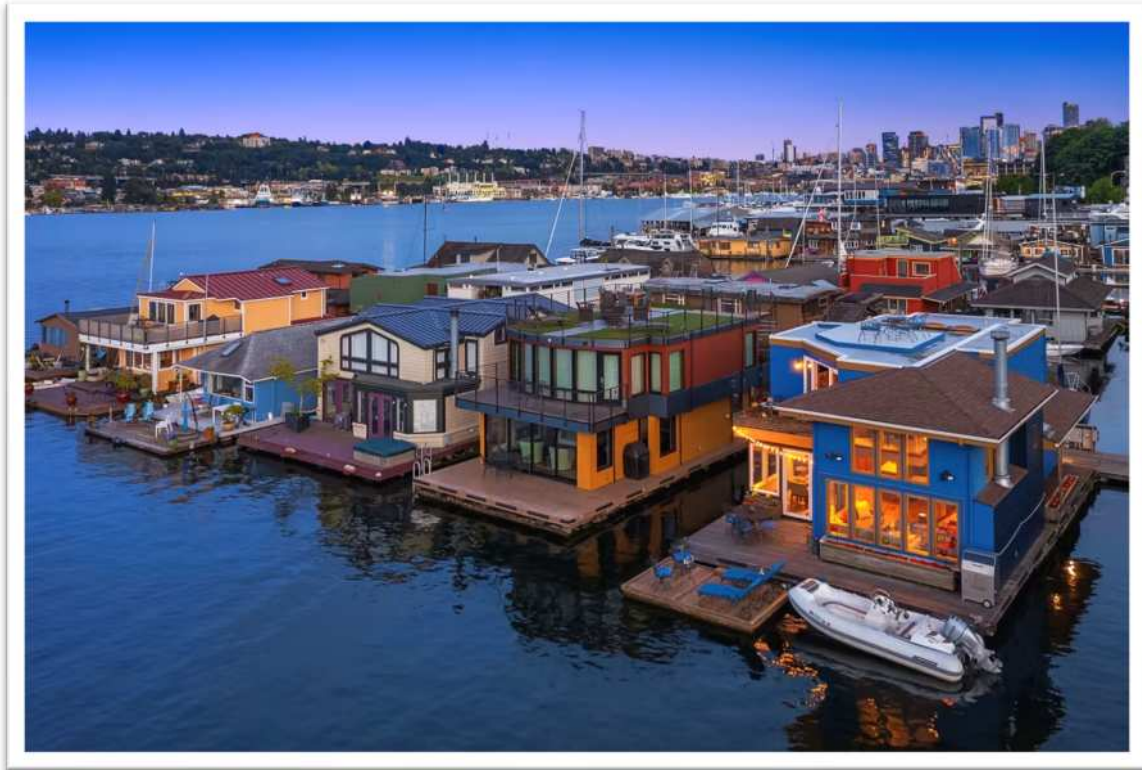


Floating Homes and Condos

Area: 15 and 730

Commercial Revalue for 2023 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 South Jackson Street, KSC-AS 0708

Seattle, WA 98104

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

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>



King County

Department of Assessments



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John Wilson
Assessor

Dear Property Owners,

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

We continue to work 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

Specialty Areas 15 and 730
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.

Floating Homes Area Map



Floating Home Specialty

Executive Summary



An end of the dock view at the Log Foundation dock in Eastlake.

Appraisal Date: 1/1/2023

Report Date: 7/11/2023

Specialty: Floating Homes - Area 15 & Condo Area 730

Sales: 38 Sales Analyzed from 1/7/2022 – 12/7/2022

Population: 659 Parcels (138 Condo, 310 Co-op, 160 Leased, 32 Other & 14 Unknown). This includes floating homes, houseboats, floating boat sheds, and floating storage sheds.

Values: The collective annual value increase for the structures was 1.41%. The collective annual increase for the slips and associated land was 1.91%.

Physical Inspection: There were 74 parcels inspected in the south half of the Portage Bay neighborhood.

Specialty Area 15 & 730
2023 Assessment Year

 **King County**
Department of Assessments

Area Overview

The floating home specialty consists of several types of properties. Floating homes, houseboats, floating boatsheds, floating storage sheds, the docks associated with them, and the slips they physically float on. The specialty also has several properties from the Residential division, where there is a waterfront residence on the parcel and a dock with floating homes, as well as Commercial Area 12, which is the waterfront specialty. In Area 12, there are some commercial waterfront buildings or marinas that have floating homes.

Many floating homes typically have a moorage slip designated as a floating home moorage site, however there are several of them that lease slips and may even move to different marinas from time to time. There are several types of floating home moorage and ownership structures within the owned moorage and non-owned moorage categories.

In the owned moorage category, the two predominant ownership types are condominium and cooperative. With condominiums, the individual home is owned as a unit in the condominium community and the owner typically owns the floating home and the specific slip the home floats on. With cooperatives, the land and docks are owned in common by the cooperative and members own a membership share which is a portion of the real property. The floating homes are personal property and are assessed as such. Both ownership forms typically have a monthly fee, a Homeowners Association (HOA) fee in the case of the condominiums, and a monthly membership fee in the case of the cooperatives.

In the non-owned moorage category, the floating home is personal property, and the owner of the real property is the owner of the docks, slips, and land. The Seattle Municipal Code (SMC) regulates properties that fall into this category as there is a long history of improved lease protection, rent control on moorage fees, and first right of refusal for tenants in the event a moorage slip is to be sold.

