
10	10	282604	9043	2611 NE 125TH ST
10	10	282604	9046	10706 LAKE CITY WAY NE
10	10	282604	9052	2707 NE 125TH ST
10	10	282604	9053	
10	10	282604	9090	10734 LAKE CITY WAY NE
10	10	282604	9097	10722 LAKE CITY WAY NE
10	10	282604	9101	10748 LAKE CITY WAY NE
10	10	282604	9119	10550 LAKE CITY WAY NE
10	10	282604	9152	10700 30TH AVE NE
10	10	282604	9189	12315 28TH AVE NE
10	10	282604	9219	10522 LAKE CITY WAY NE
10	10	282604	9276	10740 LAKE CITY WAY NE
10	10	342604	9112	9500 35TH AVE NE
10	10	342604	9118	3524 NE 95TH ST
10	10	342604	9159	3506 NE 95TH ST
10	10	342604	9285	9516 35TH AVE NE
10	10	344800	0015	12348 28TH AVE NE
10	10	344800	0030	12316 28TH AVE NE

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	344800	0090	12301 30TH AVE NE
10	10	344800	0110	12325 30TH AVE NE
10	10	344800	0135	
10	10	344800	0140	
10	10	344800	0150	12351 30TH AVE NE
10	10	344800	0155	2825 NE 125TH ST
10	10	344800	0425	2711 NE 123RD ST
10	10	344800	0465	12023 28TH AVE NE
10	10	344800	0480	12051 28TH AVE NE
10	10	344800	0500	12040 28TH AVE NE
10	10	344800	0510	12040 28TH AVE NE
10	10	344800	0525	12036 28TH AVE NE
10	10	344800	0535	12025 LAKE CITY WAY NE
10	10	344800	0575	12001 LAKE CITY WAY NE
10	10	344800	0600	12014 LAKE CITY WAY NE
10	10	344800	0601	12010 LAKE CITY WAY NE
10	10	344800	0665	
10	10	344800	0715	3201 NE 120TH ST
10	10	344800	0790	3003 NE 120TH ST
10	10	344800	0795	3009 NE 120TH ST
10	10	344800	0810	3103 NE 120TH ST
10	10	344800	0815	3107 NE 120TH ST
10	10	344800	0890	3119 NE 120TH ST
10	10	344800	0915	11701 LAKE CITY WAY NE
10	10	344800	0940	11706 LAKE CITY WAY NE
10	10	344800	1081	11744 LAKE CITY WAY NE
10	10	344800	1082	11750 LAKE CITY WAY NE
10	10	344800	1090	2825 NE 120TH ST
10	10	344800	1105	11724 LAKE CITY WAY NE
10	10	344800	1120	
10	10	344800	1125	11731 LAKE CITY WAY NE
10	10	344800	1425	11515 26TH AVE NE
10	10	344800	1435	11521 26TH AVE NE
10	10	344800	1510	
10	10	344800	1520	11554 26TH AVE NE
10	10	344800	1530	
10	10	344800	1535	
10	10	344800	1540	
10	10	344800	1565	11525 LAKE CITY WAY NE
10	10	344800	1580	
10	10	344800	1625	
10	10	344800	1655	11555 27TH AVE NE
10	10	344800	1700	11502 LAKE CITY WAY NE
10	10	344800	1705	11577 LAKE CITY WAY NE
10	10	344800	1720	11550 LAKE CITY WAY NE
10	10	344800	1740	11532 LAKE CITY WAY NE

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	344800	1755	11530 LAKE CITY WAY NE
10	10	344800	1756	11527 28TH AVE NE
10	10	344800	1760	11518 LAKE CITY WAY NE
10	10	344800	1770	11514 LAKE CITY WAY NE
10	10	344800	1772	2704 NE 115TH ST
10	10	344800	1773	2722 NE 115TH ST
10	10	344800	1815	11540 LAKE CITY WAY NE
10	10	378280	0000	9556 SAND POINT WAY NE
10	10	399770	0000	11038 LAKE CITY WAY NE
10	10	407320	0015	9559 SAND POINT WAY NE
10	10	407320	0129	9701 SAND POINT WAY NE
10	10	407480	0075	9716 SAND POINT WAY NE
10	10	407480	0085	9702 SAND POINT WAY NE
10	10	407780	0532	3540 NE 110TH ST
10	10	407780	0562	11002 35TH AVE NE
10	10	413435	0000	2805 NE 125TH ST
10	10	445874	0000	12334 31ST AVE NE
10	10	510140	4962	9541 RAVENNA AVE NE
10	10	510140	4969	9500 LAKE CITY WAY NE
10	10	510140	4988	9501 25TH AVE NE
10	10	510140	5280	9700 LAKE CITY WAY NE
10	10	510140	5300	9801 LAKE CITY WAY NE
10	10	510140	5310	9824 LAKE CITY WAY NE
10	10	510140	5320	9804 LAKE CITY WAY NE
10	10	510140	5880	10001 LAKE CITY WAY NE
10	10	510140	5881	10015 LAKE CITY WAY NE
10	10	510140	5883	10050 LAKE CITY WAY NE
10	10	510140	5884	10000 LAKE CITY WAY NE
10	10	510140	5885	10100 LAKE CITY WAY NE
10	10	510140	5890	
10	10	510140	5905	10205 LAKE CITY WAY NE
10	10	510140	5935	10223 LAKE CITY WAY NE
10	10	510140	5948	10215 LAKE CITY WAY NE
10	10	510140	7540	
10	10	510140	7559	10315 LAKE CITY WAY NE
10	10	510140	7605	10301 LAKE CITY WAY NE
10	10	609480	0000	9700 RAVENNA AVE NE
10	10	633500	0005	4040 NE 105TH ST
10	10	639038	0000	12332 38TH AVE NE
10	10	639117	0000	11051 31ST AVE NE
10	10	639198	0000	11812 32ND AVE NE
10	10	718100	0000	9502 RAVENNA AVE NE
10	10	741130	0000	12300 33RD AVE NE
10	10	745850	0000	12300 28TH AVE NE
10	10	754080	0000	12035 32ND AVE NE
10	10	793320	0000	12341 35TH AVE NE

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	802420	2285	9501 20TH AVE NE
10	10	804400	0000	12314 32ND AVE NE
10	10	863300	0000	12011 33RD AVE NE
10	10	872912	0000	2009 NE 102ND ST
10	10	882090	0260	12340 SAND POINT WAY NE
10	10	882090	0341	12312 40TH AVE NE
10	10	882090	0760	12360 35TH AVE NE
10	10	882090	1135	3601 NE 123RD ST
10	10	882090	1136	
10	10	882090	1145	12041 40TH AVE NE
10	10	882090	1566	12000 SAND POINT WAY NE
10	10	882090	2775	11782 SAND POINT WAY NE
10	10	882090	3680	11729 1/2 36TH AVE NE
10	10	882290	0005	3305 NE 125TH ST
10	10	882290	0010	12350 33RD AVE NE
10	10	882290	0025	12348 33RD AVE NE
10	10	882290	0035	12340 33RD AVE NE
10	10	882290	0045	12334 33RD AVE NE
10	10	882290	0065	12326 33RD AVE NE
10	10	882290	0135	12313 35TH AVE NE
10	10	882290	0146	12321 35TH AVE NE
10	10	882290	0150	12333 35TH AVE NE
10	10	882290	0210	
10	10	882290	0216	3327 NE 125TH ST
10	10	882290	0250	3207 NE 125TH ST
10	10	882290	0265	12350 32ND AVE NE
10	10	882290	0305	12324 32ND AVE NE
10	10	882290	0311	12320 32ND AVE NE
10	10	882290	0320	12316 32ND AVE NE
10	10	882290	0340	12304 32ND AVE NE
10	10	882290	0355	12301 33RD AVE NE
10	10	882290	0375	12313 33RD AVE NE
10	10	882290	0395	12323 33RD AVE NE
10	10	882290	0415	12333 33RD AVE NE
10	10	882290	0425	12341 33RD AVE NE
10	10	882290	0445	3225 NE 125TH ST
10	10	882290	0465	12360 LAKE CITY WAY NE
10	10	882290	0500	12336 31ST AVE NE
10	10	882290	0530	12326 31ST AVE NE
10	10	882290	0550	12300 31ST AVE NE
10	10	882290	0575	3120 NE 123RD ST
10	10	882290	0585	12311 32ND AVE NE
10	10	882290	0600	
10	10	882290	0610	
10	10	882290	0621	
10	10	882290	0625	

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	882290	0665	12351 LAKE CITY WAY NE
10	10	882290	0675	12359 LAKE CITY WAY NE
10	10	882290	0685	12343 LAKE CITY WAY NE
10	10	882290	0690	12337 LAKE CITY WAY NE
10	10	882290	0700	12335 LAKE CITY WAY NE
10	10	882290	0710	12315 LAKE CITY WAY NE
10	10	882290	0720	12311 LAKE CITY WAY NE
10	10	882290	0725	12314 LAKE CITY WAY NE
10	10	882290	0735	12300 LAKE CITY WAY NE
10	10	882290	0750	12320 LAKE CITY WAY NE
10	10	882290	0760	12328 LAKE CITY WAY NE
10	10	882290	0770	12332 LAKE CITY WAY NE
10	10	882290	0780	12348 LAKE CITY WAY NE
10	10	882290	0785	12342 LAKE CITY WAY NE
10	10	882290	0795	12354 LAKE CITY WAY NE
10	10	882290	0810	
10	10	882290	0820	12058 LAKE CITY WAY NE
10	10	882290	0830	12048 LAKE CITY WAY NE
10	10	882290	0840	12001 31ST AVE NE
10	10	882290	0935	12039 31ST AVE NE
10	10	882290	0940	12045 31ST AVE NE
10	10	882290	0945	12051 31ST AVE NE
10	10	882290	0950	NE 123RD ST
10	10	882290	0970	12050 31ST AVE NE
10	10	882290	1000	12038 31ST AVE NE
10	10	882290	1010	12028 31ST AVE NE
10	10	882290	1060	12011 32ND AVE NE
10	10	882290	1080	12025 32ND AVE NE
10	10	882290	1120	12051 32ND AVE NE
10	10	882290	1130	3115 NE 123RD ST
10	10	882290	1140	12048 32ND AVE NE
10	10	882290	1155	12032 32ND AVE NE
10	10	882290	1160	12030 32ND AVE NE
10	10	882290	1166	12012 32ND AVE NE
10	10	882290	1168	12006 32ND AVE NE
10	10	882290	1169	3200 NE 120TH ST
10	10	882290	1190	12025 33RD AVE NE
10	10	882290	1230	3215 NE 123RD ST
10	10	882290	1240	3301 NE 123RD ST
10	10	882290	1400	12043 35TH AVE NE
10	10	882290	1410	12047 35TH AVE NE
10	10	882290	1411	12053 35TH AVE NE
10	10	882290	1420	12055 35TH AVE NE
10	10	890100	0370	11039 17TH AVE NE
10	10	890150	0065	10701 19TH AVE NE
10	10	890200	0060	10505 24TH AVE NE

GEO 10 - PHYSICAL INSPECTION 2023

Area	Sub	Major	Minor	SitusAddr
10	10	890200	0069	10519 24TH AVE NE
10	10	890200	0070	10525 24TH AVE NE
10	10	890200	0245	10821 LAKE CITY WAY NE
10	10	890200	0436	2405 NE 113TH ST
10	10	890250	0005	11285 LAKE CITY WAY NE
10	10	890250	0006	2411 NE 113TH ST
10	10	890250	0007	2460 NE NORTHGATE WAY
10	10	890250	0029	
10	10	890250	0031	11045 LAKE CITY WAY NE
10	10	890250	0033	11013 LAKE CITY WAY NE
10	10	890250	0034	11025 LAKE CITY WAY NE
10	10	890250	0065	11323 LAKE CITY WAY NE
10	10	890250	0091	11300 25TH AVE NE
10	10	890250	0095	11301 LAKE CITY WAY NE
10	10	890250	0100	11314 25TH AVE NE
10	10	890250	0105	11324 25TH AVE NE
10	10	890250	0106	2501 NE 115TH ST
10	10	890250	0107	2509 NE 115TH ST
10	10	890250	0108	2515 NE 115TH ST
10	10	890250	0111	2521 NE 115TH ST
10	10	890250	0124	11306 LAKE CITY WAY NE
10	10	890250	0135	11308 LAKE CITY WAY NE
10	10	890250	0145	11332 LAKE CITY WAY NE
10	10	890250	0150	
10	10	890250	0155	2711 NE 115TH ST
10	10	890250	0156	11356 LAKE CITY WAY NE
10	10	890250	0361	11000 LAKE CITY WAY NE
10	10	890250	0362	11032 LAKE CITY WAY NE
10	10	890250	0365	11032 LAKE CITY WAY NE
10	10	890250	0375	11032 LAKE CITY WAY NE
10	10	890250	0385	11046 LAKE CITY WAY NE
10	10	890250	0390	11064 LAKE CITY WAY NE
10	10	890250	0391	2615 NE 113TH ST
10	10	890250	0395	2611 NE 113TH ST
10	10	890300	0023	
10	10	890300	0071	2809 NE 115TH ST
10	10	890350	0030	10333 LAKE CITY WAY NE
10	10	890350	0080	10401 LAKE CITY WAY NE
10	10	921120	0000	9517 35TH AVE NE
10	10	954287	0000	2334 NE 102ND ST
10	10	955320	0035	9505 35TH AVE NE

Improved Sales Calc for Area 014 with Sales Used

4/19/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	030	618350	0110	0	3207507	\$759,990	07/12/22	\$0.00	NORTHLINE	NC3P-55 (M)	Condominium(Mixed Use)	1	Y	
014	080	329890	0060	4,800	3113402	\$495,000	04/23/21	\$103.13	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL CONDO	CZ	Condominium(Office)	1	Y	
014	080	329890	0020	4,800	3159134	\$540,000	11/17/21	\$112.50	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL CONDO	CZ	Condominium(Office)	1	Y	
014	080	329890	0040	4,000	3139149	\$450,000	08/10/21	\$112.50	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL CONDO	CZ	Condominium(Office)	1	Y	
014	080	072604	9149	6,416	3147592	\$1,000,000	09/13/21	\$155.86	NEW ROYAL MEAT LLC & ORIENTAL KITCHEN	TC-2	Warehouse	1	Y	
014	095	312604	9328	13,900	3056192	\$2,550,000	07/02/20	\$183.45	NORTHEND DISTR FOR RAINIER BEER	NC3P-75 (M)	Warehouse	1	Y	
014	095	192604	9178	5,500	3219072	\$1,100,000	11/07/22	\$200.00	APPLIANCE SERVICE STATION INC	C1-75 (M)	Retail Store	1	Y	
014	095	614560	0620	4,000	3125889	\$1,000,000	06/11/21	\$250.00	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	Y	
014	040	730430	1405	3,680	3133830	\$985,880	07/20/21	\$267.90	JIM ADAMS AUTO CLINIC	CB	Service Building	1	Y	
014	095	924790	0180	7,275	3090671	\$1,950,000	12/21/20	\$268.04	Northgate Printing	NC3P-75 (M)	Industrial(Light)	1	Y	
014	095	186240	0152	4,314	3103443	\$1,220,000	03/08/21	\$282.80	RETAIL & STORAGE WAREHOUSE	NC2P-55 (M)	Service Building	1	Y	
014	080	222730	0020	5,964	3048006	\$1,687,500	05/21/20	\$282.95	RESTAURANT/RETAIL (ECON. UNIT #0021)	MB	Retail Store	2	Y	
014	095	926670	0025	3,875	3142154	\$1,100,000	08/23/21	\$283.87	SPEEDY GLASS	NC3P-65 (M1)	Service Building	1	Y	
014	095	630050	0030	3,120	3135185	\$887,500	07/23/21	\$284.46	AMERICAN LIBERTY ADULT BOOKS	NC3P-55 (M)	Restaurant/Lounge	1	Y	
014	080	931030	0075	24,599	3152678	\$7,250,000	10/14/21	\$294.73	FLEISCHMAN RETAIL CENTER	MB	Retail Store	1	Y	
014	095	192604	9149	3,608	3133953	\$1,100,000	07/19/21	\$304.88	PAGLIACCI PIZZA PARLOR	NC2P-55 (M)	Restaurant(Fast Food)	1	Y	
014	095	192604	9366	2,560	3146430	\$790,000	09/16/21	\$308.59	WESTERN WASHINGTON CATHOLIC RENEWAL OFFICE	C1-75 (M)	Office Building	1	Y	
014	080	164350	0080	7,350	3218046	\$2,500,000	11/07/22	\$340.14	HIGHLAND PARK BUILDING	TC	Office Building	1	Y	
014	095	016400	0080	28,688	3097333	\$10,000,000	01/29/21	\$348.58	AUTO NATION (TOWN & COUNTRY)	C1-75 (M)	Auto Showroom and Lot	2	Y	
014	030	082000	0124	12,745	3212180	\$4,736,000	09/30/22	\$371.60	nelson, Blair, Langer, Engle Attorney's @ Law	LR3 RC (M)	Office Building	1	Y	
014	095	099300	0595	7,878	3198277	\$3,025,000	06/29/22	\$383.98	AURORA GROCERY STORE & PROSKI SERVICE	NC3P-75 (M)	Apartment(Mixed Use)	4	Y	
014	040	616390	0790	3,274	3103047	\$1,275,000	03/04/21	\$389.43	TOKUNO BUSINESS BUILDING	CB	Retail(Line/Strip)	1	Y	
014	095	330070	0795	3,508	3202570	\$1,500,000	07/27/22	\$427.59	PHILS BODY SHOP	NC2P-55 (M)	Service Building	1	Y	
014	095	192604	9359	23,914	3076577	\$11,500,000	10/15/20	\$480.89	ELLIOT BAY AUTO BROKERS IN SEATTLE	NC3-75 (M)	Auto Showroom and Lot	2	Y	
014	095	787300	0440	1,523	3159623	\$770,000	11/17/21	\$505.58	SOUND VIEW WEST CONDOMINIUM	NC2P-55 (M)	Condominium(Residential)	1	Y	
014	040	558990	0020	4,122	3186775	\$2,275,000	04/27/22	\$551.92	KING COUNTY WATER DIST 42	CB	Utility, Public	3	Y	
014	095	615390	0025	4,976	3050713	\$2,800,000	06/01/20	\$562.70	QUIRING GORDON AND SON MONUMENTS	NC3P-75 (M)	Industrial(Light)	1	Y	
014	030	082000	0035	1,144	3199891	\$654,000	07/11/22	\$571.68	DILLANSO'S COFFEE BAR	NC3P-55 (M)	Single Family(C/I Use)	1	Y	
014	095	365650	0010	1,210	3146339	\$700,000	08/23/21	\$578.51	JADE MOUNTAIN CONDOMINIUM	NC2-55 (M)	Condominium(Mixed Use)	1	Y	
014	030	204450	0320	3,768	3112254	\$2,395,000	03/31/21	\$635.62	UNION POINT CENTER	NC2-55 (M)	Office Building	1	Y	
014	030	863310	0020	448	3186726	\$291,000	04/28/22	\$649.55	THORTON CREEK CONDOMINIUM	NC3P-55 (M)	Condominium(Mixed Use)	1	Y	
014	095	614560	2270	710	3143249	\$680,000	08/31/21	\$957.75	CHEM-DRY (SFR HOUSE STRUCTURE USE AS COMPL)	C1-55 (M)	Single Family(C/I Zone)	1	Y	

Improved Sales Calc for Area 014 with Sales Not Used

4/19/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	030	618350	0100	0	3203026	\$169,990	07/25/22	\$0.00	NORTHLINE	NC3P-55 (M)	Condominium(Mix)	1	15	No market exposure
014	030	641410	0350	5,200	3206106	\$2,500,000	08/18/22	\$480.77	IMPORTED AUTO REPAIR	NC3P-55 (M)	Industrial(Gen Pur)	1	36	Plottage
014	030	663230	0249	5,308	3034666	\$1,225,000	02/18/20	\$230.78	SHORELINE MECHANICAL CONTRACTOR	C1-75 (M)	Warehouse	1	18	Quit claim deed
014	030	663230	0249	5,308	3157033	\$2,450,000	11/02/21	\$461.57	SHORELINE MECHANICAL CONTRACTOR	C1-75 (M)	Warehouse	1	17	Non-profit organization
014	040	616390	0610	4,250	3191291	\$1,915,000	05/18/22	\$450.59	NORTH CITY PROFESSIONAL BLDG	CB	Medical/Dental Of	2	51	Related party, friend, or neighbor
014	040	616390	1780	14,600	3208408	\$3,200,000	08/26/22	\$219.18	RETAIL STORES	CB	Retail Store	1	15	No market exposure
014	080	030650	0030	8,753	3198384	\$4,000,000	06/27/22	\$456.99	SUPER CHINA BUFFET	MB	Restaurant/Loung	1	15	No market exposure
014	080	164350	0085	5,481	3155947	\$2,450,000	10/28/21	\$447.00	SHORELINE POLICE STATION	TC	Office Building	1	67	Gov't to non-gov't
014	080	164350	0190	24,288	3164913	\$1,687,500	12/14/21	\$69.48	Warehouse/Showroom	MB	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
014	080	164350	0190	24,288	3164912	\$5,062,500	12/15/21	\$208.44	Warehouse/Showroom	MB	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
014	080	182604	9044	15,048	3189230	\$7,282,236	04/27/22	\$483.93	WALGREEN'S (ECON. UNIT - 9170)	MB	Retail Store	2	69	Net Lease Sale; not in ratio
014	080	182604	9470	70,302	3205997	\$27,516,250	08/19/22	\$391.40	MARSHALL'S ET AL	MB	Shopping Ctr(Ngh)	2	36	Plottage
014	080	282710	0065	1,904	3104607	\$695,000	03/11/21	\$365.02	HIGHLANDS COFFEE CO. (SMALL OFFICE & STORAGE GARAGE)	MB	Warehouse	1	51	Related party, friend, or neighbor
014	080	728390	0420	5,764	3134065	\$35,000	07/20/21	\$6.07	office	TC-3	Office Building	1	24	Easement or right-of-way
014	080	728390	0430	3,864	3131219	\$120,000	07/08/21	\$31.06	DENTAL CLINIC	TC-3	Medical/Dental Of	1	24	Easement or right-of-way
014	080	728390	0440	4,061	3135428	\$100,000	07/20/21	\$24.62	DENTAL CLINIC	TC-3	Medical/Dental Of	1	24	Easement or right-of-way
014	080	728390	0450	17,149	3131233	\$110,000	07/08/21	\$6.41	OLYMPIC MEDICAL DENTAL LAB	TC-3	Medical/Dental Of	2	24	Easement or right-of-way
014	080	728590	0020	0	3114471	\$352,845	04/27/21	\$0.00	RADIO SHACK & OFFICES	TC-2	Retail(Line/Strip)	1	59	Bulk portfolio sale
014	080	728590	0020	0	3114472	\$453,934	04/27/21	\$0.00	RADIO SHACK & OFFICES	TC-2	Retail(Line/Strip)	1	59	Bulk portfolio sale
014	080	728770	0100	16,265	3111879	\$4,575,000	04/13/21	\$281.28	O'Reilly Auto Retail + Parts Distribution	TC-2	Warehouse	1	69	Net Lease Sale; not in ratio
014	080	728770	0100	16,265	3161939	\$4,580,000	11/30/21	\$281.59	O'Reilly Auto Retail + Parts Distribution	TC-2	Warehouse	1	69	Net Lease Sale; not in ratio
014	090	012603	9312	8,103	3080392	\$2,051,990	11/02/20	\$253.24	Richmond Beach Plaza - STRIP RETAIL	NB	Retail(Line/Strip)	2	52	Statement to dor
014	095	026300	0090	4,160	3043583	\$333,333	04/07/20	\$80.13	STORAGE WAREHOUSE	NC3P-75 (M)	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
014	095	101400	0025	7,835	3217273	\$665,000	11/04/22	\$84.88	Proposed 2 Live/Work & 3 Townhouse Units	C1-55 (M)	Townhouse Plat	1		Non Commercial Residential property
014	095	101400	0026	0	3222873	\$640,000	12/20/22	\$0.00		C1-55 (M)		1		Non Commercial Residential property
014	095	101400	0028	0	3214630	\$940,000	10/05/22	\$0.00		C1-55 (M)		1		Non Commercial Residential property
014	095	101400	0029	0	3223863	\$850,000	01/11/23	\$0.00		C1-55 (M)		1		Non Commercial Residential property
014	095	163270	0005	2,375	3143444	\$1,200,000	09/01/21	\$505.26	Asian Bistro Vietnamese Cusine	C1-75 (M)	Restaurant/Loung	1	15	No market exposure
014	095	163270	0015	4,705	3072745	\$540,000	01/29/20	\$114.77	Urban Farm	C1-75 (M)	Warehouse	2	18	Quit claim deed
014	095	163270	0015	4,705	3072746	\$300,000	03/28/20	\$63.76	Urban Farm	C1-75 (M)	Warehouse	2	18	Quit claim deed
014	095	192604	9130	1,520	3158815	\$1,250,000	11/15/21	\$822.37	GARAGE SERVICE REPAIR	C1-75 (M)	Warehouse	1	44	Tenant
014	095	192604	9366	2,560	3108089	\$11,250	03/30/21	\$4.39	WESTERN WASHINGTON CATHOLIC RENEWAL OFFICE	C1-75 (M)	Office Building	1	24	Easement or right-of-way
014	095	229140	0075	1,326	3164370	\$1,500,000	12/08/21	\$1,131.22	WALT'S MUFFLER & RADIATOR	NC3-55 (M)	Service Building	1	15	No market exposure
014	095	267560	0106	484	3213997	\$1,100,000	10/12/22	\$2,272.73	BLUERIDGE REALTY	NR2	Office Building	1	15	No market exposure
014	095	431070	1290	7,168	3197304	\$3,200,000	06/12/22	\$446.43	EHS ELECTRICIAN CO	NC3P-75 (M)	Industrial(Light)	1	65	Plans and permits
014	095	546830	0060	375	3157944	\$47,000	10/20/21	\$125.33	MERIDIAN 106 CONDOMINIUM	MR (M)	Condominium(Mix)	1	23	Forced sale
014	095	614560	1050	3,840	3161622	\$705,000	11/23/21	\$183.59	CHRISTIAN SCIENCE CHURCH	NR3	Church/Welfare/R	1	17	Non-profit organization
014	095	614560	1775	5,600	3211008	\$763,000	09/19/22	\$136.25	2 WAREHOUSE BUILDINGS	NC3P-65 (M1)	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
014	095	641460	0331	2,639	3114814	\$525,000	04/15/21	\$198.94	VALERO / HALLER LAKE FOOD SHOP	NC1-55 (M)	Service Station	1	15	No market exposure

Vacant Sales for Area 014 with Sales Used

11/08/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
014	030	082000	0030	7,581	3085738	\$870,000	11/24/20	\$114.76	Retail Store	NC3P-55 (M)	Retail(Line/Strip)	1	Y	
014	030	679810	0780	16,290	3208264	\$2,000,000	08/25/22	\$122.77	HONDA SPECIALISTS	NC2-55 (M)	Service Building	2	Y	
014	040	367050	0255	8,109	3092730	\$900,000	01/04/21	\$110.99	Vacant Land	R48	Vacant(Commercial)	1	Y	
014	080	182604	9022	119,106	3143797	\$10,003,334	08/30/21	\$83.99	WESTMINISTER COMMUNITY CHURCH	NB	Church/Welfare/Relig Srvc	1	34	Use-change after sale; not in ratio
014	080	727610	0211	17,000	3049369	\$4,000,000	05/28/20	\$235.29	SHOREWOOD COURT	TC-3	Apartment	1	Y	
014	080	728390	0532	23,662	3166424	\$999,500	12/22/21	\$42.24	VACANT MULTIPLE LAND	R18	Vacant(Multi-family)	1	Y	
014	080	728390	0532	23,662	3212048	\$2,000,000	09/28/22	\$84.52	VACANT MULTIPLE LAND	R18	Vacant(Multi-family)	1	Y	
014	095	016400	0069	53,692	3168866	\$4,500,000	01/12/22	\$83.81	TOWN & COUNTRY CHRYSLER-JEEP	C1-75 (M)	Auto Showroom and Lot	1	Y	
014	095	078900	0500	13,330	3166983	\$2,193,000	12/15/21	\$164.52	STORAGE WAREHOUSE	LR1 (M)	Warehouse	1	Y	
014	095	242603	9037	73,483	3097275	\$6,200,000	02/01/21	\$84.37	HEALTH AND REHAB OF NORTH SEATTLE	LR3 (M)	Nursing Home	1	29	Seg/merge after sale; not in ratio
014	095	270560	0010	41,559	3104778	\$4,050,000	03/15/21	\$97.45	BOYS VILLAGE CHRISTIAN BOYS HOME	LR2 (M)	Residence Hall/Dorm	1	Y	
014	095	291520	0005	16,249	3070382	\$2,759,800	09/16/20	\$169.84	OFFICE BUILDING	C1-55 (M)	Office Building	2	Y	
014	095	302604	9105	63,000	3122556	\$5,950,000	06/02/21	\$94.44	AMERICAN TRAVEL INNS MOTEL (BOARDED)	C1-75 (M)	Hotel/Motel	2	26	Imp changed after sale; not in ratio
014	095	362603	9069	6,726	3094495	\$1,100,000	01/08/21	\$163.54	RETAIL (SFR HOUSE CONVERTED TO COMM)	NC2-55 (M)	Retail Store	1	Y	
014	095	617800	0130	60,366	3151536	\$11,000,400	10/04/21	\$182.23	triplex	LR2 (M)	Triplex	9	Y	
014	095	891100	0355	7,200	3137164	\$1,050,000	07/30/21	\$145.83	RETAIL (Sandy's Seafood Market & Barber S	C1-55 (M)	Retail Store	1	Y	
014	095	946520	0165	11,823	3139459	\$1,900,000	08/10/21	\$160.70	Retail/Open Office Building	NC2-55 (M)	Office Building	1	Y	

Vacant Sales for Area 014 with Sales not Used

11/08/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
014	080	688590	0055	10,204	3194875	\$524,700	06/01/22	\$51.42	VACANT LAND	MB	Vacant(Commercial)	1	15	No market exposure
014	080	727610	0162	69,263	3147053	\$6,500,000	09/21/21	\$93.85	Future Vintage Housing homes developme	TC-3	Single Family(Res Use/Zor	1	65	Plans and permits
014	095	101400	0025	5,600	3129490	\$700,000	06/14/21	\$125.00	Proposed 2 Live/Work & 3 Townhouse Unit	C1-55 (M)	Townhouse Plat	1	15	No market exposure
014	095	163270	0011	35,835	3072747	\$575,000	04/29/20	\$16.05	NITE & DAY TOWING	C1-75 (M)	Vacant(Commercial)	2	18	Quit claim deed

AREA 14-40 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
14	40	041110	0055	145 NE 155TH ST
14	40	042604	9011	2000 NE PERKINS WAY
14	40	052604	9007	816 NE 190TH ST
14	40	052604	9039	804 NE 185TH ST
14	40	082604	9046	1216 NE 165TH ST
14	40	082604	9052	16516 10TH AVE NE
14	40	092710	0234	510 NE 175TH ST
14	40	092710	0250	17424 5TH AVE NE
14	40	092710	0346	17404 8TH AVE NE
14	40	119910	0005	2715 NE 158TH ST
14	40	162604	9005	16045 25TH AVE NE
14	40	162604	9008	2003 NE 160TH ST
14	40	162604	9010	No Situs Address
14	40	162604	9015	14901 30TH AVE NE
14	40	162604	9047	2215 NE 147TH ST
14	40	162604	9049	2400 NE 147TH ST
14	40	162604	9057	14511 25TH AVE NE
14	40	162604	9067	15550 27TH AVE NE
14	40	162604	9083	16006 15TH AVE NE
14	40	162604	9089	No Situs Address
14	40	162604	9098	2500 NE 150TH ST
14	40	162604	9104	No Situs Address
14	40	162604	9105	No Situs Address
14	40	162604	9106	No Situs Address
14	40	162604	9107	No Situs Address
14	40	162604	9108	No Situs Address
14	40	162604	9109	No Situs Address
14	40	162604	9110	No Situs Address
14	40	162604	9111	No Situs Address
14	40	255830	0055	14555 25TH AVE NE
14	40	288170	0310	225 NE 152ND ST
14	40	288170	0312	No Situs Address
14	40	288170	0390	14701 5TH AVE NE
14	40	288170	0453	15415 5TH AVE NE
14	40	323510	0275	900 NE 185TH ST
14	40	323510	0285	910 NE 185TH ST
14	40	343250	0005	1424 NE 155TH ST
14	40	343250	0060	15555 15TH AVE NE
14	40	367050	0005	14822 15TH AVE NE
14	40	367050	0020	14810 15TH AVE NE
14	40	367050	0115	No Situs Address

AREA 14-40 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
14	40	367050	0135	14712 15TH AVE NE
14	40	367050	0140	14708 15TH AVE NE
14	40	367050	0225	14622 15TH AVE NE
14	40	367050	0245	14602 15TH AVE NE
14	40	367050	0255	No Situs Address
14	40	367050	0330	14500 15TH AVE NE
14	40	367050	0335	14500 15TH AVE NE
14	40	367050	0385	1554 NE 145TH ST
14	40	367050	0395	14521 17TH AVE NE
14	40	367050	0480	14514 17TH AVE NE
14	40	373950	0005	14514 20TH AVE NE
14	40	373950	0025	14514 20TH AVE NE
14	40	397170	2190	19042 15TH AVE NE
14	40	402410	0169	17754 15TH AVE NE
14	40	402410	0173	1602 NE 179TH ST
14	40	402410	0174	1502 NE 179TH ST
14	40	402410	0176	1620 NE 179TH ST
14	40	402410	0180	17704 15TH AVE NE
14	40	402410	0181	17712 15TH AVE NE
14	40	402410	0182	17724 15TH AVE NE
14	40	402410	0185	1514 NE 177TH ST
14	40	402410	0186	NE 178TH ST
14	40	402410	0188	NE 178TH ST
14	40	402410	0910	1825 NE SERPENTINE PL
14	40	402410	1141	17230 15TH AVE NE
14	40	402410	1290	1548 NE 175TH ST
14	40	402410	1322	17518 15TH AVE NE
14	40	402410	1326	17534 15TH AVE NE
14	40	402410	1335	17554 15TH AVE NE
14	40	402410	1340	17550 15TH AVE NE
14	40	402410	1350	1519 NE 177TH ST
14	40	402410	1355	1535 NE 177TH ST
14	40	402410	1360	1539 NE 177TH ST
14	40	402470	0047	18012 15TH AVE NE
14	40	402470	0060	18002 15TH AVE NE
14	40	402470	0110	18050 15TH PL NE
14	40	558930	0160	17018 15TH AVE NE
14	40	558990	0005	16920 15TH AVE NE
14	40	558990	0006	16910 15TH AVE NE
14	40	558990	0020	16906 15TH AVE NE
14	40	572750	0242	16535 5TH AVE NE

AREA 14-40 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
14	40	572750	0243	16511 5TH AVE NE
14	40	610850	0070	15300 8TH AVE NE
14	40	616390	0111	919 NE 185TH ST
14	40	616390	0120	18351 10TH AVE NE
14	40	616390	0540	18051 15TH PL NE
14	40	616390	0550	18033 15TH PL NE
14	40	616390	0560	18023 15TH PL NE
14	40	616390	0592	18021 15TH AVE NE
14	40	616390	0593	18021 15TH AVE NE
14	40	616390	0601	No Situs Address
14	40	616390	0603	18005 15TH AVE NE
14	40	616390	0610	17500 12TH AVE NE
14	40	616390	0712	17751 15TH AVE NE
14	40	616390	0720	17739 15TH AVE NE
14	40	616390	0730	17735 15TH AVE NE
14	40	616390	0732	17727 15TH AVE NE
14	40	616390	0740	17721 15TH AVE NE
14	40	616390	0742	17723 15TH AVE NE
14	40	616390	0750	17713 15TH AVE NE
14	40	616390	0751	17703 15TH AVE NE
14	40	616390	0770	17547 15TH AVE NE
14	40	616390	0771	17542 15TH AVE NE
14	40	616390	0772	No Situs Address
14	40	616390	0780	17537 15TH AVE NE
14	40	616390	0781	17529 15TH AVE NE
14	40	616390	0790	17521 15TH AVE NE
14	40	616390	0791	17517 15TH AVE NE
14	40	616390	0800	1244 NE 175TH ST
14	40	616390	0802	1240 NE 175TH ST
14	40	616390	0803	1232 NE 175TH ST
14	40	616390	1490	1221 NE 175TH ST
14	40	616390	1500	1211 NE 175TH ST
14	40	616390	1502	1211 NE 175TH ST
14	40	616390	1541	17229 15TH AVE NE
14	40	616390	1550	17211 15TH AVE NE
14	40	616390	1565	17203 15TH AVE NE
14	40	616390	1580	16506 8TH AVE NE
14	40	616390	1780	602 NE 165TH ST
14	40	616390	1971	616 NE 165TH ST
14	40	663290	0011	14501 15TH AVE NE
14	40	663290	0015	1234 NE 145TH ST

