

Central District Geographic Areas Report

Areas: 20, 25, 30, 35, 36, 40, 45, and 47

Commercial Revalue for 2023 Assessment Roll



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

Central 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.

Central District Executive Summary Report

Appraisal Date 1/1/2023

Geographic Appraisal Areas:

- **Area 20: Queen Anne/Magnolia/Fremont**
- **Area 25: Capitol Hill**
- **Area 30: Central Business District and South Lake Union**
- **Area 35: East Duwamish MIC**
- **Area 36: West Duwamish**
- **Area 40: North Rainier Valley**
- **Area 45: West Seattle/White Center/Top Hat**
- **Area 47: Vashon Island**

Conclusion and Recommendation:

Total assessed values for the 2023 revalue year have increased by +10.84%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2023 Assessment Year.

Total Central District Population - Parcel Summary Data				
	2022	2023	\$ Change	% Change
Totals	\$52,983,566,159	\$58,726,519,211	\$5,742,953,052	10.84%

Identification of the Areas

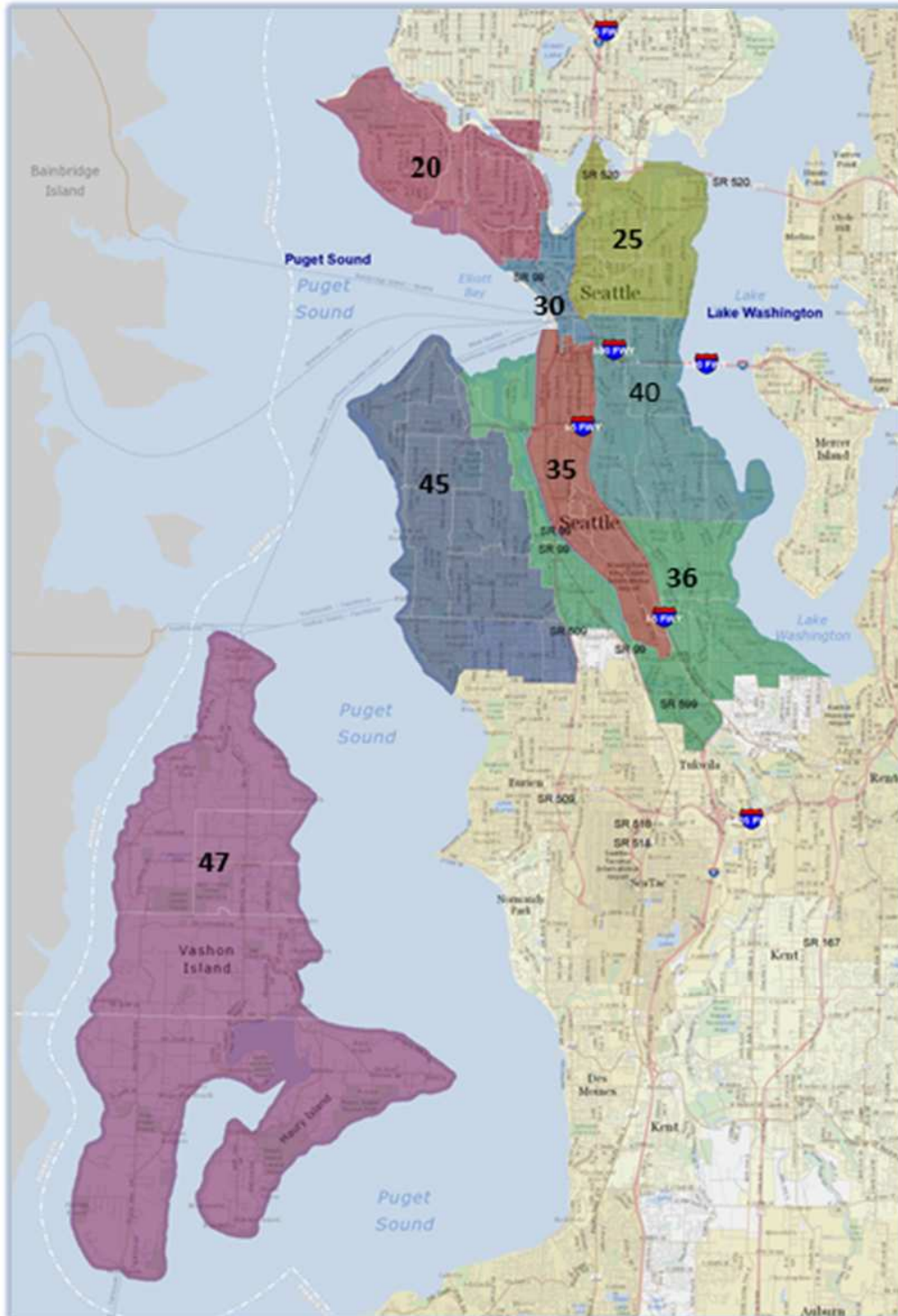
Location: Central King County

Boundaries

- West – Puget Sound/Elliott Bay
- North – Lake Washington Ship Canal
- East – Lake Washington
- South – Vashon Island

Maps

A general map of the area is included at the beginning of this report. More detailed Assessor's maps are found on the King County Assessor website and the 2nd floor of the King Street Center.



Central District
2023 Assessment Year

 **King County**
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Central District Overview

Geographic Area 20

Area 20 begins at the north end of Downtown Seattle and extends through Fremont. It includes several of Seattle's most popular neighborhoods: Lower, Upper and North Queen Anne, Magnolia, and Fremont. Commercial spaces include warehouses, offices, retail, mixed-use apartment buildings, work lofts, and commercial condominiums. The neighborhoods are mostly pedestrian-friendly and filled with restaurants, breweries, coffee shops, exercise studios, retail stores, and service garages.

For the 2023 assessment year, land values increased by 12.07%. The area experienced an upward change in its land valuation due to ample sales data and a need to increase Neighborhood 20-40 and equalize it with surrounding areas. Neighborhood Commercial parcels in the 55-85 foot range had sales activity, as did some industrial zones, the SM-160 zone in Uptown, and the Seattle Center Neighborhood of 20-10.

Total values trended upward with a 12.39% increase. The bulk of this upturn is in the retail and industrial segments, as rents have strengthened and vacancies have decreased in most Area 20 Neighborhoods for these property types. Offices were flat to slightly lower year-over-year, and cap rates rose by 25 basis points in most categories. A portion of the escalation is due to rising replacement costs, causing properties appraised via the cost approach to increase. There were some steep year-over-year increases, even into the 30%+ range. Live/work, retail condos, and office condos sales indicated an escalation was due between 5% to 20% depending on quality, effective age, and location.

Geographic Area 25

The seven different neighborhoods are similar in their mixed-use compositions and unique in their own right. Urban density is concentrated in the southwest portion of the area and becomes more suburban as one goes north or east. Broadway-Pike/Pine is the urban retail core. First Hill has the tallest buildings and is the medical services hub of the region. The Central District has a long history as one of Seattle's most diverse neighborhoods. North Capitol Hill is predominantly residential, with a mix of historic mansions and small commercial centers. Madison Park-Madrona is known for its many parks, water views, and waterfront developments. The Madison St & 12th Ave corridors are a transition area between the urban centers to the west and the Lake Washington neighborhoods to the east and between the Central District and North Capitol Hill. Eastlake is unique for its location squeezed between Capitol Hill, Lake Union, Downtown Seattle, and the University District.

Vacant land sales activity in Area 25 stayed nearly the same in 2022, with eleven arms-length transactions compared to thirteen in 2021. Several sales are associated with assemblages, indicating that developers still consider the area a good investment for redevelopment. Overall, land values rose 13% in 2022 compared with 2021.

Improved sales activity increased in 2022. There were twenty-one improved sales in 2022 compared with eighteen in 2021. Many 2022 buyers were owners/users willing to pay more for a property. The most significant changes in improved values were office buildings that saw a shift in rents and occupancy toward pre-pandemic levels. Overall, sales prices of improved properties were about 8% higher than in 2021, and total values increased by nearly 10%.

Geographic Area 30

Downtown Seattle continues to be challenged since the onset of the COVID pandemic from what had become a near ghost town. Downtown has been scratching its way back towards pre-pandemic activity levels but has yet to succeed in most areas. Thousands of downtown workers are still primarily working from home. More recently, layoffs and declines in job postings have hit the tech sector particularly hard and consequently held office demand back in the tech-heavy metro of Seattle. Of all the major downtowns in this country, Seattle is tied for last, with San Francisco, another tech-heavy downtown, in getting people to return to work in their downtown offices. As a result, the downtown core, which includes the traditional office and retail centers, has only recovered to about 47% of its pre-pandemic foot traffic.

Office market performance has turned from fair to poor in the last year. The four downtown neighborhoods identified by CoStar, show Belltown with a 10.2% vacancy rate and a 15% availability rate. Lake Union is reported to have a 10.0% vacancy rate but a much larger availability rate of 18.2%. While the figures from these two neighborhoods are not terrible, it worsens. The Pioneer Square/Waterfront neighborhood and the Central Business District have vacancy rates slightly above 20%, with availability rates straddling 30%. The significant differences between the vacancy and availability rates indicate that actual vacancy rates are likely to inch even higher in the near future.

Construction of new offices is down to 850K square feet compared to a high of 2.5 million in recent years. Office buildings took place in 2022; however, most were located in the CBD, despite the current problems, followed by sales in the South Lake Union neighborhood. These sales consisted of newer, high-quality buildings with secure occupancy. Office property sales ground to a halt in the 3rd quarter of 2022 and remained that way at the start of 2023.

Conditions are slowly improving, however, as office workers for the City of Seattle were called back to their offices toward the end of 2022. Other public employees are starting the process of returning to their downtown offices, though on a limited basis. In the tech sector, Amazon will require its employees to report to their downtown offices three days per week starting in May. These developments will all contribute to the downtown recovery.

One of the bright downtown spots is the number of people who reside downtown. Before the pandemic, apartment household formations had grown steadily, driven chiefly by the Amazon company's development and expansion in the South Lake Union and downtown core neighborhoods. While office workers have not yet returned in significant numbers, people are still finding the area an attractive place to live. The number of apartment households decreased for several quarters at the start of the Covid, and it picked back up after the pandemic. Downtown

now has more residents than it did before the pandemic. It continues to add new inhabitants, once again, at a healthy rate.

Dining and street-level retail took a huge hit with the onset of the pandemic. Hundreds of small businesses permanently closed their doors downtown. Gradually, new businesses have been springing up to fill the retail void. It has yet to recover fully, but real progress is being made with additional retail and restaurant openings this last year, which adds to the 2021 totals. The record number of 2023 expected visitors to downtown is fueling this progression, which is expected to eclipse last year's record number of tourists. This will be partly due to a full slate of visiting cruise ships this summer, and multiple events taking place at the City's sports and performing arts venues.

Seattle also continues to invest in its future with projects that will have generational impacts. The addition to its convention center, which nearly doubles its size and capacity, was recently completed, and opened in January. Light rail continues to expand, connecting more communities to downtown and increasing its accessibility. The Seattle waterfront is getting a makeover with the old viaduct now gone. Pioneer Square will be connected to the Pike Place Market with parks built to enjoy that future connection. It will include an "Overlook" walkway from the Market down to the recently rejuvenated Seattle Aquarium. The Colman ferry dock has been upgraded and the waterfront's seawall was rebuilt. This has been referred to as "reimagining our city's front porch". Finally, "in February of 2023, local leaders broke ground on a new \$40 million initiative to create an inviting, pedestrian-friendly corridor from the waterfront to Capitol Hill. The Pike-Pine Renaissance project is the culmination of years of planning and coordination spearheaded by the Downtown Seattle Association and partners. When completed, designers envision a vibrant, active, and safe pedestrian experience with connections to the new central waterfront".

With all the effort and investment in the works to improve downtown Seattle, the recovery may take a few years, but there is no reason to think that Downtown Seattle will not survive this pandemic-caused downturn and recreate/rebuild itself for the future.

Geographic Area 35

Geographic Area 35 begins at South King Street and extends south to the Boeing Access Road between I-5 and the Duwamish River. The East Duwamish Manufacturing Industrial Center (MIC), Georgetown/SODO area, is a well-established, high-demand industrial district. Zoning is predominantly General Industrial, with small pockets of industrial commercial, industrial buffer, and automobile-oriented commercial zoning. Ongoing construction projects include a large warehouse space south of the King County Airport and a 4-story mixed-use industrial building in neighborhood 10 of the area.

The number of sales in 2022 has significantly decreased compared to the previous year. However, the recorded sales prices for industrial and warehouse properties are still higher per square foot of rentable space compared to a year earlier. The price increase indicates the steady demand for industrial and warehouse spaces. The area's proximity to docks and airports makes it highly

advantageous and attractive to investors. With Area 35 primarily composed of warehouse and industrial property types, the total value of the commercial properties increased by over 14%.

In addition to the strong performance of industrial properties, the physical retail and entertainment industries (sporting events, theatre, etc.) are seeing increased activity after the pandemic's closures. Their visibility from the major roadways (Interstate-5, Highway-99, etc.) and proximity to the central business districts contribute to increased activity for retail and entertainment industries. The upsurge in upcoming major entertainment events and the continuous success of the local sports teams encourage occupants to invest in improving the patron's experience.

Geographic Area 36

The West Duwamish Commercial Geographical Area is divided into seven neighborhoods spanning two municipalities and Unincorporated King County and is distinguished by zoning jurisdictions and geographic characteristics. Most industrial lands lie in four Neighborhoods west of the Duwamish River. Commercial lands predominantly fall in the Rainier Valley in two Neighborhoods along Rainier Avenue South and Martin Luther King Jr. Way South. Although major employers remain, Boeing, the Port of Seattle, and rail, most are small businesses and proprietors/owners. Like the SODO Area immediately to the East, vacancy is relatively low, as limited properties are available for rent or sale. Given its proximity to the Seattle core and associated economic growth, demand will ensure increased or steady property values. The area is considered transitional, as most facilities reflect an obsolesced manufacturing infrastructure, and older buildings are upgraded and repurposed for continued industrial activity.