In both owned and non-owned moorage categories, there are leases of submerged land adjacent to the owned or leased lands. These are typically lands owned by the City of Seattle or the Washington State Department of Natural Resources via aquatic land leases. There are also docks that use land on the shore end of their docks under Street Use Permits issued by the City of Seattle. These lands are part of the submerged road right of way for a submerged street end and in the case of Fairview Avenue East.

There are three primary floating home neighborhoods which include Westlake, Eastlake, and Portage Bay. However, there are also marinas and docks with floating homes, houseboats (floating barges), or floating boatsheds in the UW, Gasworks Park, Northlake, and Salmon Bay areas.

The valuation approach for the floating home specialty was via a market approach to value for the floating home slips and a market-based residual value for the floating homes, houseboats, and floating barges. The floating sheds were on a market approach to value.

The slip valuation model was created and adjusted by looking at market sales and extrapolating the structure value to analyze market shifts in slip values. The slip model is below and was not adjusted from the previous year. This was from analyzing floating home sales, several floating home slip sales, and by analyzing surrounding residential land values in each of the communities adjacent to the floating home communities.

2023 Assessment Year Slip Model

2023 AY Slip Model	
Grade	Slip Value
1	\$395,000
2	\$475,000
3	\$570,000
4	\$685,000
5	\$825,000
6	\$985,000
7	\$1,150,000
8	\$1,325,000
9	\$1,500,000
10	\$1,700,000
11	\$1,900,000
12	\$2,125,000
13	\$2,375,000

Model Grade Descriptions and Footnotes

2023 AY Slip Model Description			
Grade 1	Location, on shore or close proximity to shore		
	Limited or no lake access		
	Limited or no view		
	Fair to average parking		
	Fair to average common area Imps		
Grade 2	Location, on shore or close proximity to shore		
	Limited or no lake access		
	Limited or no view		
	Fair to average plus parking		
	Fair to average plus common area Imps		
Grade 3	Location, closer proximity to shore		
	Limited or no lake access		
	Limited to below average view		
	Average to good parking		
	Average to good common area Imps		
Grade 4	Location, toward middle of dock		
	Limited to average lake access		
	Limited to average view		
	Average to very good parking		
	Average to very good common area Imps		
Grade 5	Location, toward or in middle of dock		
	Above average to good lake access		
	Average to above average view		
	Average to very good parking		
	Average to very good common area Imps		
Grade 6	Location, middle of dock		
	Above average to very good lake access		
	Above average view to very good view		
	Average to very good parking		
	Average to excellent common area Imps		
Grade 7	Location, middle to toward end of dock		
	Good to very good lake access		
	Above average view to very good view		
	Above average to excellent parking		
	Above average to excellent common area Imps		
Grade 8	Location, toward end of dock		
	Good to very good lake access		
	Good to very good view		
	Good to excellent parking		
	Good to very good common area Imps		
Grade 9	Location, toward end of dock or open views		
	Good to excellent lake access		
	Good to excellent view		
	Good to excellent parking		
	Good to excellent common area Imps		
Grade 10	Location, end of dock or open views		
	Good to excellent lake access		
	Very good to excellent view		
	Very good to excellent parking		
	Very good to excellent common area Imps		
Grade 11	Location, end of dock or open views		
	Excellent lake access		
	Excellent view		
	Excellent parking		
	Excellent common area Imps		
Grade 12	Location, end of dock or open views		
	Excellent lake access		
	Nearly unmatched excellent view		
	Excellent parking		
	Excellent common area Imps		
Grade 13	Location, end of dock or open views		
	Excellent lake access		
	Unmatched excellent view		
	Excellent parking		
	Excellent common area Imps		

Note that these are typical attributes.

Slips that are 100% or partially over DNR or City of Seattle land are exempted proportionately.

The floating home improvement model was originally created by a past floating home specialty appraiser and is comprised of cost-to-build data derived from analysis of market sales and via local floating home builder input.

The model starts with a Replacement Cost New (RCN) and then each home is adjusted for depreciation based on its condition rating. The following is a chart depicting the % of the total cost amount based on the condition. Thus, if a property is in “Average” condition it is depreciated 25% from the RCN for that property.

Condition Chart			
AY	Rank	% Good	Description
2023	1	60	Poor
2023	2	65	Fair
2023	3	70	Below Average
2023	4	75	Average
2023	5	80	Good
2023	6	85	Very Good
2023	7	90	Excellent

For the last three years, the model has shifted further to a market-based residual approach. Thus, market sales are analyzed, and the slip value is removed which yields a residual value for the structure. The values are analyzed using market sales and adjusted appropriately from the prior model. In addition, there are sales of floating homes on leased docks where only the structure sells. This allows for market-based analysis of the structure only. This occurs for houseboats as well and is even more common for houseboats given most marinas, they are docked at are leased spaces.

See the following page for the detailed floating home structure model.