AREA 14-40 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
14	40	663290	0021	14515 15TH AVE NE
14	40	663290	0030	14533 15TH AVE NE
14	40	663290	0041	14615 12TH AVE NE
14	40	663290	0050	14625 15TH AVE NE
14	40	663290	0060	14701 15TH AVE NE
14	40	663290	0070	14711 15TH AVE NE
14	40	663290	0140	1222 NE 145TH ST
14	40	663290	0141	1216 NE 145TH ST
14	40	663290	0151	14803 15TH AVE NE
14	40	663290	0200	1432 NE 151ST ST
14	40	663290	0291	15211 15TH AVE NE
14	40	663290	0352	15419 15TH AVE NE
14	40	730130	0185	16325 5TH AVE NE
14	40	730430	1405	16268 5TH AVE NE
14	40	730430	1415	509 NE 165TH ST
14	40	730430	1420	525 NE 165TH ST
14	40	730530	0125	No Situs Address
14	40	730530	0130	No Situs Address
14	40	730530	0135	345 NE 175TH ST
14	40	730530	0180	No Situs Address
14	40	756870	0780	501 NE 145TH ST

AREA 14-90 PHYSICAL INSPECTION 2023

Area	Neighborhood	Major	Minor	SitusAddress
14	90	12603	9050	325 NW 195TH ST
14	90	12603	9063	18912 1ST AVE NW
14	90	12603	9101	619 NW RICHMOND BEACH RD
14	90	12603	9136	1442 NW RICHMOND BEACH RD
14	90	12603	9154	656 NW RICHMOND BEACH RD
14	90	12603	9222	No Situs Address
14	90	12603	9285	1431 NW RICHMOND BEACH RD
14	90	12603	9300	18825 2ND AVE NW
14	90	12603	9312	1439 NW RICHMOND BEACH RD
14	90	12603	9353	655 NW RICHMOND BEACH RD
14	90	12603	9364	644 NW RICHMOND BEACH RD
14	90	12603	9398	640 NW RICHMOND BEACH RD
14	90	12603	9400	19545 12TH AVE NW
14	90	12603	9402	617 NW RICHMOND BEACH RD
14	90	12603	9434	332 NW RICHMOND BEACH RD
14	90	12603	9436	1430 NW RICHMOND BEACH RD
14	90	12603	9457	355 NW RICHMOND BEACH RD
14	90	12603	9571	360 NW RICHMOND BEACH RD
14	90	22603	9032	1512 NW 195TH ST
14	90	22603	9049	1845 NW 195TH ST
14	90	22603	9062	19909 RICHMOND BEACH DR NW
14	90	22603	9073	2021 NW 190TH ST
14	90	22603	9094	2001 NW 190TH ST
14	90	22603	9127	1857 NW 195TH ST
14	90	22603	9142	1851 NW 195TH ST
14	90	22603	9153	1860 NW 195TH ST
14	90	62604	9016	19351 KINGS GARDEN DR N
14	90	62604	9086	19345 FREMONT AVE N
14	90	222890	210	19555 FREMONT AVE N
14	90	619070	150	17533 DAYTON AVE N
14	90	619070	570	17800 10TH AVE NW
14	90	727710	320	2402 NW 195TH PL
14	90	727810	930	19322 RICHMOND BEACH DR NW
14	90	727870	65	19616 23RD AVE NW
14	90	727870	67	2100 N 196TH ST
14	90	727870	205	2016 NW 195TH ST
14	90	727870	250	2000 NW 196TH ST
14	90	727930	5	18354 8TH AVE NW
14	90	728490	735	2001 NW 195TH ST

Improved Sales Calc for Area 017 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	050	114200	1035	2,890	3041076	\$2,040,000	03/30/20	\$705.88	Sam's Smokes & China First Restaurant	NC3P-65	Restaurant/Loung	1	Y	
017	040	409230	0445	3,836	3057174	\$1,530,000	07/01/20	\$398.85	Rooming House	MR (M1)	Rooming House	1	Y	
017	040	769793	0010	448	3058445	\$325,000	07/20/20	\$725.45	70TH STREET	NC2-75 (M1)	Condominium(Mix	1	Y	
017	060	717480	0625	1,860	3063091	\$765,950	07/21/20	\$411.80	SFR	LR2 (M)	Single Family(C/I Z	1	Y	
017	060	861580	0411	2,200	3078766	\$955,000	10/26/20	\$434.09	ROOMING HOUSE	NR3	Rooming House	1	Y	
017	040	179750	0646	2,900	3081218	\$1,250,000	11/03/20	\$431.03	Toronado Restaurant	NC2P-75 (M1)	Restaurant/Loung	1	Y	
017	060	717370	0125	2,420	3099125	\$1,265,000	02/04/21	\$522.73	SFR - Rooming House	NR3	Rooming House	1	Y	
017	040	674670	1999	1,779	3103380	\$825,000	02/24/21	\$463.74	CONGREGATE TOWNHOUSE	NC2-40	Apartment	1	Y	
017	040	674670	2000	1,739	3103468	\$825,000	02/24/21	\$474.41	ROOSEVELT CONGREGATE ROW HOMES	NC2-40	Congregate Housir	1	Y	
017	040	674670	2001	1,739	3103313	\$825,000	02/24/21	\$474.41	CONGREGATE TOWNHOUSE SITE	NC2-40	Congregate Housir	1	Y	
017	040	674670	2002	1,751	3103285	\$825,000	02/24/21	\$471.16	CONGREGATE TOWNHOUSE	NC2-40	Congregate Housir	1	Y	
017	100	797470	0160	17,549	3104598	\$9,160,000	03/11/21	\$521.97	HAWTHORNE HILLS PROF CENTER	NC2P-40 (M)	Medical/Dental Of	1	Y	
017	020	881840	0025	8,111	3113533	\$815,000	03/26/21	\$100.48	REDEVELOPMENT	NC2-55 (M)	Retail Store	1	Y	
017	060	861580	0070	7,646	3114865	\$3,787,000	04/28/21	\$495.29	27 bed CONGREGATE HOUSING (ACEDEMIYA PLACE)	LR3 (M)	Congregate Housir	1	Y	
017	010	856680	0020	2,235	3127328	\$900,000	06/23/21	\$402.68	Tavona Condominium	NC2P-75 (M)	Condominium(Mix	1	Y	
017	060	882390	1495	5,860	3132715	\$3,250,000	07/12/21	\$554.61	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	060	861580	0465	2,628	3137261	\$850,000	07/27/21	\$323.44	SFR - Rooming House	NR3	Rooming House	1	Y	
017	050	881640	1080	4,120	3136807	\$2,250,000	08/02/21	\$546.12	CONTINENTAL RESTAURANT & PASTRY SHOP	NC3P-65	Restaurant/Loung	1	Y	
017	010	660028	0010	2,144	3137883	\$1,050,000	08/05/21	\$489.74	PACIFIC PALISADES CONDOMINIUM	C2-55 (M)	Condominium(Mix	1	Y	
017	060	882390	1740	22,436	3137570	\$6,492,000	08/05/21	\$289.36	ZETA TAU ALPHA SORORITY	LR3 (M)	Fraternity/Sorority	1	Y	
017	040	165950	0040	2,372	3137795	\$1,400,000	08/06/21	\$590.22	TASTE OF INDIA RESTAURANT	NC2-40	Restaurant/Loung	1	Y	
017	050	881640	0345	7,502	3141964	\$3,000,000	08/25/21	\$399.89	RETAIL/OFFICE	NC3P-65	Retail Store	1	Y	
017	060	882390	1980	3,012	3149736	\$1,550,000	09/30/21	\$514.61	Rooming house	LR3 (M)	Rooming House	1	Y	
017	060	882390	1835	2,964	3162317	\$1,871,000	12/01/21	\$631.24	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	040	409230	1420	22,066	3162240	\$17,199,202	12/02/21	\$779.44	THE DAVINCI MICRO-HOUSING	MR (M1)	Congregate Housir	3	Y	
017	060	882390	1720	3,970	3162909	\$2,200,000	12/07/21	\$554.16	Rooming House	LR3 (M)	Rooming House	1	Y	
017	060	882390	1190	3,940	3171381	\$1,890,000	02/02/22	\$479.70	SFR duplex	NR3	Rooming House	1	Y	
017	060	882390	2670	5,520	3176587	\$2,092,500	02/28/22	\$379.08	Sorority	LR3 (M)	Fraternity/Sorority	1	Y	
017	020	782120	0035	2,240	3176116	\$1,700,000	03/03/22	\$758.93	TILTH ORGANIC RESTAURANT	NC2-55 (M)	Restaurant/Loung	1	Y	
017	090	797720	1980	5,124	3178384	\$4,670,000	03/17/22	\$911.40	LINE RETAIL	NC2P-40 (M)	Retail Store	1	Y	
017	060	882390	1672	3,183	3180264	\$1,950,000	03/21/22	\$612.63	Duplex (10 BR)	LR3 (M)	Rooming House	1	Y	
017	010	445850	0010	1,210	3180759	\$725,000	03/24/22	\$599.17	LUCAS PLACE CONDOMINIUM	NC2P-55 (M)	Condominium(Mix	1	Y	
017	060	882390	0945	3,074	3186990	\$1,375,000	04/26/22	\$447.30	ROOMING HOUSE CONVERTED SFR	LR3 (M)	Single Family(C/I Z	1	Y	
017	060	092504	9186	3,996	3192199	\$1,488,888	05/02/22	\$372.59	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	060	717370	0020	3,010	3190062	\$1,595,000	05/13/22	\$529.90	Rooming House	NR3	Rooming House	1	Y	
017	040	286210	0590	3,680	3196247	\$3,207,500	06/16/22	\$871.60	SUPERIOR MOTORS	NC2-40	Service Building	1	Y	

Improved Sales Calc for Area 017 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	090	639200	0360	5,000	3196221	\$1,600,000	06/16/22	\$320.00	MIXED USE	NC2P-40 (M)	Apartment(Mixed	1	Y	
017	040	913810	0492	960	3197761	\$770,000	06/20/22	\$802.08	Alva Musical Instruments	NC2-55 (M)	Single Family(C/I U	1	Y	
017	070	982270	0005	30,012	3198011	\$10,642,000	06/29/22	\$354.59	SUNRICE	NR3	Apartment(Mixed	2	Y	
017	070	882790	1200	2,355	3202498	\$1,175,000	07/26/22	\$498.94	Converted SFR to Office	NC1-40 (M)	Office Building	1	Y	
017	050	881740	0095	2,369	3203165	\$1,800,000	07/29/22	\$759.81	BROOKLYN FRAME SHOP	A-U 75-240 (M)	Retail Store	1	Y	
017	020	686520	0880	1,861	3209731	\$6,000,000	08/29/22	\$3,224.07	CHEVRON EXTRA MILE	NC2P-55 (M)	Conv Store with G	1	Y	
017	060	882390	0085	3,600	3210091	\$1,500,000	08/31/22	\$416.67	SFR - Rooming House	NR3	Rooming House	1	Y	
017	060	882390	1865	19,680	3210957	\$3,800,000	09/15/22	\$193.09	CITY CHURCH	LR3 (M)	Church/Welfare/R	1	Y	
017	020	051000	1325	2,220	3211172	\$1,200,000	09/20/22	\$540.54	BOOK STORE & SFR	NC2P-55 (M)	Single Family(C/I U	1	Y	
017	060	882390	1230	3,820	3213045	\$1,500,000	10/03/22	\$392.67	SFR- ROOMING HOUSE	NR3	Rooming House	1	Y	
017	080	203850	0110	4,366	3215159	\$1,700,000	10/19/22	\$389.37	SFR/Hair Salon - 3 Graces Salon	NC2-55 (M)	Retail Store	1	Y	
017	070	092504	9042	32,698	3217280	\$25,000,000	11/10/22	\$764.57	Ravenna Volvo	NC2P-55 (M)	Auto Showroom a	7	Y	
017	110	409230	2345	3,384	3219067	\$1,350,000	11/28/22	\$398.94	NORTHLAKE TAVERN & PIZZA HOUSE	IC-65 (M)	Restaurant/Loung	1	Y	
017	040	179750	0805	4,927	3219123	\$2,700,000	11/29/22	\$548.00	Zenith Supplies	NC3P-75 (M)	Retail Store	1	Y	
017	060	882390	1815	9,666	3221600	\$4,500,000	12/16/22	\$465.55	ROOMING HOUSE	LR3 (M)	Rooming House	2	Y	
017	080	882790	0190	9,940	3223563	\$2,450,000	01/13/23	\$246.48	CHURCH	NR3	Church/Welfare/R	1	Y	
017	060	717370	0185	3,260	3227815	\$1,420,000	02/24/23	\$435.58	SFR - Rooming House	NR3	Rooming House	1	Y	

Improved Sales Calc for Area 017 with Sales Not Used

3/27/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	010	182504	9074	22,949	3220958	\$1,500	11/16/22	\$0.07	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	2	24	Easement or right-of-way
017	010	226150	0090	12,023	3146799	\$50,000	08/30/21	\$4.16	ROBERT MCNEEL & ASSOCIATES	NC2-75 (M1)	Office Building	2	24	Easement or right-of-way
017	010	397540	0430	1,879	3155866	\$1,400,000	10/29/21	\$745.08	PAGLIACCI PIZZA	NC2P-55 (M)	Restaurant/Loung	1	51	Related party, friend, or neighbor
017	010	408330	2398	2,928	3082582	\$1,250,000	11/13/20	\$426.91	WALLINGFORD DENTAL ARTS	NC1-40 (M)	Medical/Dental Of	1	51	Related party, friend, or neighbor
017	010	408330	4280	7,000	3123999	\$1,525,000	06/07/21	\$217.86	BURKE AVENUE CHAPEL	NR3	Church/Welfare/R	1	17	Non-profit organization
017	010	660028	0020	1,063	3060511	\$400,000	07/30/20	\$376.29	PACIFIC PALISADES CONDOMINIUM	C2-55 (M)	Condominium(Mix	1	15	No market exposure
017	010	721210	0410	1,621	3197792	\$860,000	06/17/22	\$530.54	REGATA CONDOMINIUM	C1-55 (M)	Condominium(Mix	1		Live/work - condos now values
017	020	408330	0125	11,790	3084482	\$3,750,000	11/20/20	\$318.07	VACANT RETAIL & APTS	NC2P-55 (M)	Retail Store	2	59	Bulk portfolio sale
017	020	408380	3090	1,510	3193293	\$843,501	05/20/22	\$558.61	Redevelopment site	LR2 RC (M)	Single Family(C/I Z	1	63	Sale price updated by sales id group
017	020	955020	0610	5,491	3214973	\$488,800	07/26/22	\$89.02	MERIDIAN APTS	NR3	Apartment(Mixed	1	22	Partial interest (1/3, 1/2, etc.)
017	040	082504	9028	1,638	3197788	\$1,250,000	06/16/22	\$763.13	Keytime.Com & Office	NC2-40	Retail Store	1	15	No market exposure
017	040	286210	0375	3,050	3108211	\$850,000	03/22/21	\$278.69	SFR -ROOMING HOUSE	NR3	Rooming House	1	15	No market exposure
017	040	358950	0335	4,264	3124989	\$1,210,000	06/11/21	\$283.77	ROOSEVELT AUTO BODY	NC2-40	Service Building	1	12	Estate administrator, guardian, or e
017	040	365870	0130	0	3046115	\$6,750,000	05/08/20	\$0.00	LIGHT RAIL STATION	NC3P-85	Terminal(Auto/Bu	1	67	Gov't to non-gov't
017	040	409230	0235	4,280	3223645	\$1,500,000	01/12/23	\$350.47	SFR - Rooming House	MR (M1)	Congregate Housi	1	51	Related party, friend, or neighbor
017	040	881240	0280	5,603	3228435	\$15,000	11/30/22	\$2.68	BLUE MOON TAVERN & F B Brewery	SM-U 95-320 (M1)	Tavern/Lounge	1	24	Easement or right-of-way
017	050	114200	1380	6,042	3195183	\$2,843,800	06/09/22	\$470.67	SAMURI NOODLE	NC3P-65	Retail Store	1	11	Corporate affiliates
017	050	881640	0105	22,373	3071671	\$3,750,000	09/21/20	\$167.61	WELLS FARGO BANK	NC3P-65	Bank	1	30	Historic property
017	050	881640	0340	5,575	3132060	\$18,000	06/15/21	\$3.23	Retail / Rooming House	NC3P-65	Apartment(Mixed	1	24	Easement or right-of-way
017	050	881640	0360	3,710	3139195	\$10,000	07/21/21	\$2.70	GRAND ILLUSION CINEMA & EXPRESSO	NC3P-65	Retail Store	1	24	Easement or right-of-way
017	050	881640	0816	1,336	3073506	\$787,000	09/28/20	\$589.07		LR2		1		Live/work - residential now values
017	050	881640	0817	1,330	3079195	\$770,000	10/16/20	\$578.95	TOWNHOUSE REDEVELOPMENT	LR2		1		Live/work - residential now values
017	050	881640	0818	1,330	3079061	\$765,000	10/24/20	\$575.19	REDEVELOPMENT TOWNHOUSE	LR2		1		Live/work - residential now values
017	050	881640	1085	30,133	3132728	\$100,000	04/29/21	\$3.32	TARGET + LINE RETAIL	NC3P-65	Retail Store	2	24	Easement or right-of-way
017	050	881640	1100	2,060	3147130	\$1,675,000	09/21/21	\$813.11	PAGLIACCI PIZZA	NC3P-65	Restaurant/Loung	1	36	Plottage
017	050	881640	1100	2,060	3170325	\$4,500	01/13/22	\$2.18	PAGLIACCI PIZZA	NC3P-65	Restaurant/Loung	1	24	Easement or right-of-way
017	050	881740	0005	0	3170221	\$40,000	01/13/22	\$0.00	Redevelopment	SM-U 95-320 (M1)	Conv Store with G	2	24	Easement or right-of-way
017	060	717480	0640	3,530	3206982	\$2,000,000	08/17/22	\$566.57	DUPLEX	LR2 (M)	Duplex	3	15	No market exposure
017	060	861580	0465	2,628	3221708	\$864,950	12/13/22	\$329.13	SFR - Rooming House and ADU	NR3	Rooming House	1	22	Partial interest (1/3, 1/2, etc.)
017	060	882390	0910	3,770	3216267	\$1,155,000	10/20/22	\$306.37	SFR - Rooming House	NR3	Rooming House	1	15	No market exposure
017	060	882390	0935	4,278	3099241	\$998,000	02/11/21	\$233.29	SFR - Rooming House	NR3	Rooming House	1	51	Related party, friend, or neighbor
017	060	882390	0945	3,074	3173087	\$1,201,208	02/11/22	\$390.76	ROOMING HOUSE CONVERTED SFR	LR3 (M)	Single Family(C/I Z	1	63	Sale price updated by sales id group
017	060	882390	1240	3,340	3181038	\$750,000	03/28/22	\$224.55	SFR - Rooming House	NR3	Rooming House	1	51	Related party, friend, or neighbor
017	060	882390	1805	10,903	3059640	\$444,939	07/27/20	\$40.81	ALPHA EPSILON PI SORORITY	LR3 (M)	Fraternity/Sorority	2	52	Statement to dor
017	070	919120	1155	3,718	3114941	\$1,900,000	04/26/21	\$511.03	CARL'S FOREIGN CAR SERVICE	NC2P-55 (M)	Service Building	1	33	Lease or lease-hold
017	080	179750	0005	18,547	3142423	\$3,594,600	06/22/21	\$193.81	RISING SUN FARMS	NC2-55 (M)	Retail Store	4	52	Statement to dor
017	090	042504	9021	6,260	3219845	\$2,900,000	11/28/22	\$463.26	LINE RETAIL	NC2P-40 (M)	Retail(Line/Strip)	1	74	Contamination
017	090	684470	1540	1,553	3205147	\$2,300,000	08/12/22	\$1,481.00	U.S. BANK	NC2P-55 (M)	Bank	1	18	Quit claim deed
017	090	797420	0041	11,141	3215811	\$4,297,700	10/25/22	\$385.76	Wedgwood Apts and restaurant (Veraci Pizz	LR2 (M)	Apartment(Mixed	1	15	No market exposure

Improved Sales Calc for Area 017 with Sales Not Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	090	858540	0005	5,160	3072760	\$3,167,000	09/18/20	\$613.76	NORTHEAST PROFESSIONAL BLDG	NC1-40 (M)	Medical/Dental Of	2	33	Lease or lease-hold
017	100	275770	0335	4,354	3028827	\$1,600,000	01/02/20	\$367.48	OFFICE BLDG	NC2-55 (M)	Office Building	1	44	Tenant
017	100	421990	0030	750	3108168	\$480,000	03/23/21	\$640.00	LAURELHURST PROF BLDG CONDOMINIUM	NC2P-40 (M)	Condominium(Mix	1	51	Related party, friend, or neighbor
017	100	797470	0258	4,474	3054663	\$2,500,000	06/25/20	\$558.78	UNITED CEREBRAL PALSEY	LR3 (M)	Group Home	1	17	Non-profit organization

Vacant Sales Calc for Area 017 with Sales Used

5/1/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	020	782120	0340	11,500	3032352	\$3,900,000	01/30/20	\$339.13	MIXED USE REDEVELOPEMENT	NC2P-55 (M)	Retail Store	1	Y	
017	060	882390	1720	4,320	3034436	\$1,249,000	02/13/20	\$289.12	Rooming House	LR3 (M)	Rooming House	1	Y	
017	010	803370	0100	29,942	3036441	\$13,750,000	02/28/20	\$459.22	STONEWAY ELECTRIC SUPPLY	NC2-75 (M1)	Warehouse	1	Y	
017	040	671670	0056	4,800	3045052	\$1,735,000	04/16/20	\$361.46	WEDELL AUTO ELECTRIC	NC2-55 (M)	Service Building	1	Y	
017	060	882390	1690	4,320	3056881	\$1,300,000	07/08/20	\$300.93	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	010	182504	9095	35,077	3056973	\$10,500,000	07/13/20	\$299.34	Office/Warehouse	NC2P-55 (M)	Warehouse	3	Y	
017	060	717480	0629	660	3062957	\$725,000	08/06/20	\$1,098.48		LR2 (M)	Vacant(Single-fam	1	Y	
017	060	717480	0624	1,017	3065255	\$775,000	08/14/20	\$762.05		LR2 (M)	Vacant(Single-fam	1	Y	
017	070	092504	9356	84,507	3074678	\$5,000,000	09/30/20	\$59.17	MINI-LUBE & vacant currently used as construction office fo	C1-75 (M)	Service Building	2	Y	
017	070	092504	9406	84,507	3073536	\$25,000,000	09/30/20	\$295.83	OFFICE DEPOT	C1-75 (M)	Retail(Discout)	2	Y	
017	050	114200	1610	4,120	3073521	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	Apartment	1	Y	
017	050	114200	1615	4,120	3073522	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	Apartment	1	Y	
017	050	114200	1620	4,120	3073523	\$3,912,750	10/01/20	\$949.70	5 Unit Apartment	SM-U/R 75-240 (M1)	Apartment	1	Y	
017	050	114200	1625	4,120	3073524	\$3,911,500	10/01/20	\$949.39	FIVE-PLEX	SM-U/R 75-240 (M1)	4-Plex	1	Y	
017	050	114200	1635	4,120	3073461	\$3,911,500	10/01/20	\$949.39	Villa Camini	SM-U/R 75-240 (M1)	Apartment	1	Y	
017	060	717480	0458	2,061	3087684	\$1,025,000	12/03/20	\$497.33		LR3 (M)	Vacant(Multi-fam	1	Y	
017	040	674670	1940	3,000	3089457	\$879,000	12/16/20	\$293.00	REDEVELOPMETN SFR	LR2	Single Family(Res	1	Y	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$375.90	ELECTRIC PEN	NC2P-55 (M)	Office Building	1	Y	
017	070	243720	0030	81,457	3106649	\$25,050,000	03/15/21	\$307.52	SAFEWAY (Store#488)	C2-75 (M)	Grocery Store	1	Y	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$444.98	BUFFALO EXCHANGE	NC3P-65	Retail Store	1	Y	
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522.25	CHRISTIAN SCIENCE ORGANIZATION	NC3P-65	Church/Welfare/R	1	Y	
017	040	409230	1400	4,000	3123709	\$1,938,000	06/08/21	\$484.50	6 UNIT APT BLDG	MR (M1)	Apartment	1	Y	
017	040	922140	0445	19,050	3132384	\$12,160,000	07/15/21	\$638.32	redevelopment planned	NC3-75 (M1)	Medical/Dental O	2	Y	
017	040	674670	1380	48,840	3136649	\$33,000,000	08/02/21	\$675.68	UNIVERSITY MAZDA	SM-U 95-320 (M1)	Auto Showroom a	5	Y	
017	010	397540	0414	15,911	3155854	\$5,355,750	10/28/21	\$336.61	FREMONT DANCE STUDIO	NC2P-55 (M)	Warehouse	3	Y	
017	040	671670	0330	16,000	3155904	\$3,800,000	10/28/21	\$237.50	Swedish Physicians	NC2-55 (M)	Medical/Dental O	1	Y	
017	070	717480	0820	21,713	3155465	\$7,070,000	10/28/21	\$325.61	Village Green Apts	LR3 (M)	Apartment	1	Y	
017	100	318010	0035	7,603	3159876	\$2,200,000	11/18/21	\$289.36	CEDRUS APTS	LR1 (M)	Apartment	1	Y	
017	050	674670	0140	22,041	3163006	\$13,000,000	12/08/21	\$589.81	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	
017	010	251300	0035	22,920	3164387	\$8,000,000	12/09/21	\$349.04	FIXTURE GALLERY	NC2P-55 (M)	Retail Store	3	Y	
017	010	182504	9074	34,163	3163442	\$14,500,000	12/10/21	\$424.44	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	1	Y	
017	010	226450	1085	5,418	3165418	\$1,700,000	12/21/21	\$313.77	A & B AUTO PARTS	IC-65 (M)	Warehouse	1	Y	
017	040	533520	0020	3,375	3170594	\$1,850,000	01/27/22	\$548.15	FLOWERLAND FLORIST	NC3-65	Retail Store	1	Y	
017	010	803370	0051	2,784	3171561	\$2,100,000	02/03/22	\$754.31	EPISCOPAL BOOKSTORE	NC2-75 (M1)	Retail Store	1	Y	
017	010	803370	0050	21,198	3171721	\$9,900,000	02/04/22	\$467.03	ORGANIC GARDEN CENTER	NC2-75 (M1)	Warehouse	3	Y	
017	020	408330	0205	9,690	3174705	\$3,500,000	02/23/22	\$361.20	OFFICE & 4 UNIT APT	NC2P-55 (M)	Apartment(Mixed	2	Y	
017	050	674670	0140	22,041	3175106	\$16,500,000	02/28/22	\$748.60	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	

Vacant Sales Calc for Area 017 with Sales Used

5/1/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	010	182504	9022	12,666	3182774	\$4,000,000	03/30/22	\$315.81	CABINETPAK	NC2P-55 (M)	Retail Store	4	Y	
017	080	954720	0005	3,060	3187072	\$1,105,001	04/20/22	\$361.11	SILHOUETTE ANTIQUES	NC2-55 (M)	Apartment(Mixed	1	Y	
017	040	922140	0475	7,620	3191347	\$3,100,000	05/18/22	\$406.82	Retail building with attached single family residence	NC2-75 (M1)	Retail Store	1	Y	
017	050	773360	0005	15,225	3195130	\$19,000,000	06/10/22	\$1,247.95	WA FED SAVINGS & LOAN & QDOBA RESTAURANT	SM-U 95-320 (M1)	Retail Store	2	Y	
017	100	039450	0055	7,957	3199308	\$2,150,000	06/20/22	\$270.20	Four-p	LR1 (M)	4-Plex	1	Y	
017	040	365870	0260	4,590	3197725	\$2,100,000	06/28/22	\$457.52	Future development site	MR (M2)	Single Family(Res	1	Y	
017	010	226150	0030	14,300	3204220	\$7,847,000	08/10/22	\$548.74	BRIDGEWAY BUILDING	NC2-75 (M1)	Office Building	1	Y	
017	070	919120	1440	4,355	3216703	\$1,400,000	11/07/22	\$321.47	KIDD VALLEY	NC2P-55 (M)	Restaurant(Fast F	1	Y	
017	060	092504	9161	5,000	3225016	\$1,600,000	01/26/23	\$320.00	PARKING LOT LAND	LR3 (M)	Parking(Assoc)	1	Y	

Vacant Sales Calc for Area 017 with Sales Not Used

5/1/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	040	114500	0166	4,500	3031214	\$1,450,000	01/21/20	\$322.22	Associated parking for minor #0165	SM-U 75-240 (M1)	Parking(Assoc)	1	33	Lease or lease-hold
017	050	881740	0054	18,281	3033157	\$7,100,000	02/03/20	\$388.38	Parking Lot Redevelopment site.	SM-U 95-320 (M1)	Parking(Commerc	2	51	Related party, friend, or neighbor
017	010	182504	9074	34,163	3054813	\$5,533,000	06/30/20	\$161.96	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	1	33	Lease or lease-hold
017	010	420690	0270	4,000	3082907	\$600,000	11/13/20	\$150.00	ALEXANDER BUCKINHAM	IC-65 (M)	Office Building	1	52	Statement to dor
017	020	051000	2565	2,845	3089581	\$1,400,000	12/17/20	\$492.09	OCTOPUS BAR	NC2P-55 (M)	Restaurant/Loung	1	36	Plottage
017	010	035400	0120	9,524	3092057	\$1,190,000	12/23/20	\$124.95	Pacific Center for Cultural Arts	C1-40 (M)	Warehouse	1	51	Related party, friend, or neighbor
017	060	717480	0565	17,940	3090978	\$7,478,800	12/23/20	\$416.88	VILLAGE VISTA APTS	LR3 (M)	Apartment	1	36	Plottage
017	060	717480	0590	20,000	3091144	\$3,300,000	12/23/20	\$165.00	JO ANN	LR3 (M)	Apartment	4	15	No market exposure
017	060	717480	0459	2,026	3093319	\$1,040,000	01/04/21	\$513.33		LR3 (M)	Vacant(Multi-fami	1		
017	050	674670	0015	42,606	3134458	\$25,000	04/29/21	\$0.59	PARKING	SM-U 95-320 (M1)	Parking(Commerc	3	24	Easement or right-of-way
017	050	881640	1195	24,720	3134635	\$20,000	04/29/21	\$0.81	University District Parking	SM-U 95-320 (M1)	Parking(Commerc	2	24	Easement or right-of-way
017	060	882390	2165	4,280	3132059	\$20,000	06/15/21	\$4.67	Vacant site	NC2-75 (M)	Vacant(Multi-fami	1	24	Easement or right-of-way
017	040	082504	9028	3,146	3164202	\$850,000	12/09/21	\$270.18	Keytime.Com & Office	NC2-40	Retail Store	1	36	Plottage
017	050	114200	0140	4,120	3178596	\$2,900,000	03/18/22	\$703.88	EARL'S ON THE AVE	NC3P-65	Restaurant/Loung	1	36	Plottage
017	050	674670	0015	67,166	3182192	\$100,000	03/31/22	\$1.49	PARKING	SM-U 95-320 (M1)	Parking(Commerc	3	24	Easement or right-of-way
017	040	881240	0400	14,155	3198407	\$7,300,000	06/09/22	\$515.72	COMPANION PET CLINIC /SEATTLE GO CTR	SM-U 95-320 (M1)	Vet/Animal Contr	1	33	Lease or lease-hold
017	060	882390	1850	21,600	3201591	\$7,000,000	07/18/22	\$324.07	CHURCH PARKING - TAXABLE POR	LR3 (M)	Parking(Assoc)	2	22	Partial interest (1/3, 1/2, etc.)