There were thirty-three vacant land sales in Area 36 over the past three years. There were only nine vacant land sales in 2022, compared with seventeen in 2021. The sales prices remained relatively stable in 2022. Overall, the land value in Area 36 increased by 11.40%, mainly due to the equalization of industrial land values.

There were twenty-eight improved sales in Area 36 during 2020, 2021, and 2022. Eleven were from 2022, up slightly from the ten sales in 2021. Most purchasers were owner-users. Overall, industrial/warehouse property sales prices increased in 2022 but remained lower than surrounding areas for similar properties. Rent growth in 2022 was 5%, down from 2021. The vacancy rate slightly increased to 6.0%, which may have been caused by newly constructed warehouse space. Values in Area 36 increased by 12.09% in 2023.

Geographic Area 40

Area 40 extends from I-5 east to Lake Washington, Spruce Street on the north, and Graham Street on the south. Area 40 includes the south end of First Hill, the International District East of I-5, the south end of the Central District, the north half of Beacon Hill, Columbia City, and the Rainier Valley south to Graham Street.

The Sound Transit East Link Extension, now expected to open in 2025, will begin in the International District and add a new stop at I-90 and Rainier Avenue South in Area 40-50. With the continued expansion of Light Rail, combined with the availability of comparably affordable commercial parcels in Seattle's south end, neighborhoods along the route continue to attract new transit-oriented development. Multiple mixed-use projects within walking distance of the future Light Rail stops are currently in the planning stages, and others are under construction. These projects will add much-needed affordable units as well as mid-income units.

One lingering effect of the receding pandemic has been the slow sales pace in Area 40 during the 2022 assessment year. But Area 40 has weathered the pandemic, and most properties retained their value. As the effects of the pandemic continue to recede and the economy stabilizes, Area 40 will be in a position for continued growth.

Geographic Area 45

Area 45 includes the southwest portion of the City of Seattle plus parts of unincorporated King County to the south of the city limits, known as North Highline. The area contains nine Neighborhoods.

All of Area 45 is considered suburban, with a concentration of commercial properties located in Neighborhood 25 (the Alaska Junction), Neighborhood 10 (the Admiral District), and Neighborhood 45 (White Center). The diversity of Area 45 is apparent in the mix of commercially improved properties located on residentially-zoned parcels, low-density and low-rise multi-family zone classifications, higher-density commercial, neighborhood commercial, and mixed-use zone classifications, as well as the inclusion of a small percentage of light industrial zoned parcels.

Development within Area 45 has been density-driven, with new apartments, condominiums, townhomes, and live/work units on either vacant parcels or lots previously occupied by single-family homes and older commercial structures. More recently constructed apartment developments may include mixed-use retail/office on the street level, some with underground garage parking. Most Area of 45's Neighborhoods, where zoning permits, continue to experience increasing density.

The opening of the West Seattle Bridge in 2022 has significantly impacted the commercial real estate community in the region. After being closed for nearly two years due to safety concerns, the bridge was finally reopened in June of 2022, providing a much-needed transportation link between West Seattle and the rest of the city.

The bridge's reopening has increased demand for commercial real estate in the West Seattle area, particularly for office and retail spaces. This is due in part to the improved accessibility, which has made it easier for workers and customers to access businesses located in West Seattle. As a result, property values in the area have increased, along with rental rates. In addition to the impact on commercial real estate, the reopening of the West Seattle Bridge has had a broader impact on the local economy. The improved transportation link has made it easier for businesses in West Seattle to access customers and suppliers in other parts of the city, which

has helped to boost trade and commerce. It has also made it easier for workers in West Seattle to commute to jobs in other parts of the city, which has helped to alleviate traffic congestion and improve the overall quality of life.

Geographic Area 47

Vashon & Maury Islands are called “Vashon,” the census-designated place name covering the islands. Vashon is approximately 12 miles long and 8 miles wide at the widest point. The area covers roughly 37 square miles or 23,680 acres and houses a population of approximately 11,000 persons. The islands are accessible only via boat or private airplane.

Commercial land use is concentrated in three major areas: the Towns of Vashon, Burton, and Dockton. The primary business district is the Town of Vashon (comprised of Neighborhoods 10 and 20), located approximately three miles south of the Vashon Island Ferry Terminal on Vashon Highway. This area consists of a community shopping center, a home improvement center, retail strip centers, and free-standing retail and office buildings. There are also service garages, a lumber yard, small warehouses, and institutional uses (churches, schools, government buildings, and utilities). Vashon Island land increased by a mere 2.54%. The rise is attributed primarily to steady, though slow, demand. The isolation of this island, and its limited water supply, creates its market.

Historically, development activity on Vashon & Maury Islands has maintained a much slower pace in comparison to King County as a whole, and it is in part attributed to a combination of the following:

- The islands maintain a degree of isolation due to the lack of a bridge to provide easier accessibility.
- The islands lack any major large-scale employers.
- A potential to increase development activity has received minimal support from island residents due to the belief that a dramatic change in the island’s rural character may result.
- The freshwater supply, and current means of accessing/distributing it, are not adequate to support fuller development of the island. Vashon’s rural atmosphere, on occasion, attracts retirees from the mainland.

The above factors affect the valuation of Vashon properties, particularly in Vashon’s Town Center. Though the island’s isolation shields some of the development pressures experienced in other parts of King County, demand exists for improved and unimproved commercial properties on Vashon confronts a highly inelastic supply. Overall commercial values increased by 4.35%.

Analysis Process

Effective Date of Appraisal: January 1, 2023

Date of Appraisal Report: May 10, 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 of improved parcels in the Central District decreased by 11% in 2022 compared to 2021. The effects of the global coronavirus pandemic still linger, though overall, property values in the Central District increased by 10.84%. Demand for industrial and warehouse space continues to drive the value increases. Stakeholders still favor these properties as attractive investment vehicles.

Retail properties are steady and saw slight increases in 2022 due to the minimal addition of new construction deliveries in this sector. Rent growth has grown some, and vacancies have fallen slightly in nearly all neighborhoods of Central Seattle. Downtown Seattle has also seen a stabilization of retail vacancies, and rent growth has mainly been flat. Market sale prices per square foot of retail properties generally increased in most Central Seattle neighborhoods.

Seattle's industrial market continues to make impressive improvements in 2022. Logistics properties with e-commerce remain in high demand as consumers have further become accustomed to online purchasing. Rent for warehouse space in all Central District neighborhoods remains strong. The SODO and Georgetown neighborhoods have seen a value increase of 14% as rents remain robust and vacancies are low. Seattle is home to one of the busiest ports on the West Coast and will continue to be attractive to investors.

Nationwide, Seattle's location and well-educated workforce still make it an important magnet on a national and international level. It remains one of the nation's most highly advanced and diversified economies. Though economic growth has decelerated due to tech layoffs, Seattle is positioned for a strong recovery once economic factors are stable and companies are ready to invest in innovative new industries and technologies.

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. There were 315 improved sales in the Central District considered 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 offices, retail 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, daycares, 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. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation 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 Central District's income

valuation models, the Assessor used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor used full service/gross expenses.

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

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 Central District neighborhoods. The tables 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 Nick Moody, 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 365 sales but only 315 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 Central District

- Number of Sales in the ratio studies: **315**
- Range of Sales Dates: **01/1/2020 – 1/1/2023**

The results of the preliminary ratio studies within the Central District indicated that minimal adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as live/work townhouses and commercial condominiums, 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.

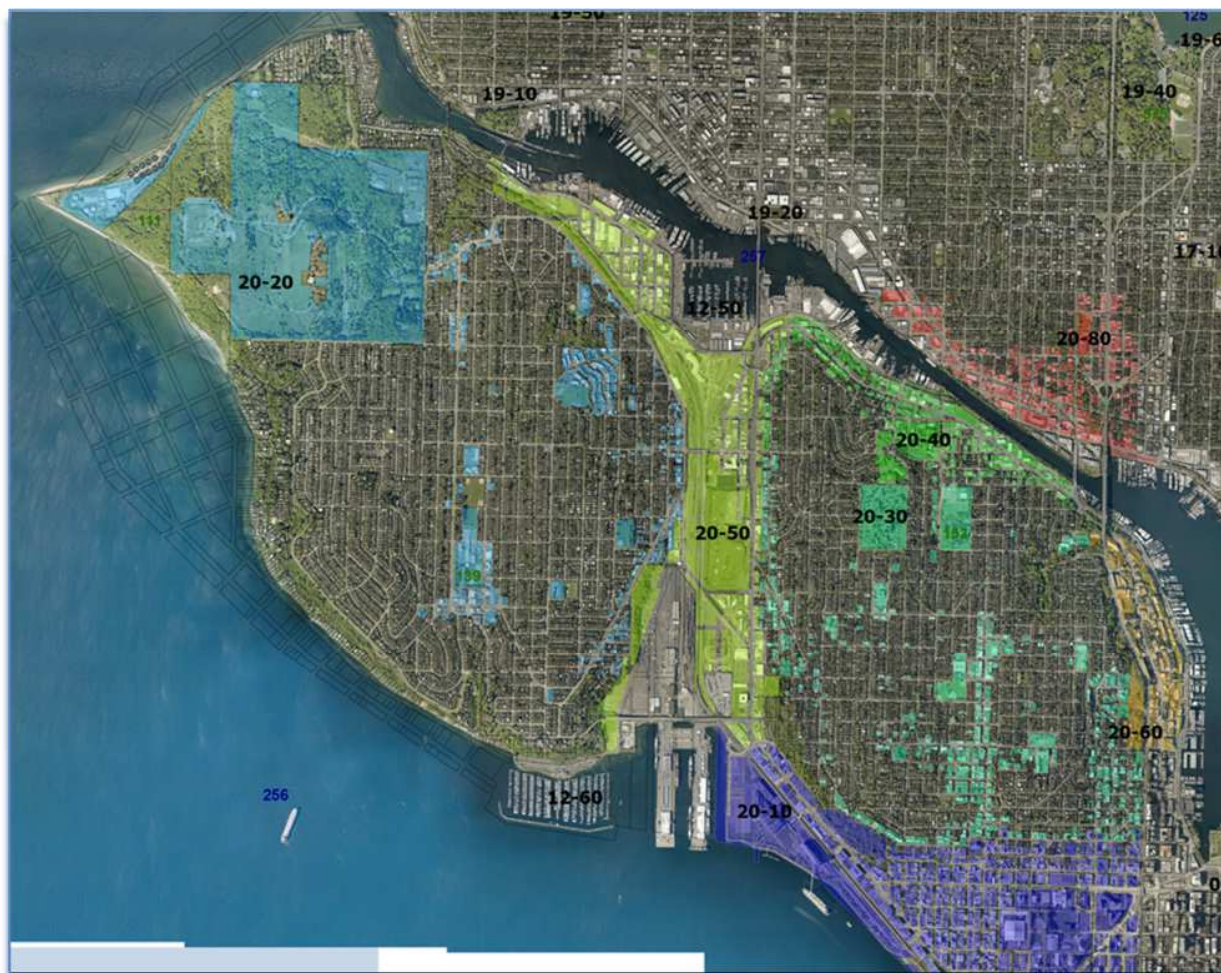
Area 20

Name or Designation

- **Area 20:** Uptown (Lower Queen Anne), West Lake Union, Upper Queen Anne, Magnolia, Interbay, North Queen Anne & Fremont

Boundaries

- **North** - North 42nd Street
- **South** - Denny Way
- **East** - Lake Union & Aurora (at Galer & in Fremont)
- **West** - Elliot Bay



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	20	Magnolia	126	1,391	9.06%
Geographic Area 20 Physical Inspection Totals			126	1,391	9.06%

Land Value

Overall land values increased by 12.07%. Geographical Area 20 experienced an upward change in its land valuation. There are increases in all seven neighborhoods, with the largest in the 40–85-foot zoned parcels, industrial parcels, and Neighborhoods 20 and 40. Neighborhood 40 had the most significant overall increase, as most parcel values were low compared to similarly zoned parcels in surrounding neighborhoods. They are now in line with market value. The total recommended assessed land value for the 2023 assessment year is \$13,625,047,400.

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
20-10	\$5,798,821,700	\$6,417,820,100	10.67%
20-20	\$1,866,499,300	\$2,117,601,300	13.45%
20-30	\$1,514,467,000	\$1,633,842,100	7.88%
20-40	\$606,745,400	\$806,554,700	32.93%
20-50	\$1,203,488,500	\$1,378,861,300	14.57%
20-60	\$475,750,900	\$521,878,600	9.70%
20-80	\$692,388,800	\$748,489,300	8.10%
Total	\$12,158,161,600	\$13,625,047,400	12.07%

Neighborhoods 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.