Floating Home Structure Model

2023 AY Floating Home Structure Model													
Grade 3- @ \$300 SF 0.0%					Grades 3 @ \$405 SF 1.3%				35%	Grades 3+ @ \$465 SF 0.6%			
Average Minus					Average					Average Plus			
% Good		95%	\$285		% Good	95%	\$385		% Good	95%	\$442		
		90% E	\$270			90% E	\$365			90% E	\$419		
		85% VG	\$255			85% VG	\$344			85% VG	\$395		
		80% Gd	\$240			80% Gd	\$324			80% Gd	\$372		
		75% Av	\$225			75% Av	\$304			75% Av	\$349		
		70% BA	\$210			70% BA	\$284			70% BA	\$326		
		65% F	\$195			65% F	\$263			65% F	\$302		
		60% P	\$180			60% P	\$243			60% P	\$279		
Grades 4- @ \$510 SF 2.1%				10%	Grades 4 @ \$550 SF 1.8%				8%	Grades 4+ @ \$600 SF 2.2%			
Good Minus					Good					Good Plus			
% Good		95%	\$485		% Good	95%	\$523		% Good	95%	\$570		
		90% E	\$459			90% E	\$495			90% E	\$540		
		85% VG	\$434			85% VG	\$468			85% VG	\$510		
		80% Gd	\$408			80% Gd	\$440			80% Gd	\$480		
		75% Av	\$383			75% Av	\$413			75% Av	\$450		
		70% BA	\$357			70% BA	\$385			70% BA	\$420		
		65% F	\$332			65% F	\$358			65% F	\$390		
		60% P	\$306			60% P	\$330			60% P	\$360		
Grades 5- @ \$735 SF 2.5%				23%	Grades 5 @ \$800 SF 2.8%				9%	Grades 5+ @ \$890 SF 2.7%			
Excellent Minus					Excellent					Excellent Plus			
% Good		95%	\$698		% Good	95%	\$760		% Good	95%	\$846		
		90% E	\$662			90% E	\$720			90% E	\$801		
		85% VG	\$625			85% VG	\$680			85% VG	\$757		
		80% Gd	\$588			80% Gd	\$640			80% Gd	\$712		
		75% Av	\$551			75% Av	\$600			75% Av	\$668		
		70% BA	\$515			70% BA	\$560			70% BA	\$623		
		65% F	\$478			65% F	\$520			65% F	\$579		
		60% P	\$441			60% P	\$480			60% P	\$534		

Building Grade					
AY	Rank	Grade	Cost/SF	Bsmt/SF	Description
2023	1	3-	\$300	\$150	Average minus
2023	2	3	\$405	\$203	Average
2023	3	3+	\$465	\$233	Average plus
2023	4	4-	\$510	\$255	Good minus
2023	5	4	\$550	\$275	Good
2023	6	4+	\$600	\$300	Good plus
2023	7	5-	\$735	\$368	Excellent minus
2023	8	5	\$800	\$400	Excellent
2023	9	5+	\$890	\$445	Excellent plus

Additionally, it has been determined through market analysis, that smaller houseboats (formerly called floating barges) and outright boats with living space, sell at a premium on a per-square-foot basis. In this case, smaller is defined as 1,000 square feet or less. Additional value per square foot adjustments have been made to these properties per the below model. This is specifically for houseboats and not more permanent floating homes. Houseboats are typically narrower, have a hull, are more easily moveable than floating homes, and are often found in marinas where they lease a space. There are a few marinas where the space is condominiumized and the buyer can own both the space and the houseboat.

2023 AY Houseboat Model						
Condition percentage is adjusted by way of adding a premium to the value per foot per the premium in the marketplace for these smaller houseboats. This is accomplished by adding the % premium in the % Net Condition box for the property. What this does is take the RCN (Replacement Cost New) number for the structure and adds the % premium to that number to better reflect the market derived value for the houseboat.						
	Fair	Bel Avg	Avg	Gd	Vg	Ex
0- 200 SF Condition	105%	115%	125%	135%	145%	155%
201-400 SF	90%	100%	110%	120%	130%	140%
401-600 SF	75%	85%	95%	105%	115%	125%
601-800 SF	65%	75%	85%	95%	105%	115%
450	60%	70%	80%	90%	100%	115%

Houseboat



Floating Home



Specialty Area 15 & 730
2023 Assessment Year

 **King County**
Department of Assessments

Floating Boatshed



Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP 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.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- No one provided provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior year, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - 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