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	006900	0015	5506 12TH AVE NE
17	50	082504	9003	5619 UNIVERSITY WAY NE
17	50	082504	9071	5627 UNIVERSITY WAY NE
17	50	082504	9090	5601 UNIVERSITY WAY NE
17	50	114200	0005	1413 NE 45TH ST
17	50	114200	0015	4337 15TH AVE NE
17	50	114200	0030	4311 15TH AVE NE
17	50	114200	0065	4300 UNIVERSITY WAY NE
17	50	114200	0070	4306 UNIVERSITY WAY NE
17	50	114200	0075	4326 UNIVERSITY WAY NE
17	50	114200	0105	4336 UNIVERSITY WAY NE
17	50	114200	0110	4338 UNIVERSITY WAY NE
17	50	114200	0120	4346 UNIVERSITY WAY NE
17	50	114200	0125	4345 UNIVERSITY WAY NE
17	50	114200	0130	4341 UNIVERSITY WAY NE
17	50	114200	0135	4339 UNIVERSITY WAY NE
17	50	114200	0140	4333 UNIVERSITY WAY NE
17	50	114200	0145	4329 UNIVERSITY WAY NE
17	50	114200	0150	4325 UNIVERSITY WAY NE
17	50	114200	0155	4321 UNIVERSITY WAY NE
17	50	114200	0160	4313 UNIVERSITY WAY NE
17	50	114200	0170	4309 UNIVERSITY WAY NE
17	50	114200	0175	4301 UNIVERSITY WAY NE
17	50	114200	0235	1301 NE 45TH ST
17	50	114200	0280	4333 BROOKLYN AVE NE
17	50	114200	0290	4310 12TH AVE NE
17	50	114200	0300	
17	50	114200	0905	4245 BROOKLYN AVE NE
17	50	114200	0925	4229 BROOKLYN AVE NE
17	50	114200	0930	4225 BROOKLYN AVE NE
17	50	114200	0945	
17	50	114200	0950	
17	50	114200	0955	4203 BROOKLYN AVE NE
17	50	114200	0965	
17	50	114200	0970	
17	50	114200	0975	
17	50	114200	0980	
17	50	114200	0990	4220 12TH AVE NE
17	50	114200	0995	
17	50	114200	1000	
17	50	114200	1010	
17	50	114200	1020	4244 12TH AVE NE
17	50	114200	1025	4247 UNIVERSITY WAY NE
17	50	114200	1035	4237 UNIVERSITY WAY NE
17	50	114200	1040	4231 UNIVERSITY WAY NE
17	50	114200	1050	4227 UNIVERSITY WAY NE
17	50	114200	1055	4217 UNIVERSITY WAY NE
17	50	114200	1065	4213 UNIVERSITY WAY NE
17	50	114200	1070	4209 UNIVERSITY WAY NE
17	50	114200	1080	4201 UNIVERSITY WAY NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	114200	1090	1304 NE 42ND ST
17	50	114200	1100	4210 BROOKLYN AVE NE
17	50	114200	1130	
17	50	114200	1140	1305 NE 43RD ST
17	50	114200	1145	
17	50	114200	1150	1414 NE 42ND ST
17	50	114200	1210	4200 UNIVERSITY WAY NE
17	50	114200	1220	4216 UNIVERSITY WAY NE
17	50	114200	1235	4222 UNIVERSITY WAY NE
17	50	114200	1240	4224 UNIVERSITY WAY NE
17	50	114200	1245	4234 UNIVERSITY WAY NE
17	50	114200	1250	4240 UNIVERSITY WAY NE
17	50	114200	1260	4101 15TH AVE NE
17	50	114200	1335	4100 UNIVERSITY WAY NE
17	50	114200	1345	4108 UNIVERSITY WAY NE
17	50	114200	1350	4112 UNIVERSITY WAY NE
17	50	114200	1355	4116 UNIVERSITY WAY NE
17	50	114200	1360	4120 UNIVERSITY WAY NE
17	50	114200	1370	4128 UNIVERSITY WAY NE
17	50	114200	1375	4128 UNIVERSITY WAY NE
17	50	114200	1380	4140 UNIVERSITY WAY NE
17	50	114200	1390	4144 UNIVERSITY WAY NE
17	50	114200	1395	4145 UNIVERSITY WAY NE
17	50	114200	1400	4141 UNIVERSITY WAY NE
17	50	114200	1405	4137 UNIVERSITY WAY NE
17	50	114200	1420	4125 UNIVERSITY WAY NE
17	50	114200	1425	4115 UNIVERSITY WAY NE
17	50	114200	1440	
17	50	114200	1455	4106 BROOKLYN AVE NE
17	50	114200	1475	4120 BROOKLYN AVE NE
17	50	114200	1490	4128 BROOKLYN AVE NE
17	50	114200	1495	
17	50	114200	1495	
17	50	114200	1500	4138 BROOKLYN AVE NE
17	50	114200	1510	4142 BROOKLYN AVE NE
17	50	114200	1510	4142 BROOKLYN AVE NE
17	50	114200	1515	4141 BROOKLYN AVE NE
17	50	114200	1525	4135 BROOKLYN AVE NE
17	50	114200	1535	4131 BROOKLYN AVE NE
17	50	114200	1560	4115 BROOKLYN AVE NE
17	50	114200	1570	4105 BROOKLYN AVE NE
17	50	114200	1580	4106 12TH AVE NE
17	50	114200	1580	4106 12TH AVE NE
17	50	114200	1585	4106 12TH AVE NE
17	50	114200	1590	4110 12TH AVE NE
17	50	114200	1600	4116 12TH AVE NE
17	50	114200	1610	4126 12TH AVE NE
17	50	114200	1615	
17	50	114200	1620	
17	50	114200	1625	

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	114200	1630	4142 12TH AVE NE
17	50	114200	1635	1205 NE 42ND ST
17	50	114210	0000	5261 BROOKLYN AVE NE
17	50	179750	1310	5810 COWEN PL NE
17	50	179750	1310	5810 COWEN PL NE
17	50	253927	0000	5634 BROOKLYN AVE NE
17	50	260794	0000	4732 BROOKLYN AVE NE
17	50	522630	0005	1420 NE 56TH ST
17	50	522630	0010	5607 15TH AVE NE
17	50	522630	0014	5609 15TH AVE NE
17	50	522630	0015	5611 15TH AVE NE
17	50	522630	0025	5617 15TH AVE NE
17	50	522630	0030	5625 15TH AVE NE
17	50	522630	0045	1415 NE RAVENNA BLVD
17	50	522630	0065	5644 UNIVERSITY WAY NE
17	50	522630	0090	5628 UNIVERSITY WAY NE
17	50	522630	0100	5620 UNIVERSITY WAY NE
17	50	522630	0105	5616 UNIVERSITY WAY NE
17	50	522630	0110	5612 UNIVERSITY WAY NE
17	50	522630	0115	5608 UNIVERSITY WAY NE
17	50	522630	0120	5600 UNIVERSITY WAY NE
17	50	522630	0130	5637 UNIVERSITY WAY NE
17	50	522630	0140	5639 UNIVERSITY WAY NE
17	50	522630	0150	5647 UNIVERSITY WAY NE
17	50	522630	0165	1305 NE RAVENNA BLVD
17	50	522630	0235	1217 NE RAVENNA BLVD
17	50	664857	0000	5611 UNIVERSITY WAY NE
17	50	674670	0015	4530 12TH AVE NE
17	50	674670	0035	4554 12TH AVE NE
17	50	674670	0055	4700 12TH AVE NE
17	50	674670	0110	4744 12TH AVE NE
17	50	674670	0115	
17	50	674670	0120	
17	50	674670	0125	
17	50	674670	0130	
17	50	674670	0140	1205 NE 50TH ST
17	50	674670	0170	1202 NE 50TH ST
17	50	674670	0235	5042 12TH AVE NE
17	50	674670	0245	1201 NE 52ND ST
17	50	674670	0280	5210 12TH AVE NE
17	50	674670	0295	5214 12TH AVE NE
17	50	773360	0005	1200 NE 45TH ST
17	50	773360	0020	4507 12TH AVE NE
17	50	809165	0000	4722 12TH AVE NE
17	50	871460	0005	5505 15TH AVE NE
17	50	871460	0015	5515 15TH AVE NE
17	50	871460	0025	5519 15TH AVE NE
17	50	871460	0030	5521 15TH AVE NE
17	50	871460	0040	5525 15TH AVE NE
17	50	871460	0050	1403 NE 56TH ST

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	871460	0055	5520 UNIVERSITY WAY NE
17	50	871460	0065	5512 UNIVERSITY WAY NE
17	50	871460	0070	
17	50	871460	0080	5500 UNIVERSITY WAY NE
17	50	871460	0085	5501 UNIVERSITY WAY NE
17	50	871460	0090	5505 UNIVERSITY WAY NE
17	50	871460	0095	5509 UNIVERSITY WAY NE
17	50	871460	0110	5521 UNIVERSITY WAY NE
17	50	871460	0120	5525 UNIVERSITY WAY NE
17	50	871460	0195	1211 NE 56TH ST
17	50	876000	0000	4328 BROOKLYN AVE NE
17	50	881640	0005	4555 15TH AVE NE
17	50	881640	0013	4547 15TH AVE NE
17	50	881640	0020	4545 15TH AVE NE
17	50	881640	0105	4502 UNIVERSITY WAY NE
17	50	881640	0120	4508 UNIVERSITY WAY NE
17	50	881640	0130	4514 UNIVERSITY WAY NE
17	50	881640	0135	4518 UNIVERSITY WAY NE
17	50	881640	0140	4520 UNIVERSITY WAY NE
17	50	881640	0160	4530 UNIVERSITY WAY NE
17	50	881640	0170	4534 UNIVERSITY WAY NE
17	50	881640	0180	4538 UNIVERSITY WAY NE
17	50	881640	0190	4544 UNIVERSITY WAY NE
17	50	881640	0200	4552 UNIVERSITY WAY NE
17	50	881640	0210	4731 15TH AVE NE
17	50	881640	0250	4725 15TH AVE NE
17	50	881640	0250	4725 15TH AVE NE
17	50	881640	0265	4710 UNIVERSITY WAY NE
17	50	881640	0270	4719 15TH AVE NE
17	50	881640	0275	4701 15TH AVE NE
17	50	881640	0325	4730 UNIVERSITY WAY NE
17	50	881640	0335	4736 UNIVERSITY WAY NE
17	50	881640	0340	4740 UNIVERSITY WAY NE
17	50	881640	0345	4744 UNIVERSITY WAY NE
17	50	881640	0350	4750 UNIVERSITY WAY NE
17	50	881640	0355	4752 UNIVERSITY WAY NE
17	50	881640	0360	4756 UNIVERSITY WAY NE
17	50	881640	0365	1415 NE 52ND ST
17	50	881640	0375	5043 15TH AVE NE
17	50	881640	0380	5035 15TH AVE NE
17	50	881640	0390	5027 15TH AVE NE
17	50	881640	0400	5017 15TH AVE NE
17	50	881640	0415	5011 15TH AVE NE
17	50	881640	0420	5003 15TH AVE NE
17	50	881640	0435	5000 UNIVERSITY WAY NE
17	50	881640	0470	5034 UNIVERSITY WAY NE
17	50	881640	0495	1417 NE 55TH ST
17	50	881640	0500	5263 15TH AVE NE
17	50	881640	0510	5255 15TH AVE NE
17	50	881640	0515	5253 15TH AVE NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	881640	0520	5247 15TH AVE NE
17	50	881640	0530	5241 15TH AVE NE
17	50	881640	0550	5233 15TH AVE NE
17	50	881640	0555	5225 15TH AVE NE
17	50	881640	0565	5215 15TH AVE NE
17	50	881640	0575	5209 15TH AVE NE
17	50	881640	0580	5203 15TH AVE NE
17	50	881640	0595	5200 UNIVERSITY WAY NE
17	50	881640	0615	5212 UNIVERSITY WAY NE
17	50	881640	0630	5222 UNIVERSITY WAY NE
17	50	881640	0631	5218 UNIVERSITY WAY NE
17	50	881640	0645	5234 UNIVERSITY WAY NE
17	50	881640	0655	5240 UNIVERSITY WAY NE
17	50	881640	0655	5240 UNIVERSITY WAY NE
17	50	881640	0670	5240 UNIVERSITY WAY NE
17	50	881640	0675	5240 UNIVERSITY WAY NE
17	50	881640	0680	5254 UNIVERSITY WAY NE
17	50	881640	0685	5260 UNIVERSITY WAY NE
17	50	881640	0695	5270 UNIVERSITY WAY NE
17	50	881640	0710	5263 UNIVERSITY WAY NE
17	50	881640	0715	5255 UNIVERSITY WAY NE
17	50	881640	0720	5253 UNIVERSITY WAY NE
17	50	881640	0730	5247 UNIVERSITY WAY NE
17	50	881640	0750	5233 UNIVERSITY WAY NE
17	50	881640	0755	5229 UNIVERSITY WAY NE
17	50	881640	0765	5217 UNIVERSITY WAY NE
17	50	881640	0780	5201 UNIVERSITY WAY NE
17	50	881640	0795	1310 NE 52ND ST
17	50	881640	0810	5208 BROOKLYN AVE NE
17	50	881640	0820	5216 BROOKLYN AVE NE
17	50	881640	0825	
17	50	881640	0860	5246 BROOKLYN AVE NE
17	50	881640	0860	5246 BROOKLYN AVE NE
17	50	881640	0865	5252 BROOKLYN AVE NE
17	50	881640	0870	5254 BROOKLYN AVE NE
17	50	881640	0900	5031 UNIVERSITY WAY NE
17	50	881640	0905	4749 UNIVERSITY WAY NE
17	50	881640	0910	
17	50	881640	0912	1300 NE 50TH ST
17	50	881640	0920	4747 UNIVERSITY WAY NE
17	50	881640	0925	4745 UNIVERSITY WAY NE
17	50	881640	0930	4739 UNIVERSITY WAY NE
17	50	881640	0935	4733 UNIVERSITY WAY NE
17	50	881640	0940	4731 UNIVERSITY WAY NE
17	50	881640	0945	4725 UNIVERSITY WAY NE
17	50	881640	0975	4701 UNIVERSITY WAY NE
17	50	881640	0985	4700 BROOKLYN AVE NE
17	50	881640	1065	4557 UNIVERSITY WAY NE
17	50	881640	1070	4553 UNIVERSITY WAY NE
17	50	881640	1080	4545 UNIVERSITY WAY NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	50	881640	1085	4535 UNIVERSITY WAY NE
17	50	881640	1100	4529 UNIVERSITY WAY NE
17	50	881640	1110	4525 UNIVERSITY WAY NE
17	50	881640	1115	4523 UNIVERSITY WAY NE
17	50	881640	1120	4517 UNIVERSITY WAY NE
17	50	881640	1130	4509 UNIVERSITY WAY NE
17	50	881640	1140	4501 UNIVERSITY WAY NE
17	50	881640	1150	
17	50	881640	1180	4522 BROOKLYN AVE NE
17	50	881640	1195	4536 BROOKLYN AVE NE
17	50	881640	1220	4548 BROOKLYN AVE NE
17	50	881740	0005	
17	50	881740	0015	4557 BROOKLYN AVE NE
17	50	881740	0020	4541 BROOKLYN AVE NE
17	50	881740	0025	4525 BROOKLYN AVE NE
17	50	881740	0030	4534 BROOKLYN AVE NE
17	50	881740	0054	4515 BROOKLYN AVE NE
17	50	881740	0055	4507 BROOKLYN AVE NE
17	50	881740	0070	4759 BROOKLYN AVE NE
17	50	881740	0075	4751 BROOKLYN AVE NE
17	50	881740	0085	4743 BROOKLYN AVE NE
17	50	881740	0090	4737 BROOKLYN AVE NE
17	50	881740	0095	4733 BROOKLYN AVE NE
17	50	881740	0100	4717 BROOKLYN AVE NE
17	50	881740	0105	4717 BROOKLYN AVE NE
17	50	881740	0110	4717 BROOKLYN AVE NE
17	50	881740	0115	4713 BROOKLYN AVE NE
17	50	881740	0120	4707 BROOKLYN AVE NE
17	50	881740	0125	4701 BROOKLYN AVE NE
17	50	881740	0130	5043 BROOKLYN AVE NE
17	50	881740	0135	5043 BROOKLYN AVE NE
17	50	881740	0140	5037 BROOKLYN AVE NE
17	50	881740	0145	5033 BROOKLYN AVE NE
17	50	881740	0155	5027 BROOKLYN AVE NE
17	50	881740	0165	5021 BROOKLYN AVE NE
17	50	881740	0170	5011 BROOKLYN AVE NE
17	50	881740	0180	5001 BROOKLYN AVE NE
17	50	881740	0180	5001 BROOKLYN AVE NE
17	50	881740	0225	5233 BROOKLYN AVE NE
17	50	881740	0230	5227 BROOKLYN AVE NE
17	50	881740	0235	5219 BROOKLYN AVE NE
17	50	888150	0000	4235 BROOKLYN AVE NE
17	50	932875	0000	5626 UNIVERSITY WAY NE
17	70	085330	0	2901 NE BLAKELEY ST
17	70	085450	0	2301 NE BLAKELEY ST
17	70	092504	9042	2700 NE 55TH ST
17	70	092504	9047	2814 NE 55TH ST
17	70	092504	9067	2906 NE 55TH ST
17	70	092504	9070	4715 25TH AVE NE
17	70	092504	9071	4740 RAVENNA AVE NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	70	092504	9082	4800 RAVENNA AVE NE
17	70	092504	9083	4515 25TH AVE NE
17	70	092504	9117	5036 25TH AVE NE
17	70	092504	9118	4907 25TH AVE NE
17	70	092504	9118	4907 25TH AVE NE
17	70	092504	9121	5502 29TH AVE NE
17	70	092504	9134	2907 NE 55TH ST
17	70	092504	9139	2724 NE 55TH ST
17	70	092504	9145	2819 NE 55TH ST
17	70	092504	9170	2817 NE 55TH ST
17	70	092504	9187	2811 NE 55TH ST
17	70	092504	9214	2809 NE 55TH ST
17	70	092504	9244	2929 NE BLAKELEY ST
17	70	092504	9293	2909 NE BLAKELEY ST
17	70	092504	9324	5047 35TH AVE NE
17	70	092504	9330	2746 NE 45TH ST
17	70	092504	9332	
17	70	092504	9346	2601 NE 46TH ST
17	70	092504	9356	4906 25TH AVE NE
17	70	092504	9365	2756 NE 45TH ST
17	70	092504	9372	2724 NE 45TH ST
17	70	092504	9377	2917 NE BLAKELEY ST
17	70	092504	9378	2931 NE BLAKELEY ST
17	70	092504	9379	2900 NE BLAKELEY ST
17	70	092504	9382	5000 25TH AVE NE
17	70	092504	9385	2920 NE BLAKELEY ST
17	70	092504	9395	
17	70	092504	9396	4801 24TH AVE NE
17	70	092504	9397	2907 NE 52ND ST
17	70	092504	9398	
17	70	092504	9401	2915 NE 52ND ST
17	70	092504	9404	
17	70	092504	9405	2251 NE BLAKELY ST
17	70	092504	9406	4906 25TH AVE NE
17	70	092504	9412	4700 RAVENNA AVE NE
17	70	092504	9415	4800 RAVENNA AVE NE
17	70	092504	9416	3000 NE BLAKELY ST
17	70	092504	9417	2401 NE BLAKELEY ST
17	70	092504	9419	2728 NE 45TH ST
17	70	092504	9423	2707 NE BLAKELEY ST
17	70	092504	9424	
17	70	092504	9425	2651 NE 49TH ST
17	70	092504	9426	
17	70	092504	9427	
17	70	092504	9430	
17	70	092504	9431	4750 25TH AVE NE
17	70	092504	9432	
17	70	092504	9435	
17	70	092504	9436	4645 26TH AVE NE
17	70	092504	9437	2901 NE 52ND ST

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	70	102504	9040	4561 SAND POINT WAY NE
17	70	102504	9040	4561 SAND POINT WAY NE
17	70	102504	9043	3620 NE 45TH ST
17	70	102504	9099	4568 SAND POINT WAY NE
17	70	102504	9232	3626 NE 45TH ST
17	70	102504	9233	3600 NE 45TH ST
17	70	208020	5	5100 25TH AVE NE
17	70	208020	6	5120 25TH AVE NE
17	70	208020	15	5146 25TH AVE NE
17	70	227650	8	2719 NE 55TH ST
17	70	227650	30	2727 NE 55TH ST
17	70	243620	630	3016 NE BLAKELEY ST
17	70	243620	635	3012 NE BLAKELEY ST
17	70	243620	850	3432 NE 45TH ST
17	70	243620	865	4020 NE 55TH ST
17	70	243620	896	
17	70	243620	900	
17	70	243620	915	4652 UNION BAY PL NE
17	70	243620	925	4650 UNION BAY PL NE
17	70	243620	935	4628 UNION BAY PL NE
17	70	243620	950	4620 UNION BAY PL NE
17	70	243620	965	4616 UNION BAY PL NE
17	70	243620	970	4608 UNION BAY PL NE
17	70	243620	975	4600 UNION BAY PL NE
17	70	243620	975	4600 UNION BAY PL NE
17	70	243620	990	4550 UNION BAY PL NE
17	70	243620	1000	
17	70	243620	1005	4540 UNION BAY PL NE
17	70	243620	1040	4516 UNION BAY PL NE
17	70	243620	1055	3216 NE 45TH PL
17	70	243670	720	5231 40TH AVE NE
17	70	243670	1385	5254 35TH AVE NE
17	70	243720	5	UNION BAY PL NE
17	70	243720	6	4637 UNION BAY PL NE
17	70	243720	15	4625 UNION BAY PL NE
17	70	243720	20	4609 UNION BAY PL NE
17	70	243720	26	
17	70	243720	30	3020 NE 45TH ST
17	70	243720	34	4541 UNION BAY PL NE
17	70	243720	36	4535 UNION BAY PL NE
17	70	243720	40	3042 NE 45TH ST
17	70	243720	41	3040 NE 45TH ST
17	70	243720	65	
17	70	253932	0	5248 39TH AVE NE
17	70	253935	0	5214 29TH AVE NE
17	70	318270	0	5249 40TH AVE NE
17	70	421690	0	4707 40TH AVE NE
17	70	421790	0	4545 SAND POINT WAY NE
17	70	421800	0	3238 NE 45TH ST
17	70	717100	0	5110 RAVENNA PL NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	70	717120	475	2800 NE 55TH ST
17	70	717120	490	2818 NE 55TH ST
17	70	717270	20	2341 NE 55TH ST
17	70	717270	30	2300 NE 54TH ST
17	70	717270	35	2333 NE 55TH ST
17	70	717270	36	2337 NE 55TH ST
17	70	717270	37	2321 NE 55TH ST
17	70	717480	115	5319 24TH AVE NE
17	70	717480	130	5025 25TH AVE NE
17	70	717480	131	5001 25TH AVE NE
17	70	717480	132	4915 25TH AVE NE
17	70	717480	149	5106 24TH AVE NE
17	70	717480	169	5101 25TH AVE NE
17	70	717480	670	2271 NE 51ST ST
17	70	717480	700	5100 RAVENNA AVE NE
17	70	717480	710	2314 NE 51ST ST
17	70	717480	724	5112 RAVENNA AVE NE
17	70	717480	734	5116 RAVENNA AVE NE
17	70	717480	775	2257 NE 53RD ST
17	70	717480	795	2269 NE 53RD ST
17	70	717480	800	5129 24TH AVE NE
17	70	717480	805	5127 24TH AVE NE
17	70	717480	810	5123 24TH AVE NE
17	70	717480	815	5121 24TH AVE NE
17	70	717480	820	5115 24TH AVE NE
17	70	717480	840	2318 NE 51ST ST
17	70	717480	860	5316 RAVENNA AVE NE
17	70	717480	864	5313 RAVENNA PL NE
17	70	717480	880	5325 RAVENNA PL NE
17	70	717480	890	5307 RAVENNA PL NE
17	70	717480	897	2260 NE 53RD ST
17	70	717480	900	5401 25TH AVE NE
17	70	717480	905	2501 NE 55TH ST
17	70	793300	5	4500 SAND POINT WAY NE
17	70	793300	45	3914 NE 45TH ST
17	70	793300	55	4511 40TH AVE NE
17	70	793300	65	4517 40TH AVE NE
17	70	793300	75	4603 40TH AVE NE
17	70	793300	125	4529 SAND POINT WAY NE
17	70	798200	0	5506 33RD AVE NE
17	70	867900	0	5000 30TH AVE NE
17	70	872823	0	2515 NE 54TH ST
17	70	881990	5	5500 35TH AVE NE
17	70	881990	10	5506 35TH AVE NE
17	70	881990	15	5508 35TH AVE NE
17	70	881990	20	5514 35TH AVE NE
17	70	881990	610	5505 40TH AVE NE
17	70	882790	765	2916 NE 55TH ST
17	70	882790	775	2912 NE 55TH ST
17	70	882790	1028	5503 33RD AVE NE

AREA 17 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
17	70	882790	1200	5505 34TH AVE NE
17	70	882790	1205	3318 NE 55TH ST
17	70	882790	1210	3300 NE 55TH ST
17	70	882790	1360	3418 35TH AVE NE
17	70	882790	1365	3428 NE 55TH ST
17	70	882790	1375	5502 34TH AVE NE
17	70	882790	1385	3404 NE 55TH ST
17	70	919120	255	5511 25TH AVE NE
17	70	919120	280	5501 25TH AVE NE
17	70	919120	1135	NE 55TH ST
17	70	919120	1155	2609 NE 55TH ST
17	70	919120	1185	2611 NE 55TH ST
17	70	919120	1210	2618 NE 55TH ST
17	70	919120	1425	5510 25TH AVE NE
17	70	919120	1440	5502 25TH AVE NE
17	70	919120	1450	2515 NE 55TH ST
17	70	919120	1460	5401 26TH AVE NE
17	70	919120	1460	5401 26TH AVE NE
17	70	919120	1475	5501 26TH AVE NE
17	70	919120	1680	2510 NE BLAKELY ST
17	70	919120	1690	2510 NE BLAKELEY ST
17	70	982270	0005	3501 NE 45TH ST
17	70	982270	0015	3515 NE 45TH ST
17	70	982270	0055	3601 NE 45TH ST
17	70	982270	0070	3617 NE 45TH ST
17	70	982270	0080	3608 NE 44TH ST
17	70	982270	0105	3711 NE 45TH ST

Improved Sales Calc for Area 019 with Sales Used

2/23/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	112503	9070	6,020	3182302	\$2,470,000	03/31/22	\$410.30	RETAIL MIXED-USE BUILDING	IB U/45	Retail Store	2	Y	
019	010	117500	0960	6,160	3135993	\$2,675,000	07/26/21	\$434.25	SINGLE TENANT RETAIL STORE	IB U/45	Retail Store	1	Y	
019	010	132710	0010	4,415	3116243	\$1,800,000	05/05/21	\$407.70	CANAL STATION CONDOMINIUM	NC3-75 (M)	Condominium(Mixed Use)	1	Y	
019	010	276760	4530	4,527	3043896	\$3,815,000	04/21/20	\$842.72	BALLARD DENTAL CLINIC	NC3-55 (M)	Office Building	1	69	Net Lease Sale; not in ratio
019	010	276760	4755	10,328	3217021	\$5,744,600	11/03/22	\$556.22	1715 Boarding House Apartment	LR3 (M)	Congregate Housing	1	Y	
019	010	276770	0810	5,204	3031063	\$1,870,000	01/17/20	\$359.34	DON WILLIS FURNITURE STORE	NC3P-95 (M)	Retail Store	1	Y	
019	010	276770	1540	4,431	3198071	\$1,567,500	06/27/22	\$353.76	Book Repair	C1-75 (M)	Service Building	1	Y	
019	010	276770	2945	10,665	3218280	\$6,000,000	11/21/22	\$562.59	MIXED USE OFFICE & RETAIL BUILDING	NC3-75 (M)	Office Building	2	Y	
019	010	276770	3155	5,890	3164582	\$3,950,000	12/16/21	\$670.63	RETAIL STORE	NC3-65	Retail Store	1	Y	
019	010	331210	0010	756	3171852	\$385,000	01/26/22	\$509.26	HILDUR MANOR CONDOMINIUM	LR3 (M)	Condominium(Residential)	1	Y	
019	010	338836	0020	778	3121428	\$559,000	05/13/21	\$718.51	HJARTA CONDOMINIUM	NC3P-95 (M)	Condominium(Mixed Use)	1	Y	
019	020	251600	0010	6,955	3137748	\$2,350,000	08/02/21	\$337.89	NORTHWEST BOLT & NUT	IG2 U/65	Office Building	1	26	Imp changed after sale; not in ratio
019	020	251600	0075	32,144	3193397	\$8,000,000	06/01/22	\$248.88	HALES ALES	IG2 U/65	Warehouse	1	Y	
019	020	276770	1975	18,415	3165645	\$7,125,000	12/15/21	\$386.91	SCOTT GALVANIZING	IC-65 (M)	Industrial(Gen Purpose)	1	69	Net Lease Sale; not in ratio
019	020	276770	3215	5,140	3162793	\$1,900,000	12/03/21	\$369.65	STORAGE WAREHOUSE	IC-65 (M)	Warehouse	2	Y	
019	020	276830	0460	4,445	3142304	\$2,000,000	08/30/21	\$449.94	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	Warehouse	1	69	Net Lease Sale; not in ratio
019	020	276830	0470	15,459	3119903	\$4,300,000	05/12/21	\$278.16	POURETTE MFG CO	IG2 U/65	Warehouse	1	Y	
019	020	276830	0815	4,786	3137945	\$2,810,000	08/03/21	\$587.13	Mixed Use Warehouse & Office w/Caretaker Unit	IB U/45	Industrial(Light)	1	Y	
019	020	276830	1045	3,442	3124411	\$985,000	06/09/21	\$286.17	Acclaim Sign & Display	IG2 U/65	Industrial(Light)	1	Y	
019	020	276830	1975	2,292	3139632	\$1,150,000	08/16/21	\$501.75	MICHAEL'S AUTOMOTIVE MARINE	IG2 U/65	Warehouse	1	Y	
019	020	276830	2780	7,060	3115762	\$1,500,000	04/27/21	\$212.46	MKC. CAPTAIN SUPPLIES	IG2 U/65	Warehouse	1	Y	
019	020	276840	0025	7,776	3198143	\$2,850,000	06/28/22	\$366.51	OFFICE WAREHOUSE	IG1 U/65	Industrial(Gen Purpose)	1	Y	
019	020	569400	1040	4,417	3194452	\$2,300,000	06/07/22	\$520.72	Mixed use retail	NC2P-55 (M)	Apartment(Mixed Use)	1	Y	
019	020	812970	0295	2,304	3072758	\$950,000	09/25/20	\$412.33	RETAIL STORE	LR1 (M)	Retail Store	1	Y	
019	020	952110	0386	3,196	3199856	\$1,900,000	07/11/22	\$594.49	MIXED USE OFFICE & MULTIFAMILY	LR2 (M)	Apartment(Mixed Use)	1	Y	
019	020	952110	0785	1,160	3190512	\$3,800,000	05/12/22	\$3,275.86	76 FOOD MART	NC1-55 (M)	Conv Store with Gas	1	Y	
019	040	164650	1040	2,227	3191167	\$1,811,000	05/19/22	\$813.20	CHIROPRACTOR & OFFICE	NC2-55 (M)	Medical/Dental Office	1	Y	
019	040	200070	0210	5,058	3086172	\$2,562,500	11/30/20	\$506.62	RETAIL STORES (STORE FRONT)	NC2P-55 (M)	Retail Store	1	Y	
019	040	240680	0020	2,934	3219106	\$1,050,000	11/29/22	\$357.87	EVANSTON SQUARE CONDOMINIUM	NC3-65 (M1)	Condominium(Mixed Use)	1	Y	
019	040	253895	0010	675	3186730	\$485,000	04/26/22	\$718.52	5801 PHINNEY AVE NO CONDOMINIUM	NC2P-55 (M)	Condominium(Residential)	1	Y	
019	040	291920	1015	1,941	3216062	\$892,700	10/25/22	\$459.92	PHINNEY RIDGE ANIMAL CLINIC	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
019	040	291920	1285	6,400	3197308	\$2,790,000	06/20/22	\$435.94	RETAIL STORE	NC2P-55 (M)	Retail Store	1	Y	
019	040	379700	0245	2,589	3177084	\$1,105,000	03/01/22	\$426.81	BIZZARO	NR3	Single Family(C/I Use)	1	Y	
019	040	379700	2105	5,400	3155452	\$1,750,000	10/26/21	\$324.07	EXAM ONE OFFICE BUILDING	NC3P-55 (M)	Office Building	1	Y	
019	040	643050	0227	12,231	3169810	\$4,200,000	01/20/22	\$343.39	GREENWOODWOOD MIXED USE 7 APT UNIT + 4	NC2P-55 (M)	Apartment(Mixed Use)	1	Y	
019	040	745988	0010	1,704	3172798	\$913,500	02/10/22	\$536.09	ROYCROFT CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	040	863420	0020	600	3201008	\$453,000	07/14/22	\$755.00	THREE CROWNS CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	040	923190	0030	7,351	3157897	\$2,795,000	11/10/21	\$380.22	MIXED USE RETAIL W/3 APARTMENT UNITS	NC2P-75 (M)	Apartment(Mixed Use)	1	Y	
019	040	946820	0007	5,366	3151131	\$2,311,485	10/06/21	\$430.77	JOHNSON & JOHNSON ANTIQUES & OLIVER'S TV	NC2-55 (M)	Retail Store	1	Y	
019	040	952310	1505	1,766	3098304	\$925,000	02/04/21	\$523.78	RUDY'S BARBER SHOP & SFR HOUSE (1-UNIT)	LR3 RC (M)	Retail Store	1	Y	
019	050	123200	1285	2,460	3217191	\$1,600,000	11/08/22	\$650.41	TASKAR GARAGE	NC2P-55 (M)	Service Building	1	Y	
019	050	139765	0050	1,178	3149211	\$555,000	09/28/21	\$471.14	CAROLYN ROSE BUILDING CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	050	139765	0050	1,178	3187528	\$597,500	04/29/22	\$507.22	CAROLYN ROSE BUILDING CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	

Improved Sales Calc for Area 019 with Sales Used

2/23/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	050	276760	0350	2,880	3062939	\$1,500,000	08/05/20	\$520.83	MIXED USE APARTMENT	NC1-40 (M)	Apartment(Mixed Use)	1	Y	
019	050	276760	0545	5,696	3136416	\$2,600,000	07/29/21	\$456.46	Excel Plaza	NC3P-55 (M)	Office Building	1	Y	
019	050	276960	2490	1,636	3166525	\$1,100,000	12/28/21	\$672.37	SEATTLE FLOOR SERVICE	NC2P-40 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
019	050	288010	0300	3,840	3202465	\$1,630,000	07/26/22	\$424.48	BARKING DOG RESTAURANT	NC1-40 (M)	Retail Store	1	Y	
019	050	288010	0750	10,111	3211313	\$4,906,195	09/19/22	\$485.23	RETAIL	NC2P-40 (M)	Retail Store	3	Y	
019	050	291920	0035	2,938	3084981	\$935,000	11/18/20	\$318.24	MIXED USE TRIPLEX	NC2-55 (M)	Triplex	1	Y	
019	050	292270	0315	1,873	3060129	\$1,125,000	07/28/20	\$600.64	PAGLIACCI DELIVERS	NC1-55 (M)	Restaurant/Lounge	1	26	Imp changed after sale; not in ratio
019	050	305270	0246	2,990	3161405	\$1,830,000	11/29/21	\$612.04	Rooming House	LR1 (M)	Rooming House	1	Y	
019	050	349130	0083	2,550	3039598	\$1,685,000	03/18/20	\$660.78	Seattle Tile Company	NC2-55 (M)	Retail Store	1	Y	
019	050	602150	3285	4,242	3040976	\$1,125,000	03/30/20	\$265.21	DENTAL/MEDICAL OFFICE BUILDING	NC2P-55 (M)	Retail Store	1	Y	
019	050	610847	0010	666	3218879	\$292,000	11/28/22	\$438.44	NORDVEST CONDOMINIUM	NC2-55 (M)	Condominium(Residential)	1	Y	
019	050	751850	0510	2,854	3037937	\$1,013,200	03/09/20	\$355.01	HUSKY SENIOR CARE (SFR HOUSE USED AS CO	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
019	060	385690	3645	2,840	3104911	\$1,602,500	03/15/21	\$564.26	CHURCH - KINGDOM HALL	NC1-40 (M)	Church/Welfare/Relig Srvc	2	Y	
019	060	952810	1466	5,040	3101849	\$2,500,000	02/22/21	\$496.03	YOGA LIFE	NC2P-75 (M)	Office Building	1	Y	
019	060	955120	0411	3,438	3093035	\$2,000,000	01/05/21	\$581.73	MIXED USE RETAIL/OPEN OFFICE W/2 RES. UNIT	LR1 RC (M)	Apartment(Mixed Use)	1	Y	

Improved Sales Calc for Area 019 with Sales Not Used

2/23/2023

Area	Nbhd					Sale			Property Name	Zone	Present Use	Parcel	Ver.	Remarks
		Major	Minor	Total NRA	E #	Sale Price	Date	SP / NRA						
019	010	047500	0003	2,186	3030124	\$887,500	01/09/20	\$405.99	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	010	276760	3860	3,988	3059836	\$1,677,960	07/28/20	\$420.75	Homestreet Bank	MR RC (M)	Bank	1	44	Tenant
019	010	276770	1450	4,150	3041456	\$1,900,000	03/31/20	\$457.83	Office Building (Former Eye Associates)	NC3-75 (M)	Office Building	1	51	Related party, friend, or neighbor
019	010	276770	4006	2,004	3107143	\$950,001	03/12/21	\$474.05	BALLARD FOOT CLINIC	MIO-65-NC3-75 (M)	Medical/Dental Office	1	23	Forced sale
019	010	867340	0215	9,852	3204721	\$5,000,000	08/06/22	\$507.51	Windermere Real Estate	IB U/45	Office Building	1	11	Corporate affiliates
019	020	251600	0170	8,418	3220748	\$5,100,000	12/08/22	\$605.84	A A RENTS	IG2 U/45	Service Building	4	44	Tenant
019	020	276770	2620	6,540	3112806	\$650,000	04/19/21	\$99.39	C&C PAINT CO	IG2 U/65	Industrial(Light)	1	15	No market exposure
019	020	276830	2855	13,359	3186241	\$3,825,000	04/26/22	\$286.32	LFS MARINE SUPPLIES	IG2 U/65	Industrial(Gen Purpose)	1	34	Use-change after sale; not in ratio
019	020	569450	0565	8,015	3062797	\$1,965,000	08/10/20	\$245.17	CONSUMER CREDIT COUNSELING	NC3-55 (M)	Office Building	1	64	Sales/leaseback
019	020	569450	0595	5,394	3148244	\$1,120,000	09/20/21	\$207.64	Mixed use retail with 2 apartment units on top floor	NC3-55 (M)	Apartment(Mixed Use)	1	73	Covid impact
019	020	952110	1310	1,164	3039568	\$580,000	06/06/20	\$498.28	Live/Work Townhouse Unit #1	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1311	1,608	3053796	\$723,000	06/22/20	\$449.63	Live/Work Townhouse Unit	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1312	1,608	3057045	\$720,000	06/15/20	\$447.76	Live/Work Townhouse Unit C	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1313	1,608	3054652	\$710,000	06/22/20	\$441.54	Live/Work Townhouse Unit #4	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1314	1,608	3039500	\$765,000	03/17/20	\$475.75	Live/Work Townhouse Unit #5	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1317	1,608	3052949	\$720,000	06/15/20	\$447.76	Live/Work Townhouse Unit #7	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	020	952110	1318	1,608	3050453	\$700,000	06/02/20	\$435.32	Live/Work Townhouse Unit	C1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	040	091700	0054	1,350	3078393	\$740,000	10/23/20	\$548.15	LIVE/WORK TOWNHOUSE UNIT	NC1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	040	091700	0057	1,410	3089523	\$725,000	12/05/20	\$514.18	LIVE/WORK LOFT TOWNHOUSE UNIT	NC1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	040	091700	0058	1,410	3062712	\$820,000	08/03/20	\$581.56	LIVE/WORK LOFT TOWNHOUSE UNIT	NC1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	040	164650	0295	4,752	3177507	\$950,000	03/11/22	\$199.92	Garage, Service Repair	NC2-55 (M)	Service Building	1	74	Contamination
019	040	270810	0005	2,068	3224732	\$1,100,000	01/27/23	\$531.91	GREENWOOD AUTO REPAIR	NC2P-55 (M)	Service Building	1	74	Contamination
019	040	643000	0305	10,872	3045060	\$234,900	04/28/20	\$21.61	GREENWOOD CHRISTIAN CHURCH	NR3	Church/Welfare/Relig Srvc	2	31	Exempt from excise tax
019	040	643050	0360	7,200	3042057	\$1,800,000	04/07/20	\$250.00	THE UPPER CRUST	NC2P-75 (M)	Restaurant/Lounge	1	15	No market exposure
019	040	643150	0233	12,244	3131108	\$833,324	07/09/21	\$68.06	GREENWOOD BOYS & GIRLS CLUB	NR3	Sport Facility	1	44	Tenant
019	040	643150	0310	6,664	3220910	\$6,353,400	12/11/22	\$953.39	BANK OF AMERICA	NC2P-65 (M1)	Bank	1	15	No market exposure
019	050	045200	1225	3,454	3036928	\$1,550,000	03/03/20	\$448.76	RESTAURANT/DELI MARKET	NC2P-40 (M)	Retail Store	1	23	Forced sale
019	050	045800	0010	2,952	3174734	\$1,350,000	02/25/22	\$457.32	SFR HOUSE CONVERTED TO COML USE	NC2P-55 (M)	Single Family(C/I Use)	1	69	Net Lease Sale; not in ratio
019	050	046100	3045	1,500	3193754	\$725,000	05/27/22	\$483.33	WATER WHEEL TAVERN	NC2P-55 (M)	Tavern/Lounge	1	69	Net Lease Sale; not in ratio
019	050	123200	1187	1,541	3029379	\$805,000	01/06/20	\$522.39	Live/Work Unit 1B (North)	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	123200	1188	1,541	3037128	\$799,950	03/03/20	\$519.11	Live/Work Townhouse Unit	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	123200	1190	1,541	3031507	\$795,000	01/14/20	\$515.90	Live/Work Unit	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	123200	1191	1,541	3030078	\$825,000	01/05/20	\$535.37	Live/Work Townhouse	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	202870	0047	1,353	3066043	\$729,000	08/20/20	\$538.80	Live/Work Townhouse Unit	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	202870	0048	1,410	3035049	\$615,000	02/13/20	\$436.17	Live/Work Townhouse Unit	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	277660	0117	2,204	3105113	\$1,050,000	03/15/21	\$476.41	Single Tenant Office	NC2P-75 (M1)	Office Building	1	51	Related party, friend, or neighbor
019	050	292270	0577	1,644	3074703	\$599,950	10/07/20	\$364.93	LIVE/WORK TOWNHOUSE UNIT	NC1-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	305270	0062	1,450	3030429	\$611,000	01/13/20	\$421.38	LIVE/WORK TOWNHOUSE UNIT	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	305270	0070	1,458	3029112	\$619,950	01/05/20	\$425.21	Live/Work Townhouse Unit #1A	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	305270	0071	1,458	3029152	\$599,950	01/05/20	\$411.49	Live/Work Townhouse Unit 1B	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	305270	0072	1,458	3031058	\$600,000	01/13/20	\$411.52	Live/Work Townhouse Unit 1C	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	444980	0001	1,728	3063410	\$630,000	08/12/20	\$364.58	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	444980	0003	1,290	3084769	\$586,500	11/17/20	\$454.65	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0431	3,963	3093468	\$519,950	12/31/20	\$131.20	2 Live/Work Townhouse Units & SFR Townhouse Ur	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0450	1,672	3032663	\$725,000	01/31/20	\$433.61	Residential Townhouse Unit	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0452	1,429	3033371	\$625,000	02/08/20	\$437.37	New Residential Townhouse Unit	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio