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	199120	0245, 0250, 0255 & 0260	27,120	3209889	\$42,000,000	09/15/22	\$1,549	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	4	Y
010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	1	Y
010	199120	0255 & 0260	13,560	3165589	\$9,750,000	12/15/21	\$719	QED CAFE & ROASTER + OFFICE (REDEVELOPMENT COMING) & PARKING LOT	SM-UP 160 (M)	2	Y
010	199120	0310 & 0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692	MCDONALDS (FUTURE OFFICE TOWER); PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	2	Y
010	199120	0540	38,880	3114819	\$31,725,000	04/29/21	\$816	EXECUTIVE INN	SM-UP 160 (M)	1	Y
010	199120	0495, 0505, 0515 & 0520	38,880	3115268	\$31,725,000	04/29/21	\$816	OFFICE BUILDING, PARKING LOT, 217 6TH AVE BUILDING & SPACE NEEDLE CORPORATE OFFICE	SM-UP 160 (M)	4	Y
010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$732	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	1	Y
010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$585	ERNEST A JOHNSON CO	SM-UP 85 (M)	1	Y
010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$528	RETAIL & APARTMENTS	SM-UP 85 (M1)	1	Y
010	199020	0223	7,200	3080274	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y
010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y
010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M)	1	Y
010	387990	0580	12,800	3170861	\$8,000,000	01/31/22	\$625	UPTOWN STUDIOS	MR (M)	1	Y
010	545730	0600 & 0605	3,970	3159752	\$1,500,000	11/16/21	\$379	MIXED USE OFFICE/RETAIL/APARTMENT BUILDING	SM-UP 65 (M)	2	Y
010	224900	0230	7,680	3136831	\$12,310,000	08/02/21	\$777	KIDDIE ACADEMY & PARKING	SM-UP 65 (M)	2	Y
010	545730	0610	5,080	3200119	\$2,250,000	07/07/22	\$437	EYE DOCTORS LTD / APT	SM-UP 65 (M1)	1	Y
010	199220	0015	1,788	3119085	\$325,000	05/14/21	\$182	VACANT LAND	C2-55 (M)	1	Y
010	766620 & 387990	1980 & 2235	44,570	3182430	\$8,325,000	04/01/22	\$187	INDUSTRIAL BUILDING (GREG THOMPSON PRODUCTIONS) & INDUSTRIAL BUILDING (LEATHER CARE)	IC-65 (M)	2	Y
010	535730	0635	7,680	3125533	\$2,662,500	06/08/21	\$347	OFFICE/ FORMER CHURCH (AQUA TOWNOMES COMING)	LR3 (M)	1	Y
020	137080	4585	10,000	3087150	\$1,900,000 Adjusted (\$1,700,000 before contamination adjustment)	12/2/2020	\$190 (\$170 before contamination adjustment)	76 FOOD MART	NC2P-55 (M)	1	Y
030	872711	0010	79,823	3187008	\$30,146,252	04/27/22	\$377	QUEEN ANNE SAFEWAY REDEVELOPMENT SITE	NC2-75 (M1)	1	Y
030	265250	1735	7,440	3209440	\$3,000,000	09/12/22	\$403	LINE RETAIL	NC2P-55 (M)	1	Y
030	179450	0080	5,400	3088695	\$2,275,000	12/15/20	\$421	RESTAURANT & OFFICE BUILDING (COVERED SFR)	NC2P-55 (M)	1	Y
040	524480	0014	15,597	0305435	\$6,700,000	05/01/20	\$430	NICKERSON STREET SALOON EAST & WEST; VACANT LOT	C2-55 (M)	3	Y
050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$100	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y

050	277060	3977 & 3986	19,888	3217090	\$2,900,000	11/04/22	\$147	SOUNDVIEW SOUND VIEW WINDOW & DOOR & LAW OFFICES & VACANT LAND	NC3-55 (M)	2	Y
050	277110	2355	51,000	3207911	\$6,835,200	08/30/22	\$134	VACANT LAND (FUTURE SEATTLE STORM PRACTIC BUILDING)	IG2 U/45	1	Y
060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y
080	197220	0785 & 0786	26,183	3217065	\$20,000,000	11/09/22	\$641	FUNERAL HOME & SFR ON COMMERCIAL LAND	NC2-75 (M1)	2	Y
080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y
080	197220	3530	3,000	3198260	\$1,100,000	06/21/22	\$367	MACHINE SHOP & HOUSE	IG2 U/65	1	Y
080	197220	3840 & 3850	10,500	3155196	\$2,075,000	10/27/21	\$198	THE ANCHOR PACKING COMPANY & VACANT Land	IG2 U/65	2	Y
080	197220	3640	5,280	3177713	\$1,500,000	03/11/22	\$284	RETAIL BUILDING (CONVERTED SFR)	IB U/45	1	Y
080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y

Ratio Analysis

- Number of Sales: 51
- Range of Sales Dates: 1/1/2020 - 12/31/2022
- Below is the ratio study for Area 20, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 3,051,300	\$ 3,645,500	83.70%	14.06%	20.74%	1.01%
2023 Value	\$ 3,504,000	\$ 3,645,500	96.10%	13.08%	18.74%	0.98%
Change	\$ 452,700		12.40%	-0.98%	-2.00%	-0.03%
% Change	14.84%		14.81%	-6.97%	-9.64%	-2.97%

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

Number of Parcels in the Ratio Study Population: 947 excluding specialties and government-owned properties. Overall, the ratio may be skewed due to lack of significant commercial sales for each property type in each neighborhood.

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 typically 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
Condos, live/work units, converted SFR properties	\$275 - \$800	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 for Geographic Area 20 results in a total change from the 2022 assessments of 12.39%. The adjustments in values intend to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 10,384,017,800	\$ 11,671,039,000	\$ 1,287,021,200	12.39%

Area 20 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

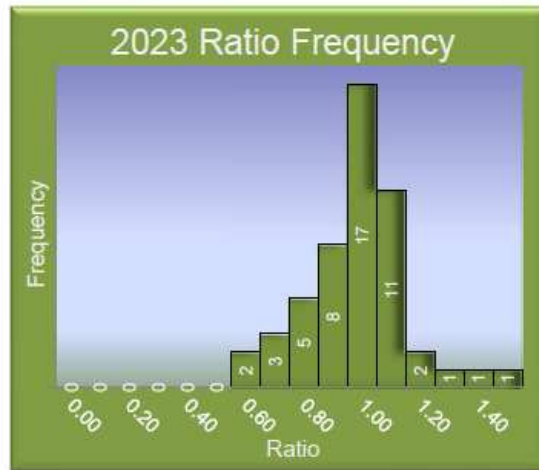
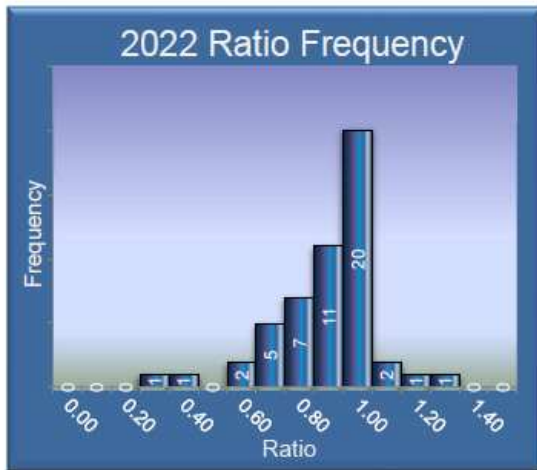
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	51
Mean Assessed Value	3,051,300
Mean Adj. Sales Price	3,645,500
Standard Deviation AV	5,267,208
Standard Deviation SP	5,654,540
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.845
Median Ratio	0.893
Weighted Mean Ratio	0.837
UNIFORMITY	
Lowest ratio	0.2847
Highest ratio:	1.2752
Coefficient of Dispersion	14.06%
Standard Deviation	0.1753
Coefficient of Variation	20.74%
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)	51
Mean Assessed Value	3,504,000
Mean Sales Price	3,645,500
Standard Deviation AV	6,196,755
Standard Deviation SP	5,654,540
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.962
Weighted Mean Ratio	0.961
UNIFORMITY	
Lowest ratio	0.5763
Highest ratio:	1.5302
Coefficient of Dispersion	13.08%
Standard Deviation	0.1757
Coefficient of Variation	18.74%
Price Related Differential (PRD)	0.98



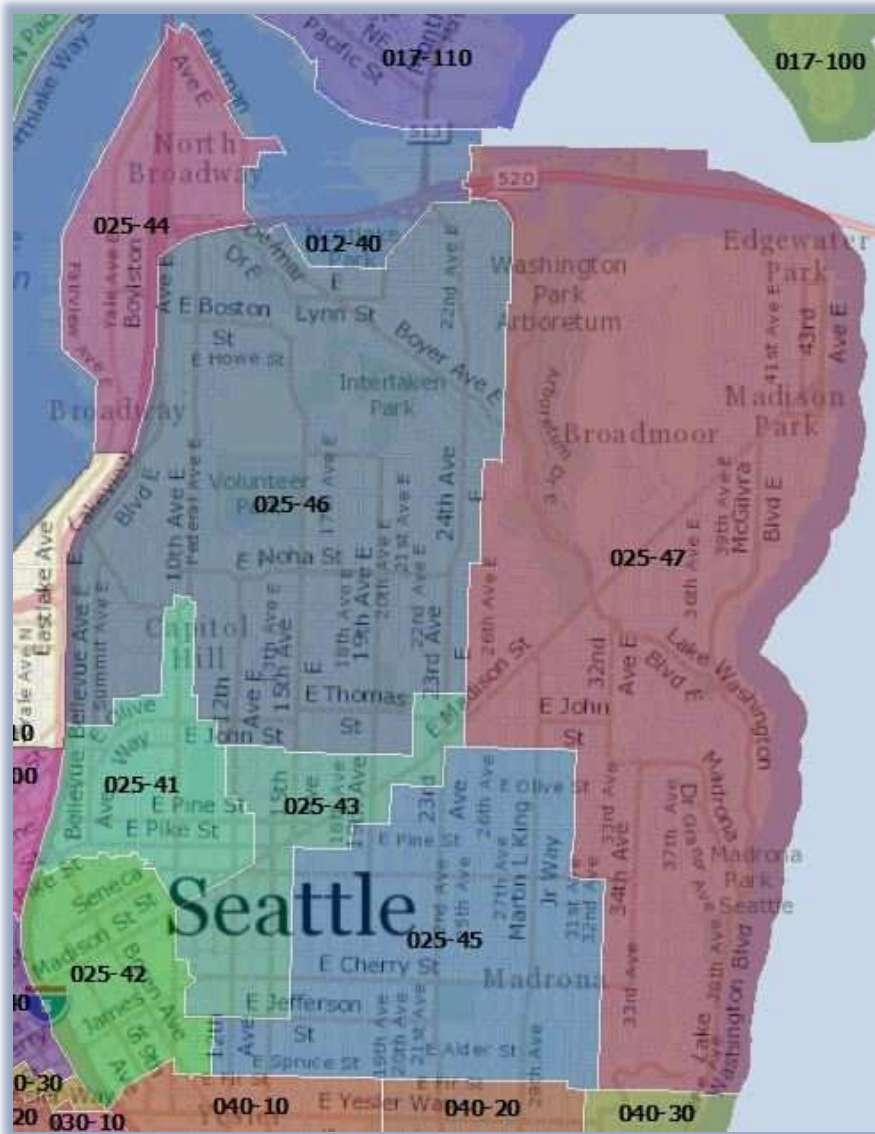
Area 25

Name or Designation

- Area 25: Capitol Hill

Boundaries:

- **North** – Lake Union Ship Canal
- **South** – East Spruce Street
- **East** – Lake Washington
- **West** – Interstate 5 and Lake Union



Central District
2023 Assessment Year

 **King County**
Department of Assessments

Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
25	41	Broadway - Pike/Pine	2	1,257	0.16%
25	44	Eastlake	95	1,257	7.56%
25	45	Central District	2	1,257	0.16%
25	46	N Capitol Hill - Montlake	43	1,257	3.42%
Geographic Area 25 Physical Inspection Totals			142	1,257	11.30%

Land Value

Overall land values in Area 25 increased 13.17%. Capitol Hill experienced land valuation changes due to market sales adjustments. The total recommended land value for the 2023 assessment year is \$13,476,116,455, a 13.17% increase from the 2022 assessment of \$11,907,837,200.

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
25-41	\$2,524,669,200	\$2,763,393,200	9.46%
25-42	\$2,718,992,000	\$2,745,531,600	0.98%
25-43	\$1,770,073,400	\$2,179,777,800	23.15%
25-44	\$829,320,300	\$959,557,200	15.70%
25-45	\$907,466,600	\$1,137,350,600	25.33%
25-46	\$2,316,130,600	\$2,674,776,000	15.48%
25-47	\$841,185,100	\$1,015,730,055	20.75%
Total	\$11,907,837,200	\$13,476,116,455	13.17%