Chris Savage

7/10/2023

Commercial Appraiser II

Date

2023 Assessment Year Floating Homes Sales Used

Source	Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
NWMLS	2401 N Northlake Way #F5	Seattle Marina	Gasworks	Leased	408880-1660 & 38171112	\$602,000	\$1,067	Y	HB	12/7/2022	564	564	2002	2017	Excellent	Excellent
NWMLS	1212 E Shelby St Unit #4	Bosbyshell	Portage Bay	Leased	408880-0676 & 19285204	\$998,000	\$1,444	Y	FH	11/8/2022	691	691	1920	1997	Good	Good
NWMLS	2143 N Northlake Way #54	Gasworks Park Marina	Gasworks	PP + Condo Slip	270870-0520 & 35082783	\$690,000	\$864	N	HB	10/14/2022	800	799	1987	1996	Good	Good
NWMLS	2600 Fairview Ave E #4	Mallard Cove	Eastlake	Co-op	408880-2130 & 23188501	\$2,100,000	\$1,124	N	FH	10/13/2022	1,817	1869	1978	2000	Good Plus	Very Good
NWMLS	2309 N Northlake Way #2	Lake Union Landing	Gasworks	Co-op	408880-1700 & 38171617	\$1,270,000	\$1,337	Y	HB	10/5/2022	950	950	2022	2022	Excellent Plus	Excellent
NWMLS	2401 N Northlake Way #D13	Seattle Marina	Gasworks	Leased	408880-1660 & 38171088	\$380,000	\$950	Y	HB	9/27/2022	444	400	2008	2008	Good Plus	Very Good
NWMLS	1900 Westlake Ave N Unit B15	Westlake Marina	Westlake	Leased	408880-3890 & 38171625	\$275,000	\$573	Y	HB	9/23/2022	480	480	1996	1996	Good	Good
NWMLS	2369 Fairview Ave #5	Fairview Landing	Eastlake	Co-op	246839-0030	\$6,250,000	\$2,122	N	FH	9/16/2022	2,946	2946	2012	2012	Excellent Plus	Excellent
NWMLS - Unlisted	2019 Fairview Ave E #L	The Log Foundation	Eastlake	Co-op	408880-2405 & 09377854	\$800,000	\$1,646	N	FH	9/13/2022	483	486	1911	1994	Average Minus	Average
NWMLS	2017 Fairview Ave E #B	The Log Foundation	Eastlake	Co-op	408880-2405 & 12111209	\$2,200,000	\$1,551	N	FH	9/8/2022	1,425	1418	1998	1999	Excellent	Very Good
NWMLS	2019 Fairview Ave E #R	The Log Foundation	Eastlake	Co-op	408880-2405 & 29246303	\$1,350,000	\$962	N	FH	8/31/2022	1,120	1403	1978	1994	Good Plus	Very Good
NWMLS - Unlisted	2143 N Northlake Way #39	Gasworks Park Marina	Gasworks	PP + Condo Slip	2708790-0390 & 38171567	\$365,000	\$1,106	N	HB	8/24/2022	364	330	2003	2003	Average Plus	Average
NWMLS	2100 Westlake Ave N #24	Boatworld Julie's Landing	Westlake	Leased	408880-4005 & 38171609	\$220,000	\$733	Y	HB	8/16/2022	600	300	1984	1984	Good Plus	Good
NWMLS	2143 N Northlake Way #47	Gasworks Park Marina	Gasworks	PP + Condo Slip	270870-0450 & 38171518	\$480,000	\$1,111	N	HB	7/31/2022	432	432	1992	1992	Good	Good
NWMLS	2401 N Northlake Way #E6	Seattle Marina	Gasworks	Leased	408880-1660 & 38170692	\$130,000	\$802	Y	HB	7/16/2022	162	162	1979	1999	Good Plus	Good
NWMLS - Unlisted	2025 Fairview Ave E #P	The Log Foundation	Eastlake	Co-op	408880-2405 & 23888209	\$730,000	\$1,417	N	FH	7/15/2022	550	515	1930	1999	Average Plus	Average
NWMLS	2420 Westlake Ave N #8	Twenty Four Twenty Condominium	Westlake	Condo + Co-op	872700-0080 & 04258000	\$727,000	\$1,226	Y	FH	7/14/2022	700	593	1920	1998	Good	Very Good
NWMLS - Unlisted	2818 Boyer Ave E #3	Brackett Dock Association	Portage Bay	Co-op	408880-0535 & 13309703	\$600,000	\$771	Y	FH	7/11/2022	778	778	1930	2003	Good	Good
NWMLS	2143 N Northlake Way #3	Gasworks Park Marina	Gasworks	PP + Condo Slip	270870-0030 & 38170841	\$360,000	\$1,500	N	HB	7/1/2022	240	240	1984	1995	Good Minus	Very Good
NWMLS - Unlisted	2822 Boyer Ave E #3	Boyer on the Bay	Portage Bay	Condo	102930-0030	\$1,375,000	\$1,528	N	FH	6/27/2022	900	900	1979	1998	Good Plus	Very Good
NWMLS	2143 N Northlake Way #52	Gasworks Park Marina	Gasworks	PP + Condo Slip	270870-0500 & 38170726	\$735,000	\$1,165	N	HB	6/22/2022	800	631	2018	2018	Good Plus	Excellent
NWMLS	2816 Boyer Ave E #C	Stillwater Landing	Portage Bay	Co-op	408880-0580 & 38171120	\$3,200,000	\$1,156	N	FH	6/17/2022	2,622	2767	2020	2020	Excellent	Excellent
NWMLS	2822 Boyer Ave E #1	Boyer on the Bay	Portage Bay	Condo	102930-0010	\$1,500,000	\$1,724	N	FH	6/16/2022	870	870	1976	1998	Good Plus	Very Good
NWMLS	2401 N Northlake Way #E5	Seattle Marina	Gasworks	Leased	408880-1660 & 38171542	\$435,000	\$825	Y	HB	6/14/2022	527	527	2008	2008	Excellent Minus	Good
NWMLS - Unlisted	2143 N Northlake Way #47	Gasworks Park Marina	Gasworks	PP + Condo Slip	270870-0450 & 38171518	\$400,000	\$926	N	HB	5/31/2022	432	432	1992	1992	Good	Good
NWMLS	2401 N Northlake Way #G14	Seattle Marina	Gasworks	Leased	408880-1660 & 38171492	\$675,000	\$711	Y	HB	5/2/2022	950	950	1997	2017	Excellent Minus	Very Good
NWMLS	2019 Fairview Ave E. #P	The Log Foundation	Eastlake	Co-op	408880-2405 & 18509208	\$775,000	\$994	N	FH	4/28/2022	780	780	1950	1994	Average	Average