Improved Sales Calc for Area 019 with Sales Not Used

2/23/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver.	Remarks
019	050	751850	0454	1,952	3033086	\$745,000	02/05/20	\$381.66	Live/Work Townhouse Unit A	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0456	2,074	3033548	\$770,000	02/10/20	\$371.26	Live/Work Townhouse Unit B	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0530	2,016	3029886	\$750,000	01/11/20	\$372.02	SFR HOUSE CONVERTED TO COMMERCIAL USE	NC2P-55 (M)	Single Family(C/I Use)	1	52	Statement to dor
019	050	751850	0530	0	3221819	\$750,000	12/22/22	\$0.00	New live/work townhouse units	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0531	0	3222335	\$770,000	12/27/22	\$0.00	Townhouse Plat	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0532	0	3221531	\$774,500	11/23/22	\$0.00	Townhouse Plat	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	0533	0	3223159	\$785,000	01/04/23	\$0.00	Townhouse Plat	NC2P-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	3716	1,405	3097399	\$699,000	01/22/21	\$497.51	Live/Work Townhouse Unit	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	751850	3717	1,542	3096179	\$720,000	01/09/21	\$466.93	Live/Work Townhouse Unit #2	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	050	928780	1500	1,487	3219766	\$640,000	12/05/22	\$430.40	Mixed Use Retail w/Res & SFR Coverted to Commer	LR2 RC (M)	Retail Store	1	74	Contamination
019	060	385690	5678	2,205	3060542	\$850,000	07/27/20	\$385.49	Live/Work Townhouse Unit	NC1-40 (M)	Townhouse Plat	1	15	No market exposure
019	060	385690	5714	2,090	3038743	\$705,000	03/13/20	\$337.32	LENY'S PLACE	NC1-40 (M)	Tavern/Lounge	1	52	Statement to dor
019	060	913610	0005	6,140	3176382	\$1,210,000	03/04/22	\$197.07	MERIDIAN THEATRE BUILDING	NC1-40 (M)	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
019	060	913610	0275	2,210	3154703	\$525,000	10/20/21	\$237.56	ARTHEAD GALLERY	NC1-40 (M)	Retail Store	1	74	Contamination
019	060	913610	2056	3,740	3046470	\$300,000	05/05/20	\$80.21	MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNIT	NR3	Retail Store	1	51	Related party, friend, or neighbor
019	060	952810	1561	1,237	3046236	\$769,950	05/06/20	\$622.43	New Townhouse Units	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	060	952810	1562	961	3061986	\$675,000	07/21/20	\$702.39	Residential Townhouse Unit	LR3 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	060	952810	1563	1,091	3066445	\$699,950	08/14/20	\$641.57	Residential Townhouse	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	060	952810	1564	1,239	3054497	\$760,000	06/03/20	\$613.40	Residential Townhouse Unit	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	060	952810	1565	1,238	3057861	\$755,950	06/30/20	\$610.62	Residential Townhouse Unit	NC2-55 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
019	060	952860	0020	16,335	3202638	\$4,650,000	07/28/22	\$284.66	SYLVIAS LITTLE RED HEN	NC2P-75 (M)	Restaurant/Lounge	1	15	No market exposure
019	060	952910	0070	9,281	3199030	\$3,100,000	07/05/22	\$334.02	3 MIXED RETAIL/OFFICE BUILDINGS W/APARTME	NC2P-75 (M)	Retail Store	1	15	No market exposure

Vacant Sales Calc for Area 019 with Sales Used

2/24/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	112503	9011	25,570	3219405	\$13,000,000	12/02/22	\$508.41	OFFICE BUILDING	NC3P-75 (M)	Office Building	3	Y	
019	010	117500	0800	4,733	3130360	\$1,195,000	07/02/21	\$252.48	4 PLEX	LR3 (M)	4-Plex	1	Y	
019	010	276770	0995	11,800	3219371	\$6,800,000	11/30/22	\$576.27	CLASSIC CONSIGNMENT STORE	NC3P-75 (M)	Retail Store	1	Y	
019	010	276770	1000	12,500	3219372	\$6,500,000	11/14/22	\$520.00	PARKING LOT	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1090	15,000	3219370	\$8,400,000	11/29/22	\$560.00	RETAIL STORE	NC3P-75 (M)	Retail Store	3	Y	
019	010	276770	1105	11,800	3219373	\$7,000,000	11/30/22	\$593.22	Former RETAIL STORES (Fire Damaged)	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1460	5,000	3173647	\$1,800,000	02/17/22	\$360.00	5 PLEX	MR (M1)	Apartment	1	Y	
019	010	276770	1575	5,000	3119311	\$2,000,000	05/17/21	\$400.00	APARTMENT	MR (M1)	Apartment	1	Y	
019	010	276770	4021	10,370	3134060	\$5,185,000	07/22/21	\$500.00	RETAIL STORES	MIO-65-NC3-95 (M)	Retail Store	1	Y	
019	010	276810	0060	6,500	3142694	\$1,290,000	08/20/21	\$198.46	R/R SFR House Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0140	5,000	3040564	\$1,040,000	03/18/20	\$208.00	R/R SFR House	LR2 (M1)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276810	0605	10,000	3142306	\$2,233,333	08/25/21	\$223.33	KENTUCKY FRIED CHICKEN	NC2-55 (M)	Restaurant(Fast Food)	1	Y	
019	010	276810	0640	5,000	3131296	\$1,125,000	06/25/21	\$225.00	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0655	5,000	3132574	\$950,000	07/14/21	\$190.00	R/R SFR Duplex Tear Down	LR2 (M1)	Duplex	1	Y	
019	010	276810	0670	4,290	3114139	\$1,308,450	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0671	2,210	3114137	\$674,050	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114122	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114124	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0685	5,000	3114131	\$1,525,000	04/21/21	\$305.00	R/R Duplex Tear Down Land Sale	NC2-55 (M2)	Duplex	1	34	Use-change after sale; not in ratio
019	010	276810	0695	5,000	3114135	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0700	5,000	3034321	\$1,199,500	02/13/20	\$239.90	R/R SFR Tear Down	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276810	0705	5,000	3187405	\$1,894,000	04/27/22	\$378.80	R/R SFR Tear Down Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276820	0205	5,000	3176044	\$1,150,000	02/28/22	\$230.00	R/R SFR Duplex Tear Down	LR1 (M)	Duplex	1	Y	
019	010	276830	0089	4,500	3147573	\$1,095,000	09/21/21	\$243.33	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0100	5,000	3147574	\$1,195,000	09/21/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0105	5,000	3127635	\$1,205,000	06/17/21	\$241.00	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0110	5,000	3127639	\$1,195,000	06/18/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0125	20,000	3049308	\$7,000,000	05/29/20	\$350.00	FIRESTONE MASTER CARE SERVICE	NC3-75 (M)	Service Building	1	Y	
019	010	301930	0075	5,173	3122361	\$1,114,400	05/24/21	\$215.43	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	010	301930	0090	5,000	3143454	\$1,080,000	08/31/21	\$216.00	R/R SFR Duplex Tear Down Sale	LR2 (M1)	Duplex	1	Y	
019	010	867340	0095	4,700	3138875	\$1,164,000	07/21/21	\$247.66	R/R duplex tear down sale	LR3 (M)	Duplex	1	Y	
019	020	122503	9003	4,960	3049283	\$1,085,000	05/11/20	\$218.75	R/R SFR House	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9011	5,000	3093250	\$1,000,000	12/24/20	\$200.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	020	122503	9015	4,062	3144562	\$814,000	08/11/21	\$200.39	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9016	4,000	3166862	\$800,000	12/21/21	\$200.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	020	198220	1920	8,730	3134157	\$1,425,000	07/16/21	\$163.23	TOOLEX WHSES	IB U/45	Warehouse	1	Y	
019	020	276770	2260	8,540	3220377	\$1,950,000	12/08/22	\$228.34	UNITED ELECTRIC MOTORS	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	0665	10,000	3153326	\$2,207,500	10/15/21	\$220.75	NINE UNIT APARTMENT	LR2 (M)	Apartment	1	Y	
019	020	276830	1085	5,000	3077032	\$970,000	10/13/20	\$194.00	RESIDENCE AND WAREHOUSE	IB U/45	Warehouse	1	Y	
019	020	276830	1755	7,492	3195357	\$1,750,000	05/16/22	\$233.58	ASSOCIATE PARKING	IG2 U/65	Parking(Assoc)	1	Y	
019	020	276830	3430	40,000	3223590	\$6,550,000	01/09/23	\$163.75	RADKE MARINE	IG2 U/65	Warehouse	1	Y	
019	020	569350	1345	8,968	3158561	\$2,749,500	11/11/21	\$306.59	Naturepathic Family Medicine	NC2P-55 (M)	Retail Store	2	Y	
019	020	569400	1005	5,000	3117083	\$1,100,000	05/07/21	\$220.00	R/R SFR House Tear Down Sale	LR2 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	569450	1100	7,500	3189868	\$1,900,000	05/09/22	\$253.33	9-UNIT PLUS R105	LR2 (M)	Apartment	1	Y	
019	020	812970	0520	3,750	3105874	\$850,000	03/16/21	\$226.67	R/R SFR House Tear Down After Sale Date	LR1 (M)	Single Family(Res Use/Zone)	1	Y	

Vacant Sales Calc for Area 019 with Sales Used

2/24/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	020	952110	0615	3,500	3111681	\$850,000	04/08/21	\$242.86	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	952110	0920	7,700	3143176	\$2,630,000	08/19/21	\$341.56	RETAIL/STORAGE	C1-55 (M)	Service Building	1	Y	
019	020	952110	0935	7,700	3143158	\$2,750,000	08/19/21	\$357.14	R/R Sfr	C1-55 (M)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	040	099300	1695	19,000	3079189	\$3,285,000	10/29/20	\$172.89	BLUMENTHAL UNIFORMS AND EQUIPMENTS	NC3P-75 (M)	Retail Store	1	Y	
019	040	287710	3845	5,263	3190396	\$2,000,000	05/17/22	\$380.01	GREENFAB HOMES CONTRACTOR	NC2-55 (M)	Single Family(C/I Use)	2	Y	
019	040	287710	3851	3,900	3191020	\$1,425,000	05/20/22	\$365.38	MAIKU RESTAURANT (SFR CONVERTED TO REST)	NC2-55 (M)	Restaurant/Lounge	1	Y	
019	040	291920	0865	7,443	3077808	\$3,950,000	10/22/20	\$530.70	OFFICE (SINGLE TENANT)	NC2P-55 (M)	Medical/Dental Office	2	Y	
019	040	291920	1265	4,167	3195778	\$1,400,000	06/14/22	\$335.97	RETAIL (SQUIRREL'S BUY & SELL) & SFR HOUSE	NC2P-55 (M)	Retail Store	1	Y	
019	040	952310	1291	3,500	3112166	\$1,050,000	04/19/21	\$300.00	R/R Duplex Tear Down Sale	NC2P-55 (M)	Duplex	1	Y	
019	050	045800	0140	5,040	3169090	\$1,085,000	01/14/22	\$215.28	R/R Tear Down Land Sale	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	050	094600	0270	4,700	3037433	\$845,000	03/03/20	\$179.79	LAW OFFICE	NC1-55 (M)	Single Family(C/I Use)	1	Y	
019	050	123200	1130	2,499	3045767	\$710,000	05/04/20	\$284.11	ARCHIE'S PLUMBING	NC2-55 (M)	Retail Store	1	Y	
019	050	276760	0990	5,000	3196361	\$1,200,000	06/15/22	\$240.00	R/R SFR Tear Down Sale	LR1 (M)	Duplex	1	Y	
019	050	276760	1085	5,000	3136032	\$1,050,000	07/12/21	\$210.00	R/R Duplex Tear Down Sale	LR1 (M)	Duplex	1	29	Seg/merge after sale; not in ratio
019	050	276760	1245	11,382	3071362	\$900,000	09/11/20	\$79.07	BALLARD BAPTIST CHURCH	LR1 (M)	Church/Welfare/Relig Srvc	2	29	Seg/merge after sale; not in ratio
019	050	276760	1455	5,000	3116488	\$1,030,000	04/28/21	\$206.00	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(C/I Zone)	1	Y	
019	050	276760	3300	9,500	3142398	\$2,709,000	08/30/21	\$285.16	SEATTLE MATTRESS COMPANY & 4 APARTMENT U	NC3-55 (M)	Apartment(Mixed Use)	1	Y	
019	050	276960	1270	5,000	3166781	\$950,000	12/22/21	\$190.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	Y	
019	050	276960	1280	5,000	3166794	\$1,150,000	12/23/21	\$230.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	Y	
019	050	276960	2482	2,646	3067169	\$660,000	08/31/20	\$249.43	RETAIL STORE	NC2P-40 (M)	Retail Store	1	Y	
019	050	291970	2543	8,217	3117249	\$1,950,000	05/06/21	\$237.31	Segged from Parent Parcel #291970-2545.	NC2-55 (M)	Vacant(Commercial)	3	Y	
019	050	292170	0011	4,881	3035805	\$2,300,000	02/21/20	\$471.21	Townhouse Plat	LR2 RC (M)	Townhouse Plat	7	29	Seg/merge after sale; not in ratio
019	050	292170	0270	6,350	3081300	\$1,100,000	10/30/20	\$173.23	4 UNIT APT	LR1 (M1)	4-Plex	1	Y	
019	050	305270	0205	5,000	3045095	\$1,000,000	04/09/20	\$200.00	R/R SFR House	LR2 (M)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	050	330070	0955	30,940	3161579	\$10,750,000	11/30/21	\$347.45	Former PIZZA HUT DELIVERY CTR	NC3P-75 (M1)	Restaurant/Lounge	5	Y	
019	050	330070	1095	4,500	3105978	\$950,000	03/16/21	\$211.11	R/R triplex tear down sale	LR2 (M)	Triplex	1	34	Use-change after sale; not in ratio
019	050	690820	0201	3,656	3069674	\$775,000	09/15/20	\$211.98	Segged from Parent Parcel #690820-0200	NC1-40 (M)	Parking(Assoc)	1	Y	
019	050	751850	0530	4,380	3110165	\$1,065,000	03/29/21	\$243.15	SFR HOUSE CONVERTED TO COMMERCIAL USE	NC2P-55 (M)	Single Family(C/I Use)	1	29	Seg/merge after sale; not in ratio
019	050	751900	0125	5,150	3166107	\$1,160,000	12/22/21	\$225.24	5 UNIT APT	LR2 (M)	Apartment	1	Y	
019	060	940280	0065	6,632	3169327	\$1,749,950	01/14/22	\$263.86	R/R SFR Tear Down	LR3 (M)	Townhouse Plat	2	Y	
019	060	952810	4795	5,850	3169642	\$1,345,679	01/20/22	\$230.03	R/R SFR Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	

Vacant Sales Calc for Area 019 with Sales Not Used

2/24/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	276810	0330	24,000	3198537	\$3,400,000	07/01/22	\$141.67	Vacant BANK	NC3P-75 (M)	Bank	1	51	Related party, friend, or neighbor
019	020	276770	1990	4,270	3203500	\$724,999	08/04/22	\$169.79	BALLARD RECYCLING	IC-65 (M)	Vacant(Industrial)	1	51	Related party, friend, or neighbor
019	020	276830	2900	36,801	3058483	\$5,309,000	07/17/20	\$144.26	JACK IN THE BOX/7-11 Primary- w/Secondary on 282	IG2 U/65	Vacant(Commercial)	6	69	Net Lease Sale; not in ratio
019	020	569400	0010	1,400	3057261	\$10,000	07/10/20	\$7.14	vacant-commercial	C1-55 (M)	Vacant(Commercial)	1	59	Bulk portfolio sale
019	050	046100	2780	2,550	3139054	\$450,000	08/12/21	\$176.47	Rizzo's French Dip & SFR House	NC2-55 (M)	Retail Store	1	62	Auction sale
019	050	094500	0640	9,400	3208508	\$1,850,000	08/30/22	\$196.81	Duplex & Commercial Space	NC2-55 (M)	Office Building	2	38	Divorce
019	050	330070	0900	7,500	3203056	\$1,250,000	07/21/22	\$166.67	FOUR PLEX	LR2 (M1)	4-Plex	2	29	Seg/merge after sale; not in ratio
019	050	751850	0480	13,127	3049222	\$1,490,000	05/29/20	\$113.51	LA AUTO REPAIR & CAFFA KEFFA	NC2P-55 (M)	Service Building	2	62	Auction sale
019	050	751850	0690	13,169	3160508	\$1,850,000	11/23/21	\$140.48	MIDAS MUFFLER	NC2-55 (M)	Service Building	1	74	Contamination
019	060	952810	1571	24,090	3167472	\$11,100,000	09/30/21	\$460.77	THUMBPRINT	NC2P-75 (M1)	Retail Store	5	63	Sale price updated by sales id group

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	12400	5	644 NW 44TH ST
19	20	12400	30	625 NW 45TH ST
19	20	12400	35	621 NW 45TH ST
19	20	12400	40	619 NW 45TH ST
19	20	12400	50	609 NW 45TH ST
19	20	12400	60	4407 6TH AVE NW
19	20	12400	90	620 NW 44TH ST
19	20	12400	125	4368 LEARY WAY NW
19	20	85000	300	503 N 50TH ST
19	20	198220	950	614 NW 45TH ST
19	20	198220	1055	4614 8TH AVE NW
19	20	198220	1065	614 NW 46TH ST
19	20	198220	1145	632 NW 46TH ST
19	20	198220	1780	4700 9TH AVE NW
19	20	198220	1885	4620 LEARY WAY NW
19	20	198220	1900	825 NW 47TH ST
19	20	198220	1920	811 NW 47TH ST
19	20	198220	1930	4615 8TH AVE NW
19	20	198220	1940	800 NW 46TH ST
19	20	198220	1955	824 NW 46TH ST
19	20	198220	1965	4600 LEARY WAY NW
19	20	198220	1985	4601 LEARY WAY NW
19	20	198220	1995	849 NW 46TH ST
19	20	198220	2015	823 NW 46TH ST
19	20	198220	2025	4515 8TH AVE NW
19	20	198220	2040	4503 8TH AVE NW
19	20	198220	2046	810 NW 45TH ST
19	20	198220	2055	4500 LEARY WAY NW
19	20	198220	2071	877 NW 43RD ST
19	20	198220	2075	837 NW 45TH ST
19	20	198220	2080	4415 LEARY WAY NW
19	20	198220	2081	
19	20	198220	2082	
19	20	198220	3000	4410 LEARY WAY NW
19	20	198220	3095	4411 LEARY WAY NW
19	20	198220	3110	4351 8TH AVE NW
19	20	198220	3111	NW BRIGHT ST
19	20	198220	3112	NW BRIGHT ST
19	20	198220	3275	4259 8TH AVE NW
19	20	198220	3385	4222 8TH AVE NW
19	20	251600	10	4250 8TH AVE NW
19	20	251600	30	
19	20	251600	40	4250 7TH AVE NW

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	251600	50	700 NW 42ND ST
19	20	251600	75	4301 LEARY WAY NW
19	20	251600	80	4321 LEARY AVE NW
19	20	251600	105	4300 LEARY WAY NW
19	20	251600	125	4317 6TH AVE NW
19	20	251600	150	610 NW 42ND ST
19	20	251600	165	4235 LEARY WAY NW
19	20	251600	170	4233 LEARY WAY NW
19	20	251600	175	
19	20	251600	185	4230 LEARY WAY NW
19	20	251600	230	4208 LEARY WAY NW
19	20	251600	232	4204 LEARY WAY NW
19	20	251600	240	4218 6TH AVE NW
19	20	276770	2205	1537 NW BALLARD WAY
19	20	276770	2215	1535 NW BALLARD WAY
19	20	276770	2220	1525 NW BALLARD WAY
19	20	276770	2225	1521 NW BALLARD WAY
19	20	276770	2230	1515 NW BALLARD WAY
19	20	276770	2260	1510 NW 46TH ST
19	20	276770	3095	5201 LEARY AVE NW
19	20	276830	460	1400 NW 53RD ST
19	20	276830	465	1406 NW 53RD ST
19	20	276830	514	1155 NW 54TH ST
19	20	276830	525	1144 NW 53RD ST
19	20	276830	540	1137 NW 54TH ST
19	20	276830	545	1127 NW 54TH ST
19	20	276830	555	1117 NW 54TH ST
19	20	276830	560	1113 NW 54TH ST
19	20	276830	565	1113 NW 54TH ST
19	20	276830	570	1103 NW 54TH ST
19	20	276830	590	1110 NW 53RD ST
19	20	276830	595	1116 NW 53RD ST
19	20	276830	600	1126 NW 53RD ST
19	20	276830	615	1140 NW 53RD ST
19	20	276830	750	5210 14TH AVE NW
19	20	276830	760	1147 NW 53RD ST
19	20	276830	780	1127 NW 53RD ST
19	20	276830	785	1128 NW 52ND ST
19	20	276830	790	NW 53RD ST
19	20	276830	795	1117 NW 53RD ST
19	20	276830	800	1111 NW 53RD ST
19	20	276830	815	1100 NW 52ND ST
19	20	276830	820	1108 NW 52ND ST

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	276830	825	1110 NW 52ND ST
19	20	276830	830	1112 NW 52ND ST
19	20	276830	835	1114 NW 52ND ST
19	20	276830	840	1128 NW 52ND ST
19	20	276830	845	1134 NW 52ND ST
19	20	276830	850	1144 NW 52ND ST
19	20	276830	860	1150 NW 52ND ST
19	20	276830	865	5202 14TH AVE NW
19	20	276830	1035	5118 14TH AVE NW
19	20	276830	1045	1149 NW 52ND ST
19	20	276830	1050	1143 NW 52ND ST
19	20	276830	1060	1121 NW 52ND ST
19	20	276830	1075	1117 NW 52ND ST
19	20	276830	1080	1113 NW 52ND ST
19	20	276830	1085	1109 NW 52ND ST
19	20	276830	1090	1103 NW 52ND ST
19	20	276830	1095	1102 NW 51ST ST
19	20	276830	1105	1116 NW 51ST ST
19	20	276830	1130	1136 NW 51ST ST
19	20	276830	1145	5100 14TH AVE NW
19	20	276830	1555	908 NW 50TH ST
19	20	276830	1560	912 NW 50TH ST
19	20	276830	1565	918 NW 50TH ST
19	20	276830	1570	922 NW 50TH ST
19	20	276830	1580	932 NW 50TH ST
19	20	276830	1585	936 NW 50TH ST
19	20	276830	1590	942 NW 50TH ST
19	20	276830	1605	
19	20	276830	1615	5010 14TH AVE NW
19	20	276830	1650	1143 NW 51ST ST
19	20	276830	1660	1135 NW 51ST ST
19	20	276830	1665	1133 NW 51ST ST
19	20	276830	1671	1133 NW 51ST ST
19	20	276830	1675	1123 NW 51ST ST
19	20	276830	1680	1115 NW 51ST ST
19	20	276830	1700	1100 NW 50TH ST
19	20	276830	1710	1110 NW 50TH ST
19	20	276830	1715	1118 NW 50TH ST
19	20	276830	1730	1124 NW 50TH ST
19	20	276830	1740	1136 NW 50TH ST
19	20	276830	1745	1142 NW 50TH ST
19	20	276830	1980	4912 14TH AVE NW
19	20	276830	1991	1148 NW LEARY WAY

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	276830	1992	1148 NW LEARY WAY
19	20	276830	2020	1129 NW 50TH ST
19	20	276830	2040	4915 11TH AVE NW
19	20	276830	2060	4911 11TH AVE NW
19	20	276830	2120	943 NW 50TH ST
19	20	276830	2135	925 NW 50TH ST
19	20	276830	2155	913 NW 50TH ST
19	20	276830	2162	907 NW 50TH ST
19	20	276830	2165	903 NW 50TH ST
19	20	276830	2175	902 NW 49TH ST
19	20	276830	2185	908 NW 49TH ST
19	20	276830	2190	910 NW 49TH ST
19	20	276830	2195	920 NW 49TH ST
19	20	276830	2200	930 NW 49TH ST
19	20	276830	2205	936 NW 49TH ST
19	20	276830	2220	940 NW 49TH ST
19	20	276830	2225	950 NW LEARY WAY
19	20	276830	2230	933 NW 49TH ST
19	20	276830	2235	933 NW 49TH ST
19	20	276830	2240	933 NW 49TH ST
19	20	276830	2245	925 NW 49TH ST
19	20	276830	2255	915 NW 49TH ST
19	20	276830	2265	901 NW 49TH ST
19	20	276830	2275	902 NW LEARY WAY
19	20	276830	2280	910 NW LEARY WAY
19	20	276830	2281	920 NW LEARY WAY
19	20	276830	2305	922 NW LEARY WAY
19	20	276830	2310	928 NW LEARY WAY
19	20	276830	2320	944 NW LEARY WAY
19	20	276830	2361	1118 NW LEARY WAY
19	20	276830	2380	1100 NW LEARY WAY
19	20	276830	2389	4907 11TH AVE NW
19	20	276830	2700	1144 NW LEARY WAY
19	20	276830	2735	1123 NW LEARY WAY
19	20	276830	2745	1119 NW LEARY WAY
19	20	276830	2750	1101 NW LEARY WAY
19	20	276830	2780	1120 NW BALLARD WAY
19	20	276830	2785	1124 NW BALLARD WAY
19	20	276830	2795	1140 NW BALLARD WAY
19	20	276830	2800	1135 NW LEARY WAY
19	20	276830	2855	902 NW BALLARD WAY
19	20	276830	2930	951 NW BALLARD WAY
19	20	276830	2931	907 NW BALLARD WAY

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	276830	2950	901 NW BALLARD WAY
19	20	276830	3010	4616 14TH AVE NW
19	20	276830	3035	1121 NW BALLARD WAY
19	20	276830	3040	1111 NW BALLARD WAY
19	20	276830	3060	1101 NW BALLARD WAY
19	20	276830	3070	4601 11TH AVE NW
19	20	276830	3080	1110 NW 46TH ST
19	20	276830	3100	1120 NW 46TH ST
19	20	276830	3105	1140 NW 46TH ST
19	20	276830	3115	4602 14TH AVE NW
19	20	276830	3385	1155 NW 46TH ST
19	20	276830	3390	4502 14TH AVE NW
19	20	276830	3415	1132 NW 45TH ST
19	20	276830	3430	1115 NW 46TH ST
19	20	276830	3435	1154 NW 45TH ST
19	20	276830	3520	4501 9TH AVE NW
19	20	276830	3765	4401 11TH AVE NW
19	20	276840	25	4451 14TH AVE NW
19	20	441310	5	4358 LEARY WAY NW
19	20	441310	45	620 NW BRIGHT ST
19	20	441310	60	620 NW BRIGHT ST
19	20	441310	71	4351 6TH AVE NW
19	20	441310	125	4333 LEARY WAY NW
19	20	441310	150	4332 LEARY WAY NW
19	20	441310	175	611 NW BRIGHT ST
19	20	569350	387	4237 FREMONT AVE N
19	20	569350	400	4235 FREMONT AVE N
19	20	569350	420	4229 FREMONT AVE N
19	20	569350	430	4225 FREMONT AVE N
19	20	569350	475	4201 FREMONT AVE N
19	20	569350	580	4333 FREMONT AVE N
19	20	569350	590	4327 FREMONT AVE N
19	20	569350	635	4307 FREMONT AVE N
19	20	569350	645	4301 FREMONT AVE N
19	20	569350	1345	4411 FREMONT AVE N
19	20	569350	1375	4425 FREMONT AVE N
19	20	569350	1450	4465 FREMONT AVE N
19	20	569350	1505	4401 FREMONT AVE N
19	20	569400	190	4450 FREMONT AVE N
19	20	569400	420	4408 FREMONT AVE N
19	20	569400	430	4416 FREMONT AVE N
19	20	569400	805	4308 FREMONT AVE N
19	20	569400	810	4300 FREMONT AVE N

Area 19 - Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	20	569400	1015	4250 FREMONT AVE N
19	20	569400	1040	4258 FREMONT AVE N
19	20	569400	1050	4272 FREMONT AVE N
19	20	661000	206	4402 3RD AVE NW
19	20	812970	265	4418 PHINNEY AVE N
19	20	812970	290	405 N 45TH ST
19	20	812970	295	401 N 45TH ST
19	20	812970	541	400 N 43RD ST
19	20	860590	140	4301 3RD AVE NW
19	20	952110	25	N 49TH ST
19	20	952110	45	4910 PHINNEY AVE N
19	20	952110	386	4801 FREMONT AVE N
19	20	952110	505	4605 FREMONT AVE N
19	20	952110	635	4915 LINDEN AVE N
19	20	952110	785	4600 FREMONT AVE N
19	20	952110	946	4918 LINDEN AVE N
19	20	952110	970	4803 AURORA AVE N
19	20	952110	980	819 N 49TH ST
19	20	952110	985	4817 AURORA AVE N
19	20	952110	1025	4705 AURORA AVE N
19	20	952110	1035	4717 AURORA AVE N
19	20	952110	1071	4603 AURORA AVE N
19	20	952110	1072	4601 AURORA AVE N
19	20	952110	1075	4605 AURORA AVE N
19	20	952110	1205	4802 AURORA AVE N
19	20	952110	1256	4708 AURORA AVE N
19	20	952110	1305	
19	20	952110	1345	907 N 47TH ST
19	20	952110	1346	907 N 47TH ST

Improved Sales Calc for Area 080 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	010	001230	0020	521	3046344	\$400,000	05/06/20	\$767.75	ABELLA CONDOMINIUM (Core)	DNTN-MU	Condominium(Mixed	1	Y	
080	010	066600	0125	13,259	3091687	\$6,100,000	12/16/20	\$460.06	OFFICE BLDG	O	Office Building	1	Y	
080	010	522330	0260	6,490	3212138	\$4,313,425	09/30/22	\$664.63	LIGHTCASTLE OFFICE BUILDING	PO	Office Building	1	Y	
080	020	689930	0050	1,730	3128012	\$2,900,000	06/25/21	\$1,676.30	Lorali's Optical (Dist B)	DNTN-OB	Retail Store	1	Y	
080	030	262505	9107	7,628	3155003	\$3,950,000	10/22/21	\$517.83	FIRE STATION	O	Governmental Service	1	Y	
080	030	262505	9244	2,076	3163973	\$3,300,000	12/13/21	\$1,589.60	ACUPUNCTURE - MASSAGE FLOWER THERAPY	O	Medical/Dental Office	1	Y	
080	030	884750	0600	1,955	3057405	\$1,400,000	07/13/20	\$716.11	UPTON AT CROSSROADS VILLAGE	CB	Condominium(Mixed	2	Y	
080	040	068702	0010	7,670	3089024	\$3,275,000	12/09/20	\$426.99	BELLEVUE FOREST #3	O	Office Building	1	Y	
080	040	126620	0225	8,788	3128181	\$4,645,452	06/24/21	\$528.61	OFFICE	O	Medical/Dental Office	1	Y	
080	040	242770	0010	10,500	3220878	\$10,300,000	12/01/22	\$980.95	KIDS KLUB BELLEVUE CHILD DAY CARE CENTER	O	Office Building	1	Y	
080	040	242770	0020	11,069	3032809	\$5,350,000	02/05/20	\$483.33	ICBO/BELWOOD BUILDING	O	Office Building	1	Y	
080	050	067210	0170	48,014	3156572	\$31,000,000	11/02/21	\$645.65	Design Center	BR-CR	Retail Store	1	Y	
080	050	182243	0010	1,571	3222577	\$1,265,000	12/20/22	\$805.22	CREEKSIDE 1550	BR-ORT	Office Building	1	Y	
080	050	182243	0030	630	3149662	\$520,000	09/25/21	\$825.40	CREEKSIDE 1550	BR-ORT	Office Building	1	Y	
080	050	262505	9227	18,800	3114725	\$9,000,000	04/27/21	\$478.72	BASSETT FURNITURE DIRECT	OV1	Retail(Big Box)	1	Y	
080	050	272505	9024	6,858	3176391	\$5,450,000	03/07/22	\$794.69	WASHINGTON SOCIETY OF CPA'S	O	Office Building	1	Y	
080	050	272505	9147	14,778	3139951	\$9,500,000	08/18/21	\$642.85	14-400 OFFICE BUILDING	BR-CR	Office Building	1	Y	
080	050	272505	9216	8,762	3126632	\$4,100,000	06/11/21	\$467.93	BOSCH	GC	Service Building	1	Y	
080	050	272505	9217	19,640	3100539	\$8,500,000	02/08/21	\$432.79	TRI-STATE PLUMBING	BR-GC	Warehouse	1	Y	
080	050	272505	9274	23,553	3128643	\$7,300,000	06/28/21	\$309.94	North Creek Business Park Bldgs C and D	BR-GC	Industrial Park	1	Y	
080	050	392720	0090	12,978	3108508	\$5,880,000	03/31/21	\$453.07	LIMITED EDITION OFFICE PARK LOT 9	OV1	Office Park	2	Y	
080	060	124270	0006	12,599	3037736	\$4,775,000	03/05/20	\$379.00	Overlake Specialty School	OLB	School(Private)	1	Y	
080	060	124270	0020	29,620	3150706	\$18,800,000	10/05/21	\$634.71	Twilight Center	OLB	Office Building	1	Y	
080	070	064580	0040	3,320	3095571	\$1,390,000	01/14/21	\$418.67	SFR conv to office use	BR-MO	Office Building	1	Y	
080	070	064580	0130	1,271	3155870	\$1,700,000	11/01/21	\$1,337.53	Conv SFR to office	BR-MO	Office Building	2	Y	
080	070	064600	0080	1,487	3106140	\$1,185,000	03/19/21	\$796.91	BEL-RED PLACE CONDOMINIUM	BR-ORT	Condominium(Office)	1	Y	
080	070	064600	0100	1,997	3080197	\$1,590,000	10/29/20	\$796.19	BEL-RED PLACE CONDOMINIUM	BR-ORT	Condominium(Office)	2	Y	
080	070	109910	0385	7,288	3202106	\$5,100,000	07/18/22	\$699.78	HILLTOP OFFICE PARK	PO	Office Building	1	Y	
080	070	144625	0020	4,607	3186758	\$4,019,500	04/29/22	\$872.48	CEDAR PARK CONDOMINIUM	BR-MO	Condominium(Office)	1	Y	
080	070	260800	0020	6,917	3207813	\$4,450,000	08/15/22	\$643.34	FORUM SOUTH OFFICE BLDG	O	Office Building	1	Y	
080	070	260800	0030	6,917	3121930	\$3,400,000	05/24/21	\$491.54	FORUM SOUTH OFFICE BLDG	O	Office Building	1	Y	
080	070	282505	9196	13,820	3163617	\$9,250,000	12/03/21	\$669.32	BELLEVUE PROFESSIONAL ARTS BLDG	BR-MO-1	Medical/Dental Office	1	Y	
080	070	282505	9279	25,200	3060730	\$8,000,000	07/30/20	\$317.46	NORTH PARK	BR-GC	Industrial Park	2	Y	
080	070	282505	9280	9,956	3170869	\$6,700,000	01/31/22	\$672.96	SMITH & HAWKEN	BR-GC	Retail Store	1	Y	
080	070	282505	9287	10,320	3164296	\$7,100,000	12/14/21	\$687.98	ATLANTIC CENTER	BR-MO-1	Medical/Dental Office	1	Y	
080	070	292505	9283	1,960	3054583	\$2,100,000	06/30/20	\$1,071.43	SFR converted to OFFICE	BR-MO	Medical/Dental Office	1	Y	