Neighborhoods Land Sales

The following is a list of the land sales considered. The assessor considered these and sales from similar nearby areas 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	Parcel Ct
025	041	600300	0440	10,260	3032431	\$5,870,968	02/04/20	\$572.22	Parking Lot	MIO-65-NC3P-65	Parking(Commer	2
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	11th Ave Inn Bed & Breakfast	MR (M1)	Shell Structure	1
025	041	684820	0675	5,700	3207789	\$3,350,000	08/25/22	\$587.72	1621-1635 E Olive Way & 129 Belmont Ave E	NC3P-75 (M)	Tavern/Lounge	1
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	1407 Harvard Ave Parking Lot	NC3P-75 (M)	Parking(Commer	1
025	041	872560	0260	5,250	3223464	\$2,750,000	01/12/23	\$523.81	SFR - OFFICES	NC3P-75 (M)	Office Building	1
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	Noren Sushi/Victrola Coffee	NC3P-75 (M)	Grocery Store	1
025	042	197820	1241	6,699	3186968	\$3,700,000	04/28/22	\$552.32	Seneca Dental	HR (M)	Office Building	2
025	043	225450	0975	5,220	3092462	\$1,925,000	12/21/20	\$368.77	6 unit apt & SFR	LR3 (M)	Apartment	1
025	043	386540	0030	11,664	3216857	\$6,791,393	11/08/22	\$582.25	1312-1318 E Union St / 1407 14th Ave	NC3-75 (M)	Industrial(Light)	1
025	043	600300	0150	7,420	3219192	\$4,100,000	11/30/22	\$552.56	Talbot Building	NC3-75 (M)	Service Building	1
025	043	723460	0435	21,600	3184355	\$6,600,000	04/13/22	\$305.56	1729 17th Ave	LR3 (M)	Medical/Dental C	2
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	Madison Inn Work Release	LR3 (M)	Rehabilitation Ce	1
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	OFFICE	NC2-65 (M1)	Office Building	1
025	044	195970	0200	5,500	3173687	\$1,650,000	02/17/22	\$300.00	5 UNIT APT	LR2 (M)	Apartment	1
025	044	195970	1170	15,092	3143624	\$7,750,000	09/03/21	\$513.52	Knickerbocker Building	NC2P-65 (M1)	Shell Structure	2
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	Eastlake Bar & Grill	NC3-55 (M)	Restaurant/Loun	1
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	E-Clips Hair Studio & Eastlake Massage	NC3P-55 (M)	Retail Store	1
025	044	195970	2745	9,680	3174881	\$3,920,000	02/18/22	\$404.96	3107-3113 Eastlake & Houses in Alley	NC3P-55 (M)	Apartment(Mixed	1
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LAND SURVEY OFFICE	LR3 (M)	Office Building	1
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	Former Alden Apartments	LR3 (M)	Apartment	1
025	045	684070	0355	10,000	3198958	\$2,132,500	06/06/22	\$213.25	APTS	NC1-55 (M)	Apartment	1
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	CHURCH	NC2P-75 (M1)	Shell Structure	2
025	045	722850	0500	5,530	3167052	\$2,085,000	12/16/21	\$377.03	1437 23rd Ave	NC2P-55 (M)	Shell Structure	1
025	045	722850	0520	8,690	3167114	\$2,299,000	12/13/21	\$264.56	CHURCH	NC2P-55 (M)	Shell Structure	3
025	045	722850	1100	8,650	3213356	\$1,900,000	10/04/22	\$219.65	4-Plex	RSL (M)	Apartment	1
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	FORMER CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	Vacant(Commerc	3
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	Update Barbershop & Mesob Restaurant	NC1-40 (M)	Retail Store	1
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	MIXED-USE RETAIL/APARTMENT	NC1-40 (M)	Apartment(Mixed	1
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	2412 10th Ave E	NC1-55 (M)	Vacant(Commerc	1
025	046	600350	1470	4,800	3165427	\$1,650,000	12/07/21	\$343.75	SFR - INDIVIDUAL DEVELOPMENT CENTER	NC2-75 (M1)	Shell Structure	1
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	THE TOWN HOUSE	MR (M1)	Shell Structure	1
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	421 Belmont Ave E	MR (M)	Apartment	1
025	046	685270	0530	9,971	3102504	\$2,200,000	02/25/21	\$220.64	FOURPLEX	MR (M1)	Shell Structure	2
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	East Lynn Apartments	LR3 (M)	Apartment	1
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	VACANT	NC2P-55 (M)	Vacant(Multi-fam	1
025	047	515770	0040	7,400	3204385	\$2,225,000	08/09/22	\$300.68	1106 34th Ave	NC1-30 (M)	Single Family(Res	1
025	047	515770	0055	6,100	3204388	\$2,225,000	08/09/22	\$364.75	4 UNIT	NC1-30 (M)	4-Plex	1

Ratio Analysis

- Number of sales: 49
- Number of sales used in Ratio: 47
- Range of sales dates: 1/1/2020 – 12/31/2022

Below is the ratio study for Area 25 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 2,897,400	\$ 3,619,000	80.10%	13.67%	19.89%	1.08%
2023 Value	\$ 3,476,100	\$ 3,619,000	96.10%	13.49%	18.09%	0.99%
Change	\$ 578,700		16.00%	-0.18%	-1.80%	-0.09%
% Change	19.97%		19.98%	-1.32%	-9.05%	-8.33%

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

Number of Parcels in the Ratio Study Population: 910 excluding specialties and government-owned properties.

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

Property Type	Value Range	
	Range	Unit of Measure
Commercial Condominium Units	\$330 - \$780	Per Sq Ft
Live/Work Townhomes	\$460 - \$730	Per Sq Ft

Total Value

Application of the recommended values for the 2023 assessment year of Area 25 results in a total change from the 2022 assessments of 9.64%. The adjustments in values are intended to improve uniformity and equalization. The values in the table below exclude specialty properties.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 9,313,002,989	\$ 10,210,592,825	\$ 897,589,836	9.64%

Area 25 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

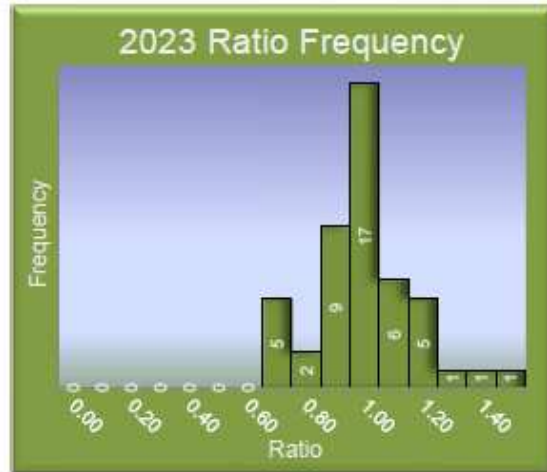
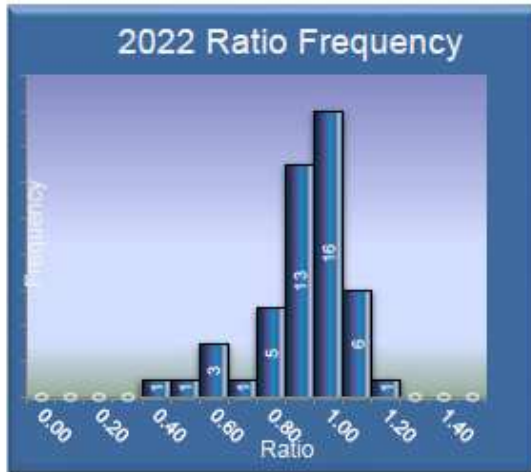
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	2,897,400
Mean Adj. Sales Price	3,619,000
Standard Deviation AV	4,001,927
Standard Deviation SP	5,449,905
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.862
Median Ratio	0.892
Weighted Mean Ratio	0.801
UNIFORMITY	
Lowest ratio	0.3534
Highest ratio:	1.1959
Coefficient of Dispersion	13.67%
Standard Deviation	0.1715
Coefficient of Variation	19.89%
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)	47
Mean Assessed Value	3,476,100
Mean Sales Price	3,619,000
Standard Deviation AV	5,380,111
Standard Deviation SP	5,449,905
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.954
Median Ratio	0.938
Weighted Mean Ratio	0.961
UNIFORMITY	
Lowest ratio	0.6487
Highest ratio:	1.4180
Coefficient of Dispersion	13.49%
Standard Deviation	0.1727
Coefficient of Variation	18.09%
Price Related Differential (PRD)	0.99



Area 30

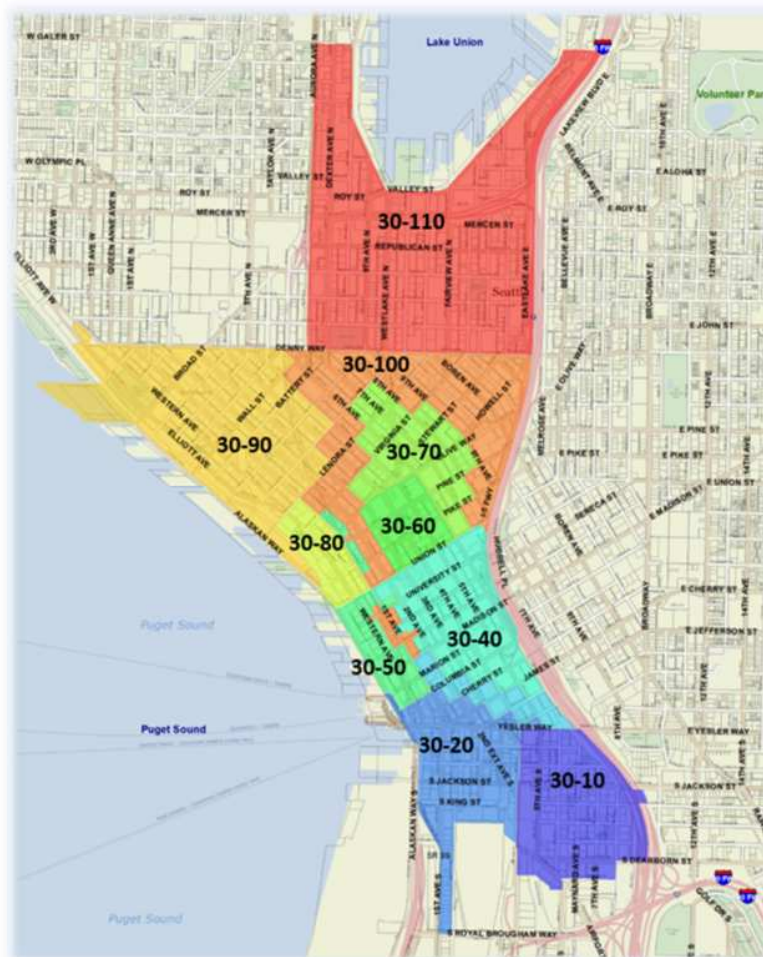
Name or Designation

- **Area 30:** Seattle Central Business District and South Lake Union

Boundaries:

- **North** – Denny Way, west of Aurora Ave and Galer St between Aurora Ave and I-5.
- **South** – Charles St., west of I-5 to 4th Ave S then to Royal Brougham Way, less the baseball park.
- **East** - Interstate 5 freeway
- **West** - 1st Ave S, from Royal Brougham Way north to S Plummer St, then Alaskan Way north to Broad St, then Elliott Ave north to Denny Way.

Area 30 Map



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
30	110	South Lake Union	241	1,125	21.42%
Geographic Area 35 Physical Inspection Totals			241	1,125	21.42%

Land Value

Overall land values in Area 30 increased by +14.25%. Geographical Area 30, known as the “Central Business District” and “South Lake Union”, experienced a significant increase in its land valuation. This is due to a median sale price of 61.71% of the assessed value, for the 2022 land sales. The total recommended assessed land value for the 2023 assessment year is \$23,422,592,000 and increases value above the 2022 assessment total by +14.25%.

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
30-10	\$815,562,750	\$866,377,200	6.23%
30-20	\$946,960,900	\$993,170,300	4.88%
30-30	\$575,593,500	\$789,951,000	37.24%
30-40	\$3,212,403,100	\$3,113,264,900	-3.09%
30-50	\$406,483,100	\$490,753,800	20.73%
30-60	\$728,536,400	\$839,218,000	15.19%
30-70	\$2,351,426,850	\$2,543,436,200	8.17%
30-80	\$254,095,200	\$292,890,600	15.27%
30-90	\$2,487,269,800	\$2,864,664,100	15.17%
30-100	\$3,603,675,200	\$4,726,266,600	31.15%
30-110	\$5,119,272,700	\$5,902,599,300	15.30%
Total	\$20,501,279,500	\$23,422,592,000	14.25%

Neighborhoods 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.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Property Name	Zone	Present Use	Par. Ct.	Ver Code
030	010	524780	2725	13,440	3212359	\$5,000,000	09/30/22	\$372.02	AUTO REPAIR	IDM-75-85	Srv. Station	1	Y
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	RESTAURANT	IDM-75-85	Restaurant	1	Y
030	010	859290	0065	20,160	3183407	\$8,000,000	04/12/22	\$396.83	SUN PLAZA	IDM85/85-170	Office Building	1	Y
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	VACANT LAND	PSM 100/100-120	Vacant Lot	2	Y
030	020	766620	6710	18,000	3212655	\$13,500,000	10/05/22	\$750.00	PARKING LOT	PSM-85-120	Parking Lot	2	Y
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	PARKING GAR.	DOC1 U/450/U	Parking Gar.	1	Y
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	SEA. STEAM	DMC-170	Shell Structure	1	Y
030	090	065400	0045	26,640	3205901	\$17,500,000	08/16/22	\$656.91	CITY CHURCH	DMR/R 145/65	Church	1	Y
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	RETAIL/OFFICE	DMR/C 95/65	Retail Store	2	Y
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	RETAIL & APTS	DMR/C 95/65	Apartment	1	Y
030	100	065900	1000	19,440	3201670	\$33,075,000	07/22/22	\$1,701.39	PARKING LOT	DMC 240/290-440	Parking Lot	4	Y
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	RESTAURANT	DMC 240/290-440	Restaurant	1	Y
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	RESTAURANT	DMC 240/290-440	Office Building	2	Y
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	OFFICE BLDG	DMC 240/290-440	Office Building	2	Y
030	100	069700	0325	19,054	3203686	\$40,000,000	08/05/22	\$2,099.30	VACANT LAND	DMC 240/290-440	Car Wash	1	Y
030	100	069700	0400	70,400	3183641	\$126,750,000	04/14/22	\$1,800.43	LIQUOR STORE	DMC 240/290-440	Shell Structure	2	Y
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	JIFFY LUBE	DMC 240/290-440	Srv. Building	1	Y
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	EVOKE COFFEE	SM-SLU 175/85-280	Warehouse	3	Y
030	110	199120	1400	3,600	3207905	\$2,000,000	09/01/22	\$555.56	PARKING LOT	SM-SLU 85-280	Parking Lot	1	Y
030	110	269310	0015	15,360	3212754	\$27,125,000	09/30/22	\$1,765.95	RESTAURANT	SM-SLU 240/125-440	Restaurant	2	Y
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	DEV. SITE	SM-SLU 100/65-145	Srv. Building	1	Y
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	URBAN X-FIT	SM-SLU 100/95	Retail Store	2	Y
030	110	684970	0075	9,440	3167048	\$15,250,000	12/30/21	\$1,615.47	FUTURE HOTEL	SM-SLU 240/125-440	Shell Structure	1	Y
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	OFFICE	SM-SLU 240/125-440	Office Building	1	Y

Ratio Analysis

- Number of Sales: 41
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 30, which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 6,122,500	\$ 7,506,400	81.60%	11.93%	17.13%	1.07%
2023 Value	\$ 6,969,100	\$ 7,506,400	92.80%	10.11%	13.51%	1.01%
Change	\$ 846,600		11.20%	-1.82%	-3.62%	-0.06%
% Change	13.83%		13.73%	-15.26%	-21.13%	-5.61%

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

Number of Parcels in the Ratio Study Population: 871 excluding 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, and 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	\$215 - \$847	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 Geographic Area 30 results in a total change from the 2022 assessments of 12.07%. The adjustments in values intend to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 11,879,777,500	\$ 13,313,609,700	\$ 1,433,832,200	12.07%