2023 Assessment Year Floating Homes Sales Used

Source	Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
NWMLS	1080 W Ewing St #E6	Le Clerq Marine Construction	Salmon Bay	Leased	744200-0900 & 38171484	\$425,000	\$1,181	Y	HB	4/19/2022	360	360	2021	2021	Excellent	Excellent
NWMLS - Unlisted	2031 Fairview Ave E #M	The Lake Union	Eastlake	Co-op	408880-2425 & 14643852	\$1,375,000	\$1,101	N	FH	4/15/2022	1,249	1249	1930	2013	Good Plus	Very Good
NWMLS	2401 N Northlake Way #F6	Seattle Marina	Gasworks	Leased	408880-1660 & 38171435	\$395,000	\$691	Y	HB	4/6/2022	572	572	1999	1999	Good Plus	Very Good
NWMLS	907 N Northlake Way	City of Seattle	Fremont	Leased	408880-4411 & 38171476	\$3,600,000	\$742	Y	FH	4/5/2022	4,850	4850	2012	2012	Excellent Plus	Excellent
NWMLS	2542 Westlake Ave N Unit N2	Commercial Marine Construction	Westlake	Leased	408880-4310 & 38171443	\$275,000	\$818	Y	HB	4/4/2022	336	336	1987	1987	Good Plus	Very Good
NWMLS	2019 Fairview Ave E. #N	The Log Foundation	Eastlake	Co-op	408880-2405 & 07120058	\$1,100,000	\$1,325	N	FH	3/21/2022	830	830	1980	1989	Good Plus	Good
NWMLS	1212 E Shelby St Unit #2	Bosbyshell	Portage Bay	Leased	408880-0676 & 15317035	\$750,000	\$670	Y	FH	3/10/2022	1,119	1119	1976	1997	Good	Good
NWMLS	1900 Westlake Ave N Unit B-17	Westlake Marina	Westlake	Leased	408880-3890 & 35082726	\$488,000	\$707	Y	HB	3/8/2022	774	690	1988	2008	Good Plus	Excellent
NWMLS	2401 N Northlake Way #E7	Seattle Marina	Gasworks	Leased	408880-1660 & 38171419	\$298,500	\$936	Y	HB	2/20/2022	319	319	2008	2008	Good Plus	Excellent
NWMLS	2309 N Northlake Way #1	Lake Union Landing	Gasworks	Co-op	408880-1700 & 38171401	\$1,095,000	\$1,413	Y	HB	1/27/2022	775	775	2021	2021	Excellent Plus	Excellent
NWMLS	2031 Fairview Ave E #C	The Lake Union	Eastlake	Co-op	408880-2425 & 24754004	\$1,800,000	\$1,237	N	FH	1/7/2022	1,455	1455	2017	2017	Excellent	Excellent
MLS	3146 Portgaga Bay Pl E #G	Portage Bay Place Condominium	Portage Bay	Condo	686180-0070	\$2,050,000	\$1,035	N	5/21/2021		1,980	1970	2004	Good Plus	Very Good	
MLS	2207 Fairview Ave E. #8	Flo Villa Co-op	Eastlake	Co-op	408880-2315 & 14675201	\$1,257,000	\$1,283	N	5/18/2021		980	1970	2004	Good Plus	Very Good	
MLS	2369 Fairview Ave E. #2	Fairview Landing	Eastlake	Condo	246839-0020 & 38169892	\$3,495,000	\$1,626	N	5/10/2021		2,150	2007	2007	Excellent	Excellent	
MLS	1080 W Ewing Place #5	Nickerson Marina/Le Clerq Marine	Ballard	PP	744200-0900 & 38170601	\$460,000	\$920	Y	4/29/2021		500	2007	2007	Excellent Minus	Excellent	
MLS	10 E. Roanoke St. #3	Roanoke Reef Condo	Eastlake	Condo	735620-0030	\$3,425,000	\$2,099	N	4/23/2021		1,672	2016	2016	Excellent	Excellent	
MLS	2025 Fairview Ave E. #O	The Log Foundation	Eastlake	Co-op	408880-2405 & 07335300	\$575,000	\$958	N	4/20/2021		530	1930	1999	Average Plus	Good	
MLS	2818 Boyer Ave E. #6	Brackett Dock Assoc	Portage Bay	Co-op	408880-0535 & 05337209	\$667,500	\$1,113	N	4/16/2021		599	1930	2016	Average	Very Good	
MLS	2143 N. Northlake Way #15	Gasworks Park Marina	Northlake	PP + Condo Slip	270870-0150 & 38171252	\$389,950	\$951	N	4/9/2021		410	2014	2014	Good Plus	Very Good	
MLS	2770 Westlake Ave N. #9	The Old Boathouse	Westlake	Condo	635195-0000 & 23074750	\$1,750,000	\$1,846	N	3/22/2021		948	1930	1993	Average	Average	
MLS	2466 Westlake Ave N. #6	2460 Houseboat Moorage	Westlake	Co-op	408880-4115 & 14079008	\$1,325,000	\$1,051	N	3/17/2021		1,261	1979	2003	Good Plus	Good	
MLS	1818 Westlake Ave N #D34	Waterworks Marina	Westlake	PP	408880-3976 & 38171245	\$250,000	\$435	Y	3/15/2021		545	1987	2016	Good minus	Good	
MLS	2219 Fairview Ave E. #5	Dox Co-op	Eastlake	Co-op	408880-2325 & 14544456	\$1,000,000	\$684	N	3/5/2021		1,485	1985	2004	Good	Good	
MLS	3118 Portage Bay Place E Unit #F	Houseboat Harbor	Portage Bay	Co-op	408880-0705 & 24279416	\$1,550,000	\$1,332	N	2/1/2021		1,164	1987	1997	Good	Good	
MLS	2727 Fairview Ave E. Unit A-3	Hamlin Pier	Eastlake	Leased	408880-2080 & 38170833	\$769,000	\$854	Y	1/27/2021		900	2019	2019	Excellent	Excellent	
MLS	1213 E. Shelby St. #4	Shelby Group Co-op	Portage Bay	Co-op	408880-0555 & 22450605	\$925,000	\$954	N	1/21/2021		970	1996	1996	Average Plus	Good	