Improved Sales Calc for Area 080 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	070	385490	0031	13,391	3129475	\$7,000,000	06/16/21	\$522.74	Bel Red Place Office Park	BR-ORT	Office Building	1	Y	
080	070	526830	0010	3,453	3097051	\$3,694,000	01/25/21	\$1,069.79	MCCARTHY PARK 2100 BLDG	BR-MO	Office Building	1	Y	
080	070	526830	0020	6,570	3153391	\$4,865,000	10/15/21	\$740.49	MCCARTHY PARK 2020 BLDG	BR-MO	Office Building	1	Y	
080	070	532680	0005	1,670	3154237	\$1,600,000	10/21/21	\$958.08	SFR OFFICE ZONED	BR-MO	Office Building	1	Y	
080	070	532680	0010	2,370	3156138	\$1,760,000	10/20/21	\$742.62	SFR conv to OFFICE	BR-MO	Office Building	1	Y	
080	070	532680	0015	1,680	3076068	\$1,495,000	10/12/20	\$889.88	conv SFR to day care	BR-MO	Single Family(C/I Use)	1	Y	
080	070	532680	0020	1,850	3159355	\$1,750,000	11/15/21	\$945.95	SFR Converted to OFFICE	BR-MO	Single Family(C/I Zone)	1	Y	
080	070	532680	0095	3,621	3151180	\$3,160,000	09/20/21	\$872.69	SFR conv SALON	BR-MO	Single Family(C/I Zone)	2	Y	
080	070	609350	0110	1,419	3165821	\$1,550,000	12/16/21	\$1,092.32	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Office)	1	Y	
080	070	609350	0125	1,924	3207674	\$2,250,000	08/19/22	\$1,169.44	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Office)	2	Y	
080	070	609350	0180	1,981	3028940	\$1,751,400	01/03/20	\$884.10	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Office)	1	Y	
080	070	619300	0020	17,144	3198434	\$8,767,635	06/29/22	\$511.41	NORTHUP OFFICE PARK	PO	Office Building	1	Y	
080	070	619598	0020	4,520	3042049	\$2,895,000	04/01/20	\$640.49	Northwest Medical	BR-MO	Office Building	2	Y	
080	070	619598	0040	2,134	3085624	\$1,475,000	11/24/20	\$691.19	Northwest Medical	BR-MO	Office Building	1	Y	
080	070	638998	0070	758	3221156	\$895,000	12/16/22	\$1,180.74	ONE LAKE BELLEVUE	BR-GC	Condominium(Office)	1	Y	
080	070	691970	0030	8,518	3136754	\$4,200,000	07/31/21	\$493.07	WILBURTON RIDGE OFFICE PARK	O	Office Building	1	Y	
080	070	939970	0370	2,740	3167571	\$1,000,000	12/20/21	\$364.96	ABANDONED WHSE	PO	Warehouse	2	Y	

Improved Sales Calc for Area 080 with Sales Not Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	070	282505	9230	17,904	3031983	\$12,993,700	01/28/20	\$725.74	ALLIED WASTE	BR-RC-2	Warehouse	1	51	Related party, friend, or neighbor
080	070	332505	9033	1,975	3033813	\$6,500,000	02/07/20	\$3,291.14	ARCO AMPM	GC	Conv Store with G	1	17	Non-profit organization
080	050	067310	0073	3,360	3040679	\$252,005	02/24/20	\$75.00	CASH COMPANY PAWN BROKER	OV1	Office Building	1	68	Non-gov't to gov't
080	070	177650	0060	2,100	3035427	\$565,106	02/25/20	\$269.10	OFFICE conv SFR	PO	Office Building	1	51	Related party, friend, or neighbor
080	050	067310	0072	7,370	3040668	\$106,896	02/27/20	\$14.50	SCOTT BLDG	OV1	Office Building	1	68	Non-gov't to gov't
080	050	067310	0072	7,370	3036756	\$6,683	03/03/20	\$0.91	SCOTT BLDG	OV1	Office Building	1	24	Easement or right-of-way
080	050	067310	0072	7,370	3040667	\$161,243	03/26/20	\$21.88	SCOTT BLDG	OV1	Office Building	1	68	Non-gov't to gov't
080	050	067310	0073	3,360	3040678	\$226,803	03/26/20	\$67.50	CASH COMPANY PAWN BROKER	OV1	Office Building	1	68	Non-gov't to gov't
080	050	262505	9049	6,408	3044998	\$6,850,000	04/30/20	\$1,068.98	AERO RENT-A-CAR	OV2	Retail Store	1	59	Bulk portfolio sale
080	070	282505	9285	22,726	3050032	\$1,299,000	05/22/20	\$57.16	CURRAN BUSINESS PARK	BR-RC-1	Industrial Park	1	68	Non-gov't to gov't
080	030	067310	0089	6,291	3096265	\$57,530	12/03/20	\$9.14	HIGHLANDS PROFESSIONAL CENTER	O	Medical/Dental O	1	68	Non-gov't to gov't
080	070	332505	9036	33,270	3088620	\$90,000	12/08/20	\$2.71	AUTO HOUSE & ISHII MOTOR INDUSTRIAL / BEL-MAR	GC	Auto Showroom a	1	24	Easement or right-of-way
080	070	332505	9169	2,902	3090527	\$30,000	12/21/20	\$10.34	BURGER KING RESTAURANT	GC	Restaurant(Fast F	1	24	Easement or right-of-way
080	030	664885	0030	3,134	3108468	\$1,350,000	03/29/21	\$430.76	PARK PROFESSIONAL CENTER CONDOMINIUM	O	Condominium(Off	2	51	Related party, friend, or neighbor
080	040	261910	0017	9,308	3113554	\$27,000	04/12/21	\$2.90	WASHINGTON SQUARE (RETAIL AND UNDERGROUND C	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	070	332505	9033	1,975	3115052	\$2,000	04/23/21	\$1.01	ARCO AMPM	GC	Conv Store with G	1	24	Easement or right-of-way
080	040	261910	0017	9,308	3114981	\$20,000	04/27/21	\$2.15	WASHINGTON SQUARE (RETAIL AND UNDERGROUND C	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	040	261910	0017	9,308	3115136	\$28,000	04/27/21	\$3.01	WASHINGTON SQUARE (RETAIL AND UNDERGROUND C	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	070	332505	9010	7,834	3116163	\$146,250	05/04/21	\$18.67	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	070	332505	9010	7,834	3116164	\$402,750	05/04/21	\$51.41	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	040	261910	0017	9,308	3128867	\$5,300,000	06/29/21	\$569.40	WASHINGTON SQUARE (RETAIL AND UNDERGROUND C	DNTN-MU	Retail Store	1	72	Parking stalls
080	080	438920	0265	1,625	3166966	\$4,500,000	12/29/21	\$2,769.23	OFFICE BUILDING	O	Office Building	1	15	No market exposure
080	070	332505	9010	7,834	3197529	\$118,764	06/09/22	\$15.16	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	070	282505	9224	28,392	3196318	\$15,000,000	06/21/22	\$528.32	PARK PLACE LTD	BR-RC-1	Warehouse	1	33	Lease or lease-hold
080	010	814610	0015	25,732	3212039	\$29,500,000	09/29/22	\$1,146.43	THE MAIN STREET BUILDING	PO	Office Building	2	15	No market exposure
080	070	282505	9230	17,904	3232142	\$20,900	11/22/22	\$1.17	ALLIED WASTE	BR-RC-2	Warehouse	1	24	Easement or right-of-way

Vacant Sales Calc for Area 080 with Sales Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	010	066600	0400	51,775	3095623	\$1,150,000	01/20/21	\$22.21	SFR / TEAR DOWN	R-30	Single Family(C/I Z	1	Y	
080	010	067900	0025	17,945	3136022	\$14,600,000	07/26/21	\$813.60	SUSHI MARU RESTAURANT (Core)	DNTN-MU	Restaurant/Loung	1	Y	
080	010	067900	0075	31,130	3111820	\$25,000,000	04/13/21	\$803.08	200 PLAZA (Core)	DNTN-MU	Retail Store	2	Y	
080	010	104700	0025	23,790	3112296	\$14,500,000	04/07/21	\$609.50	PARKING (Dist C)	DNTN-MU	Parking(Commerc	3	Y	
080	010	154410	0310	19,722	3095733	\$6,100,000	01/21/21	\$309.30	VACANT LAND (Core) No Frontage	DNTN-MU	Parking(Commerc	1	Y	
080	010	154410	0312	34,328	3134916	\$32,500,000	07/26/21	\$946.75	305 BUILDING (Core)	DT-O-2-S	Office Building	1	Y	
080	010	154410	0324	40,324	3170267	\$95,500,000	01/26/22	\$2,368.32	OFFICE BUILDING AND LASIK PLUS (Core)	DT-O-2-S	Office Building	1	Y	
080	010	154410	0353	144,146	3149224	\$127,500,000	09/30/21	\$884.52	FED EX, RETAIL (Core)	DNTN-MU	Office Building	2	Y	
080	010	322505	9055	57,135	3108124	\$35,500,001	03/26/21	\$621.34	WINDERMERE REAL ESTATE (Dist A & B)	DNTN-MU	Office Building	1	Y	
080	010	322505	9072	22,209	3169836	\$11,000,000	01/18/22	\$495.29	RUDY'S BARBERSHOP (Dist A)	DNTN-MU	Restaurant/Loung	1	Y	
080	010	322505	9119	210,540	3113091	\$152,500,000	04/20/21	\$724.33	SHERATON BELLEVUE HOTEL	DT-OLB-S	Hotel/Motel	2	Y	
080	010	522330	0045	6,750	3054890	\$3,250,000	06/29/20	\$481.48	BELLEVUE ANIMAL HOSPITAL (Dist A)	DNTN-MU	Vet/Animal Contr	1	Y	
080	010	522330	0065	38,041	3128952	\$20,000,000	06/26/21	\$525.75	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	Y	
080	010	522330	0265	39,833	3193728	\$20,000,000	06/01/22	\$502.10	PARKING LOT (ECON UNIT FOR IMPS ON #0035)	O	Parking(Commerc	3	Y	
080	040	072700	0080	53,777	3122109	\$30,000,000	05/27/21	\$557.86	SILVER CLOUD INN BELLEVUE CBD (Dist A & B)	DNTN-MU	Hotel/Motel	1	Y	
080	040	154460	0103	33,938	3073267	\$12,800,000	09/30/20	\$377.16	BELLEVUE VISTA APTS (Dist B)	DNTN-MU	Apartment	1	Y	
080	040	570900	0184	32,164	3082941	\$28,250,000	11/16/20	\$878.31	RETAIL STORES (Dist B)	DNTN-MU	Retail Store	1	Y	
080	040	683920	0000	40,967	3135105	\$18,150,000	07/23/21	\$443.04	POLYNESIA CONDOMINIUM (Dist A)	DNTN-R	Condominium(Res	1	Y	
080	050	067210	0010	242,273	3069325	\$46,350,000	09/11/20	\$191.31	PACE BELL BUILDING	BR-CR	Retail Store	7	Y	
080	050	067310	0073	22,467	3032106	\$2,769,788	01/31/20	\$123.28	CASH COMPANY PAWN BROKER	OV1	Office Building	1	Y	
080	050	262505	9044	61,727	3045000	\$10,400,000	04/30/20	\$168.48	VACANT LAND (FORMER TEXACO/BROWN BEAR)	OV2	Service Station	1	Y	
080	050	262505	9256	35,512	3190155	\$7,400,000	05/16/22	\$208.38	POWER SUB STATION	OV1	Utility, Public	1	Y	
080	050	272505	9089	45,302	3058032	\$5,000,000	07/14/20	\$110.37	PARKING LOT	BR-CR	Parking(Commerc	1	Y	
080	050	272505	9198	61,426	3040912	\$12,300,000	03/31/20	\$200.24	VACANT LAND	BR-RC-2	Vacant(Commerci	1	Y	
080	050	272505	9198	61,426	3134419	\$17,915,000	07/23/21	\$291.65	VACANT LAND	BR-RC-2	Vacant(Commerci	1	Y	
080	050	272505	9210	32,100	3141191	\$7,300,000	08/24/21	\$227.41	MILLER PAINT / PIANO CENTER / MY GYM	BR-CR	Retail Store	1	Y	
080	050	272505	9301	180,973	3198846	\$26,000,000	06/30/22	\$143.67	ROSS PLAZA	BR-CR	Retail Store	3	Y	
080	050	392720	0210	28,682	3184592	\$3,250,000	04/08/22	\$113.31	BANK OF AMERICA DRIVE THRU	OV1	Bank	1	Y	
080	050	392720	0230	129,014	3214243	\$28,500,000	10/07/22	\$220.91	OVERLAKE SQUARE	OV1	Retail(Line/Strip)	1	Y	
080	070	064580	0060	3,856	3154229	\$175,000	10/19/21	\$45.38	VACANT LAND	BR-MO	Vacant(Commerci	1	Y	
080	070	067005	0030	226,707	3164523	\$77,500,000	12/15/21	\$341.85	12TH PLACE	BR-OR-2	Industrial Park	2	Y	
080	070	282505	9027	88,023	3108445	\$16,650,000	03/25/21	\$189.16	BELLEVUE AUTO REBUILD	BR-RC-1	Service Building	2	Y	
080	070	282505	9057	227,749	3161176	\$33,000,000	11/30/21	\$144.90	CASCADE PLACE II	BR-R	Office Building	1	Y	
080	070	282505	9084	73,181	3069686	\$11,000,000	09/10/20	\$150.31	VACANT LAND	BR-ORT	Office Building	1	Y	
080	070	282505	9105	53,240	3119648	\$7,675,000	05/20/21	\$144.16	CASCADE MEDICAL CENTER	BR-MO	Medical/Dental O	1	Y	
080	070	282505	9117	141,800	3165809	\$12,000,000	12/22/21	\$84.63	EXECUTIVE PLAZA	R-3.5	Office Building	1	Y	

Vacant Sales Calc for Area 080 with Sales Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	070	282505	9185	44,792	3166418	\$12,950,000	12/27/21	\$289.11	EASTSIDE HEATING/AIR-CONDITIONING	BR-RC-2	Industrial Park	3	Y	
080	070	282505	9228	28,235	3126215	\$6,500,000	06/18/21	\$230.21	NATIONAL MAINTENANCE CONT	BR-RC-1	Industrial Park	1	Y	
080	070	282505	9285	78,616	3175632	\$18,200,000	02/28/22	\$231.51	CURRAN BUSINESS PARK	BR-RC-1	Industrial Park	1	Y	
080	070	282505	9297	179,031	3201144	\$26,050,000	07/15/22	\$145.51	SFR Converted to OFFICE	BR-R	Industrial(Light)	1	Y	
080	070	532800	0075	19,885	3097152	\$3,300,000	01/25/21	\$165.95	SFR conv DAY CARE	BR-MO	Single Family(C/I Z	2	Y	
080	070	804610	0041	160,143	3214048	\$28,000,000	10/14/22	\$174.84	BELLE VIEW OFC PARK	O	Office Building	2	Y	
080	070	804610	0088	35,220	3118857	\$7,200,000	05/13/21	\$204.43	WEST RIDGE OFFICE BUILDING	CB	Office Building	2	Y	
080	080	438920	0210	41,667	3164635	\$15,250,000	12/14/21	\$366.00	VACANT-MULTIFAMILY	R-30	Vacant(Commerci	1	Y	
080	080	438920	0590	15,604	3098074	\$4,498,350	02/05/21	\$288.28	KAMALA APTS-7 UNITS	R-20	Apartment	1	Y	
080	090	042405	9009	228,690	3069441	\$400,000	09/10/20	\$1.75	VACANT LAND	R-15	Vacant(Commerci	1	Y	
080	090	042405	9027	29,588	3162133	\$2,400,000	12/01/21	\$81.11	DOOLITTLE CONSTRUCTION	R-20	Service Building	1	Y	
080	090	939970	0820	198,143	3165684	\$32,500,000	12/21/21	\$164.02	HOLIDAY INN EXPRESS - BELLEVUE FOUNDATION ON	OLB	Hotel/Motel	1	Y	

Vacant Sales Calc for Area 080 with Sales Not Used

4/20/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
080	010	322505	9055	57,135	3108125	\$17,820,397	03/26/21	\$311.90	WINDERMERE REAL ESTATE (Dist A & B)	DNTN-MU	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3128954	\$1,425,000	06/25/21	\$37.46	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3129043	\$5,766,667	06/25/21	\$151.59	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3129009	\$5,766,667	06/26/21	\$151.59	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	040	068570	0017	12,883	3183568	\$32,695	07/20/21	\$2.54	STREET ACCESS TO WASHINGTON SQUARE (Core)	DT-O-2-N	Vacant(Commerci	1	52	Statement to dor
080	040	154460	0158	40,888	3185469	\$620,407	04/21/22	\$15.17	PARKING (Core)	DT-O-2-N	Parking(Assoc)	2	22	Partial interest (1/3, 1/2, etc.)
080	040	154460	0158	40,888	3185718	\$18,820,000	04/25/22	\$460.28	PARKING (Core)	DT-O-2-N	Parking(Assoc)	2	15	No market exposure
080	040	292505	9197	99,742	3162594	\$25,990,340	12/01/21	\$260.58	The Fountains - Parking (Core)	DNTN-R	Parking(Assoc)	8	59	Bulk portfolio sale
080	050	272505	9003	13,068	3196694	\$89,000	06/03/22	\$6.81	VACANT LAND	BR-CR	Vacant(Commerci	1	68	Non-gov't to gov't
080	070	282505	9103	83,965	3077199	\$500,000	10/15/20	\$5.95	VACANT COMMERCIAL LAND	BR-MO	Vacant(Commerci	2	51	Related party, friend, or neighbor
080	070	282505	9328	19,824	3151081	\$372,250	10/08/21	\$18.78	VACANT LAND - EASEMENT	BR-OR-2	Vacant(Commerci	1	68	Non-gov't to gov't
080	070	332505	9108	20,000	3221339	\$3,660,000	10/12/22	\$183.00	Assoc. Parking for Nissan Dealership & Parking Structure on	GC	Parking(Assoc)	1	51	Related party, friend, or neighbor
080	070	332505	9209	7,800	3097403	\$1,300,000	01/28/21	\$166.67	BN R/W LEASE	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3115963	\$16,250	05/04/21	\$3.08	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3116073	\$939,750	05/04/21	\$178.32	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3197688	\$118,764	06/17/22	\$22.54	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	24	Easement or right-of-way

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	001230	0000	300 110TH AVE NE
80	10	026770	0000	130 105TH AVE SE
80	10	066245	0000	430 BELLEVUE WAY SE
80	10	066248	0000	111 108TH AVE NE
80	10	066600	0125	127 BELLEVUE WAY SE
80	10	066600	0126	148 102ND AVE SE
80	10	066600	0130	143 BELLEVUE WAY SE
80	10	066600	0160	333 BELLEVUE WAY SE
80	10	066600	0161	375 BELLEVUE WAY SE
80	10	066600	0165	417 BELLEVUE WAY SE
80	10	066600	0170	425 BELLEVUE WAY SE
80	10	066600	0175	433 BELLEVUE WAY SE
80	10	066600	0180	537 BELLEVUE WAY SE
80	10	066600	0190	545 BELLEVUE WAY SE
80	10	066600	0196	10280 SE 6TH ST
80	10	066600	0245	550 102ND AVE SE
80	10	066600	0250	10226 SE 6TH ST
80	10	066600	0255	434 102ND AVE SE
80	10	066600	0270	410 102ND AVE SE
80	10	066600	0280	NO SITUS
80	10	066600	0290	330 102ND AVE SE
80	10	066600	0300	324 102ND AVE SE
80	10	066600	0305	10201 SE 3RD ST
80	10	066600	0350	NO SITUS
80	10	066600	0365	101ST AVE SE
80	10	066600	0370	260 102ND AVE SE
80	10	066600	0381	320 101ST AVE SE
80	10	066600	0384	331 102ND AVE SE
80	10	066600	0385	330 101ST AVE SE
80	10	066600	0390	416 101ST AVE SE
80	10	066600	0405	515 102ND AVE SE
80	10	066600	0420	10132 SE 6TH ST
80	10	066600	0423	NO SITUS
80	10	066600	0424	595 102ND AVE SE
80	10	066600	0465	568 100TH AVE SE
80	10	066600	0470	532 100TH AVE SE
80	10	066600	0475	540 100TH AVE SE
80	10	066600	0485	319 101ST AVE SE
80	10	066600	0516	10022 MEYDENBAUER WAY SE
80	10	067008	0010	65 112TH AVE NE
80	10	067008	0020	NO SITUS
80	10	067900	0025	205 105TH AVE NE
80	10	067900	0035	10503 NE 4TH ST
80	10	067900	0045	300 105TH AVE NE
80	10	067900	0055	310 105TH AVE NE
80	10	067900	0060	308 105TH AVE NE
80	10	067900	0075	206 105TH AVE NE

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	067900	0095	201 106TH AVE NE
80	10	067900	0120	225 106TH AVE NE
80	10	067900	0125	233 106TH AVE NE
80	10	067900	0140	315 106TH AVE NE
80	10	067900	0145	10541 NE 4TH ST
80	10	067900	0150	10575 NE 4TH ST
80	10	068150	0000	188 106TH AVE NE #420
80	10	068151	0000	177 107TH AVE NE
80	10	068200	0005	10416 SE WOLVERINE WAY
80	10	068597	0000	10608 NE 4TH ST
80	10	068790	0000	145 105TH AVE SE
80	10	104360	0000	11111 NE 8TH ST
80	10	104700	0005	155 108TH AVE NE
80	10	104700	0020	NO SITUS
80	10	104700	0025	NO SITUS
80	10	104700	0030	129 108TH AVE NE
80	10	104700	0035	123 108TH AVE NE
80	10	104700	0050	10708 MAIN ST
80	10	104700	0085	NO SITUS
80	10	104700	0090	100 107TH AVE NE
80	10	104700	0095	138 107TH AVE NE
80	10	111050	0000	10555 SE CLIFF PL
80	10	115240	0000	321 BELLEVUE WAY SE
80	10	115700	0000	624 BELLEVUE WAY SE
80	10	149950	0000	425 106TH AVE NE
80	10	154410	0010	728 100TH AVE NE
80	10	154410	0011	708 100TH AVE NE
80	10	154410	0020	755 BELLEVUE WAY NE
80	10	154410	0040	701 104TH AVE NE
80	10	154410	0081	10341 NE 8TH ST
80	10	154410	0082	10331 NE 8TH ST
80	10	154410	0090	727 BELLEVUE WAY NE
80	10	154410	0101	501 BELLEVUE WAY NE
80	10	154410	0112	600 100TH AVE NE
80	10	154410	0120	410 100TH AVE NE
80	10	154410	0121	404 100TH AVE NE
80	10	154410	0122	420 100TH AVE NE
80	10	154410	0123	414 100TH AVE NE
80	10	154410	0130	10114 NE 4TH ST
80	10	154410	0131	10084 NE 4TH ST
80	10	154410	0150	10030 NE 4TH ST
80	10	154410	0190	421 BELLEVUE WAY NE
80	10	154410	0191	NO SITUS
80	10	154410	0192	NO SITUS
80	10	154410	0194	10310 NE 4TH ST
80	10	154410	0208	777 106TH AVE NE
80	10	154410	0209	10555 NE 8TH ST

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	154410	0214	680 106TH AVE NE
80	10	154410	0215	NO SITUS
80	10	154410	0219	601 108TH AVE NE
80	10	154410	0230	NO SITUS
80	10	154410	0233	777 108TH AVE NE
80	10	154410	0250	555 108TH AVE NE
80	10	154410	0254	411 108TH AVE NE
80	10	154410	0256	550 106TH AVE NE
80	10	154410	0272	510 BELLEVUE WAY NE
80	10	154410	0276	505 106TH AVE NE
80	10	154410	0278	595 106TH AVE NE
80	10	154410	0310	228 106TH PL NE
80	10	154410	0312	305 108TH AVE NE
80	10	154410	0316	333 108TH AVE NE
80	10	154410	0320	225 108TH AVE NE
80	10	154410	0322	208 106TH PL NE
80	10	154410	0323	10655 NE 4TH ST
80	10	154410	0324	NO SITUS
80	10	154410	0327	288 106TH AVE NE
80	10	154410	0328	258 106TH AVE NE
80	10	154410	0331	120 106TH AVE NE
80	10	154410	0333	10646 MAIN ST
80	10	154410	0334	10600 MAIN ST
80	10	154410	0353	44 BELLEVUE WAY NE
80	10	154410	0364	102 BELLEVUE WAY NE
80	10	154510	0020	NO SITUS
80	10	154510	0023	NO SITUS
80	10	154510	0026	139 104TH AVE NE
80	10	154510	0160	NO SITUS
80	10	154510	0161	210 100TH AVE NE
80	10	228518	0000	10676 SE 2ND ST
80	10	239960	0015	225 112TH AVE NE
80	10	239960	0021	288 111TH AVE NE
80	10	239960	0027	214 111TH AVE NE
80	10	239960	0030	211 112TH AVE NE
80	10	239960	0035	11120 NE 2ND ST
80	10	239960	0040	11110 NE 2ND ST
80	10	239960	0045	204 111TH AVE NE
80	10	239960	0050	11115 NE 2ND ST
80	10	239960	0055	11115 NE 2ND ST
80	10	254320	0070	200 112TH AVE NE
80	10	257025	0000	530 BELLEVUE WAY SE
80	10	261747	0000	420 BELLEVUE WAY SE
80	10	290520	0040	10955 NE 4TH ST
80	10	290520	0050	11027 NE 4TH ST
80	10	290570	0045	308 108TH AVE NE
80	10	306310	0005	345 BELLEVUE WAY NE

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	306310	0010	345 BELLEVUE WAY NE
80	10	306310	0015	321 BELLEVUE WAY NE
80	10	306310	0020	317 BELLEVUE WAY NE
80	10	306310	0031	303 BELLEVUE WAY NE
80	10	306310	0071	10333 NE 4TH ST
80	10	306310	0075	10329 NE 4TH ST
80	10	306310	0080	10329 NE 4TH ST
80	10	322505	9003	700 112TH AVE NE
80	10	322505	9004	400 112TH AVE NE
80	10	322505	9016	10900 NE 4TH ST
80	10	322505	9017	450 110TH AVE NE
80	10	322505	9020	10812 MAIN ST
80	10	322505	9027	10777 MAIN ST
80	10	322505	9034	114 100TH AVE SE
80	10	322505	9036	11211 MAIN ST
80	10	322505	9043	11400 SE 6TH ST
80	10	322505	9044	405 114TH AVE SE
80	10	322505	9046	11200 SE 6TH ST
80	10	322505	9054	10838 MAIN ST
80	10	322505	9057	103 110TH AVE NE
80	10	322505	9058	555 110TH AVE NE
80	10	322505	9061	300 112TH AVE SE
80	10	322505	9062	11040 MAIN ST
80	10	322505	9066	500 108TH AVE NE
80	10	322505	9069	605 114TH AVE SE
80	10	322505	9072	10713 MAIN ST
80	10	322505	9076	700 108TH AVE NE
80	10	322505	9080	NO SITUS
80	10	322505	9081	129 108TH AVE SE
80	10	322505	9082	125 108TH AVE SE
80	10	322505	9089	11000 MAIN ST
80	10	322505	9091	100 108TH AVE NE
80	10	322505	9096	399 114TH AVE NE
80	10	322505	9103	11030 MAIN ST
80	10	322505	9105	10950 MAIN ST
80	10	322505	9119	100 112TH AVE NE
80	10	322505	9122	330 112TH AVE NE
80	10	322505	9134	600 112TH AVE SE
80	10	322505	9137	11015 MAIN ST
80	10	322505	9140	NO SITUS
80	10	322505	9147	317 112TH AVE NE
80	10	322505	9155	10900 MAIN ST
80	10	322505	9163	555 110TH AVE NE
80	10	322505	9164	123 112TH AVE NE
80	10	322505	9166	222 112TH AVE NE
80	10	322505	9171	520 112TH AVE NE
80	10	322505	9172	345 114TH AVE NE

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	322505	9181	110 110TH AVE NE
80	10	322505	9182	NO SITUS
80	10	322505	9194	11100 NE 6TH ST
80	10	322505	9197	752 108TH AVE NE
80	10	322505	9199	450 110TH AVE NE
80	10	322505	9201	530 112TH AVE NE
80	10	322505	9210	10905 NE 2ND ST
80	10	322505	9212	11105 NE 2ND ST
80	10	322505	9214	10833 NE 2ND ST
80	10	322505	9216	11101 NE 6TH ST
80	10	322505	9217	NO SITUS
80	10	322505	9218	NO SITUS
80	10	322505	9219	NO SITUS
80	10	322505	9220	400 108TH AVE NE
80	10	322505	9229	NO SITUS
80	10	322505	9230	NO SITUS
80	10	322505	9231	NO SITUS
80	10	322505	9232	121 112TH AVE NE
80	10	326055	0000	342 102ND AVE SE
80	10	369980	0030	NO SITUS
80	10	369980	0031	NO SITUS
80	10	369980	0035	NO SITUS
80	10	369980	0050	200 108TH AVE NE
80	10	369980	0060	10961 NE 2ND PL
80	10	369980	0075	NO SITUS
80	10	369980	0080	NO SITUS
80	10	369980	0085	NO SITUS
80	10	369980	0090	NO SITUS
80	10	432335	0000	10455 NE 5TH PL
80	10	432340	0000	600 BELLEVUE WAY NE
80	10	432341	0000	600 BELLEVUE WAY NE
80	10	432342	0000	604 BELLEVUE WAY NE
80	10	432343	0000	600 BELLEVUE WAY NE
80	10	505013	0000	135 108TH AVE SE
80	10	519510	0040	11061 NE 2ND ST
80	10	519510	0050	11044 MAIN ST
80	10	519510	0060	11048 MAIN ST
80	10	522330	0005	10505 MAIN ST
80	10	522330	0065	100 BELLEVUE WAY SE
80	10	522330	0080	150 BELLEVUE WAY SE
80	10	522330	0096	SE WOLVERINE WAY
80	10	522330	0100	410 BELLEVUE WAY SE
80	10	522330	0125	520 104TH AVE SE
80	10	522330	0135	540 104TH AVE SE
80	10	522330	0165	766 104TH AVE SE
80	10	522330	0195	105TH AVE SE
80	10	522330	0260	123 105TH AVE SE

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	10	522330	0265	105TH AVE SE
80	10	522330	0500	SE WOLVERINE WAY
80	10	549090	0000	NO SITUS
80	10	549150	0000	10055 MEYDENBAUER WAY SE
80	10	549190	0000	10101 SE 3RD ST
80	10	549260	0000	10030 SE 6TH ST
80	10	549399	0000	424 102ND AVE SE
80	10	549460	0000	10000 SE 6TH ST
80	10	549480	0000	10237 SE 3RD ST
80	10	556963	0000	10015 NE 4TH ST
80	10	558800	0000	191 106TH AVE SE
80	10	638970	0000	10410 NE 2ND ST
80	10	638999	0000	650 BELLEVUE WAY NE
80	10	639090	0000	188 BELLEVUE WAY NE
80	10	639128	0000	150 102ND AVE SE
80	10	672970	0005	NO SITUS
80	10	714340	0000	151 108TH AVE SE
80	10	780400	0000	600 BELLEVUE WAY SE
80	10	789000	0000	10320 SE 6TH ST
80	10	808120	0010	355 110TH AVE NE
80	10	808120	0020	320 108TH AVE NE
80	10	808760	0005	305 111TH AVE NE
80	10	808760	0020	10860 NE 3RD ST
80	10	808760	0029	NO SITUS
80	10	808760	0031	NO SITUS
80	10	808760	0035	200 110TH AVE NE
80	10	814610	0005	10845 MAIN ST
80	10	814610	0010	NO SITUS
80	10	814610	0015	10801 MAIN ST
80	10	814610	0570	11005 MAIN ST
80	10	814610	0645	NO SITUS
80	10	814610	0650	NO SITUS
80	10	814610	0655	NO SITUS
80	10	814610	0660	NO SITUS
80	10	814630	0110	NO SITUS
80	10	814630	0126	NO SITUS
80	10	868280	0004	10625 MAIN ST
80	10	868280	0015	119 107TH AVE SE
80	10	868280	0025	NO SITUS
80	10	868280	0030	198 106TH AVE SE
80	10	868280	0065	126 107TH AVE SE
80	10	868280	0075	10701 MAIN ST
80	20	029395	0000	10047 MAIN ST
80	20	066600	0030	45 102ND AVE SE
80	20	066600	0035	10133 MAIN ST
80	20	066600	0045	10149 MAIN ST
80	20	066600	0050	10203 MAIN ST

2023 PHYSICAL INSPECTION - AREA 80

Area	Neighborhood	Major	Minor	SitusAddress
80	20	066600	0055	10215 MAIN ST
80	20	066600	0069	10217 MAIN ST
80	20	066600	0071	10235 MAIN ST
80	20	066600	0075	10245 MAIN ST
80	20	066600	0095	10333 MAIN ST
80	20	066600	0341	136 102ND AVE SE
80	20	154510	0121	8 100TH AVE NE
80	20	154510	0122	10001 NE 1ST ST
80	20	154510	0124	10134 MAIN ST
80	20	154510	0125	10146 MAIN ST
80	20	154510	0126	75 102ND AVE NE
80	20	154560	0005	10360 MAIN ST
80	20	154560	0055	103 BELLEVUE WAY NE
80	20	154560	0060	123 BELLEVUE WAY NE
80	20	154560	0061	105 BELLEVUE WAY NE
80	20	260790	0000	10129 MAIN ST
80	20	322505	9033	10011 MAIN ST
80	20	534390	0000	10042 MAIN ST
80	20	639050	0000	10000 MAIN ST
80	20	689930	0005	114 102ND AVE NE
80	20	689930	0040	88 102ND AVE NE
80	20	689930	0045	10202 MAIN ST
80	20	689930	0050	10204 MAIN ST
80	20	689930	0051	10220 MAIN ST
80	20	689930	0060	10230 MAIN ST
80	20	689930	0061	10240 MAIN ST
80	20	689930	0062	10246 MAIN ST
80	20	689930	0075	10220 NE 1ST PL
80	20	689930	0085	37 103RD AVE NE