Area 30 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

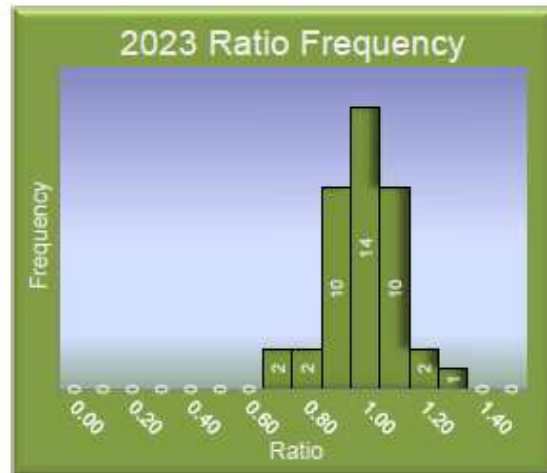
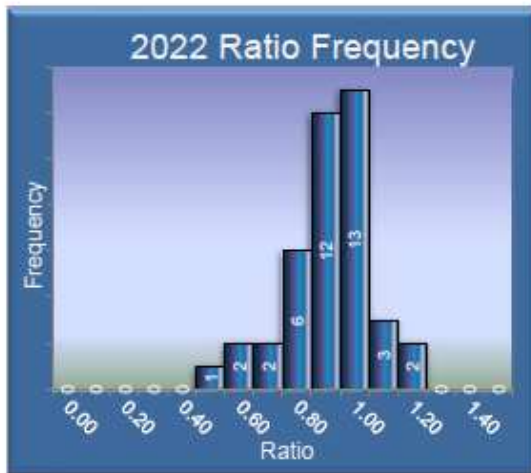
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	41
Mean Assessed Value	6,122,500
Mean Adj. Sales Price	7,506,400
Standard Deviation AV	11,085,707
Standard Deviation SP	14,081,605
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.869
Median Ratio	0.899
Weighted Mean Ratio	0.816
UNIFORMITY	
Lowest ratio	0.4297
Highest ratio:	1.1843
Coefficient of Dispersion	11.93%
Standard Deviation	0.1488
Coefficient of Variation	17.13%
Price Related Differential (PRD)	1.07

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)	41
Mean Assessed Value	6,969,100
Mean Sales Price	7,506,400
Standard Deviation AV	12,762,790
Standard Deviation SP	14,081,605
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.942
Median Ratio	0.958
Weighted Mean Ratio	0.928
UNIFORMITY	
Lowest ratio	0.6239
Highest ratio:	1.2822
Coefficient of Dispersion	10.11%
Standard Deviation	0.1272
Coefficient of Variation	13.51%
Price Related Differential (PRD)	1.01



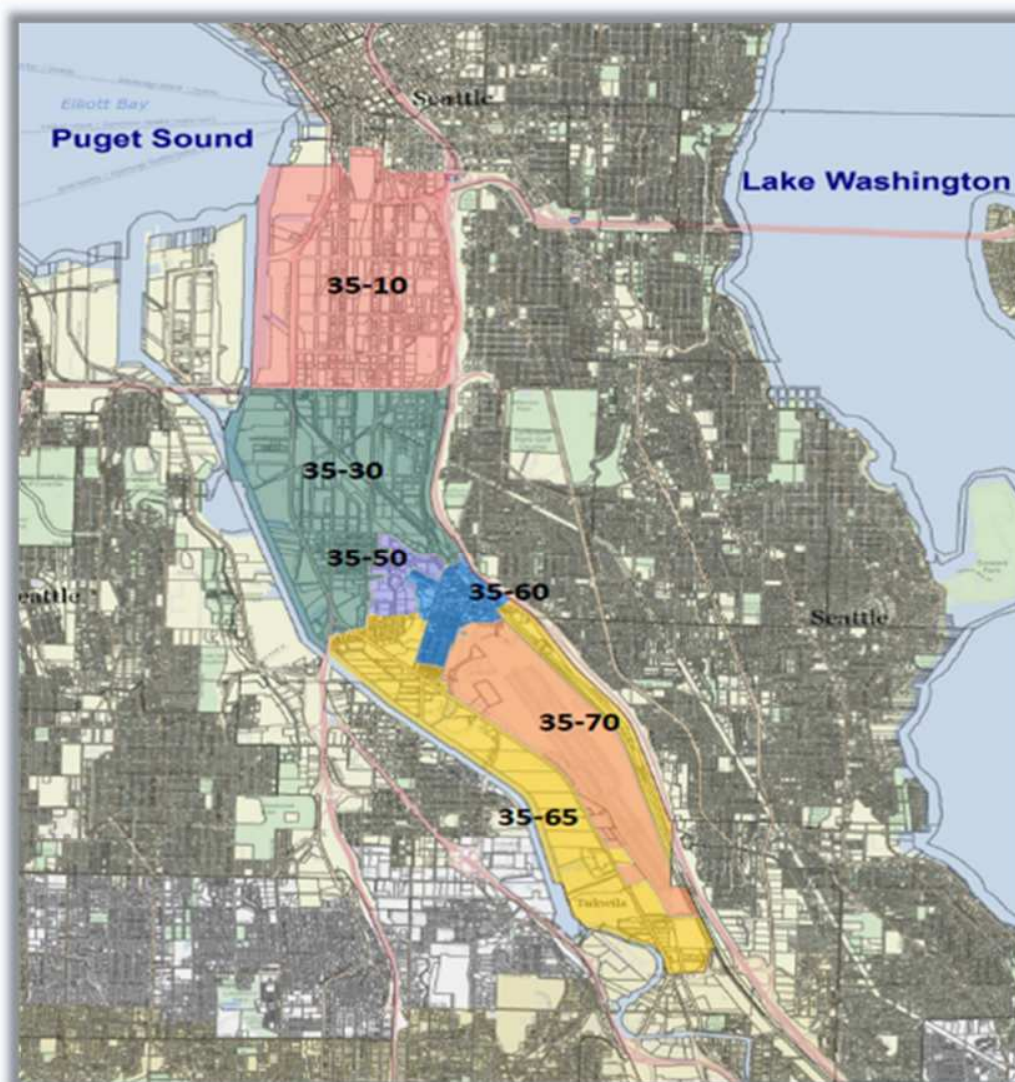
Area 35

Name or Designation

- **Area 35:** East Duwamish MIC

Boundaries:

- **North** – South King St
- **South** – Boeing Access Rd
- **East** - Interstate 5
- **West** - Duwamish



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
35	10	N Qwest to Spokane St/W I5	239	1,385	17.26%
Geographic Area 35 Physical Inspection Totals			239	1,385	17.26%

Land Value

Overall land values in Area 35 increased by 17.78%. The Geographical Area East Duwamish MIC has shown a significant increase in land valuation because of the demand for Industrial zoned land in Area 35. The total recommended land value for the 2023 assessment year is \$8,470,086,700.

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
35-10	\$2,995,914,000	\$3,471,992,100	15.89%
35-30	\$1,603,128,280	\$1,959,596,800	22.24%
35-50	\$184,588,300	\$216,524,900	17.30%
35-60	\$140,697,000	\$152,765,400	8.58%
35-65	\$1,193,498,400	\$1,339,183,000	12.21%
35-70	\$1,073,773,300	\$1,330,024,500	23.86%
Total	\$7,191,599,280	\$8,470,086,700	17.78%

Neighborhoods 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.

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	IG2 U/85	1
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	IG2 U/85	1
035	010	766620	3295	100,800	3222440	\$21,000,000	12/30/22	\$208.33	IG2 U/85	1
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	IC 85-175	3
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	IG1 U/85	1
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	IG2 U/85	1
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	C1-75 (M)	1
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	IG1 U/85	2
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	IG2 U/85	1
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	C1-75 (M)	1
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	IG2 U/85	1
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	C1-55 (M)	1
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	IG2 U/85	1

Ratio Analysis

- Number of Sales: 51
- Number of Sales Used in Ratio: 35
- Range of Sales Dates: 1/1/2020- 12/31/2022

Below is the ratio study for Area 35 which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 5,618,400	\$ 7,110,900	79.00%	17.50%	23.68%	1.01%
2023 Value	\$ 6,484,300	\$ 7,110,900	91.20%	17.49%	20.62%	1.00%
Change	\$ 865,900		12.20%	-0.01%	-3.06%	-0.01%
% Change	15.41%		15.44%	-0.06%	-12.92%	-0.99%

*COD and COV are measures of uniformity – lower percentages represent better uniformity.

Number of Parcels in the Ratio Study Population: 900 excluding specialty properties.

The cost, sales, and income methods were considered when valuing the properties in Area 35. Due to available market information useful for the income approach, the values that resulted from this method were selected for most income-producing properties in the area. The following table represents the value ranges assigned for properties where the sales comparison approach was utilized.

Market Valuation Range	
Dominant Use	Value per NRA (\$/SF)
Industrial/ Warehouse	\$90 - \$160
Commercial Condominium Units	\$80

Total Value

Application of the recommended values for the 2023 assessment year of Area 35 results in a total change from the 2022 assessments of 14.08% in Geographic Area 35. The adjustments in values are intended to improve uniformity and equalization. The total values in the table below exclude specialty properties.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 9,064,653,560	\$ 10,340,951,200	\$ 1,276,297,640	14.08%

Area 35 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

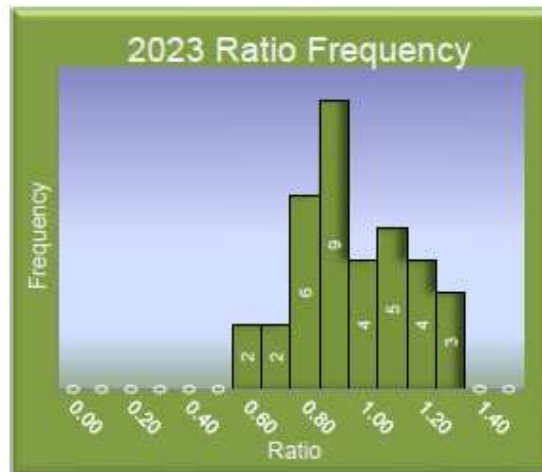
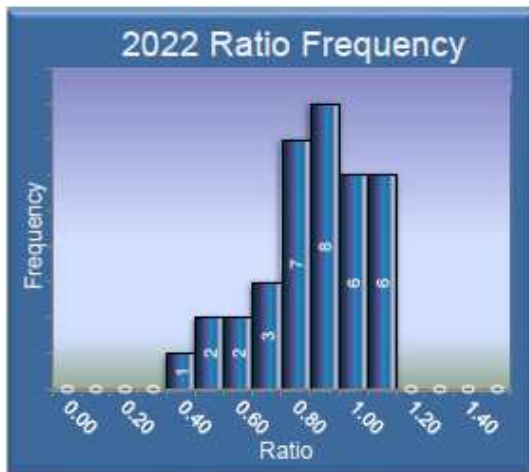
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	35
Mean Assessed Value	5,618,400
Mean Adj. Sales Price	7,110,900
Standard Deviation AV	4,482,333
Standard Deviation SP	5,506,954
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.799
Median Ratio	0.830
Weighted Mean Ratio	0.790
UNIFORMITY	
Lowest ratio	0.3615
Highest ratio:	1.0837
Coefficient of Dispersion	17.50%
Standard Deviation	0.1891
Coefficient of Variation	23.68%
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)	35
Mean Assessed Value	6,484,300
Mean Sales Price	7,110,900
Standard Deviation AV	5,143,850
Standard Deviation SP	5,506,954
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.909
Median Ratio	0.872
Weighted Mean Ratio	0.912
UNIFORMITY	
Lowest ratio	0.5344
Highest ratio:	1.2452
Coefficient of Dispersion	17.49%
Standard Deviation	0.1874
Coefficient of Variation	20.62%
Price Related Differential (PRD)	1.00



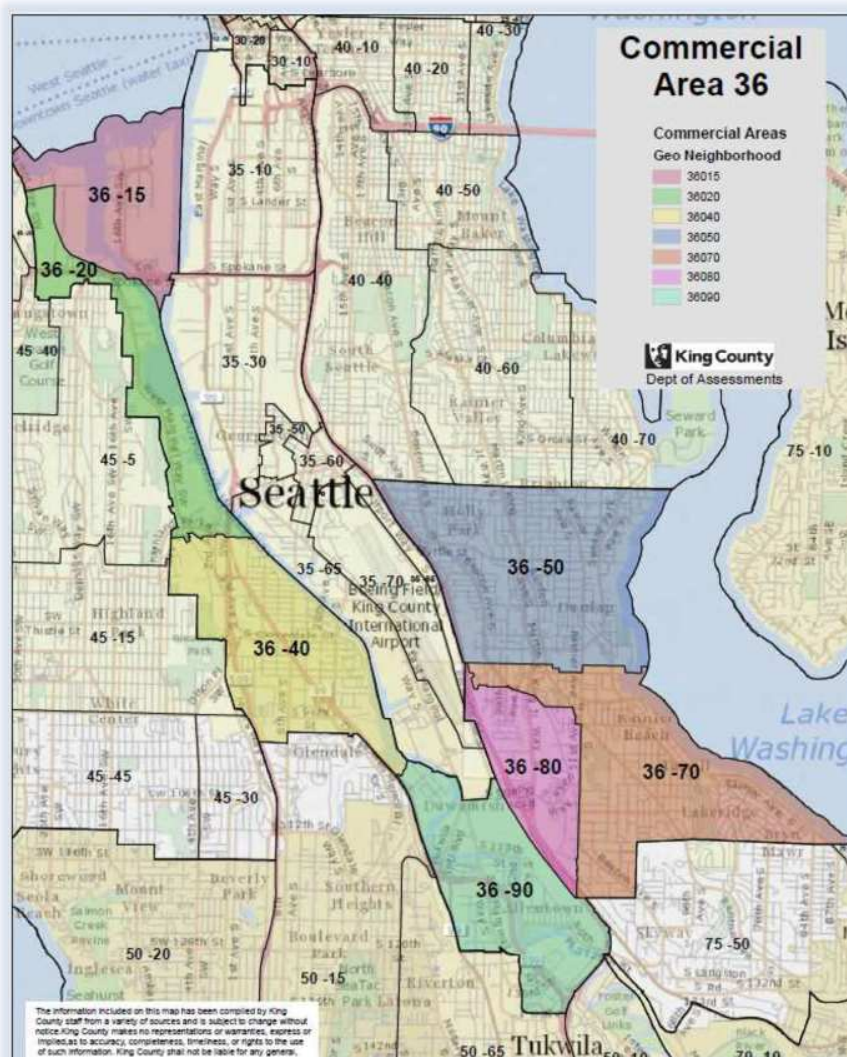
Area 36

Name or Designation

- **Area 36: West Duwamish**

Boundaries:

- **North** – Harbor Island
- **South** – 136th Street S. in Tukwila & Martin Luther King Jr. Way S., North to S. Juniper Street, North along 59th Avenue S. to S. 112th Street
- **East** – Harbor Island and Duwamish River to the Boeing Access Rd., then South along Lake Washington from S. Graham St. South to S 112th St. at Rainier Ave S.
- **West** – W. Marginal Way and Pacific Hwy S.