2023 AY Floating Homes Sales Not Used

Source	Address	Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF MLS	SF Assr	Year Built	Eff Year	Grade	Condition
NWMLS	2401 N Northlake Way #E4	Seattle Marina	Gasworks	Leased	408880-1660 & 38171633	\$159,000	\$589	Y	HB	12/20/2022	250	270	1985		Good	Good
NWMLS - Unlisted	2401 N Northlake Way #E8	Seattle Marina	Gasworks	Leased	408880-1660 & ???	\$265,000	\$1,104	Y	HB	4/22/2022	240	240	1982	?	?	?
NWMLS	2401 N Northlake Way #E1	Seattle Marina	Gasworks	Leased	408880-1660 &	\$285,000	\$600	Y	HB	6/30/2022	475	475	?	?	?	?
NWMLS	1700 Westlake Ave N #40		Westlake	Leased	408880-3751 & ???	\$430,000	\$630	Y	HB	7/27/2022	683	683	2003	2003	?	??

SPECIALTY AREA 15 - FLOATING HOMES - PHYSICAL INSPECTION 2023

Area	Major	Minor	Tax Acct Nbr	DockName	LocationAddr	SlipNbr
730-070	102930	0000	03254109	BOYER-ON-THE-BAY	2822 BOYER AVE E	11
730-070	102930	0000	10064004	BOYER-ON-THE-BAY	2822 BOYER AVE E	03
730-070	102930	0000	10591105	BOYER-ON-THE-BAY	2822 BOYER AVE E	10
730-070	102930	0000	12092805	BOYER-ON-THE-BAY	2822 BOYER AVE E	05
730-070	102930	0000	13612601	BOYER-ON-THE-BAY	2822 BOYER AVE E	01
730-070	102930	0000	16523805	BOYER-ON-THE-BAY	2822 BOYER AVE E	06
730-070	102930	0000	17697202	BOYER-ON-THE-BAY	2822 BOYER AVE E	07
730-070	102930	0000	22287650	BOYER-ON-THE-BAY	2822 BOYER AVE E	04
730-070	102930	0000	28290351	BOYER-ON-THE-BAY	2822 BOYER AVE E	08
730-070	102930	0000	30017875	BOYER-ON-THE-BAY	2822 BOYER AVE E	09
730-070	102930	0000	38169801	BOYER-ON-THE-BAY	2822 BOYER AVE E	02
012-040	114200	4557	06367858	UW LEASED DOCK	1409 NE BOAT ST	# 6
012-040	114200	4557	08513608	UW LEASED DOCK	1409 NE BOAT ST	# 3
012-040	114200	4557	10563609	UW LEASED DOCK	1409 NE BOAT ST	# 4
012-040	114200	4557	26185009	UW LEASED DOCK	1409 NE BOAT ST	# 5
012-040	114200	4557	26373001	UW LEASED DOCK	1409 NE BOAT ST	# 2
012-040	114200	4557	31743784	UW LEASED DOCK	1409 NE BOAT ST	# 1
013-005	195970	2125	12022307	3006 FUHRMAN DOCK	3006 FUHRMAN AVE E	0
013-005	195970	2165	20776811	2920 FUHRMAN DOCK	2920 FUHRMAN AVE E	# C
013-005	195970	2165	23080963	2920 FUHRMAN DOCK	2920 FUHRMAN AVE E	# B
013-005	195970	2165	29569308	2920 FUHRMAN DOCK	2920 FUHRMAN AVE E	# A
012-040	197020	0006	06134159		3312 FUHRMAN AVE E	
100-060	197020	0044	38170908	Unknown	3304 FUHRMAN AVE E	06
100-060	197020	0044	38171211	Unknown	3304 FUHRMAN AVE E	10
700-070	266260	0000	06394910	2918 FUHRMAN DOCK	2918 FUHRMAN AVE E	# E
730-070	286822	0000	08848574	GRANT PORTAGE BAY	1215 E ALLISON ST	# C
730-070	286822	0000	10073401	GRANT PORTAGE BAY	1215 E ALLISON ST	# A
730-070	286822	0000	22590194	GRANT PORTAGE BAY	1215 E ALLISON ST	# B
015-010	408880	0535	02714806	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 2
015-010	408880	0535	03297504	BRACKETT DOCK	2818 1/2 BOYER AVE E	10
015-010	408880	0535	05337209	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 6
015-010	408880	0535	05337258	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 7
015-010	408880	0535	10279404	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 4
015-010	408880	0535	13252606	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 9
015-010	408880	0535	13309703	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 3
015-010	408880	0535	29265303	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 8
015-010	408880	0535	30204408	BRACKETT DOCK	2818 1/2 BOYER AVE E	# 1
015-010	408880	0545	00489203	THE DOCK SOCIETY	1214 E HAMLIN ST	# 06
015-010	408880	0545	04027256	THE DOCK SOCIETY	1214 E HAMLIN ST	# 04
015-010	408880	0545	07854052	THE DOCK SOCIETY	1214 E HAMLIN ST	# 07
015-010	408880	0545	08514101	THE DOCK SOCIETY	1214 E HAMLIN ST	# 10
015-010	408880	0545	09914607	THE DOCK SOCIETY	1214 E HAMLIN ST	# 01
015-010	408880	0545	13200019	THE DOCK SOCIETY	1214 E HAMLIN ST	# 09
015-010	408880	0545	14258032	THE DOCK SOCIETY	1214 E HAMLIN ST	# 05
015-010	408880	0545	15743701	THE DOCK SOCIETY	1214 E HAMLIN ST	# 02
015-010	408880	0545	19202100	THE DOCK SOCIETY	1214 E HAMLIN ST	# 11
015-010	408880	0545	20797403	THE DOCK SOCIETY	1214 E HAMLIN ST	# 08