Improved Sales Calc for Area 085 with Sales Used

6/27/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	010	613775	0020	30,752	3160381	\$25,750,000	11/22/21	\$837.34	NORTH CREEK PLAZA - US Chefs Store	OP, CB, LI, M	Retail(Big Box)	3	69	Net Lease Sale; not in ratio
085	015	032605	9129	56,554	3104890	\$13,100,000	03/12/21	\$231.64	VIEWRIDGE BLDG - ECONOMIC UNIT LAND WITH 032605-	I	Industrial(Light)	3	Y	
085	015	032605	9130	15,025	3096187	\$3,735,000	01/19/21	\$248.59	DESIGN MARBLE	I	Industrial(Light)	1	Y	
085	015	032605	9138	8,750	3065682	\$2,750,000	08/27/20	\$314.29	SKYLINE TILE & MARBLE	I	Warehouse	1	69	Net Lease Sale; not in ratio
085	015	032605	9149	41,970	3199167	\$10,000,000	07/05/22	\$238.27	INTRAWEST USA	I	Warehouse	1	Y	
085	015	182240	0060	15,072	3107165	\$4,500,000	03/26/21	\$298.57	CREEKSIDE PARK CONDOMINIUM	GB	Condominium(Mix)	2	Y	
085	015	192730	0280	70,000	3131541	\$7,300,000	07/12/21	\$104.29	CLEARWATER BUILDING	GB	Warehouse	2	Y	
085	015	664110	0080	11,440	3051479	\$1,700,000	06/12/20	\$148.60	WAREHOUSE	I	Warehouse	1	Y	
085	015	664110	0081	11,050	3063369	\$2,369,000	08/11/20	\$214.39	WAREHOUSE	I	Warehouse	1	Y	
085	015	726910	0051	4,320	3175619	\$3,750,000	03/02/22	\$868.06	WAREHOUSE	GB	Industrial(Light)	2	Y	
085	015	726910	0095	15,714	3203766	\$5,600,000	07/27/22	\$356.37	AUTO CENTER	GB	Industrial(Gen Pur)	1	Y	
085	015	951710	0270	11,958	3076848	\$2,399,900	10/14/20	\$200.69	WILSON CONSTRUCTION CO	GB	Warehouse	1	Y	
085	015	956075	0020	19,446	3111743	\$4,930,000	04/07/21	\$253.52	WAREHOUSE	I	Industrial Park	1	Y	
085	015	956075	0030	48,069	3087282	\$9,800,000	12/08/20	\$203.87	WAREHOUSE	I	Industrial(Gen Pur)	1	Y	
085	015	956075	0060	27,277	3091694	\$6,800,000	12/28/20	\$249.29	T R ZETCO PACKAGING & PAPER	I	Warehouse	1	Y	
085	020	102605	9011	7,852	3127039	\$2,500,000	06/14/21	\$318.39	WOODIN PROFESSIONAL BUILDING	CBD	Office Building	1	Y	
085	020	102605	9078	33,820	3039986	\$15,700,000	03/24/20	\$464.22	WOODINVILLE MEDICAL CENTER	CBD	Medical/Dental O	1	Y	
085	020	102605	9091	8,784	3175727	\$3,750,000	02/22/22	\$426.91	Belmont Office Park	CBD	Office Building	1	Y	
085	020	726910	0080	6,108	3066908	\$1,900,000	08/29/20	\$311.07	GOODWILL	CBD	Retail Store	1	Y	
085	025	242270	0020	3,271	3128228	\$2,525,000	06/23/21	\$771.94	EVERGREEN PARK NORTHWEST	TL 1B	Medical/Dental O	1	Y	
085	025	272605	9122	12,000	3164465	\$5,000,000	12/16/21	\$416.67	STONEWAY ELECTRIC SUPPLY Primary parcel /secondary 9	TL 7B	Warehouse	3	Y	
085	025	282605	9008	11,142	3203094	\$4,850,000	07/28/22	\$435.29	TOTEM LAKE CENTER	TL 1B	Office Building	1	Y	
085	025	282605	9026	6,016	3069574	\$2,600,000	09/11/20	\$432.18	SLATER PARK BUILDING- Animal Hospital	NRH 6	Office Building	1	Y	
085	030	192605	9110	6,289	3201402	\$4,600,000	07/18/22	\$731.44	Juanita Place Bldg. (Line Retail)	BC 1	Retail Store	1	Y	
085	030	192605	9111	3,083	3092026	\$2,200,000	12/31/20	\$713.59	CHIROPRACTOR & DENTAL	BC 1	Medical/Dental O	1	Y	
085	030	667550	0210	3,748	3163530	\$1,775,000	11/19/21	\$473.59	FIRE STATION-to Residential	RSA 6	Single Family(Res)	1	Y	
085	040	302605	9274	3,792	3167077	\$2,400,000	12/28/21	\$632.91	JUANITA PUB	JBD 6	Tavern/Lounge	1	Y	
085	040	322605	9040	8,639	3092335	\$2,460,000	12/30/20	\$284.76	SHUMWAY MANSION ADULT FAMILY HOME	RS 8.5	Group Home	1	Y	
085	040	376245	0040	1,490	3165102	\$630,000	12/14/21	\$422.82	JUANITA PROFESSIONAL CENTER CONDOMINIUM	JBD 6	Condominium(Off)	1	Y	
085	040	376250	0010	1,186	3168919	\$700,000	01/05/22	\$590.22	JUANITA PROFESSIONAL PLAZA CONDOMINIUM	JBD 6	Condominium(Off)	1	Y	
085	040	645250	0330	1,401	3178720	\$875,000	03/17/22	\$624.55	OVERLOOK AT JUANITA BAY	JBD 2	Condominium(Mix)	1	Y	
085	045	012000	0370	9,047	3187722	\$4,710,000	04/28/22	\$520.61	OFFICE WAREHOUSE	LIT	Warehouse	1	Y	
085	045	082505	9296	2,400	3186172	\$2,525,000	04/18/22	\$1,052.08	7-11 STORE	HENC 3	Conv Store withou	1	Y	
085	045	123890	0090	19,800	3089661	\$11,131,250	12/17/20	\$562.18	620 KIRKLAND WAY BLDG	PLA 5B	Office Building	1	Y	
085	050	123310	0281	14,246	3140288	\$6,760,000	08/17/21	\$474.52	KIRKLAND COURT	RH 5A	Retail Store	1	Y	
085	050	124190	0052	2,260	3179918	\$2,000,000	03/24/22	\$884.96	BODY BOTIQUE	RH 8	Retail Store	1	Y	
085	055	124500	1110	3,328	3049570	\$3,150,000	05/26/20	\$946.51	MARKET STREET RESTAURANT AND BAR	MSC 1	Restaurant/Loung	1	Y	
085	055	388580	3755	2,532	3139953	\$1,650,000	08/09/21	\$651.66	1600 MARKET BUILDING	MSC 1	Office Building	1	Y	
085	055	388580	4060	5,836	3126160	\$4,200,000	06/17/21	\$719.67	1414 OFFICE BUILDING	MSC 1	Office Building	1	Y	

Improved Sales Calc for Area 085 with Sales Used

6/27/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	055	431080	0010	902	3097848	\$540,000	01/26/21	\$598.67	LIFE ON MARKET (Retail Condo w/ Res. Unit.)	MSC 1	Condominium(Mix)	1	Y	
085	065	062505	9029	20,649	3118915	\$13,150,000	05/17/21	\$636.83	MARINA PARK BUILDING	CBD 2	Office Building	1	Y	
085	065	082505	9196	16,950	3131435	\$9,600,000	07/08/21	\$566.37	RETAIL	CBD 2	Retail(Line/Strip)	2	Y	
085	065	388580	8642	6,841	3079311	\$3,600,000	10/27/20	\$526.24	Birdcage	CBD 8	Retail Store	1	Y	
085	065	514880	0020	843	3126653	\$760,000	05/06/21	\$901.54	MARINA HEIGHTS CONDOMINIUM	CBD 8	Condominium(Res)	1	Y	
085	065	864414	0010	2,553	3067935	\$2,175,000	09/01/20	\$851.94	TIARA DE LAGO CONDOMINIUM	CBD 8	Condominium(Res)	1	Y	
085	070	202505	9065	44,419	3115215	\$22,500,000	04/30/21	\$506.54	NORTHUP OFFICE CENTER	OLB	Office Building	1	Y	
085	070	202505	9193	10,700	3174351	\$3,065,000	02/23/22	\$286.45	EVERGREEN PACIFIC SUPPLY INC	LI	Warehouse	2	Y	
085	070	202505	9226	6,000	3174206	\$2,460,000	02/19/22	\$410.00	THE WIDE FORMAT CO	LI	Warehouse	1	Y	
085	070	202505	9247	19,720	3174350	\$6,340,000	02/23/22	\$321.50	RESOURCES CONSERVATION CO	LI	Warehouse	1	Y	
085	070	202505	9248	8,800	3174352	\$3,635,000	02/23/22	\$413.07	THE BELLEVUE COPY CENTER	LI	Warehouse	1	Y	
085	070	431500	0260	6,004	3159185	\$5,000,000	10/20/21	\$832.78	LINBROOK YARROW BAY	YBD 3	Office Building	1	Y	
085	075	388580	5760	4,448	3120896	\$3,000,000	05/26/21	\$674.46	WASHINGTON COMMERCIAL PAINTERS	LIT	Industrial(Light)	1	Y	
085	075	388690	1190	6,024	3148793	\$2,000,000	09/23/21	\$332.01	JAY'S KIRKLAND AUTOCARE	LIT	Service Building	1	Y	
085	075	389310	0933	24,815	3108159	\$8,280,000	03/28/21	\$333.67	Hopelink Bldg.	TL 10E	Warehouse	1	Y	
085	075	389310	1000	1,850	3219575	\$1,700,000	12/02/22	\$918.92	OFFICE SERVICE GARAGE	TL 10E	Service Building	1	Y	

Improved Sales Calc for Area 085 with Sales Not Used

6/27/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	015	092605	9001	6,650	3173253	\$82,100	01/19/22	\$12.35	CITY OF BOTHELL SHOP	GC	Governmental Ser	2	63	Sale price updated by sales id group
085	015	726910	0051	4,320	3054494	\$2,050,000	06/26/20	\$474.54	WAREHOUSE	GB	Industrial(Light)	2	15	No market exposure
085	015	880180	0010	66,962	3214849	\$24,500,000	10/21/22	\$365.88	UNDERWOOD GARTLAND 140 SUNRISE BLDG	I	Warehouse	1		
085	020	102605	9052	4,760	3194825	\$1,925,000	06/03/22	\$404.41	WOODINVILLE HEALTH CENTER	CBD	Medical/Dental O	1	22	Partial interest (1/3, 1/2, etc.)
085	020	726910	0036	1,624	3218808	\$2,125,000	11/29/22	\$1,308.50	VACANT SERVICE STATION	CBD	Service Station	1	36	Plottage
085	025	272605	9090	50,103	3149666	\$11,000,000	10/01/21	\$219.55	JORDAN RIVER MOVING	TL 7B	Industrial Park	1	22	Partial interest (1/3, 1/2, etc.)
085	025	272605	9101	6,350	3221627	\$95,480	11/30/22	\$15.04	NORTHWEST AUTO GLASS CENTER	TL 7B	Service Building	1	24	Easement or right-of-way
085	025	282605	9008	11,142	3063753	\$47,400	08/07/20	\$4.25	TOTEM LAKE CENTER	TL 1B	Office Building	1	68	Non-gov't to gov't
085	025	282605	9124	6,871	3177866	\$148,000	02/16/22	\$21.54	DISCOUNT TIRES	TL 7A	Retail Store	1	24	Easement or right-of-way
085	030	124230	0045	1,856	3209604	\$2,575,000	09/13/22	\$1,387.39	SHELL SERVICE STATION	BC 1	Service Station	1	1	Personal property included
085	030	172605	9080	1,764	3093715	\$3,950,000	01/04/21	\$2,239.23	7-ELEVEN	NB	Conv Store with G	1	69	Net Lease Sale; not in ratio
085	030	202605	9036	3,740	3209335	\$171,250	09/08/22	\$45.79	VAC RETAIL & DUPLEX	BC 1	Retail Store	1	18	Quit claim deed
085	030	242604	9034	15,635	3235948	\$106,500	01/06/23	\$6.81	LDS Church	RSA 4	Church/Welfare/R	1		Sold after the lien date
085	030	364910	0045	2,800	3200599	\$850,000	06/27/22	\$303.57	Guest House Restaurant	NB	Retail Store	1	44	Tenant
085	030	364910	0510	2,500	3065226	\$6,000	05/18/20	\$2.40	ROCKY MARKET	NB	Conv Store withou	1	68	Non-gov't to gov't
085	035	282605	9041	6,463	3167889	\$38,400	12/07/21	\$5.94	Office Building	TL 4B	Office Building	1	24	Easement or right-of-way
085	035	282605	9069	4,355	3222946	\$5,600,000	01/06/23	\$1,285.88	EASTSIDE (PRE-OWNED) SUBARU	TL 4C	Auto Showroom a	1		Sold after the lien date
085	035	282605	9225	19,447	3241086	\$13,882,353	06/08/23	\$713.86	BUICK GMC OF KIRKLAND	TL 4B	Auto Showroom a	2		Sold after the lien date
085	035	282605	9225	19,447	3241093	\$2,135,746	06/08/23	\$109.82	BUICK GMC OF KIRKLAND	TL 4B	Auto Showroom a	2		Sold after the lien date
085	040	292605	9049	303,579	3205314	\$13,632	07/29/22	\$0.04	JUANITA HIGH SCHOOL	RSX 7.2	School(Public)	1	24	Easement or right-of-way
085	040	375790	0055	12,069	3178101	\$2,528,787	03/10/22	\$209.53	Juanita Village Retail	JBD 1	Retail Store	1	52	Statement to dor
085	045	123890	0110	7,716	3143571	\$25,000	08/26/21	\$3.24	KIRKLAND FINANCIAL PLAZA	PLA 5C	Office Building	1	24	Easement or right-of-way
085	055	388580	2875	2,400	3113896	\$1,850,000	04/23/21	\$770.83	ZIP MARKET	MSC 2	Conv Store withou	1	51	Related party, friend, or neighbor
085	065	082505	9097	5,876	3231601	\$10,500,000	03/30/23	\$1,786.93	Residential Unit w/Retail	CBD 2	Single Family(C/I U	1		Sold after the lien date
085	065	124870	0160	11,700	3123570	\$6,250,000	05/25/21	\$534.19	570 Kirkland Way Plaza	CBD 5	Office Building	1	51	Related party, friend, or neighbor
085	065	388580	8680	4,488	3130255	\$650,000	07/02/21	\$144.83	126 CENTRAL BUILDING	CBD 8	Retail(Line/Strip)	1	70	Building Only; not in ratio
085	065	388580	8680	4,488	3130256	\$650,000	07/02/21	\$144.83	126 CENTRAL BUILDING	CBD 8	Retail(Line/Strip)	1	70	Building Only; not in ratio
085	065	681787	0010	2,852	3180109	\$2,650,000	03/25/22	\$929.17	PLAZA ON STATE CONDOMINIUM	CBD 3	Condominium(Mix	1	15	No market exposure
085	070	202505	9119	1,888	3149318	\$4,322,331	09/02/21	\$2,289.37	YARROW BAY 76	YBD 3	Conv Store with G	1	33	Lease or lease-hold
085	075	388580	5550	10,092	3210694	\$10,000	09/08/22	\$0.99	EWING IRRIGATION	LIT	Industrial(Light)	1	18	Quit claim deed

Vacant Sales Calc for Area 085 with Sales Used

6/27/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	010	697920	0150	1,032,342	3079570	\$51,000,000	10/30/20	\$49.40	SEATTLE TIMES PRINTING PLANT	R-AC, OP, CB, LI	Industrial(Heavy)	4	Y	
085	010	697920	0151	218,691	3068161	\$11,698,363	09/03/20	\$53.49	SEATTLE TIMES - VACANT LAND 94 townhomes proposed	R-AC, OP, CB, LI	Vacant(Industrial)	1	Y	
085	010	697920	0153	314,298	3124695	\$10,000,000	06/11/21	\$31.82	SEATTLE TIMES - PARKING LOT	R-AC, OP, CB, LI	Vacant(Industrial)	1	Y	
085	015	062210	0051	57,616	3189924	\$1,750,000	05/12/22	\$30.37	VACANT LAND	GB	Vacant(Industrial)	1	Y	
085	015	951710	0276	352,518	3165165	\$12,750,000	12/16/21	\$36.17	VACANT LAND	GB	Vacant(Industrial)	3	Y	
085	020	102605	9043	93,681	3045149	\$13,410,000	04/27/20	\$143.15	WOODINVILLE MALL	CBD	Retail(Line/Strip)	3	Y	
085	020	951710	0135	98,546	3222246	\$10,851,409	12/22/22	\$110.12	WOODGATE CENTER BLDGS A & B s	CBD	Retail(Line/Strip)	2	Y	
085	020	951710	0160	85,861	3222245	\$12,500,000	12/22/22	\$145.58	WOODGATE CENTER BLDG D - O'REILLY s	CBD	Retail Store	1	Y	
085	020	951810	0062	1,250	3167678	\$265,000	12/30/21	\$212.00	STORAGE BUILDING	CBD	Warehouse	1	Y	
085	020	951810	0280	19,800	3178678	\$1,600,000	03/16/22	\$80.81	VACANT - PARKING	CBD	Vacant(Commerci	4	Y	
085	025	192605	9163	140,698	3044732	\$4,500,000	04/29/20	\$31.98	GOODWILL (Former Albertson's)	BC 1	Grocery Store	1	Y	
085	025	272605	9018	259,437	3161568	\$925,000	11/23/21	\$3.57	VACANT MULTIPLE LAND	RMA 3.6	Vacant(Multi-fam	1	Y	
085	025	272605	9043	207,781	3147585	\$8,400,000	09/21/21	\$40.43	PUGET WESTERN BLDG	TL 7B	Service Building	1	Y	
085	025	282605	9039	199,910	3166097	\$30,000,000	12/15/21	\$150.07	TOTEM COMMERCIAL CENTER (Assoc. pkgng. #9059)	TL 7A	Industrial(Light)	2	Y	
085	025	282605	9110	23,630	3199047	\$800,000	06/30/22	\$33.86	VACANT	TL 7B	Vacant(Industrial)	1	Y	
085	025	282605	9181	209,309	3145917	\$25,250,000	09/15/21	\$120.64	VERIZON	TL 6A	Utility, Public	1	Y	
085	025	332605	9100	29,800	3170900	\$2,100,000	01/27/22	\$70.47	VAC	NRH 1A	Vacant(Commerci	2	26	
085	025	692840	0022	21,114	3196916	\$6,200,000	06/22/22	\$293.64	EVERGREEN MEDICAL BLDG	TL 1A	Medical/Dental Of	1	Y	
085	025	692840	0025	46,295	3183934	\$12,415,500	04/15/22	\$268.18	TOTEM LAKE NORTH	TL 1A	Office Building	1	Y	
085	025	866327	0011	48,172	3082540	\$2,990,000	11/03/20	\$62.07	vacant land	TL 8	Vacant(Commerci	1	Y	
085	025	866335	0130	42,462	3064371	\$5,650,000	08/17/20	\$133.06	NW AERIALS GYMNASIIC CENTER	TL 7B	Health Club	1	Y	
085	030	192605	9156	21,105	3068963	\$1,578,947	09/09/20	\$74.81	U.S. BANK	BC 1	Bank	1	Y	
085	030	192605	9157	25,466	3166773	\$1,550,000	12/14/21	\$60.87	VACANT COMMERCIAL	BC 1	Vacant(Commerci	1	Y	
085	030	357980	0551	22,500	3208015	\$1,500,000	08/29/22	\$66.67	TLC EARLY LEARNING CENTER	RMA 1.8	Daycare Center	1	Y	
085	035	282605	9098	112,743	3199068	\$4,800,000	06/14/22	\$42.57	VACANT-Totem lake retail north McD's	TL 6B	Vacant(Commerci	2	Y	
085	035	282605	9225	171,211	3165477	\$22,500,000	12/20/21	\$131.42	BUICK GMC OF KIRKLAND	TL 4B	Auto Showroom a	2	Y	
085	045	012000	0371	19,375	3166192	\$3,300,000	12/20/21	\$170.32	TACTILE SIGNAGE	LIT	Warehouse	1	Y	
085	045	788260	0611	95,656	3192081	\$14,000,000	05/25/22	\$146.36	HOUGHTON VILLAGE	HENC 1	Retail(Line/Strip)	1	Y	
085	050	123310	0680	149,049	3166894	\$20,515,800	12/29/21	\$137.64	ROSE HILL VILLAGE	RH 7	Vacant(Commerci	1	Y	
085	050	124190	0035	12,893	3156276	\$1,400,000	11/01/21	\$108.59	RED ROSE CHIROPRACTIC	RH 8	Single Family(C/I U	1	Y	
085	060	639131	0010	15,600	3151068	\$2,750,000	10/04/21	\$176.28	11222,THE HOMES (4-PLEX)	RM 3.6	4-Plex	4	Y	
085	065	124870	0052	56,858	3060039	\$40,000,000	07/29/20	\$703.51	Park Place Center	CBD 5A	Office Building	1	Y	
085	065	388580	0880	17,175	3117430	\$3,900,000	05/07/21	\$227.07	KILBURN MEDICAL OFFICE (SFR CONV)	MSC 1	Vacant(Commerci	1	Y	
085	065	388580	1005	5,592	3160814	\$1,250,000	11/19/21	\$223.53	EASTSIDE MOTOR COMPANY	MSC 3	Auto Showroom a	1	Y	
085	065	388580	2055	8,120	3171855	\$1,700,000	02/05/22	\$209.36	VACANT SITE	MSC 1	Vacant(Multi-fam	1	Y	
085	065	388580	8820	11,730	3105415	\$2,700,000	03/16/21	\$230.18	OFFICE BLDG (POWELL)	MSC 4	Vacant(Commerci	1	Y	

Vacant Sales Calc for Area 085 with Sales Used

6/27/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	065	390010	0790	8,976	3161213	\$2,550,000	11/17/21	\$284.09	4-PLEX	PLA 7B	4-Plex	1	Y	
085	065	390010	0790	5,333	3218901	\$1,296,875	11/28/22	\$243.18	vacant land	PLA 7B	Vacant(Commerci	1	Y	
085	065	390010	0791	3,618	3183287	\$1,050,000	04/12/22	\$290.22	Vacant Land	PLA 7B	Apartment	1	Y	
085	075	332605	9243	483,979	3179987	\$40,000,000	03/25/22	\$82.65	Pathway Medical Tech	TL 10E	High Tech/High Fl	2	Y	
085	075	389310	0962	27,633	3072788	\$2,500,000	09/28/20	\$90.47	SERVICE MARINE INC	TL 10D	Industrial Park	1	Y	

Vacant Sales Calc for Area 085 with Sales Not Used

6/27/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	010	954050	0000	1,216,758	3187142	\$165,000	02/21/22	\$0.14	Woodridge at North Creek	R 2800, OP	Vacant(Industrial)	2	24	Easement or right-of-way
085	015	032605	9025	1,171,118	3241885	\$799,000	06/07/23	\$0.68	RAILROAD R/W	GB	Right of Way/Utili	3		Sold after the lien date
085	015	062210	0051	76,512	3167771	\$433,000	01/07/22	\$5.66	VACANT LAND	GB	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
085	015	092605	9170	155,540	3225737	\$1,100	12/22/22	\$0.01	KING COUNTY - PARKS	MP	Vacant(Industrial)	1	63	Sale price updated by sales id group
085	025	272605	9018	259,437	3237086	\$7,000,000	05/09/23	\$26.98	VACANT MULTIPLE LAND	RMA 3.6	Vacant(Multi-fam)	1		Sold after the lien date
085	030	172605	9123	50,545	3096581	\$850,000	01/28/21	\$16.82	VACANT COMMERCIAL	NB	Vacant(Commerci	1	67	Gov't to non-gov't
085	050	123850	0100	30,984	3097193	\$24,785	11/10/20	\$0.80	SFR - VALUE IN LAND across from Cosco	RH 1B	Vacant(Single-fam)	1	34	Use-change after sale; not in ratio
085	065	180790	0235	5,000	3196860	\$1,400,000	06/09/22	\$280.00	VACANT LAND	PLA 6E	Vacant(Commerci	1		
085	065	390010	0791	3,618	3218918	\$671,875	11/28/22	\$185.70	Vacant Land	PLA 7B	Vacant(Commerci	1		

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	45	012000	0150	NO SITUS
85	45	012000	0160	420 6TH ST S
85	45	012000	0170	416 6TH ST S
85	45	012000	0180	NO SITUS
85	45	012000	0190	301 8TH ST S
85	45	012000	0200	229 8TH ST S
85	45	012000	0220	299 8TH ST S
85	45	012000	0330	210 8TH ST S 1
85	45	012000	0360	909 KIRKLAND AVE
85	45	012000	0361	935 KIRKLAND AVE
85	45	012000	0370	901 KIRKLAND AVE
85	45	012000	0371	99 10TH ST S
85	45	012000	0380	101 10TH ST S
85	45	012000	0390	127 10TH ST S
85	45	012000	0395	NO SITUS
85	45	012000	0396	221 10TH ST S
85	50	022510	0005	122 NE 88TH ST
85	50	042505	9017	NO SITUS
85	50	042505	9019	NE 80TH ST
85	50	042505	9026	13000 NE 84TH ST
85	50	042505	9028	8100 132ND AVE NE
85	45	052505	9033	8000 112TH AVE NE
85	45	052505	9064	911 5TH AVE
85	45	052505	9069	825 5TH AVE
85	45	052505	9070	903 5TH AVE
85	45	052505	9072	8423 114TH AVE NE
85	45	058660	0000	820 2ND AVE
85	45	082505	9003	811 KIRKLAND AVE
85	45	082505	9005	619 9TH AVE S
85	45	082505	9021	10607 NE 68TH ST
85	50	082505	9035	6725 116TH AVE NE
85	45	082505	9038	10827 NE 68TH ST
85	45	082505	9054	10607 NE 68TH ST
85	45	082505	9059	6201 104TH AVE NE
85	45	082505	9063	940 6TH ST S
85	45	082505	9064	10848 NE 68TH ST
85	45	082505	9068	10835 NE 68TH ST
85	45	082505	9072	10790 NE 68TH ST
85	45	082505	9081	10830 NE 68TH ST
85	45	082505	9120	10842 NE 68TH ST
85	45	082505	9160	6710 108TH AVE NE
85	45	082505	9194	920 6TH ST S
85	45	082505	9199	112TH AVE NE
85	45	082505	9234	703 KIRKLAND AVE
85	45	082505	9257	6733 108TH AVE NE
85	45	082505	9268	10801 NE 68TH ST
85	45	082505	9278	11000 NE 70TH ST
85	45	082505	9296	10810 NE 68TH ST
85	45	082505	9300	10844 NE 68TH ST

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	45	082505	9312	10829 NE 68TH ST
85	45	082505	9313	6700 108TH AVE NE
85	45	082505	9315	910 6TH AVE S
85	45	082505	9346	NO SITUS
85	50	092505	9004	7525 132ND AVE NE
85	50	092505	9012	NO SITUS
85	50	092505	9018	7045 120TH AVE NE
85	50	092505	9028	12434 NE 60TH ST
85	50	092505	9074	6818 124TH AVE NE
85	50	092505	9138	7024 116TH AVE NE
85	50	092505	9175	7720 126TH AVE NE
85	45	115615	0000	832 2ND AVE
85	50	123310	0064	NO SITUS
85	50	123310	0065	8019 118TH AVE NE
85	50	123310	0067	8003 118TH AVE NE
85	50	123310	0068	11644 NE 80TH ST
85	50	123310	0075	NO SITUS
85	50	123310	0080	NO SITUS
85	50	123310	0141	8236 NE 85TH ST
85	50	123310	0145	NO SITUS
85	50	123310	0150	NO SITUS
85	50	123310	0151	NO SITUS
85	50	123310	0155	NO SITUS
85	50	123310	0170	11920 NE 80TH ST
85	50	123310	0172	8045 120TH AVE NE
85	50	123310	0185	11119 NE 81ST CIR
85	50	123310	0190	NO SITUS
85	50	123310	0197	NO SITUS
85	50	123310	0198	NE 85TH ST
85	50	123310	0200	NO SITUS
85	50	123310	0215	8404 120TH AVE NE
85	50	123310	0216	12005 NE 85TH ST
85	50	123310	0281	8425 122ND AVE NE
85	50	123310	0282	8259 122ND AVE NE
85	50	123310	0290	12209 NE 85TH ST
85	50	123310	0291	12309 NE 85TH ST
85	50	123310	0300	8244 122ND AVE NE
85	50	123310	0400	12345 NE 85TH ST
85	50	123310	0402	12405 NE 85TH ST
85	50	123310	0405	NO SITUS
85	50	123310	0530	NO SITUS
85	50	123310	0535	NO SITUS
85	50	123310	0540	12519 NE 85TH ST
85	50	123310	0545	NO SITUS
85	50	123310	0550	12607 NE 85TH ST
85	50	123310	0555	12633 NE 85TH ST
85	50	123310	0675	8325 128TH AVE NE
85	50	123310	0680	12631 NE 85TH ST
85	50	123310	0750	12620 NE 85TH ST

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	50	123310	0760	12676 NE 85TH ST
85	50	123310	0765	12640 NE 85TH ST
85	50	123310	0845	NO SITUS
85	50	123310	0850	NO SITUS
85	50	123310	0855	12420 NE 85TH ST
85	50	123310	0871	12520 NE 85TH ST
85	50	123310	0872	12500 NE 85TH ST
85	45	123510	0015	212 10TH ST
85	45	123510	0017	304 10TH ST
85	45	123510	0018	312 10TH ST
85	45	123510	0020	320 10TH ST
85	45	123510	0024	11250 KIRKLAND WAY
85	45	123510	0025	8423 114TH AVE NE
85	45	123510	0070	107 CEDAR ST
85	45	123510	0071	NO SITUS
85	45	123510	0100	11255 KIRKLAND WAY
85	45	123510	0210	1104 KIRKLAND AVE
85	50	123850	0035	8629 120TH AVE NE
85	50	123850	0050	8525 120TH AVE NE
85	50	123850	0055	11848 NE 85TH ST
85	50	123850	0095	NO SITUS
85	50	123850	0100	8734 120TH AVE NE
85	50	123850	0105	NO SITUS
85	50	123850	0110	NO SITUS
85	50	123850	0115	12040 NE 85TH ST
85	50	123850	0125	12012 NE 85TH ST
85	50	123850	0132	12000 NE 85TH ST
85	50	123850	0135	12030 NE 85TH ST
85	50	123850	0140	12120 NE 85TH ST
85	50	123850	0165	8815 122ND AVE NE
85	50	123850	0187	8934 122ND AVE NE
85	50	123850	0195	8800 122ND AVE NE
85	50	123850	0214	8510 122ND AVE NE
85	50	123850	0215	8510 122ND AVE NE
85	50	123850	0235	8515 124TH AVE NE
85	50	123850	0393	9425 128TH AVE NE
85	50	123850	0520	NO SITUS
85	50	123850	0574	12202 NE 90TH ST
85	50	123850	0575	12012 NE 90TH ST
85	50	123850	0590	9224 SLATER AVE NE
85	50	123850	0640	11834 NE 90TH ST
85	50	123850	0645	11844 NE 90TH ST
85	50	123850	0655	SLATER AVE NE
85	50	123850	0730	NO SITUS
85	45	123890	0041	808 2ND AVE
85	45	123890	0085	625 4TH AVE
85	45	123890	0090	620 KIRKLAND WAY
85	45	123890	0110	603 4TH AVE
85	45	123890	0115	220 6TH ST

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	45	123890	0120	602 KIRKLAND AVE
85	45	123890	0191	802 KIRKLAND AVE
85	45	123890	0200	NO SITUS
85	45	123890	0245	845 KIRKLAND WAY
85	45	123890	0261	915 2ND AVE
85	45	123940	0031	1115 KIRKLAND AVE
85	45	123940	1080	NO SITUS
85	45	123940	1100	NO SITUS
85	50	124150	0158	13100 70TH PL NE
85	50	124150	0230	6600 130TH AVE NE
85	50	124150	0276	NO SITUS
85	50	124150	0277	13005 NE 70TH PL
85	50	124150	0285	13033 NE 70TH PL
85	50	124150	0288	13049 NE 70TH PL
85	50	124150	0305	6615 132ND AVE NE
85	50	124150	0310	6501 132ND AVE NE
85	50	124150	0325	6409 132ND AVE NE
85	50	124150	0330	NO SITUS
85	50	124190	0012	12840 NE 85TH ST
85	50	124190	0013	12832 NE 85TH ST
85	50	124190	0014	12822 NE 85TH ST
85	50	124190	0015	12856 NE 85TH ST
85	50	124190	0016	12804 NE 85TH ST
85	50	124190	0017	13006 NE 85TH ST
85	50	124190	0034	12845 NE 85TH ST
85	50	124190	0035	12841 NE 85TH ST
85	50	124190	0036	12821 NE 85TH ST
85	50	124190	0037	12859 NE 85TH ST
85	50	124190	0040	12801 NE 85TH ST
85	50	124190	0045	13003 NE 85TH ST
85	50	124190	0046	13111 NE 85TH ST
85	50	124190	0047	8373 132ND AVE NE
85	50	124190	0048	13015 NE 85TH ST
85	50	124190	0049	13009 NE 85TH ST
85	50	124190	0051	13021 NE 85TH ST
85	50	124190	0052	13027 NE 85TH ST
85	50	124670	0177	13216 NE 100TH ST
85	50	162505	9015	4000 124TH AVE NE
85	50	162505	9019	5820 125TH LN NE
85	50	162505	9043	NO SITUS
85	50	162505	9044	5820 125TH LN NE
85	45	169240	0031	11005 NE 68TH ST
85	50	172505	9008	5241 116TH AVE NE
85	50	172783	0000	12311 NE 92ND ST
85	50	175970	0270	NO SITUS
85	50	175970	0275	NO SITUS
85	50	175970	0330	NO SITUS
85	50	175970	1890	11724 NE 60TH ST
85	50	175970	2135	NO SITUS

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	50	175970	2760	NO SITUS
85	50	175970	2790	11900 NE 60TH ST
85	50	175970	2800	NO SITUS
85	45	182890	0000	11305 OHDE AVE
85	50	187720	0000	7240 130TH AVE NE
85	45	230255	0000	1107 KIRKLAND AVE
85	50	230271	0000	11914 NE 67TH PL
85	50	230278	0000	11807 NE 74TH ST
85	45	240835	0000	701 9TH AVE S
85	45	250550	0115	830 6TH ST S
85	45	250550	0116	826 6TH ST S
85	45	250550	0120	822 6TH ST S
85	45	250550	0131	750 6TH ST S
85	45	250550	0135	630 6TH ST S
85	45	250550	0136	720 6TH ST S
85	45	250550	0140	620 6TH ST S
85	45	250550	0145	600 6TH ST S
85	45	250550	0151	520 6TH ST S
85	45	250550	0155	516 6TH ST S
85	45	250550	0160	512 6TH ST S
85	45	268860	0000	218 9TH ST
85	50	321122	0000	12201 NE 103RD LN
85	50	330405	0000	8702 124TH AVE NE
85	45	332490	0000	623 9TH AVE S
85	50	332605	9179	13006 NE 100TH ST
85	45	347285	0000	11113 NE 68TH ST
85	45	347297	0000	790 6TH ST S
85	45	347297	0010	790 6TH ST S #100
85	45	347300	0000	809 9TH AVE S
85	50	384850	0705	13200 NE OLD REDMOND RD
85	45	388590	0000	814 KIRKLAND AVE
85	50	388810	0027	9525 130TH AVE NE
85	50	388810	0155	9051 132ND AVE NE
85	50	389250	0210	5800 125TH AVE NE
85	50	389250	0220	5800 125TH AVE NE
85	45	389460	0000	917 5TH AVE
85	45	390022	0000	807 KIRKLAND WAY
85	45	390025	0000	1004 KIRKLAND AVE
85	45	390030	0000	1111 KIRKLAND AVE
85	45	390200	0000	406 10TH ST
85	50	404573	0000	12307 NE 97TH ST
85	45	414092	0000	10832 NE 68TH ST
85	45	414520	0000	6703 110TH AVE NE
85	50	414550	0000	11729 NE 80TH ST
85	50	414679	0000	11804 NE 80TH ST
85	45	414770	0000	10601 NE 65TH LN
85	45	414780	0000	6505 108TH AVE NE
85	45	415230	0000	6531 106TH AVE NE
85	45	421600	0000	11200 NE 68TH ST