Central District
2023 Assessment Year

 **King County**
Department of Assessments

Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total GEO AREA 36 Parcel Count	Percent of Parcel Count
36	70	Rainier Beach	125	1,388	9.01%
Area 36- 70 Physical Inspection Totals			125	1,388	9.01%

Land Value

Overall, land values in Area 36 increased by 11.40%. The most significant percentage increase occurred within Neighborhood 80, highlighting the demand for industrial-zoned land. Land values in Neighborhoods 15, 20, and 40 increased primarily due to the demand for industrial land. Neighborhoods 36-50 and 36-70 are more commercial in character, whereas Neighborhoods 36-15, 36-20, 36-40, 36-80, and 36-90 are predominantly industrial. Regarding value adjustments applied to contaminated industrial parcels, the overall associated neighborhood 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. The total recommended assessed land value for the 2023 assessment year is \$5,055,557,620 increasing from the 2022 assessment of \$4,538,557,300.

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 Area			
Neighborhood	2022 Land Value	2023 Land Value	% Change
36-15	\$821,159,800	\$982,693,600	19.67%
36-20	\$697,979,400	\$822,667,800	17.86%
36-40	\$925,034,700	\$1,040,757,620	12.51%
36-50	\$872,795,800	\$881,282,200	0.97%
36-70	\$327,915,800	\$365,305,700	11.40%
36-80	\$186,863,700	\$242,241,400	29.64%
36-90	\$706,326,900	\$720,609,300	2.02%
Total	\$4,538,076,100	\$5,055,557,620	11.40%

Neighborhoods Land Sales

The following is a list 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.

Area	Nbhd	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	NR2	4
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	NC3-95 (M1)	1
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	IG2 U/65	2
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	NC3P-95 (M)	1
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	LR3 RC (M)	1
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	NC2-55 (M)	1
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	NC2-55 (M)	4
036	040	788360	0350	103,621	3097323	\$4,060,000	01/27/21	\$39.18	IG2 U/65	1
036	040	788360	0600	82,754	3097226	\$2,940,000	01/27/21	\$35.53	IB U/45	1
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	LR2 (M)	1
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	IG2 U/65	1
036	050	272404	9050	28,491	3122360	\$1,665,000	05/28/21	\$58.44	LR3 (M)	2
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	RSL (M)	1
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	IG2 U/85	1
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	R6	1
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	O	2
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	IG2 U/65	4
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	RSL (M)	1
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	C/LI	1
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	IB U/45	3
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	NC2-55 (M)	1
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	IG2 U/85	4
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	C2-75 (M)	2
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	NC2-55 (M)	1
036	040	788360	2745	5,300	3168239	\$355,000	01/06/22	\$66.98	NC2-55 (M)	1
036	040	562420	0091	18,395	3174889	\$1,200,000	02/24/22	\$65.24	I	1
036	050	282404	9042	11,477	3180990	\$300,000	03/28/22	\$26.14	NR3	1
036	040	243370	0145	61,824	3187863	\$2,300,000	05/02/22	\$37.20	IG2 U/65	1
036	050	166250	0094	16,640	3192084	\$1,217,000	05/25/22	\$73.14	RSL (M)	1
036	050	100500	0225	6,738	3201888	\$3,050,000	07/23/22	\$452.66	NC3P-95 (M2)	1
036	090	261320	0134	27,008	3213974	\$900,000	09/20/22	\$33.32	C/LI	2
036	040	732790	2670	20,000	3211740	\$1,950,000	09/28/22	\$97.50	IG2 U/65	2
036	050	100500	0245	12,423	3212405	\$3,208,250	09/30/22	\$258.25	NC3P-95 (M2)	1

Ratio Analysis

- Number of Sales: 28
- Number of Sales included in Ratio Study: 21
- Range of Sales Dates: 1/10/2020 – 1/11/2023

Below is the ratio study for Area 36, which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 2,328,600	\$ 3,067,000	75.90%	17.00%	23.36%	1.08%
2023 Value	\$ 2,611,500	\$ 3,067,000	85.10%	14.11%	19.40%	1.03%
Change	\$ 282,900		9.20%	-2.89%	-3.96%	-0.05%
% Change	12.15%		12.12%	-17.00%	-16.95%	-4.63%

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

Number of Parcels in the Ratio Study Population: 702 excluding specialties and government-owned properties.

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

Property Type	Value Range	
Use	Range	Unit of Measure
Warehouse/Industrial	\$100 - \$230	Per Sq Ft

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of +12.09% in Geographic Area 36. The adjustments in values are intended to improve uniformity and equalization. The total values in the table below exclude specialty properties.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 4,576,820,800	\$ 5,130,376,600	\$ 553,555,800	12.09%

Area 36 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

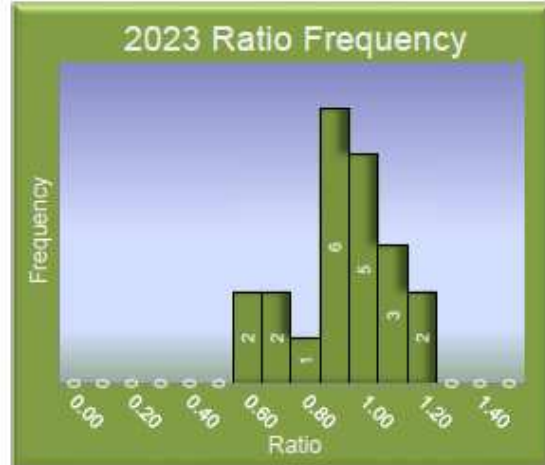
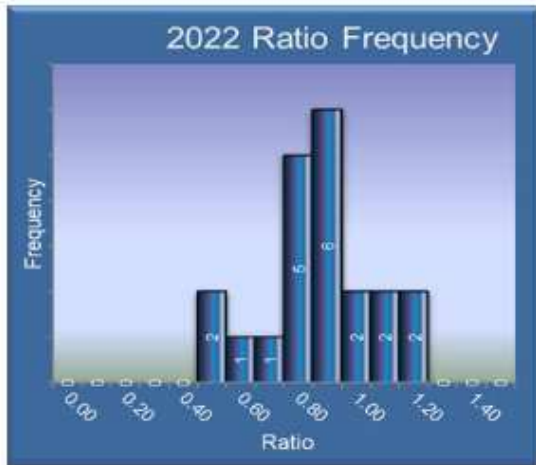
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	21
Mean Assessed Value	2,328,600
Mean Adj. Sales Price	3,067,000
Standard Deviation AV	2,862,466
Standard Deviation SP	3,944,845
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.823
Median Ratio	0.854
Weighted Mean Ratio	0.759
UNIFORMITY	
Lowest ratio	0.4819
Highest ratio:	1.1605
Coefficient of Dispersion	17.00%
Standard Deviation	0.1924
Coefficient of Variation	23.36%
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)	21
Mean Assessed Value	2,611,500
Mean Sales Price	3,067,000
Standard Deviation AV	3,363,689
Standard Deviation SP	3,944,845
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.879
Median Ratio	0.882
Weighted Mean Ratio	0.851
UNIFORMITY	
Lowest ratio	0.5093
Highest ratio:	1.1699
Coefficient of Dispersion	14.11%
Standard Deviation	0.1704
Coefficient of Variation	19.40%
Price Related Differential (PRD)	1.03



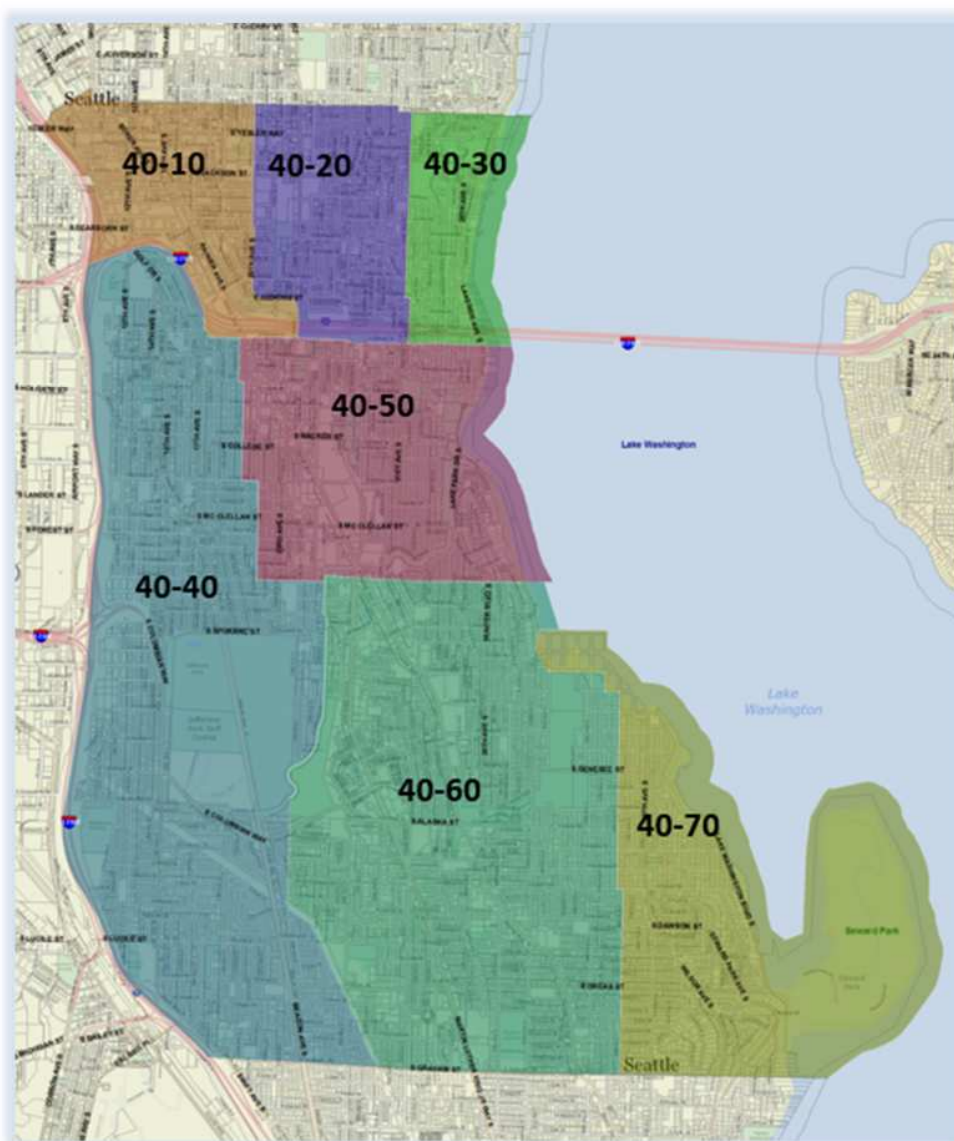
Area 40

Name or Designation

- **Area 40: Rainier Valley**

Boundaries:

- **North** – East Spruce Street
- **South** – S Graham Street
- **East** – Lake Washington
- **West** – Interstate 5



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
40	20	Central District	190	1,415	13.43%
Geographic Area 40 Physical Inspection Totals			190	1,415	13.43%

Land Value

Overall land values in Area 40 increased by +1.41%. Rainier Valley experienced minimal changes in land value due to minor adjustments based on market sales. The total recommended land value for the 2023 assessment year is \$4,858,360,395, increasing from the 2022 assessment of \$4,790,921,245.