SPECIALTY AREA 15 - FLOATING HOMES - PHYSICAL INSPECTION 2023

Area	Major	Minor	Tax Acct Nbr	DockName	LocationAddr	SlipNbr
015-010	408880	0545	22260202	THE DOCK SOCIETY	1214 E HAMLIN ST	# 03
015-010	408880	0555	05478102	SHELBY GROUP	1213 E SHELBY ST	# 05
015-010	408880	0555	08506008	SHELBY GROUP	1213 E SHELBY ST	# 10
015-010	408880	0555	10107506	SHELBY GROUP	1213 E SHELBY ST	# 15
015-010	408880	0555	10116309	SHELBY GROUP	1213 E SHELBY ST	# 02
015-010	408880	0555	11908506	SHELBY GROUP	1213 E SHELBY ST	# 18
015-010	408880	0555	12189700	SHELBY GROUP	1213 E SHELBY ST	# 13
015-010	408880	0555	13084900	SHELBY GROUP	1213 E SHELBY ST	# 17
015-010	408880	0555	14804702	SHELBY GROUP	1213 E SHELBY ST	# 12
015-010	408880	0555	15199516	SHELBY GROUP	1213 E SHELBY ST	# 08
015-010	408880	0555	15605900	SHELBY GROUP	1213 E SHELBY ST	# 03
015-010	408880	0555	15605918	SHELBY GROUP	1213 E SHELBY ST	# 01
015-010	408880	0555	16913824	SHELBY GROUP	1213 E SHELBY ST	# 09
015-010	408880	0555	20772356	SHELBY GROUP	1213 E SHELBY ST	# 14
015-010	408880	0555	22450605	SHELBY GROUP	1213 E SHELBY ST	# 04
015-010	408880	0555	22845804	SHELBY GROUP	1213 E SHELBY ST	# 19
015-010	408880	0555	23169501	SHELBY GROUP	1213 E SHELBY ST	# 11
015-010	408880	0555	25110008	SHELBY GROUP	1213 E SHELBY ST	# 07
015-010	408880	0555	25646605	SHELBY GROUP	1213 E SHELBY ST	# 06
015-010	408880	0555	38170403	SHELBY GROUP	1213 E SHELBY ST	# 16
015-010	408880	0580	11571106	SANFORD DOCK	2816 BOYER AVE E	# A
015-010	408880	0580	38171013	SANFORD DOCK	2816 BOYER AVE E	# B
015-010	408880	0580	38171120	SANFORD DOCK	2816 BOYER AVE E	# C
015-010	408880	0580	38171195	SANFORD DOCK	2816 BOYER AVE E	# D
013-005	408880	0595	04689006	3012 FUHRMAN DOCK	3012 FUHRMAN AVE E	# D
013-005	408880	0595	11117769	3012 FUHRMAN DOCK	3012 FUHRMAN AVE E	# B
013-005	408880	0595	20980603	3012 FUHRMAN DOCK	3012 FUHRMAN AVE E	# C
015-010	408880	0660	05171434	DOCK HENDERSON	1210 E SHELBY ST	# E
015-010	408880	0660	09634007	DOCK HENDERSON	1210 E SHELBY ST	# A
015-010	408880	0660	11234002	DOCK HENDERSON	1210 E SHELBY ST	# G
015-010	408880	0660	11336005	DOCK HENDERSON	1210 E SHELBY ST	# C
015-010	408880	0660	11776705	DOCK HENDERSON	1210 E SHELBY ST	# D
015-010	408880	0660	16055907	DOCK HENDERSON	1210 E SHELBY ST	# F
015-010	408880	0660	22620603	DOCK HENDERSON	1210 E SHELBY ST	# B
015-010	408880	0660	23150006	DOCK HENDERSON	1210 E SHELBY ST	# H
015-010	408880	0660	38170437	DOCK HENDERSON	1210 E SHELBY ST	0
015-010	408880	0676	04064002	BOSBYSHELL DOCK	1212 E SHELBY ST	# 1
015-010	408880	0676	15317035	BOSBYSHELL DOCK	1212 E SHELBY ST	# 2
015-010	408880	0676	19285204	BOSBYSHELL DOCK	1212 E SHELBY ST	# 4
015-010	408880	0676	20376257	BOSBYSHELL DOCK	1212 E SHELBY ST	# 5
015-010	408880	0676	22519755	BOSBYSHELL DOCK	1212 E SHELBY ST	# 3
015-010	408880	0700	13689807	DOLPHIN CO-OP	3130 PORTAGE BAY PL E	# C
015-010	408880	0700	13689815	DOLPHIN CO-OP	3130 PORTAGE BAY PL E	# D
015-010	408880	0700	14122709	DOLPHIN CO-OP	3130 PORTAGE BAY PL E	# B
015-010	408880	0705	00695502	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# G
015-010	408880	0705	02644201	HOUSEBOAT HARBOR	3118 PORTAGE BAY PL E	# A
015-010	408880	0705	05829205	HOUSEBOAT HARBOR	3126 PORTAGE BAY PL E	# C