2023 PHYSICAL INSPECTION AREA 85

Area	Nbhd	Major	Minor	SitusAddr
85	45	421640	0000	11104 NE 68TH ST
85	50	438700	0000	9221 124TH AVE NE
85	45	517270	0010	720 4TH AVE
85	45	517270	0030	8500 5TH AVE
85	45	555400	0000	710 KIRKLAND CIR
85	45	559296	0000	104 9TH LN
85	45	567800	0000	612 KIRKLAND WAY
85	50	639104	0000	7013 118TH PL NE
85	50	639106	0000	12800 NE 84TH ST
85	50	645360	0000	8038 118TH CT NE
85	45	662820	0000	11234 NE 68TH ST
85	45	664923	0000	624 KIRKLAND WAY
85	45	664941	0000	703 4TH AVE
85	50	670555	0000	12224 NE 73RD ST
85	50	674170	0020	9930 124TH AVE NE
85	45	683620	0010	6602 108TH AVE NE
85	50	720880	0000	12404 NE 95TH ST
85	50	721300	0000	10328 126TH LN NE
85	50	737665	0000	10304 126TH AVE NE
85	50	742000	0000	8330 120TH AVE NE
85	50	742095	0000	8214 126TH AVE NE
85	50	742750	0000	12014 NE 84TH LN
85	50	742755	0000	11809 NE 71ST LN
85	50	742757	0000	12330 NE 90TH ST
85	50	750343	0000	7317 124TH AVE NE
85	50	778797	0000	11707 NE 78TH CT
85	45	788260	0170	805 6TH AVE S
85	45	788260	0175	NO SITUS
85	45	788260	0180	777 6TH ST S
85	45	788260	0220	423 6TH ST S
85	45	788260	0270	10605 NE 68TH ST
85	45	788260	0272	10601 NE 68TH ST
85	45	788260	0273	10607 NE 68TH ST
85	45	788260	0274	10607 NE 68TH ST
85	45	788260	0428	NO SITUS
85	45	788260	0429	NO SITUS
85	45	788260	0430	6719 106TH AVE NE
85	45	788260	0431	6705 106TH AVE NE
85	45	788260	0434	6545 106TH AVE NE
85	45	788260	0602	915 6TH ST
85	45	788260	0605	10512 NE 68TH ST
85	45	788260	0611	10702 NE 68TH ST
85	45	788260	0621	10532 NE 68TH ST
85	45	788260	0622	10518 NE 68TH ST
85	45	788260	0623	10526 NE 68TH ST
85	50	794203	0000	8031 118TH AVE NE
85	50	855915	0000	12301 NE 84TH LN
85	50	858450	0000	7423 132ND AVE NE
85	50	863570	0005	13012 NE 85TH ST

2023 PHYSICAL INSPECTION AREA 85				
Area	Nbhd	Major	Minor	SitusAddr
85	50	863570	0010	13020 NE 85TH ST
85	50	863570	0015	8505 132ND AVE NE
85	45	863577	0000	11224 NE 68TH ST
85	45	864435	0000	725 NE 70TH ST
85	45	864445	0000	830 KIRKLAND WAY
85	45	868220	0000	11226 NE 68TH ST
85	45	884765	0000	30 6TH ST
85	50	894405	0000	12330 NE 86TH WAY
85	50	894407	0000	8240 126TH AVE NE
85	45	894650	0000	6504 108TH AVE NE
85	50	894750	0000	9521 SLATER AVE NE
85	45	918500	0000	6523 106TH AVE NE
85	45	919522	0000	132 8TH LN
85	45	920050	0000	210 10TH ST
85	45	935190	0180	6400 108TH AVE NE
85	50	942990	0000	11630 NE 70TH PL
85	50	988805	0000	7009 126TH AVE NE

Improved Sales Calc for Area 090 with Sales Used

4/4/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	010	142406	9014	6,699	3153846	\$4,915,000	10/22/21	\$733.69	Shepherd of the Hills Luthern Church	R6	Church/Welfare/R	1	Y	
090	010	142406	9084	2,496	3034047	\$1,350,000	02/12/20	\$540.87	Snoqualmie Springs School	RA5P	School(Private)	1	Y	
090	010	358230	0050	5,138	3090644	\$2,750,000	12/22/20	\$535.23	Ogata Professional Bldg	CB	Medical/Dental Of	1	Y	
090	010	679160	0080	6,472	3214985	\$4,800,000	10/21/22	\$741.66	Pine Lake Village	CB	Retail(Line/Strip)	1	Y	
090	025	092605	9042	45,148	3062213	\$9,000,000	07/29/20	\$199.34	WOODINVILLE WEST BUSINESS PARK - BLDGS A, B	I	Industrial Park	1	Y	
090	025	092605	9084	119,144	3062159	\$19,000,000	07/29/20	\$159.47	WOODINVILLE WEST BUSINESS PARK- BLDG C, D	I	Warehouse	1	Y	
090	025	092605	9084	119,144	3166064	\$33,500,000	12/23/21	\$281.17	WOODINVILLE WEST BUSINESS PARK- BLDG C, D	I	Warehouse	1	Y	
090	025	152605	9006	89,147	3149938	\$23,600,000	10/01/21	\$264.73	MACKIE II BUILDING	I	Warehouse	1	Y	
090	025	152605	9054	8,872	3214203	\$3,250,000	10/17/22	\$366.32	OFFICE / BASEL CELLARS	I	Office Building	1	Y	
090	025	152605	9060	22,946	3166362	\$10,000,000	12/28/21	\$435.81	CHRYSALIS SCHOOL	I	School(Private)	1	69	Net Lease Sale; not in ratio
090	030	272605	9057	4,280	3200932	\$2,975,000	07/19/22	\$695.09	OFFICE	TL 7B	Single Family(C/I U	1	Y	
090	030	272605	9082	5,690	3220570	\$3,030,000	12/12/22	\$532.51	OFFICE & WAREHOUSE	TL 7B	Industrial Park	1	Y	
090	030	272605	9102	6,670	3193930	\$3,770,000	06/06/22	\$565.22	DERIAN BUILDING	TL 7B	Office Building	1	Y	
090	040	022605	9188	15,114	3198224	\$6,906,555	06/29/22	\$456.96	HILLTOP SHOPPING CENTER	NB	Retail(Line/Strip)	1	Y	
090	040	072606	9001	14,683	3210562	\$5,943,276	08/26/22	\$404.77	WALGREENS	NBP	Retail Store	1	Y	
090	040	102506	9143	218,289	3214864	\$3,700,000	10/06/22	\$16.95	Blackwood Farm	RA5	Farm	1	Y	
090	040	163070	0341	7,329	3192701	\$3,675,000	05/25/22	\$501.43	Evergreen Montessori & SFR	OP	Daycare Center	1	Y	
090	040	302606	9062	1,548	3100526	\$740,000	02/20/21	\$478.04	KEEP IT SIMPLE - RETAIL	RA5P	Greenhse/Nrsry/H	1	Y	
090	040	312606	9103	4,224	3121099	\$1,700,000	05/20/21	\$402.46	Avondale Grocery	NC2	Conv Store withou	1	Y	
090	040	720239	0010	9,745	3162357	\$4,000,000	11/22/21	\$410.47	Redmond Ridge Retail Bldg "A"	NB	Retail(Line/Strip)	1	Y	
090	040	720239	0070	14,840	3192626	\$8,500,000	05/27/22	\$572.78	MARKETPLACE AT REDMOND RIDGE	NB	Retail(Line/Strip)	2	Y	
090	045	022505	9217	10,252	3182165	\$3,400,000	04/06/22	\$331.64	WILLOWS PATHWAY BUILDING	MP	Industrial Park	1	Y	
090	045	032505	9178	4,500	3166319	\$3,500,000	12/27/21	\$777.78	WAREHOUSE	MP	Warehouse	1	Y	
090	045	720170	0060	12,499	3081590	\$3,900,000	11/09/20	\$312.02	OFFICE / WAREHOUSE	MP	Industrial Park	1	Y	
090	045	943050	0073	28,136	3088678	\$8,000,000	12/14/20	\$284.33	OFFICE/ WAREHOUSE	MP	Warehouse	1	Y	
090	050	022505	9064	1,754	3217293	\$3,005,000	11/08/22	\$1,713.23	OFFICE BUILDING	TSQ	Office Building	2	Y	
090	050	022505	9073	1,624	3213723	\$1,700,000	10/12/22	\$1,046.80	CONVERTED SFR	TSQ	Single Family(C/I U	1	Y	
090	050	022505	9214	4,578	3196353	\$3,665,000	06/21/22	\$800.57	LINE RETAIL	TSQ	Retail(Line/Strip)	1	Y	
090	050	033955	0010	916	3216113	\$740,000	10/20/22	\$807.86	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	Office Building	1	Y	
090	050	033955	0020	1,152	3081584	\$600,000	11/08/20	\$520.83	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	Office Building	1	Y	
090	050	122505	9224	3,080	3107076	\$1,750,000	03/15/21	\$568.18	MARYMOOR OFFICE BUILDING	AP	Office Building	1	Y	
090	050	122505	9253	34,194	3174232	\$14,700,000	02/23/22	\$429.90	CREEKSIDE CROSSING	BC	Retail(Line/Strip)	1	Y	
090	050	671970	0095	2,080	3170799	\$1,150,000	01/31/22	\$552.88	ANIMAL MEDICAL CLINIC	AP	Vet/Animal Contr	1	Y	
090	050	671970	0145	8,559	3115479	\$5,000,000	04/28/21	\$584.18	85 REDMOND PLACE (-0140)	TSQ	Retail(Line/Strip)	2	Y	
090	050	671970	0275	3,430	3078085	\$1,250,000	10/09/20	\$364.43	TRIPLEX	EH	Triplex	1	Y	
090	050	671970	0365	1,260	3201657	\$1,340,000	07/11/22	\$1,063.49	CONVERTED SFR	EH	Single Family(C/I U	1	Y	
090	050	719890	0230	3,792	3129728	\$3,700,000	07/01/21	\$975.74	RESTAURANT	TSQ	Restaurant/Loung	1	Y	

Improved Sales Calc for Area 090 with Sales Used

4/4/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	050	720220	0080	7,138	3201953	\$3,850,000	07/20/22	\$539.37	REDMOND OFFICE CENTER - BLDG 8	AP	Office Park	1	Y	
090	050	720241	0110	34,873	3087937	\$32,525,000	12/09/20	\$932.67	REDMOND TOWN CENTER - STUDIO 7500 (FORMERLY)	TWNC	Shopping Ctr(Com)	1	69	Net Lease Sale; not in ratio
090	050	779220	0065	3,316	3084356	\$900,000	11/17/20	\$271.41	REDMOND CLEANERS	OT	Retail Store	2	Y	
090	050	802970	0040	1,500	3155815	\$1,180,000	10/25/21	\$786.67	STONE HOUSE RESTAURANT	OT	Office Building	1	Y	
090	055	072506	9136	66,325	3122604	\$7,156,675	06/01/21	\$107.90	DRIVERS CLUB OF REDMOND	MP	Auto Showroom a	1	Y	
090	055	122505	9189	40,402	3129581	\$15,000,000	06/23/21	\$371.27	NORTH SAMMAMISH CENTER	MDD5	Industrial Park	1	Y	
090	055	122505	9194	5,600	3146987	\$2,200,000	09/21/21	\$392.86	REDMOND CARPET	MDD2	Retail Store	1	Y	
090	055	719894	0020	48,307	3161561	\$20,500,000	11/30/21	\$424.37	REDMOND DRIVER'S CLUB	MP	Auto Showroom a	1	Y	
090	060	252505	9100	2,904	3033061	\$1,500,000	02/06/20	\$516.53	HOLY TRINITY OLD CATHOLIC CHURCH	R3	Church/Welfare/R	1	Y	
090	090	212605	9191	9,160	3109952	\$3,800,000	03/31/21	\$414.85	KINGSGATE RETAIL 7-11	BC 2	Retail(Line/Strip)	1	Y	

Improved Sales Calc for Area 090 with Sales Not Used

6/15/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	010	102406	9010	145,000	3157042	\$540	10/15/21	\$0.00	Pine Lake Middle School	R4	School(Public)	1	24	Easement or right-of-way
090	010	358230	0050	5,138	3089141	\$10	12/14/20	\$0.00	Ogata Professional Bldg	CB	Medical/Dental O	1	38	Divorce
090	025	092605	9084	119,144	3062211	\$200,000	07/29/20	\$1.68	WOODINVILLE WEST BUSINESS PARK- BLDG C, D	I	Warehouse	1	18	Quit claim deed
090	030	272605	9102	6,670	3038164	\$283,998	03/09/20	\$42.58	KATCO BUILDING	TL 7B	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
090	040	062510	0025	5,792	3156114	\$4,168	09/16/21	\$0.72	KING COUNTY FIRE STATION #36	RA5	Governmental Ser	1	24	Easement or right-of-way
090	040	222506	9027	4,059	3066876	\$225,000	08/26/20	\$55.43	LAKE WASH SCHOOL DIST #414	IP	Utility, Public	1	67	Gov't to non-gov't
090	045	032505	9117	23,214	3073540	\$62,705	09/30/20	\$2.70	WILLOWS COMMERCE CENTER	MP	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
090	050	012505	9042	2,014	3090433	\$2,490,000	12/23/20	\$1,236.35	CHAMPIONSHIP MOTORS	GC	Auto Showroom a	1	1	Personal property included
090	050	112505	9111	4,990	3117084	\$90,500	04/23/21	\$18.14	OFFICE	OT	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
090	050	660050	0040	3,210	3092061	\$1,925,000	12/28/20	\$599.69	REDMOND DENTAL BLDG	TSQ	Medical/Dental O	1	1	Personal property included
090	055	062506	9044	4,578	3219110	\$14,000,000	11/30/22	\$3,058.10	ALL WOOD RECYCLING	I	Industrial(Gen Pur	1	34	Use-change after sale; not in ratio
090	090	387646	0030	29,648	3043052	\$579,670	04/06/20	\$19.55	SNO-KING ICE ARENA KIRKLAND	BC 2	Sport Facility	1	33	Lease or lease-hold

Vacant Sales for Area 090 with Sales Used

10/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
090	025	951820	0030	163,808	3207832	\$15,000,000	08/24/22	\$91.57	Woodinville Village	TB	Vacant(Commercial)	1	Y	
090	025	951820	0060	51,894	3202826	\$5,750,000	07/27/22	\$110.80	Woodinville Village	TB	Vacant(Commercial)	1	Y	
090	025	951820	0080	479,586	2997607	\$16,158,170	06/27/19	\$33.69	Woodinville Village	TB	Vacant(Commercial)	7	Y	
090	030	272605	9008	57,146	3038983	\$1,600,000	03/13/20	\$28.00	VACANT LAND	TL 7B	Vacant(Industrial)	1	Y	
090	030	272605	9024	678,365	3003286	\$23,300,000	08/05/19	\$34.35	VACANT LAND	BP	Vacant(Commercial)	2	Y	
090	030	272605	9024	70,621	3126174	\$7,500,000	06/16/21	\$106.20	VACANT LAND - PROCTOR WILLOWS QUAD	BP	Vacant(Commercial)	1	Y	
090	040	102605	9095	217,800	3181001	\$1,700,000	03/18/22	\$7.81	VACANT LAND	RA2.5SQ	Vacant(Single-family)	1	Y	
090	045	022505	9127	66,257	3163108	\$6,300,000	12/07/21	\$95.08	STEELER INC	MP	Industrial(Gen Purpose)	1	Y	
090	045	022505	9171	153,700	3007288	\$7,900,000	08/28/19	\$51.40	FARMER BROS COFFEE	MP	Warehouse	1	Y	
090	045	022505	9171	153,700	3196154	\$19,880,000	06/15/22	\$129.34	FARMER BROS COFFEE	MP	Warehouse	1	Y	
090	050	012505	9070	7,200	3097041	\$1,100,000	01/09/21	\$152.78	SFR	EH	Single Family(C/I Zone)	1	Y	
090	050	012505	9111	10,800	3030727	\$1,950,000	01/09/20	\$180.56	CONVERTED SFR - OFFICE	TSQ	Single Family(C/I Use)	1	Y	
090	050	022505	9030	40,425	3115603	\$10,200,000	03/15/21	\$252.32	ARCO	TSQ	Conv Store with Gas	1	Y	
090	050	022505	9142	99,883	3201160	\$35,000,000	07/14/22	\$350.41	VACANT LAND	TSQ	Vacant(Commercial)	1	Y	
090	050	122505	9094	99,186	3092302	\$19,886,766	12/30/20	\$200.50	VALUE VILLAGE & LINE STORES	AP	Retail(Line/Strip)	1	Y	
090	050	122505	9201	32,485	3092303	\$6,513,234	12/30/20	\$200.50	REDMOND II BUILDING	AP	Retail(Line/Strip)	1	Y	
090	050	671970	0130	14,400	3089572	\$2,000,000	12/14/20	\$138.89	VACANT LAND	TSQ	Vacant(Commercial)	1	Y	
090	050	671970	0245	7,200	3131385	\$1,247,000	07/07/21	\$173.19	CONVERTED SFR - OFFICE	EH	Single Family(C/I Use)	1	Y	
090	050	671970	0310	12,480	3149521	\$2,500,000	09/23/21	\$200.32	SFR	EH	Single Family(C/I Use)	1	Y	
090	050	719890	0170	35,439	3016638	\$5,700,000	10/22/19	\$160.84	VALUE IN THE LAND	SMT	Shell Structure	1	Y	
090	050	719890	0180	30,000	3016637	\$4,350,000	10/22/19	\$145.00	TEARDOWN	SMT	Shell Structure	1	Y	
090	050	719890	0292	13,064	3087997	\$1,205,000	12/10/20	\$92.24	JAMBA JUICE	TR	Restaurant(Fast Food)	3	Y	
090	050	720241	0160	213,880	3028028	\$17,000,000	12/30/19	\$79.48	VACANT LAND	TWNC	Parking(Assoc)	1	Y	
090	050	779240	0230	18,600	3073042	\$3,343,044	09/24/20	\$179.73	SUBWAY	OT	Retail Store	2	Y	
090	050	779290	0150	17,238	3138739	\$3,200,000	08/02/21	\$185.64	10 UNIT APT	EH	Apartment	1	Y	
090	050	779290	0165	9,106	3138846	\$1,550,000	08/12/21	\$170.22	CONVERTED SFR	EH	Retail Store	1	Y	
090	055	062506	9104	348,982	3207650	\$37,615,000	08/30/22	\$107.78	OLYMPIAN STONE	I	Industrial(Gen Purpose)	1	Y	
090	055	072506	9138	18,805	3026903	\$10,000	12/19/19	\$0.53	Right-of-Way	MDD3	Right of Way/Utility, Road	1	Y	
090	055	072506	9141	179,936	3073160	\$9,176,719	09/28/20	\$51.00	VACANT LAND	MP	Vacant(Industrial)	1	Y	
090	055	122505	9003	2,555	3103416	\$30,000	03/03/21	\$11.74	VACANT LAND	MP	Vacant(Commercial)	1	Y	
090	055	122505	9260	16,872	3107213	\$2,100,000	03/25/21	\$124.47	70TH CENTER BUILDING	MDD2	Warehouse	1	Y	
090	055	128630	0012	254,687	3168052	\$12,250,000	01/06/22	\$48.10	VACANT LAND	R12	Vacant(Industrial)	1	Y	
090	055	519550	0210	93,449	3164363	\$14,250,000	12/14/21	\$152.49	MARYMOOR BUSINESS CAMPUS	MDD2	Industrial Park	1	Y	
090	055	719895	0100	57,614	3108701	\$3,450,000	04/01/21	\$59.88	VEHICLE INSPECTION STATION	MP	Service Building	1	Y	
090	090	212605	9205	22,651	3132131	\$2,100,000	07/12/21	\$92.71	KINGSGATE FIRESTATION #24	RMA 1.8	Governmental Service	1	Y	

Vacant Sales for Area 090 with Sales not Used

12/28/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
090	025	951820	0090	126,463	3197650	\$18,000,000	06/28/22	\$142.33	Woodinville Village	TB	Vacant(Commercial)	3	56	Builder or developer sales
090	025	951820	0120	118,174	3186871	\$19,000,000	04/29/22	\$160.78	Woodinville Village	TB	Vacant(Commercial)	5	45	Multi-parcel
090	045	112505	9097	4,000	3070707	\$195,000	09/15/20	\$48.75	VACANT LAND	R12	Vacant(Multi-family)	1	15	No market exposure
090	050	720241	0180	1,155,646	3174222	\$29,500,000	02/23/22	\$25.53	REDMOND TOWN CENTER OPEN SPACE	TWNC	Vacant(Commercial)	6	18	Quit claim deed

AREA 90 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
90	40	012605	9022	17238 NE WOODINVILLE-DUVALL RD
90	40	012605	9035	17420 NE WOODINVILLE-DUVALL RD
90	40	012605	9050	20005 178TH AVE NE
90	40	012605	9053	19301 168TH AVE NE
90	40	012605	9141	17856 NE WOODINVILLE-DUVALL RD
90	40	012605	9141	17856 NE WOODINVILLE-DUVALL RD
90	40	012605	9152	19301 176TH AVE NE
90	40	012605	9165	19825 178TH AVE NE
90	40	012605	9167	19414 168TH AVE NE
90	40	012605	9251	18900 168TH AVE NE
90	40	022605	9028	15606 NE WOODINVILLE-DUVALL RD
90	40	022605	9044	15632 NE WOODINVILLE-DUVALL RD
90	40	022605	9064	
90	40	022605	9068	18530 156TH AVE NE
90	40	022605	9070	NE WOODINVILLE-DUVALL RD
90	40	022605	9112	18500 156TH AVE NE
90	40	022605	9157	
90	40	022605	9188	15610 NE WOODINVILLE-DUVALL RD
90	40	022605	9189	
90	40	033938	0010	11523 AVONDALE RD NE
90	40	033938	0020	11435 AVONDALE RD NE
90	40	033938	0030	
90	40	042606	9010	19115 215TH WAY NE
90	40	042606	9023	
90	40	052506	9004	
90	40	052506	9004	
90	40	052506	9015	8905 208TH AVE NE
90	40	052506	9084	8701 208TH AVE NE
90	40	052506	9119	19700 NE UNION HILL RD
90	40	052506	9130	8525 208TH AVE NE
90	40	052506	9140	
90	40	052606	9006	197TH AVE NE
90	40	062506	9011	18509 NE 95TH ST
90	40	062506	9076	19313 NE 95TH ST
90	40	062506	9095	18795 NE 95TH ST
90	40	062510	0025	19401 NE 133RD ST
90	40	062606	9017	197TH AVE NE
90	40	072606	9001	17520 AVONDALE RD NE
90	40	072606	9003	18900 NE WOODINVILLE-DUVALL RD
90	40	072606	9019	19145 NE WOODINVILLE-DUVALL RD
90	40	072606	9022	19020 NE WOODINVILLE-DUVALL RD
90	40	072606	9022	19020 NE WOODINVILLE-DUVALL RD
90	40	072606	9042	
90	40	072606	9046	18660 NE WOODINVILLE-DUVALL RD
90	40	072606	9057	18350 NE WOODINVILLE-DUVALL PL
90	40	072606	9058	18800 NE WOODINVILLE-DUVALL RD
90	40	072606	9060	18101 AVONDALE RD NE
90	40	072606	9092	17825 AVONDALE RD NE
90	40	072606	9094	17821 AVONDALE RD NE

AREA 90 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
90	40	082506	9003	20810 NE UNION HILL RD
90	40	082506	9008	6900 208TH AVE NE
90	40	082506	9053	7305 208TH AVE NE
90	40	082506	9053	7305 208TH AVE NE
90	40	082506	9066	208TH AVE NE
90	40	082606	9032	17401 198TH AVE NE
90	40	082606	9032	17401 198TH AVE NE
90	40	092506	9065	22625 UNION HILL RD
90	40	092506	9066	
90	40	092506	9198	7115 224TH AVE NE
90	40	092506	9198	7115 224TH AVE NE
90	40	102506	9055	7301 232ND AVE NE
90	40	102506	9143	24221 NE UNION HILL RD
90	40	102605	9032	13965 NE 166TH ST
90	40	102605	9048	13701 NE 171ST ST
90	40	102605	9048	13701 NE 171ST ST
90	40	102605	9094	13940 NE 166TH ST
90	40	102605	9094	13940 NE 166TH ST
90	40	102605	9095	
90	40	102605	9099	16511 140TH PL NE
90	40	102605	9166	13945 NE 166TH ST
90	40	102605	9171	13905 NE 168TH ST
90	40	112605	9032	17110 148TH AVE NE
90	40	112605	9241	
90	40	122605	9021	18250 168TH PL NE
90	40	122605	9189	
90	40	124310	0049	200TH AVE NE
90	40	124310	0185	20301 NE 108TH ST
90	40	132506	9082	5021 264TH AVE NE
90	40	132605	9036	15546 168TH AVE NE
90	40	142800	0410	26404 NE 50TH ST
90	40	142800	1335	27431 NE UNION HILL RD
90	40	152506	9017	4200 228TH AVE NE
90	40	152506	9066	4505 236TH AVE NE
90	40	152506	9066	4505 236TH AVE NE
90	40	152605	9001	15327 140TH PL NE
90	40	152605	9028	16507 140TH PL NE
90	40	152605	9032	15327 140TH PL NE
90	40	152605	9041	15327 140TH PL NE
90	40	152605	9061	15327 140TH PL NE
90	40	152605	9062	15327 140TH PL NE
90	40	152605	9092	16116 140TH PL NE
90	40	162506	9020	4301 228TH AVE NE
90	40	162506	9066	4400 220TH AVE NE
90	40	162506	9075	5003 218TH AVE NE
90	40	162506	9113	4213 228TH AVE NE
90	40	162606	9002	22150 NE 156TH PL
90	40	162870	0090	17105 AVONDALE RD NE
90	40	162870	0145	17010 AVONDALE RD NE

AREA 90 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
90	40	162870	0165	19300 NE 165TH ST
90	40	162870	0200	19201 NE WOODINVILLE-DUVALL RD
90	40	163070	0341	18670 NE WOODINVILLE-DUVALL RD
90	40	172506	9024	20018 NE 50TH ST
90	40	172506	9025	19720 NE 50TH ST
90	40	172506	9039	20871 REDMOND-FALL CITY RD
90	40	172506	9067	
90	40	172506	9089	
90	40	172506	9108	
90	40	172606	9043	19802 NE 148TH ST
90	40	177450	0035	
90	40	177550	0041	15737 AVONDALE RD NE
90	40	182606	9025	15940 AVONDALE RD NE
90	40	192606	9003	18931 NE 143RD ST
90	40	192606	9034	13300 AVONDALE RD NE
90	40	192606	9076	13613 AVONDALE RD NE
90	40	202606	9001	
90	40	212506	9019	22647 REDMOND-FALL CITY RD
90	40	212506	9023	22725 NE REDMOND-FALL CITY RD
90	40	212606	9015	22300 NE 133RD ST
90	40	215650	0480	10115 172ND AVE NE
90	40	222506	9006	23033 NE REDMOND-FALL CITY RD
90	40	222506	9027	22821 NE REDMOND-FALL CITY RD
90	40	222506	9093	
90	40	222506	9094	23530 NE REDMOND-FALL CITY RD
90	40	222506	9097	22909 NE REDMOND-FALL CITY RD
90	40	232506	9031	
90	40	232506	9042	24000 NE REDMOND-FALL CITY RD
90	40	232506	9045	24821 NE REDMOND-FALL CITY RD
90	40	232506	9101	24331 NE REDMOND-FALL CITY RD
90	40	242605	9089	14368 174TH AVE NE
90	40	248161	0210	15605 NE 144TH PL
90	40	262605	9019	12300 REDMOND WOODINVILLE RD NE
90	40	262605	9058	12712 WOODINVILLE-REDMOND RD NE
90	40	262605	9059	14815 NE 124TH ST
90	40	262605	9083	12712 REDMOND WOODINVILLE RD NE
90	40	262605	9100	
90	40	302507	9010	
90	40	302507	9011	27901 REDMOND-FALL CITY RD
90	40	302507	9017	903 REDMOND-FALL CITY RD SE
90	40	302507	9174	
90	40	302606	9062	12526 AVONDALE RD NE
90	40	312606	9066	11520 AVONDALE RD NE
90	40	312606	9103	11448 AVONDALE RD NE
90	40	312606	9104	11440 AVONDALE RD NE
90	40	312606	9106	11414 AVONDALE RD NE
90	40	312606	9106	11414 AVONDALE RD NE
90	40	312606	9122	18728 NE 109TH ST
90	40	312606	9130	18025 NE 116TH ST

AREA 90 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
90	40	312606	9155	18519 NE 116TH ST
90	40	312606	9160	
90	40	312606	9161	
90	40	324450	0130	15520 NE WOODINVILLE-DUVALL RD
90	40	340470	0060	14208 WOODINVILLE-REDMOND RD NE
90	40	340470	0190	
90	40	340770	0030	15844 148TH AVE NE
90	40	340770	0031	16020 148TH AVE NE
90	40	344351	0160	14821 AVONDALE RD NE
90	40	352605	9001	11526 162ND AVE NE
90	40	352605	9069	11505 REDMOND WOODINVILLE RD
90	40	352605	9091	11125 162ND AVE NE
90	40	352605	9094	11500 REDMOND WOODINVILLE RD NE
90	40	352605	9118	11529 REDMOND WOODINVILLE RD NE
90	40	362605	9005	16917 NE 116TH ST
90	40	362605	9014	17272 NE 104TH ST
90	40	362605	9015	17300 NE 104TH ST
90	40	362605	9017	17001 NE 104TH ST
90	40	362605	9031	10365 172ND AVE NE
90	40	362605	9032	10055 166TH AVE NE
90	40	362605	9060	10020 166TH AVE NE
90	40	362605	9070	10526 166TH AVE NE
90	40	362605	9137	11100 172ND AVE NE
90	40	720000	0551	16601 NE 95TH ST
90	40	720000	0605	9520 166TH AVE NE
90	40	720000	1648	
90	40	720000	1650	17207 NE 92ND ST
90	40	720000	2002	
90	40	720000	2053	
90	40	720000	2054	
90	40	720000	2254	
90	40	720225	0130	10315 CEDAR PARK CRESCENT NE
90	40	720225	0140	22710 NE ALDER CREST DR
90	40	720225	0150	
90	40	720225	0220	22615 NE ALDER CREST DR
90	40	720225	0230	
90	40	720225	0270	
90	40	720231	0150	22845 NE CEDAR PARK CRESCENT
90	40	720232	0050	22816 NE MARKETPLACE DR
90	40	720232	0060	
90	40	720232	0070	22816 NE MARKETPLACE DR
90	40	720232	0080	
90	40	720232	0090	10800 231ST WAY NE
90	40	720232	0110	
90	40	720232	0120	23015 NE ALDER CREST DR
90	40	720232	0150	
90	40	720232	0160	
90	40	720232	0170	23040 NE ALDER CREST DR
90	40	720232	0180	23020 NE ALDER CREST DR

AREA 90 PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
90	40	720232	0190	22922 NE ALDER CREST DR
90	40	720232	0200	22908 NE ALDER CREST DR
90	40	720237	0010	
90	40	720239	0010	22310 NE MARKETPLACE DR
90	40	720239	0020	22350 NE MARKETPLACE DR
90	40	720239	0030	22500 NE MARKETPLACE DR
90	40	720239	0040	NE NOVELTY HILL RD
90	40	720239	0050	22340 NE MARKETPLACE DR
90	40	720239	0060	22330 NE MARKETPLACE DR
90	40	720239	0070	22320 NE MARKETPLACE DR
90	40	720239	0080	
90	40	720242	0020	
90	40	720242	0030	
90	40	720242	0040	9900 REDMOND RIDGE DR NE
90	40	720242	0060	
90	40	720242	0070	
90	40	720244	0010	10700 231ST WAY NE
90	40	720244	0020	10600 231ST WAY NE
90	40	720245	0010	22635 NE MARKETPLACE DR
90	40	720245	0020	10311 REDMOND RIDGE DR NE
90	40	720310	2310	9595 EASTRIDGE DR NE
90	40	726470	0020	
90	40	727310	0100	11631 AVONDALE RD NE
90	40	727310	0101	11629 AVONDALE RD NE
90	40	727310	0102	11627 AVONDALE RD NE
90	40	727310	0103	
90	40	805350	0100	20301 NE 108TH ST
90	40	812120	1010	14075 172ND AVE NE
90	40	868221	1630	23225 NE GREENS CROSSING RD
90	40	868227	0080	
90	40	880760	0010	9006 208TH AVE NE

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	212406	9032	10,692	3106546	\$4,500,000	03/19/21	\$420.88	ABRA AUTO BODY REPAIR	MU	Service Building	1	Y	
095	020	212406	9124	8,735	3091706	\$5,000,000	12/30/20	\$572.41	KARATE WEST	MU	Health Club	1	Y	
095	020	222406	9134	19,575	3134590	\$9,200,000	07/15/21	\$469.99	Eastridge Christian Assembly Church	SF-SL	Church/Welfare/Relig Srvc	1	34	Use-change after sale; not in ratio
095	020	282406	9346	6,277	3183378	\$4,570,000	04/04/22	\$728.05	Meadow Creek Office Park - Bldg A (Loving Dent	MU	Medical/Dental Office	1	34	Use-change after sale; not in ratio
095	020	797150	0560	2,408	3217595	\$1,780,000	11/14/22	\$739.20	STARPOINT CONDOMINIUM	UV	Condominium(Mixed Use)	1	Y	
095	020	884350	0138	7,992	3190722	\$3,400,000	05/16/22	\$425.43	Shirey Place	IC	Office Building	1	Y	
095	025	235430	0720	2,660	3147564	\$850,000	09/14/21	\$319.55	Commercial Office	MF-H	Single Family(C/I Use)	1	Y	
095	025	282406	9059	4,800	3111897	\$1,749,600	04/13/21	\$364.50	MIXED USE COMMERCIAL BUILDING	CBD	Retail Store	1	Y	
095	025	282406	9326	21,311	3105463	\$11,200,000	03/16/21	\$525.55	EDNETICS, INC	UC	Office Building	1	Y	
095	025	332406	9507	3,438	3051555	\$2,000,000	06/08/20	\$581.73	KENYON DISEND PLLC	CBD	Office Building	1	Y	
095	025	363043	0020	1,365	3181028	\$975,000	03/11/22	\$714.29	ISSAQUAH PROFESSIONAL BUILDING	MU	Medical/Dental Office	1	Y	
095	025	363043	0030	1,249	3152603	\$975,000	10/15/21	\$780.62	ISSAQUAH PROFESSIONAL BUILDING	MU	Medical/Dental Office	1	Y	
095	025	527910	0340	2,460	3136090	\$1,200,000	07/28/21	\$487.80	B & T Design & Engineering	MF-H	Single Family(Res Use/Zone)	1	26	Imp changed after sale; not in ratio
095	025	745090	0080	18,752	3216051	\$6,737,700	10/28/22	\$359.31	MORGAN MOTORS	UC	Industrial(Light)	1	Y	
095	025	760060	0012	800	3048237	\$240,000	05/20/20	\$300.00	DENTAL OFFICE-DR SIMS	CBD	Medical/Dental Office	1	34	Use-change after sale; not in ratio
095	025	812855	0010	3,752	3060545	\$2,165,000	07/30/20	\$577.03	SUNSET EAST OFFICE CONDOMINIUM	MF-H	Condominium(Office)	1	Y	
095	030	154950	0291	1,322	3199130	\$355,000	07/06/22	\$268.53	CHERRY VALLEY LODGE	RA5	Art Gallery/Museum/Soc Srvc	1	Y	
095	030	154950	0391	1,440	3211492	\$402,500	09/26/22	\$279.51	Storage Garage/Shop	RA5	Service Building	1	Y	
095	030	174990	0090	1,328	3130114	\$315,000	06/30/21	\$237.20	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	030	174990	0091	640	3033838	\$100,899	02/11/20	\$157.65	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	030	174990	0091	640	3102145	\$137,500	02/25/21	\$214.84	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	030	213070	0290	1,470	3226443	\$500,000	02/15/23	\$340.14	SNO-VALLEY TAX	OT	Retail Store	1	Y	
095	030	213070	0470	6,744	3125884	\$1,575,000	06/16/21	\$233.54	Duvall Market (See 0445 & 0460 Eco Unit)	OT	Retail Store	3	26	Imp changed after sale; not in ratio
095	030	213070	0640	2,616	3092415	\$800,000	12/18/20	\$305.81	DUVALL COFFEE HOUSE	OT	Retail Store	2	Y	
095	035	162507	9081	2,584	3144181	\$300,000	09/07/21	\$116.10	Triplex	MU	Single Family(C/I Zone)	1	26	Imp changed after sale; not in ratio
095	035	865830	1725	2,492	3218928	\$848,000	11/18/22	\$340.29	TOLT STUDIO	CBD	Retail Store	2	Y	
095	035	865830	2180	2,980	3028652	\$675,000	01/02/20	\$226.51	The Blue Iris	CBD	Retail Store	2	Y	
095	040	092308	9060	9,985	3073449	\$760,000	09/24/20	\$76.11	Cascade Autovon Bldg	UR	Industrial(Light)	1	26	Imp changed after sale; not in ratio
095	040	102308	9270	2,568	3201445	\$1,200,000	06/20/22	\$467.29	Michael's Auto Repair	NB	Service Building	1	26	Imp changed after sale; not in ratio
095	040	152308	9117	4,427	3219480	\$1,125,000	11/28/22	\$254.12	HALLAMORE HOMES	EP-1	Single Family(C/I Use)	1	Y	
095	040	784670	0125	1,000	3043413	\$480,000	04/10/20	\$480.00	OFFICE/SFR	DC	Single Family(C/I Use)	1	Y	
095	040	784670	0145	1,340	3046238	\$380,000	05/06/20	\$283.58	Retail Shop	DC	Single Family(Res Use/Zone)	1	26	Imp changed after sale; not in ratio
095	040	784670	0430	1,620	3088679	\$500,000	12/12/20	\$308.64	New Agape Chiropratic Healing Center	DC	Medical/Dental Office	1	34	Use-change after sale; not in ratio
095	040	786300	0040	1,572	3166784	\$750,000	12/27/21	\$477.10	Scott's Dairy Freeze	DC	Restaurant(Fast Food)	1	Y	
095	040	857090	0280	2,600	3100887	\$715,000	02/22/21	\$275.00	OFFICE/DUPLEX	DC	Duplex	1	34	Use-change after sale; not in ratio
095	040	857190	0015	6,909	3222585	\$2,500,000	01/03/23	\$361.85	North Bend Bar & Grill	DC	Restaurant/Lounge	2	Y	
095	040	862170	0030	2,456	3091987	\$286,000	12/17/20	\$116.45	Omega Fastners	NB	Warehouse	2	34	Use-change after sale; not in ratio
095	045	152308	9019	2,585	3148778	\$1,035,000	09/24/21	\$400.39	Riverbend Cafe	RA2.5	Restaurant/Lounge	1	Y	
095	050	262407	9066	30,850	3170737	\$13,000,000	01/26/22	\$421.39	Snoqualmie Village Retail #5	MU	Retail(Line/Strip)	1	Y	
095	050	322408	9114	3,557	3224077	\$1,500,000	01/14/23	\$421.70	Snoqualmie Falls Credit Union	BG	Bank	1	26	Imp changed after sale; not in ratio
095	050	784920	0510	3,456	3088979	\$900,000	12/10/20	\$260.42	Sigillo Cellars	BR1	Retail Store	1	Y	
095	050	785181	0020	9,941	3060286	\$5,575,000	07/20/20	\$560.81	SHELL/MINI MARKET	MU	Conv Store with Gas	3	Y	