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
40-10	\$1,204,705,395	\$1,253,426,795	4.04%
40-20	\$541,823,400	\$540,765,900	-0.20%
40-30	\$105,505,700	\$105,512,900	0.01%
40-40	\$716,419,150	\$716,578,600	0.02%
40-50	\$716,722,700	\$724,375,000	1.07%
40-60	\$1,241,812,800	\$1,253,767,500	0.96%
40-70	\$263,932,100	\$263,933,700	0.00%
Total	\$4,790,921,245	\$4,858,360,395	1.41%

Neighborhoods Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ver. Code
040	050	149830	2300	4,500	3032378	\$1,200,000	01/31/20	\$266.67	NC3-75 (M)	1	Y
040	010	713230	0435	8,000	3035273	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	010	713230	0445	8,000	3035272	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	040	885000	0190	2,979	3049002	\$190,000	05/27/20	\$63.78	LR2 (M)	1	Y
040	060	212404	9279	12,488	3059095	\$1,200,000	07/20/20	\$96.09	LR3 (M1)	1	Y
040	050	149830	3056	67,500	3066650	\$10,250,000	08/27/20	\$151.85	C1-75 (M1)	7	Y
040	010	331950	0575	4,800	3079989	\$875,000	10/22/20	\$182.29	LR3 (M)	1	Y
040	010	331950	0565	9,856	3079990	\$1,725,000	10/23/20	\$175.02	LR3 (M)	1	Y
040	060	392990	0090	5,547	3088361	\$1,082,478	11/30/20	\$195.15	LR3 (M)	1	Y
040	060	392990	0095	5,506	3088368	\$428,000	11/30/20	\$77.73	LR3 (M)	1	Y
040	010	332050	0210	32,051	3092119	\$6,960,000	12/28/20	\$217.15	NC2-75 (M)	1	Y
040	050	149830	2010	30,000	3091952	\$4,550,000	12/29/20	\$151.67	C1-75 (M)	4	Y
040	050	149830	2305	25,500	3092062	\$4,350,000	12/29/20	\$170.59	NC3-75 (M)	1	Y
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50	LR2 (M)	1	Y
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00	NC3-55 (M)	1	Y
040	010	331950	1400	9,553	3120392	\$2,900,000	05/21/21	\$303.57	NC3P-55 (M)	2	Y
040	060	335740	0085	12,960	3129780	\$995,000	05/24/21	\$76.77	LR2 RC (M)	1	Y
040	050	149830	2615	8,122	3122020	\$1,000,000	05/26/21	\$123.12	NC3-75 (M)	1	Y
040	060	564960	0035	51,533	3134559	\$7,700,000	07/20/21	\$149.42	NC2-55 (M)	2	Y
040	040	090700	0135	3,517	3140476	\$1,300,000	08/19/21	\$369.63	NC2P-75 (M1)	1	Y
040	010	332000	0580	9,600	3161968	\$3,350,000	12/01/21	\$348.96	DMR/C 75/75-95	2	Y
040	020	690920	0085	11,880	3165239	\$2,550,000	12/14/21	\$214.65	LR2 (M)	1	Y
040	040	754980	0515	12,086	3169415	\$1,700,000	01/19/22	\$140.66	NC1-40 (M)	1	Y
040	060	266050	0247	16,807	3193347	\$1,350,000	06/01/22	\$80.32	LR3 RC (M)	1	Y
040	010	859090	0290	78,876	3195323	\$22,500,000	06/14/22	\$285.26	LR3	2	Y
040	040	059700	0625	3,892	3196735	\$2,200,000	06/17/22	\$565.26	NC2P-55 (M)	1	Y
040	010	332000	0430	15,007	3197438	\$3,500,000	06/23/22	\$233.22	NC3P-55 (M)	1	Y
040	010	859190	0100	13,875	3210018	\$4,335,000	09/07/22	\$312.43	DMR/C 75/75-95	1	Y
040	060	170290	1565	16,500	3208946	\$3,735,975	09/09/22	\$226.42	NC2P-55 (M)	4	Y
040	050	539360	1250	51,016	3211559	\$13,500,000	09/28/22	\$264.62	C1-75 (M)	4	Y
040	060	342660	0005	14,529	3219355	\$2,350,000	11/28/22	\$161.75	NC2-55 (M)	1	Y
040	060	392940	0040	11,160	3220946	\$3,000,000	12/15/22	\$268.82	NC2-55 (M)	1	Y

Ratio Analysis

- Number of Sales: 30
- Number of Sales included in Ratio Study: 23
- Range of Sales Dates: 1/01/2020- 12/31/2022
- Below is the ratio study for Area 40, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 777,200	\$ 882,000	88.10%	12.09%	18.75%	1.01%
2023 Value	\$ 785,900	\$ 882,000	89.10%	12.04%	18.15%	1.00%
Change	\$ 8,700		1.00%	-0.05%	-0.60%	-0.01%
% Change	1.12%		1.14%	-0.41%	-3.20%	-0.99%

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

Number of Parcels in the Ratio Study Population: 834 excluding specialty and government-owned properties.

Live/Work Townhomes units were typically valued using 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
Live/Work Townhomes	\$320 - \$520	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.

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of 2.87% in Geographic Area 40. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,919,817,910	\$ 4,032,494,887	\$ 112,676,977	2.87%

Area 40 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

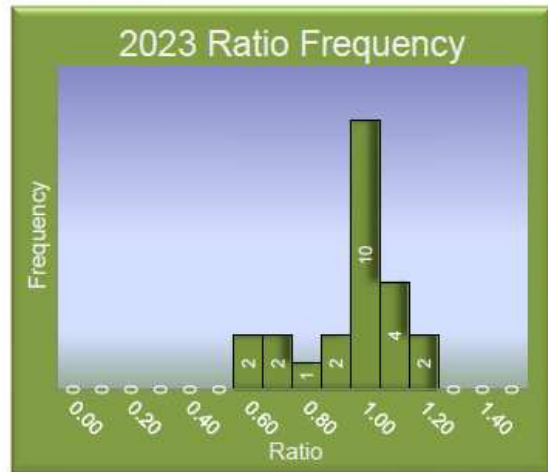
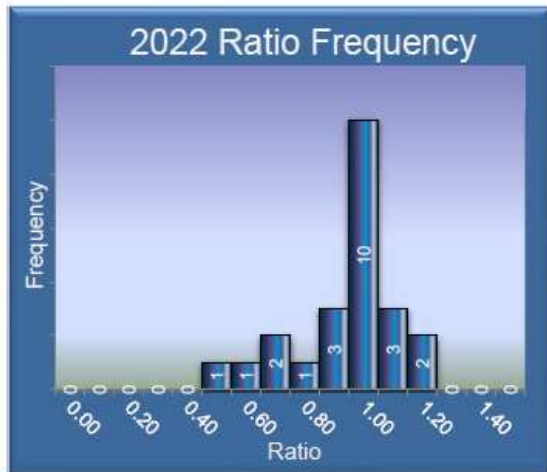
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	23
Mean Assessed Value	777,200
Mean Adj. Sales Price	882,000
Standard Deviation AV	469,754
Standard Deviation SP	470,621
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.886
Median Ratio	0.914
Weighted Mean Ratio	0.881
UNIFORMITY	
Lowest ratio	0.4888
Highest ratio:	1.1066
Coefficient of Dispersion	12.09%
Standard Deviation	0.1660
Coefficient of Variation	18.75%
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)	23
Mean Assessed Value	785,900
Mean Sales Price	882,000
Standard Deviation AV	487,711
Standard Deviation SP	470,621
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.891
Median Ratio	0.914
Weighted Mean Ratio	0.891
UNIFORMITY	
Lowest ratio	0.5228
Highest ratio:	1.1066
Coefficient of Dispersion	12.04%
Standard Deviation	0.1617
Coefficient of Variation	18.15%
Price Related Differential (PRD)	1.00



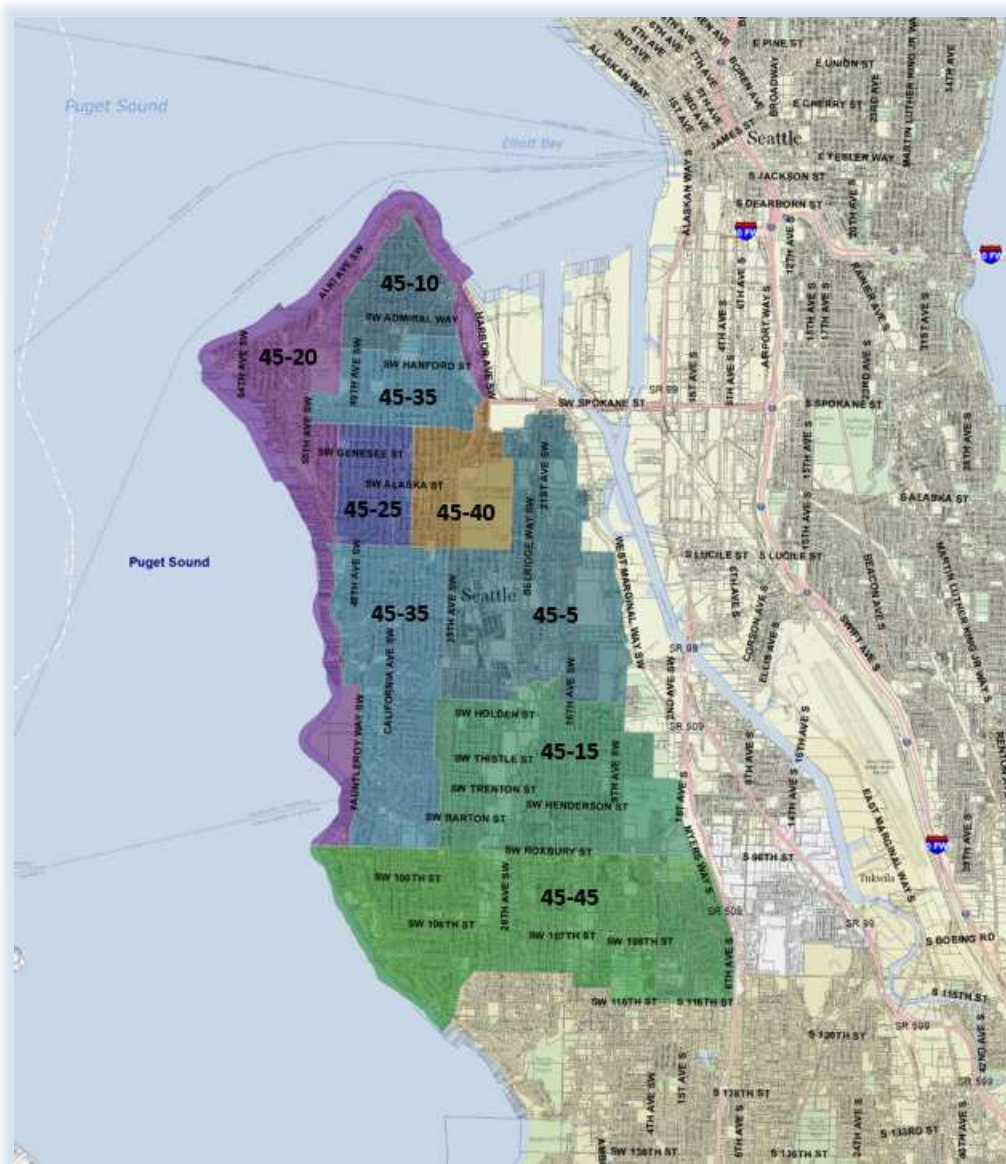
Area 45

Name or Designation

- **Area 45:** West Seattle/White Center/Top Hat

Boundaries:

- **North:** SW Spokane Street
- **West:** 26th Avenue SW and 35th Avenue SW
- **South:** SW Webster Street & SW Orchard Street
- **East:** West Marginal Way SW



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
45	30	Outside Main	118	1,352	8.73%
Geographic Area 45 Physical Inspection Totals			118	1,352	8.73%

Land Value

Overall land values in Area 45 increased +3.89%. The geographical neighborhood of Area 45-10 (The Triangle/Avalon Way Area) experienced a strongest change in its land valuation due to recent up-zoning. The total recommended assessed land value for the 2023 assessment year is \$2,771,665,900 and result in a modest increase from the 2022 assessment of +3.89%.

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
45-05	\$465,630,400	\$471,143,000	1.18%
45-10	\$112,661,400	\$123,774,200	9.86%
45-15	\$389,926,400	\$409,033,900	4.90%
45-20	\$781,361,500	\$797,027,100	2.00%
45-25	\$267,844,000	\$278,189,700	3.86%
45-30	\$42,937,900	\$45,254,700	5.40%
45-35	\$217,309,200	\$231,045,600	6.32%
45-40	\$206,002,400	\$216,584,100	5.14%
45-45	\$184,287,600	\$199,613,600	8.32%
Total	\$2,667,960,800	\$2,771,665,900	3.89%

Neighborhoods 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.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NCOMPASS CONSTRUCTION/BARRE BOHEMIAN	NC2-55 (M)	Retail Store	1
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	VACANT LAND	LR2 (M)	Vacant(Multi-family)	2
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	VACANT	C1-55 (M)	Vacant(Commercial)	1
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	TUG TAVERN	C1-55 (M)	Shell Structure	1
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant(Multi-family)	1
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1
045	015	798540	0270	15,050	3207810	\$650,000	08/30/22	\$43.19	RESIDENCE	C1-40 (M)	Single Family(Res Use/Zone)	1
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	GOOD E'S AUTOMOTIVE / Z RIMZ & TIREZ	NC3-55 (M)	Retail Store	2
045	020	386740	0050	14,585	3186367	\$4,350,000	04/25/22	\$298.25	VACANT	MR (M)	Vacant(Multi-family)	4
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	CDE Software	NC2-55 (M)	Office Building	1
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	West Seattle Holistic Health Center Parking/Cmty pay parking	NC2-40 (M)	Parking(Commercial Lot)	1
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	VACANT LAND	NC2-40 (M)	Vacant(Commercial)	1
045	035	762570	2425	7,500	3180084	\$1,300,000	03/16/22	\$173.33	SERVICE GAR HOUSE & APT	LR3 RC (M)	Apartment(Mixed Use)	1
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	DOG CITY DAYCARE	NC3-75 (M)	Warehouse	1
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	VACANT LAND	C1-55 (M)	Vacant(Commercial)	1
045	040	528820	0040	7,405	3197918	\$2,400,000	06/26/22	\$324.11	WESTSIDE MEDICAL	NC3P-55 (M)	Medical/Dental Office	1
045	040	762870	0150	4,120	3173432	\$350,000	02/07/22	\$84.95	VACANT	C1-55 (M)	Vacant(Commercial)	1
045	045	012303	9146	4,576	3208219	\$525,000	09/01/22	\$114.73	THE LOCKER ROOM BAR & GRILL	CBSO	Tavern/Lounge	1
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1
045	045	300480	0415	13,188	3207040	\$825,000	08/26/22	\$62.56	SORRENSEN AUTO & MARINE	CBSO	Warehouse	2
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	YARINGTONS FUNERAL HOME	CB	Mortuary/Cemetery/Crematory	2

Ratio Analysis

- Number of Sales: 79
- Range of Sales Dates: 01/09/2020- 12/15/2022

Below is the ratio study for Area 45 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 1,099,600	\$ 1,264,300	87.00%	13.29%	17.58%	1.04%
2023 Value	\$ 1,177,000	\$ 1,264,300	93.10%	10.41%	13.62%	1.02%
Change	\$ 77,400		6.10%	-2.88%	-3.96%	-0.02%
% Change	7.04%		7.01%	-21.67%	-22.53%	-1.92%

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

Number of Parcels in the Ratio Study Population: 952 excluding specialties and government-owned properties.