SPECIALTY AREA 15 - FLOATING HOMES - PHYSICAL INSPECTION 2023

Area	Major	Minor	Tax Acct Nbr	DockName	LocationAddr	SlipNbr
015-010	408880	0705	07711807	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# D
015-010	408880	0705	09308206	HOUSEBOAT HARBOR	3126 PORTAGE BAY PL E	# D
015-010	408880	0705	10412302	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# F
015-010	408880	0705	10716876	HOUSEBOAT HARBOR	3126 PORTAGE BAY PL E	# B
015-010	408880	0705	11164001	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# C
015-010	408880	0705	11972007	HOUSEBOAT HARBOR	3126 PORTAGE BAY PL E	# A
015-010	408880	0705	12100004	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# B
015-010	408880	0705	23316102	HOUSEBOAT HARBOR	3110 PORTAGE BAY PL E	# H
015-010	408880	0705	24279416	HOUSEBOAT HARBOR	3118 PORTAGE BAY PL E	# F
015-010	408880	0735	02501005	WILLOW COVE	3100 PORTAGE BAY PL E	# B
015-010	408880	0735	07335201	WILLOW COVE	3104 PORTAGE BAY PL E	# A
015-010	408880	0735	08553505	WILLOW COVE	3100 PORTAGE BAY PL E	# A
015-010	408880	0735	09310210	WILLOW COVE	3104 PORTAGE BAY PL E	# C
015-010	408880	0735	13599857	WILLOW COVE	3104 PORTAGE BAY PL E	# B
015-010	408880	0735	20550307	WILLOW COVE	3100 PORTAGE BAY PL E	# C
013-005	408880	1436	06474704		3250 PORTAGE BAY PL E	
013-005	408880	1436	38170270		3250 PORTAGE BAY PL E	
015-010	408880	1438	10159002	SALIX MOORAGE	3254 A PORTAGE BAY PL E	0
015-010	408880	1438	14118012	SALIX MOORAGE	3256 PORTAGE BAY PL E	0
015-010	408880	1438	15201502	SALIX MOORAGE	3258 PORTAGE BAY PL E	0
015-010	408880	1438	22348502	SALIX MOORAGE	3260 PORTAGE BAY PL E	0
013-005	408880	1440	22227003		3246 PORTAGE BAY PL E	
013-005	408880	1445	12033007		3240 PORTAGE BAY PL E	
013-005	408880	1450	06958904		3236 1/2 PORTAGE BAY PL	
015-010	408880	1460	00842609		3226 PORTAGE BAY PL E	# III
015-010	408880	1461	12985750		3226 PORTAGE BAY PL E	# I-C
015-010	408880	1462	09917402		3226 PORTAGE BAY PL E	# II-A
015-010	408880	1463	09675646		3226 PORTAGE BAY PL E	# IV
015-010	408880	1465	38170312		3224 PORTAGE BAY PL E	
013-005	408880	1470	13607353		3218 PORTAGE BAY PL E	
015-010	408880	1480	01498591		3206 PORTAGE BAY PL E	
015-010	408880	1485	13607601		3200 PORTAGE BAY PL E	B
015-010	408880	1485	13607619		3200 PORTAGE BAY PL E	A
730-070	686180	0000	02135002	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# B
730-070	686180	0000	03036506	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# J
730-070	686180	0000	09840000	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# H
730-070	686180	0000	11078706	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# A
730-070	686180	0000	11535101	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# K
730-070	686180	0000	21614003	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# F
730-070	686180	0000	24493405	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# O
730-070	686180	0000	26010009	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# M
730-070	686180	0000	26010108	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# N
730-070	686180	0000	26011007	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# D
730-070	686180	0000	26011023	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# E
730-070	686180	0000	26011031	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# I
730-070	686180	0000	26011049	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# G
730-070	686180	0000	26011056	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# C

SPECIALTY AREA 15 - FLOATING HOMES - PHYSICAL INSPECTION 2023

Area	Major	Minor	Tax Acct Nbr	DockName	LocationAddr	SlipNbr
730-070	686180	0000	26014423	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# P
730-070	686180	0000	29245701	PORTAGE BAY PLACE	3146 PORTAGE BAY PL E	# L
700-070	686185	0000	38170320		3212 PORTAGE BAY PL E	Unit B
730-070	872824	0000	08495996	2700 BOYER CONDO	2700 BOYER AVE E	# A
730-070	872824	0000	20391793	2700 BOYER CONDO	2700 BOYER AVE E	# B



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

Specialty Areas 15 and 730

2023 Assessment Year



Department of Assessments