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	055	247590	0085	1,600	3216962	\$507,000	11/01/22	\$316.88	SAHARA PIZZA	CBSO	Retail Store	1	Y	
095	055	247590	0105	676	3077294	\$199,500	10/09/20	\$295.12	RETAIL (VACANT BUILDING)	CBSO	Office Building	1	26	Imp changed after sale; not in ratio
095	055	247590	0110	3,736	3068900	\$350,000	09/01/20	\$93.68	RETAIL (VACANT BUILDING)	CBSO	Retail Store	1	34	Use-change after sale; not in ratio
095	055	247590	0210	2,022	3176321	\$400,000	03/04/22	\$197.82	Family Dental Clinic	CBSO	Medical/Dental Office	1	Y	
095	055	322407	9124	16,456	3211942	\$4,300,000	09/20/22	\$261.30	Delta Pollution Control	IP	Industrial(Gen Purpose)	1	Y	
095	060	262611	9107	4,848	3170286	\$607,941	01/24/22	\$125.40	Smokey's Restaurant & Brewery	R	Restaurant/Lounge	1	Y	
095	060	780780	0660	3,166	3135540	\$895,000	07/26/21	\$282.69	OneMish Lodge	H-C	Historic Prop(Residence)	1	Y	

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	212406	9062	3,460	3059217	\$1,400,000	07/15/20	\$404.62	GREEN GROTTTO	MU	Single Family(C/I Use)	1	51	Related party, friend, or neighbor
095	020	541170	0030	7,420	3039373	\$5,325,000	03/20/20	\$717.65	Meadow Creek Office Park I- Bldg F	MU	Office Building	1	15	No market exposure
095	025	272406	9059	830	3029391	\$740,000	01/07/20	\$891.57	SFR/COMMERCIAL LAND	CBD	Single Family(C/I Zone)	1	46	Non-representative sale
095	025	292406	9065	1,400	3111501	\$800,000	04/08/21	\$571.43	Evergreen Massage Therapy	UC	Single Family(C/I Use)	1	15	No market exposure
095	025	884390	0090	4,059	3200676	\$1,500,000	07/06/22	\$369.55	SUMMIT LIFE CHURCH	MUR	Church/Welfare/Relig Srvc	1	51	Related party, friend, or neighbor
095	030	132606	9132	6,478	3231302	\$16,800	12/06/22	\$2.59	Duvall Sewer Treatment Plant	PF	Utility, Public	1	24	Easement or right-of-way
095	030	154950	0291	1,322	3105014	\$1,500	02/27/21	\$1.13	CHERRY VALLEY LODGE	RA5	Art Gallery/Museum/Soc S	1	24	Easement or right-of-way
095	030	174990	0093	776	3166996	\$145,000	12/28/21	\$186.86	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	46	Non-representative sale
095	035	082507	9029	0	3067533	\$2,000	07/09/20	\$0.00	CARNATION FARMS	A10	Farm	1	24	Easement or right-of-way
095	035	102507	9003	5,376	3130823	\$125,000	06/24/21	\$23.25	SNO-VALLEY AUTO REBUILD	A35	Industrial(Light)	1	44	Tenant
095	035	162507	9051	1,600	3063339	\$334,667	08/12/20	\$209.17	SFR on multi-family land	R24	Single Family(C/I Zone)	1	51	Related party, friend, or neighbor
095	035	222507	9001	42,377	3046439	\$25,000	03/27/20	\$0.59	Girl Scout Camp	RA10	Resort/Lodge/Retreat	4	43	Development rights parcel to prvt se
095	040	784670	0145	1,340	3037762	\$20,400	02/25/20	\$15.22	Retail Shop	DC	Retail Store	1	52	Statement to dor
095	040	784670	0770	1,836	3050702	\$459,000	06/01/20	\$250.00	OPUS BANK	DC	Bank	1	18	Quit claim deed
095	040	786300	0020	1,151	3116554	\$370,000	05/03/21	\$321.46	Chaplin Used Cars	DC	Service Building	1	44	Tenant
095	040	857090	0244	7,685	3131577	\$1,400,000	07/08/21	\$182.17	Retail & Apts.	DC	Retail Store	1	74	Contamination
095	040	857090	0259	705	3194415	\$42,205	05/23/22	\$59.87	Rio Bravo	DC	Restaurant(Fast Food)	1	68	Non-gov't to gov't
095	050	322408	9029	3,144	3232912	\$260,000	04/07/23	\$82.70	Western Machine	BG	Service Building	2	15	No market exposure
095	050	784920	0571	4,089	3075115	\$750,000	10/09/20	\$183.42	Verner Building	BR1	Office Building	1	51	Related party, friend, or neighbor
095	050	784920	1525	2,398	3188015	\$1,400,000	04/22/22	\$583.82	RIVER TREE DENTAL CARE	BR2	Medical/Dental Office	2	51	Related party, friend, or neighbor
095	050	784920	1695	2,350	3108935	\$605,000	03/31/21	\$257.45	Sno-Valley Youth & Family	RC	Church/Welfare/Relig Srvc	1	26	Imp changed after sale; not in ratio
095	050	784920	1785	1,228	3131604	\$435,000	06/16/21	\$354.23	Country Junction Preschool	RC	Daycare Center	2	26	Imp changed after sale; not in ratio
095	050	784920	2975	3,600	3180125	\$828,000	03/28/22	\$230.00	OFFICE BUILDING	BR1	Office Building	1	51	Related party, friend, or neighbor
095	055	072407	9012	0	3181291	\$2,070,000	03/31/22	\$0.00	Cleveland High School Memorial Forest	RA5P	Campground	2	68	Non-gov't to gov't
095	055	142407	9063	3,032	3215625	\$733,700	10/27/22	\$241.99	FALL CITY GRILL	RA10P	Restaurant/Lounge	1	68	Non-gov't to gov't
095	055	322407	9038	11,584	3157289	\$5,100,000	10/26/21	\$440.26	Preston General Store	NB	Shopping Ctr(Nghbrhood)	1	51	Related party, friend, or neighbor
095	055	322407	9125	22,630	3153229	\$6,789,000	10/20/21	\$300.00	Preston Business Park	IP	Industrial(Gen Purpose)	1	15	No market exposure
095	060	252611	9058	2,880	3156315	\$465,000	10/20/21	\$161.46	Mansfield's 1st & Last Chance Espresso	NB	Retail Store	1	46	Non-representative sale
095	060	780780	0465	10,000	3048226	\$147,000	05/13/20	\$14.70	Skykomish Hotel (Vacant)	H-C	Hotel/Motel	1	67	Gov't to non-gov't

Vacant Sales Calc for Area 095 with Sales Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	272406	9086	170,851	3163635	\$12,051,475	12/10/21	\$70.54	VACANT COMMERCIAL LAND	IC	Vacant(Commercial)	1	Y	
095	025	202406	9065	17,424	3212618	\$420,000	09/24/22	\$24.10	VACANT LAND	VR	Vacant(Multi-family)	1	Y	
095	025	272406	9059	6,969	3160368	\$870,000	11/10/21	\$124.84	SFR/COMMERCIAL LAND	CBD	Single Family(C/I Zone)	1	Y	
095	025	292406	9002	174,240	3222607	\$14,000,000	12/30/22	\$80.35	Future Trailhead Apartments	UC	Utility, Private(Radio/T	1	Y	
095	025	292406	9061	16,110	3172479	\$692,000	02/11/22	\$42.95	Evergreen Massage	UC	Office Building	1	Y	
095	025	380090	0010	32,065	3089433	\$800,990	12/10/20	\$24.98	KELKARI	MF-M	Vacant(Multi-family)	1	Y	
095	025	380090	0010	32,065	3089725	\$800,000	12/10/20	\$24.95	KELKARI	MF-M	Vacant(Multi-family)	1	Y	
095	025	380090	0010	32,065	3090227	\$815,000	12/10/20	\$25.42	KELKARI	MF-M	Vacant(Multi-family)	1	Y	
095	025	884390	0188	6,000	3098633	\$720,000	02/08/21	\$120.00	SFR/COMMERCIAL LAND	MUR	Single Family(C/I Zone)	1	Y	
095	025	884390	0190	7,320	3083632	\$797,000	11/17/20	\$108.88	SFR/COMMERCIAL LAND	MUR	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
095	030	213070	0250	14,396	3115241	\$360,000	04/27/21	\$25.01	Vacant Land	OT	Vacant(Commercial)	2	Y	
095	030	213230	1110	63,314	3142885	\$900,000	08/30/21	\$14.21	Vacant Commercial Parcel	MU12	Vacant(Commercial)	1	Y	
095	030	732580	0230	253,129	3152645	\$1,550,000	10/11/21	\$6.12	Vacant Lot	Co	Vacant(Commercial)	1	Y	
095	035	212507	9063	1,472,328	3054385	\$14,000,000	06/29/20	\$9.51	Vacant Parcel	R12	Vacant(Industrial)	3	34	Use-change after sale; not in ratio
095	035	865730	0226	105,788	3187340	\$5,500,000	05/02/22	\$51.99	TOLT VILLAS	MU	Vacant(Commercial)	1	Y	
095	035	865730	0245	12,144	3126355	\$150,000	06/16/21	\$12.35	City of Carnation Warehouse	MU	Vacant(Commercial)	1	Y	
095	040	052308	9059	337,709	3229637	\$2,000,000	03/14/23	\$5.92	VACANT LAND	EP-1	Vacant(Commercial)	1	Y	
095	040	092308	9039	26,265	3161021	\$728,000	11/22/21	\$27.72	VACANT COMMERCIAL LAND	DC	Vacant(Commercial)	1	Y	
095	040	132308	9065	75,000	3048995	\$819,000	05/29/20	\$10.92	Mini-Storage (Personal Property)	NB	Mini Warehouse	1	Y	
095	040	142308	9021	233,027	3162737	\$3,400,000	12/07/21	\$14.59	Rock Mountain Products, LLC	EP-1	Service Building	3	Y	
095	040	142308	9074	104,565	3145576	\$950,000	09/02/21	\$9.09	Vacant Commercial	EP-1	Vacant(Commercial)	1	Y	
095	040	142308	9136	256,907	3165310	\$3,250,000	12/20/21	\$12.65	VACANT INDUSTRIAL LAND	EP-1	Vacant(Industrial)	3	Y	
095	040	541870	0043	81,624	3101122	\$915,000	02/12/21	\$11.21	Auto Repair Office & Apt	NB	Office Building	1	Y	
095	040	857190	0065	2,500	3062203	\$350,000	08/06/20	\$140.00	Vacant Lot	DC	Vacant(Commercial)	1	Y	
095	040	862170	0015	8,152	3039970	\$110,000	03/19/20	\$13.49	Vacant Lot	NB	Vacant(Commercial)	1	Y	
095	050	022307	9063	521,881	3069470	\$1,450,000	09/15/20	\$2.78	Vacant Land	RA5	Vacant(Commercial)	4	Y	
095	050	322408	9115	15,193	3060812	\$380,000	07/30/20	\$25.01	BREWED AWAKENING	BG	Retail Store	1	Y	
095	055	302407	9112	427,759	3143956	\$390,000	09/03/21	\$0.91	Vacant Land	RA5P	Vacant(Single-family)	1	Y	

Vacant Sales Calc for Area 095 with Sales Not Used

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Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	363036	0050	53,976	3137890	\$3,399,000	08/09/21	\$62.97	Vacant Commercial Lot	UV	Vacant(Commercial)	1	15	No market exposure
095	025	380090	0020	34,145	3141477	\$949,990	08/09/21	\$27.82	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3142700	\$1,000,000	08/09/21	\$29.29	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3142952	\$930,000	08/11/21	\$27.24	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3142908	\$999,990	08/17/21	\$29.29	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3148198	\$854,990	09/14/21	\$25.04	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3149122	\$850,000	09/14/21	\$24.89	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	380090	0020	34,145	3149193	\$929,990	09/15/21	\$27.24	KELKARI	MF-M	Vacant(Multi-family)	1		Residential condominium
095	025	884390	0080	12,000	3205183	\$1,500,000	08/11/22	\$125.00	VACANT LAND	MUR	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
095	030	213070	0405	25,132	3076292	\$375,000	10/13/20	\$14.92	Vacant Commercial Land	UT-1	Vacant(Commercial)	2	46	Non-representative sale
095	030	213170	0720	10,147	3215918	\$56,100	10/27/22	\$5.53	Vacant Lots	UT-1	Vacant(Commercial)	1	67	Gov't to non-gov't
095	035	865830	2030	7,323	3200453	\$680,000	07/12/22	\$92.86	VACANT COMMERCIAL LAND	CBD	Vacant(Commercial)	1	68	Non-gov't to gov't
095	040	042308	9036	476,995	3136211	\$3,001,965	07/29/21	\$6.29	Vacant Lot	NB	Vacant(Commercial)	6	18	Quit claim deed
095	040	042308	9036	476,995	3179377	\$13,750,000	03/14/22	\$28.83	Future Sirius Sports Complex	NB	Vacant(Commercial)	6	15	No market exposure
095	040	142308	9010	503,237	3182745	\$31,020,000	04/08/22	\$61.64	Cedar River Partners Apartments	EP-1	Vacant(Multi-family)	1	46	Non-representative sale
095	050	332408	9021	1,011,988	3035421	\$16,500	02/24/20	\$0.02	PSE Operating Property	OS2	Open Space Tmbr Lar	3	46	Non-representative sale
095	050	784920	0356	5,130	3224237	\$200,000	01/17/23	\$38.99	Outdoor Bar & Seating (w/ Minor 0360)	BR2	Vacant(Commercial)	1	51	Related party, friend, or neighbor
095	050	784920	0635	28,800	3214554	\$475,000	10/14/22	\$16.49	VACANT COMMERCIAL LAND	BO	Vacant(Commercial)	1	51	Related party, friend, or neighbor
095	055	302407	9005	199,762	3215986	\$375,000	10/27/22	\$1.88	VACANT LAND	RA5P	Vacant(Single-family)	1	51	Related party, friend, or neighbor
095	055	302407	9005	666,903	3217735	\$350,000	11/10/22	\$0.52	VACANT LAND	RA5P	Vacant(Single-family)	1	68	Non-gov't to gov't

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	45	012209	9017	SE SNOQUALMIE PASS SUMMIT RD
95	45	019230	1300	5 ERSTE STR
95	45	022209	9010	SE SNOQUALMIE PASS SUMMIT RD
95	45	032208	9017	19200 CEDAR FALLS RD SE
95	45	032209	9017	SE SNOQUALMIE PASS SUMMIT RD
95	45	042208	9019	CEDAR FALLS RD SE
95	45	042208	9020	No Situs Address
95	45	042211	9001	69805 SE SNOQUALMIE PASS SUMMIT RD
95	45	042211	9017	SE SNOQUALMIE PASS SUMMIT RD
95	45	042211	9019	69805 SE SNOQUALMIE PASS SUMMIT RD
95	45	042211	9020	INTERSTATE 90 FREEWAY
95	45	042211	9021	INTERSTATE 90 FREEWAY
95	45	042211	9022	No Situs Address
95	45	042211	9023	No Situs Address
95	45	042211	9024	No Situs Address
95	45	062210	9011	56500 TINKHAM RD SE
95	45	072208	9021	CEDAR FALLS RD SE
95	45	072309	9002	46818 SE MOUNT SI RD
95	45	072309	9061	47133 SE MOUNT SI RD
95	45	072309	9069	No Situs Address
95	45	072309	9070	46926 SE MOUNT SI RD
95	45	082208	9018	CEDAR FALLS RD SE
95	45	092208	9017	CEDAR FALLS RD SE
95	45	122209	9017	No Situs Address
95	45	122209	9022	No Situs Address
95	45	152308	9019	14303 436TH AVE SE
95	45	152308	9039	43516 SE 142ND ST
95	45	152308	9124	14319 436TH AVE SE
95	45	152308	9132	14303 436TH AVE SE
95	45	152308	9133	14303 436TH AVE SE
95	45	152308	9147	14303 436TH AVE SE
95	45	152308	9170	14303 436TH AVE SE
95	45	162210	9022	No Situs Address
95	45	162308	9079	13121 415TH WAY SE
95	45	182208	9021	CEDAR FALLS RD SE
95	45	182309	9015	14310 476TH AVE SE
95	45	182309	9046	46910 SE MIDDLE FORK RD
95	45	202308	9017	No Situs Address
95	45	202308	9018	No Situs Address
95	45	202308	9019	15100 RATTLESNAKE RD SE
95	45	202308	9020	No Situs Address
95	45	202308	9021	14600 RATTLESNAKE RD SE
95	45	202308	9022	No Situs Address
95	45	212308	9017	No Situs Address
95	45	212309	9001	50802 SE GROUSE RIDGE RD
95	45	242308	9040	45509 SE 150TH ST
95	45	282309	9023	50810 SE GROUSE RIDGE RD
95	45	282311	9001	No Situs Address
95	45	282311	9015	No Situs Address

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	45	282311	9016	No Situs Address
95	45	282311	9017	No Situs Address
95	45	282311	9018	No Situs Address
95	45	282311	9019	No Situs Address
95	45	282311	9022	No Situs Address
95	45	282311	9023	17703 ALPENTAL ACCESS RD SE
95	45	292309	9044	No Situs Address
95	45	292309	9045	16550 487TH AVE SE
95	45	292409	9002	No Situs Address
95	45	332311	9001	ALPENTAL ACCESS RD SE
95	45	332311	9010	8 ERSTE STR
95	45	332311	9011	ALPENTAL ACCESS RD SE
95	45	332311	9013	19100 ALPENTAL ACCESS RD SE
95	45	332311	9016	No Situs Address
95	45	332311	9018	No Situs Address
95	45	332311	9019	No Situs Address
95	45	332311	9020	25 ERSTE STR
95	45	332311	9027	19101 ALPENTAL ACCESS RD SE
95	45	342308	9003	17905 CEDAR FALLS RD SE
95	45	342308	9017	No Situs Address
95	45	342308	9018	No Situs Address
95	45	342309	9018	SE HOMESTEAD VALLEY RD
95	45	342309	9024	51350 SE HOMESTEAD VALLEY RD
95	45	940710	0520	No Situs Address
95	45	940710	0530	43204 SE 172ND ST
95	50	012307	9018	No Situs Address
95	50	022307	9049	34500 SE 99TH ST
95	50	022307	9076	9801 FRONTIER AVE SE
95	50	022307	9091	No Situs Address
95	50	032307	9030	10530 324TH PL SE
95	50	052308	9017	10000 394TH PL SE
95	50	052308	9029	10350 394TH PL SE
95	50	052308	9039	10200 394TH PL SE
95	50	052308	9048	9300 STONE QUARRY RD
95	50	052308	9053	No Situs Address
95	50	052308	9054	No Situs Address
95	50	062308	9007	No Situs Address
95	50	062308	9021	9575 ETHAN WADE WAY SE
95	50	192408	9007	37333 SE FALL CITY-SNOQUALMIE RD
95	50	192408	9031	SE FALL CITY-SNOQUALMIE RD
95	50	192408	9032	No Situs Address
95	50	192408	9033	SE FALL CITY-SNOQUALMIE RD
95	50	192408	9037	No Situs Address
95	50	192408	9038	No Situs Address
95	50	192408	9040	No Situs Address
95	50	192408	9041	No Situs Address
95	50	202408	9017	No Situs Address
95	50	202408	9020	5601 396TH DR SE
95	50	202408	9035	No Situs Address

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	202408	9088	TOKUL RD SE
95	50	202408	9090	TOKUL RD SE
95	50	252407	9032	No Situs Address
95	50	252407	9044	No Situs Address
95	50	252407	9047	7805 FISHER AVE SE
95	50	252407	9049	34600 SE GRAVENSTEIN CT
95	50	252407	9051	No Situs Address
95	50	252407	9055	No Situs Address
95	50	252407	9056	No Situs Address
95	50	252407	9057	No Situs Address
95	50	262407	9047	34816 SE RIDGE ST
95	50	262407	9066	7713 CENTER BLVD SE
95	50	262407	9088	No Situs Address
95	50	262407	9089	35018 SE RIDGE ST
95	50	292408	9002	No Situs Address
95	50	292408	9003	7001 396TH DR SE
95	50	292408	9006	396TH DR SE
95	50	292408	9009	38800 SE MILL POND RD
95	50	292408	9011	396TH DR SE
95	50	292408	9013	SE MILL POND RD
95	50	292408	9015	SE MILL POND RD
95	50	292408	9017	396TH DR SE
95	50	292408	9018	396TH DR SE
95	50	292408	9019	396TH DR SE
95	50	292408	9022	396TH DR SE
95	50	292408	9023	396TH DR SE
95	50	292408	9025	396TH DR SE
95	50	292408	9028	396TH DR SE
95	50	292408	9030	No Situs Address
95	50	302408	9001	No Situs Address
95	50	302408	9002	No Situs Address
95	50	302408	9004	No Situs Address
95	50	302408	9012	7329 SNOQUALMIE PKWY
95	50	302408	9015	No Situs Address
95	50	302408	9017	SE FALL CITY-SNOQUALMIE RD
95	50	302408	9020	8001 SILVA AVE SE
95	50	302408	9021	401 RAILROAD AVE SE
95	50	302408	9065	No Situs Address
95	50	302408	9069	SE MILL POND RD
95	50	302408	9070	No Situs Address
95	50	302408	9074	501 RAILROAD AVE SE
95	50	302408	9075	411 RAILROAD AVE SE
95	50	302408	9076	37939 SE 69TH ST
95	50	302408	9077	No Situs Address
95	50	302408	9078	No Situs Address
95	50	302408	9079	38180 SE MILL POND RD
95	50	302408	9082	No Situs Address
95	50	302408	9084	No Situs Address
95	50	302408	9085	No Situs Address

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	302408	9086	No Situs Address
95	50	302408	9087	No Situs Address
95	50	302408	9088	No Situs Address
95	50	302408	9089	No Situs Address
95	50	302408	9090	37600 SNOQUALMIE RIDGE PKWY
95	50	302408	9091	37939 SE 69TH ST
95	50	302408	9094	7328 SNOQUALMIE PKWY
95	50	302408	9095	37624 SNOQUALMIE PKWY
95	50	302408	9107	No Situs Address
95	50	302408	9108	No Situs Address
95	50	302408	9109	No Situs Address
95	50	302408	9110	No Situs Address
95	50	312408	9009	37500 SE NORTH BEND WAY
95	50	312408	9016	No Situs Address
95	50	312408	9017	213 SILVA AVE SE
95	50	312408	9038	38645 SE NEWTON ST
95	50	312408	9104	9418 384TH AVE SE
95	50	312408	9104	9418 384TH AVE SE
95	50	312408	9121	101 MAPLE AVE SE
95	50	312408	9125	RAILROAD PL SE
95	50	312408	9126	No Situs Address
95	50	312408	9130	9050 384TH AVE SE
95	50	312408	9131	No Situs Address
95	50	312408	9132	No Situs Address
95	50	322408	9001	No Situs Address
95	50	322408	9002	No Situs Address
95	50	322408	9003	No Situs Address
95	50	322408	9004	No Situs Address
95	50	322408	9005	No Situs Address
95	50	322408	9006	No Situs Address
95	50	322408	9007	657 PARK ST
95	50	322408	9008	No Situs Address
95	50	322408	9011	9075 RAILROAD AVE SE
95	50	322408	9018	9320 STONE QUARRY RD
95	50	322408	9019	125 MEADOWBROOK WAY SE
95	50	322408	9029	8890 RAILROAD AVE SE
95	50	322408	9031	39202 SE SNOQUALMIE-NORTH BEND RD
95	50	322408	9032	No Situs Address
95	50	322408	9036	9002 RAILROAD AVE
95	50	322408	9040	8416 MEADOWBROOK WAY SE
95	50	322408	9042	No Situs Address
95	50	322408	9051	9055 RAILROAD AVE
95	50	322408	9052	9065 RAILROAD AVE SE
95	50	322408	9053	9075 RAILROAD AVE SE
95	50	322408	9060	8651 MEADOWBROOK WAY SE
95	50	322408	9067	No Situs Address
95	50	322408	9074	39500 SE SNOQUALMIE-NORTH BEND RD
95	50	322408	9081	No Situs Address
95	50	322408	9082	225 MEADOWBROOK WAY SE

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	322408	9084	39801 SE PARK ST
95	50	322408	9089	9200 RAILROAD AVE
95	50	322408	9092	RAILROAD AVE SE
95	50	322408	9098	RAILROAD AVE SE
95	50	322408	9099	RAILROAD AVE SE
95	50	322408	9100	RAILROAD AVE SE
95	50	322408	9101	RAILROAD AVE SE
95	50	322408	9102	RAILROAD PL SE
95	50	322408	9103	39153 SE SNOQUALMIE-NORTH BEND RD
95	50	322408	9104	No Situs Address
95	50	322408	9105	No Situs Address
95	50	322408	9106	No Situs Address
95	50	322408	9107	No Situs Address
95	50	322408	9108	No Situs Address
95	50	322408	9109	No Situs Address
95	50	322408	9110	No Situs Address
95	50	322408	9113	9036 RAILROAD AVE SE
95	50	322408	9114	9025 MEADOWBROOK WAY SE
95	50	322408	9115	9024 RAILROAD AVE SE
95	50	332408	9004	SE REINIG RD
95	50	332408	9010	42320 SE REINIG RD
95	50	332408	9016	SE REINIG RD
95	50	332408	9020	110 BOALCH AVE SE
95	50	332408	9021	SE REINIG RD
95	50	332408	9022	No Situs Address
95	50	332408	9024	130 BOALCH AVE SE
95	50	332408	9059	No Situs Address
95	50	332408	9061	No Situs Address
95	50	332408	9062	No Situs Address
95	50	342407	9001	33010 SE 99TH ST
95	50	342408	9094	43595 SE 92ND ST
95	50	352407	9024	34412 SE SWENSON DR
95	50	362407	9141	8429 364TH AVE SE
95	50	541710	0015	660 PARK ST
95	50	541710	0016	153 MEADOWBROOK WAY SE
95	50	541710	0020	39570 SE PARK ST
95	50	541710	0025	147 MEADOWBROOK WAY SE
95	50	541710	0045	153 MEADOWBROOK WAY SE
95	50	541710	0050	8352 MEADOWBROOK WAY SE
95	50	541710	0055	No Situs Address
95	50	541710	0146	8314 MEADOWBROOK WAY SE
95	50	541710	0147	160 MEADOWBROOK WAY SE
95	50	541710	0150	8306 MEADOWBROOK WAY SE
95	50	541760	0020	707 PARK ST
95	50	541760	0025	501 PARK ST
95	50	760620	0290	SE FIR ST
95	50	780290	0360	8717 378TH AVE SE
95	50	784680	0020	34812 SE DOUGLAS ST
95	50	784680	0030	34817 SNOQUALMIE PKWY

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	784680	0040	35013 SNOQUALMIE PKWY
95	50	784681	0020	35202 SNOQUALMIE PKWY
95	50	784920	0100	407 PARK ST
95	50	784920	0290	151 PARK AVE SE
95	50	784920	0345	8150 FALLS AVE SE
95	50	784920	0346	8150 FALLS AVE SE
95	50	784920	0355	7984 FALLS AVE SE
95	50	784920	0356	No Situs Address
95	50	784920	0360	8032 FALLS AVE SE
95	50	784920	0370	8036 FALLS AVE SE
95	50	784920	0400	8124 FALLS AVE SE
95	50	784920	0480	213 RAILROAD AVE SE
95	50	784920	0486	7936 RAILROAD AVE SE
95	50	784920	0487	7940 RAILROAD AVE SE
95	50	784920	0495	8030 RAILROAD AVE SE
95	50	784920	0496	8050 RAILROAD AVE SE
95	50	784920	0505	8062 RAILROAD AVE SE
95	50	784920	0510	8086 RAILROAD AVE SE
95	50	784920	0511	8072 RAILROAD AVE SE
95	50	784920	0520	8096 RAILROAD AVE SE
95	50	784920	0525	8102 RAILROAD AVE SE
95	50	784920	0530	8112 RAILROAD AVE SE
95	50	784920	0540	8130 RAILROAD AVE SE
95	50	784920	0541	8150 RAILROAD AVE SE
95	50	784920	0550	38767 SE RIVER ST
95	50	784920	0555	38767 SE RIVER ST
95	50	784920	0565	8200 RAILROAD PL SE
95	50	784920	0571	8224 RAILROAD AVE SE
95	50	784920	0575	8250 RAILROAD AVE SE
95	50	784920	0594	RAILROAD AVE SE
95	50	784920	0595	8300 RAILROAD AVE SE
95	50	784920	0605	38845 SE NEWTON ST
95	50	784920	0610	38855 SE NEWTON ST
95	50	784920	0625	8406 RAILROAD AVE SE
95	50	784920	0630	8429 FALLS AVE SE
95	50	784920	0635	8437 FALLS AVE SE
95	50	784920	0670	8470 FALLS AVE SE
95	50	784920	0680	8488 FALLS AVE SE
95	50	784920	0736	39025 SE ALPHA ST
95	50	784920	0737	No Situs Address
95	50	784920	0738	No Situs Address
95	50	784920	0739	No Situs Address
95	50	784920	0740	No Situs Address
95	50	784920	0741	39062 SE BETA ST
95	50	784920	1025	8650 RAILROAD AVE SE
95	50	784920	1265	38701 SE RIVER ST
95	50	784920	1370	38601 SE KING ST
95	50	784920	1375	38625 SE KING ST
95	50	784920	1390	150 SE MAPLE ST

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	784920	1430	No Situs Address
95	50	784920	1525	38700 SE RIVER ST
95	50	784920	1527	38700 SE RIVER ST
95	50	784920	1528	38700 SE RIVER ST
95	50	784920	1530	38700 SE RIVER ST
95	50	784920	1545	38700 SE RIVER ST #400
95	50	784920	1570	207 RAILROAD AVE SE
95	50	784920	1571	201 RAILROAD AVE SE
95	50	784920	1735	210 SE MAPLE ST
95	50	784920	1755	38600 SE KING ST
95	50	784920	1780	No Situs Address
95	50	784920	1785	7695 RAILROAD PL SE
95	50	784920	1985	8001 SILVA AVE SE
95	50	784920	2035	No Situs Address
95	50	784920	2040	38624 SE RIVER ST
95	50	784920	2285	38565 SE RIVER ST
95	50	784920	2470	No Situs Address
95	50	784920	2471	38475 SE RIVER ST
95	50	784920	2475	SE RIVER ST
95	50	784920	2480	38625 SE RIVER ST
95	50	784920	2640	8264 OLMSTEAD LN SE
95	50	784920	2650	No Situs Address
95	50	784920	2655	38579 SE RIVER ST
95	50	784920	2955	7970 RAILROAD AVE SE
95	50	784920	2956	7970 RAILROAD AVE SE
95	50	784920	2965	8002 RAILROAD AVE SE
95	50	784920	2970	8008 RAILROAD AVE SE
95	50	784920	2975	8020 RAILROAD AVE SE
95	50	785020	0005	FALLS AVE SE
95	50	785020	0010	FALLS AVE SE
95	50	785020	0015	FALLS AVE SE
95	50	785020	0020	FALLS AVE SE
95	50	785020	0025	PARK AVE SE
95	50	785020	0030	PARK AVE SE
95	50	785020	0075	220 PARK ST
95	50	785120	0005	No Situs Address
95	50	785120	0010	656 PARK ST
95	50	785120	0015	656 PARK ST
95	50	785120	0020	656 PARK ST
95	50	785180	0010	34825 SE DOUGLAS ST
95	50	785180	0030	35131 SE DOUGLAS ST
95	50	785180	0030	35131 SE DOUGLAS ST
95	50	785180	0035	34935 SE DOUGLAS ST
95	50	785180	0040	35221 SE DOUGLAS ST
95	50	785180	0050	35323 SE DOUGLAS ST
95	50	785180	0064	35413 SE DOUGLAS ST
95	50	785180	0070	8304 BRACKEN PL SE
95	50	785180	0100	35030 SE DOUGLAS ST
95	50	785180	0105	35131 SE CENTER ST

Assessment Year 2023 Physically Inspected Properties

Area	Neighborhood	Major	Minor	Situs Address
95	50	785180	0125	35019 SE CENTER ST
95	50	785180	0130	35214 SE CENTER ST
95	50	785180	0140	35214 SE CENTER ST
95	50	785180	0160	8226 BRACKEN PL SE
95	50	785180	0215	No Situs Address
95	50	785180	0220	No Situs Address
95	50	785180	0230	No Situs Address
95	50	785180	0240	No Situs Address
95	50	785180	0300	No Situs Address
95	50	785181	0010	8020 DOUGLAS AVE SE
95	50	785181	0020	8030 DOUGLAS AVE SE
95	50	785181	0030	8026 DOUGLAS AVE SE
95	50	785195	0010	7730 CENTER BLVD SE
95	50	785195	0020	7726 CENTER BLVD SE
95	50	785195	0030	7802 CENTER BLVD SE
95	50	785195	0040	7824 CENTER BLVD SE
95	50	785196	0010	7717 CENTER BLVD SE
95	50	785196	0020	7917 CENTER BLVD SE
95	50	785197	0010	35013 SE RIDGE ST
95	50	785197	0020	7724 CENTER BLVD SE
95	50	785331	1120	34605 SE SWENSON DR
95	50	785331	1130	34627 SE SWENSON DR
95	50	785333	0030	34510 SE 96TH ST
95	50	785333	0060	No Situs Address



King County

Department of Assessments

King Street Center
201 S. Jackson Street, KSC-AS-0708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2023 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, 2023 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 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

North District

2023 Assessment Year



Department of Assessments