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

Property Type	Typical Value Range		
Use	Range		Unit of Measure
Live/Work Townhomes	\$350	- \$525	Per Sq Ft

Total Value

Application of the recommended values for the 2023 assessment year of Area 45 results in a total change from the 2022 assessments of +4.76% in Geographic Area 45. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 3,613,378,600	\$ 3,785,254,000	\$ 171,875,400	4.76%

Area 45 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

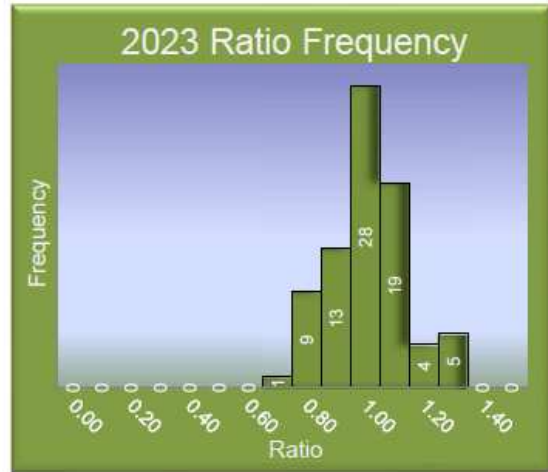
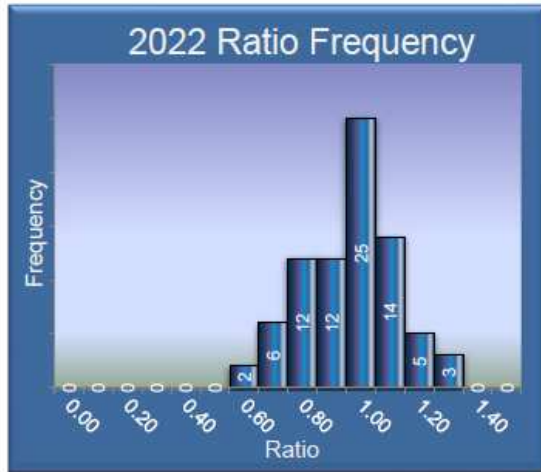
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	79
Mean Assessed Value	1,099,600
Mean Adj. Sales Price	1,264,300
Standard Deviation AV	1,017,430
Standard Deviation SP	1,165,587
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.908
Median Ratio	0.932
Weighted Mean Ratio	0.870
UNIFORMITY	
Lowest ratio	0.5065
Highest ratio:	1.2491
Coefficient of Dispersion	13.29%
Standard Deviation	0.1597
Coefficient of Variation	17.58%
Price Related Differential (PRD)	1.04

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)	79
Mean Assessed Value	1,177,000
Mean Sales Price	1,264,300
Standard Deviation AV	1,092,137
Standard Deviation SP	1,165,587
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.952
Median Ratio	0.947
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.6733
Highest ratio:	1.2491
Coefficient of Dispersion	10.41%
Standard Deviation	0.1296
Coefficient of Variation	13.62%
Price Related Differential (PRD)	1.02



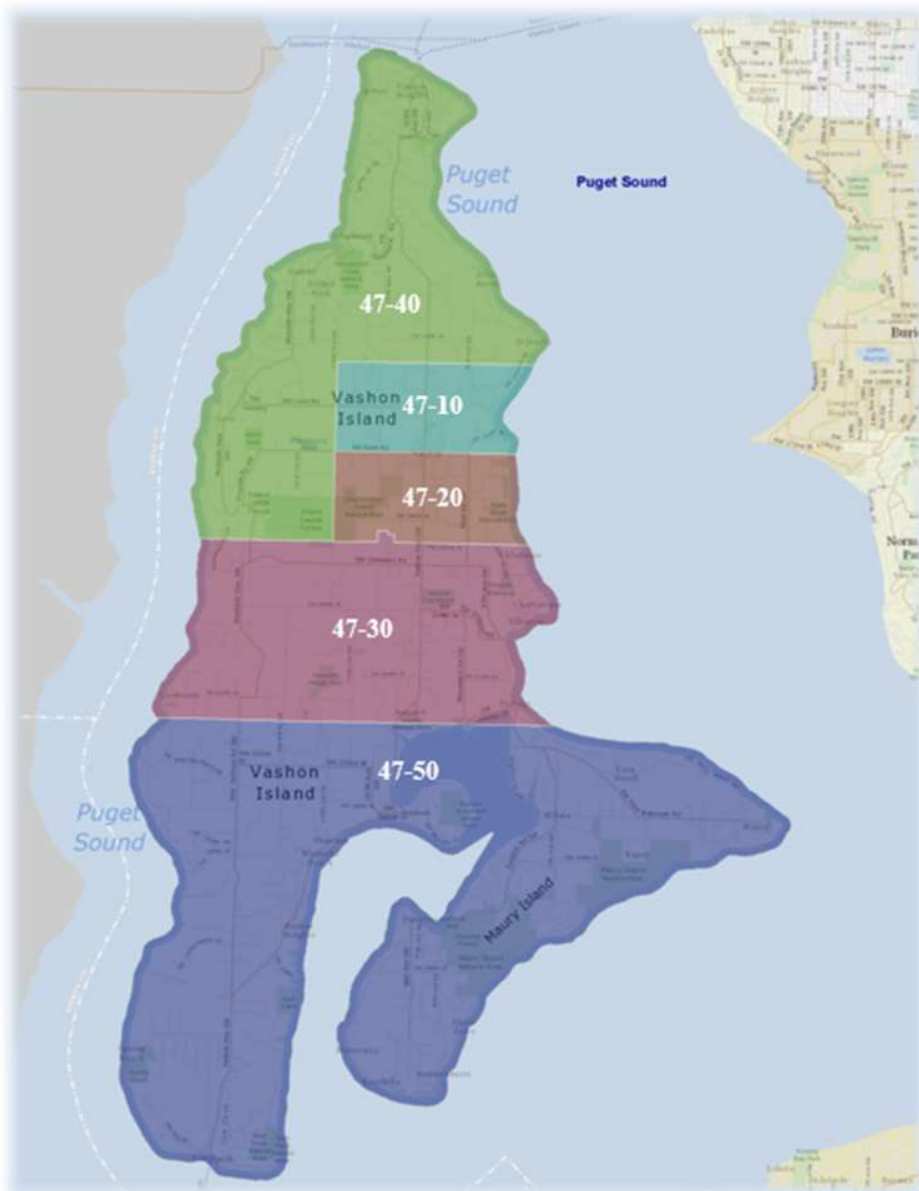
Area 47

Name or Designation

- **Area 47:** Vashon Island

Boundaries:

- **Vashon and Maury Islands**



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
47	30	South of 47- 10 & 20	66	333	19.82%
47	40	Northern portion of Vashon	31	333	9.31%
47	50	Southern portion of Vashon	52	333	15.62%
Geographic Area 47 Physical Inspection Total			149	333	44.74%

Land Value

Overall land values in Area 47 did not change drastically in 2023. The geographical area of Vashon and Maury Island experienced little change to its land values due to low sales volume and minor visible market changes. The total recommended land value for the 2023 assessment year is \$118,928,500 and results in +2.54% change from the 2022 assessment year.

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
47-10	\$23,140,300	\$23,974,900	3.61%
47-20	\$34,813,900	\$36,153,400	3.85%
47-30	\$14,167,500	\$14,585,400	2.95%
47-40	\$6,376,200	\$6,385,500	0.15%
47-50	\$37,480,800	\$37,829,300	0.93%
Total	\$115,978,700	\$118,928,500	2.54%

Neighborhoods Land Sales

The following is a breakdown of the land sale considered. Land sales are typically scarce. The assessor considered this 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	Parcel Ct	Ver. Code
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R12SO	Vacant(Multi-family)	3	Y

Ratio Analysis

- Number of Sales: 18
- Range of Sales Dates: 1/1/2020 - 12/31/2022

Below is the ratio study for Area 47 which improves uniformity and the assessment level.

	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2022 Value	\$ 335,900	\$ 499,200	67.30%	19.70%	25.80%	0.95%
2023 Value	\$ 382,200	\$ 499,200	76.60%	13.74%	17.15%	1.01%
Change	\$ 46,300		9.30%	-5.96%	-8.65%	0.06%
% Change	13.78%		13.82%	-30.25%	-33.53%	6.32%

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

Number of Parcels in the Ratio Study Population: 234 excluding specialties and government-owned properties. Vashon is a unique, small jurisdiction and the ratio may be skewed due to the lack of a significant enough number of commercial sales for each property type in each neighborhood.

Based on market sales, some properties require deviation from the typical income approach to value due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Mixed Use Buildings	\$100 - \$110	Per Sq Ft

Total Value

Application of the recommended values for the 2023 assessment year results in a total change from the 2022 assessments of +4.35% in Geographic Area 47. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2022 Total Value	2023 Total Value	\$ Change	% Change
\$ 232,097,000	\$ 242,200,999	\$ 10,103,999	4.35%

Area 47 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

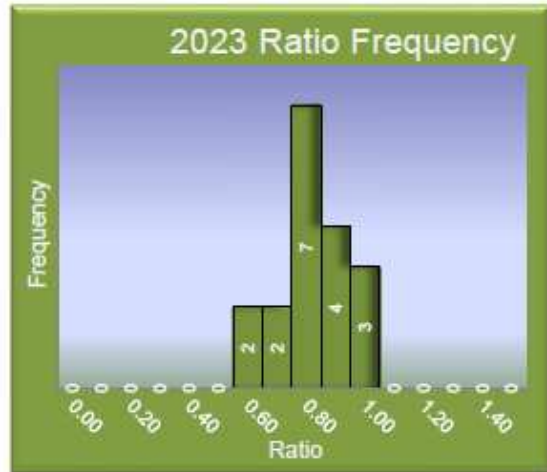
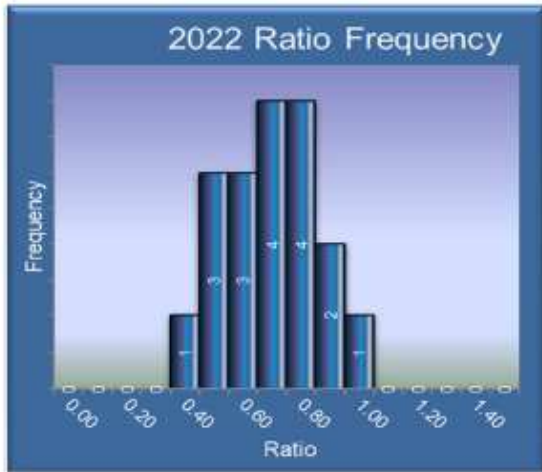
Pre-revalue ratio analysis compares sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	18
Mean Assessed Value	335,900
Mean Adj. Sales Price	499,200
Standard Deviation AV	263,942
Standard Deviation SP	351,256
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.641
Median Ratio	0.675
Weighted Mean Ratio	0.673
UNIFORMITY	
Lowest ratio	0.3379
Highest ratio:	0.9002
Coefficient of Dispersion	19.70%
Standard Deviation	0.1654
Coefficient of Variation	25.80%
Price Related Differential (PRD)	0.95

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)	18
Mean Assessed Value	382,200
Mean Sales Price	499,200
Standard Deviation AV	292,679
Standard Deviation SP	351,256
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.774
Median Ratio	0.767
Weighted Mean Ratio	0.766
UNIFORMITY	
Lowest ratio	0.5535
Highest ratio:	0.9924
Coefficient of Dispersion	13.74%
Standard Deviation	0.1327
Coefficient of Variation	17.15%
Price Related Differential (PRD)	1.01



Central District 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 Central District's physically inspected parcels for the 2023 assessment year. Inspections comprised 1,330 parcels, or approximately 19.46% of the 9,646 total parcels located in the Central District's responsibility (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	20	Magnolia	126	1,391	9.06%
25	41	Broadway - Pike/Pine	2	1,257	0.16%
25	44	Eastlake	95	1,257	7.56%
25	45	Central District	2	1,257	0.16%
25	46	N Capitol Hill - Montlake	43	1,257	3.42%
30	110	South Lake Union	241	1,125	21.42%
35	10	N Qwest to Spokane St/W I5	239	1,385	17.26%
36	70	Rainier Beach	125	1,388	9.01%
40	20	Central District	190	1,415	13.43%
45	30	Outside Main	118	1,352	8.73%
47	30	South of 47- 10 & 20	66	333	19.82%
47	40	Northern portion of Vashon	31	333	9.31%
47	50	Southern portion of Vashon	52	333	15.62%
Central Crew Physical Inspection Totals			1,330	9,646	19.46%

Central District Land Value Change

Overall, land values in the Central Crew increased by 12.41%. 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.

Central Crew Change in Assessed Land Value			
Neighborhood	2022	2023	% Change
20	\$12,158,161,600	\$13,625,047,400	12.07%
25	\$11,907,837,200	\$13,476,116,455	13.17%
30	\$20,501,279,500	\$23,422,592,000	14.25%
35	\$7,191,599,280	\$8,470,086,700	17.78%
36	\$4,538,076,100	\$5,055,557,620	11.40%
40	\$4,790,921,245	\$4,858,360,395	1.41%
45	\$2,667,960,800	\$2,771,665,900	3.89%
47	\$115,978,700	\$118,928,500	2.54%
Total	\$63,871,814,425	\$71,798,354,970	12.41%

Conclusion

The total assessed value for the Central District for the 2022 assessment year was \$52,983,566,159 and the total recommended assessed value for the 2023 assessment year is \$58,726,519,211. Application of these recommended values for the 2023 assessment year results in an average total change from the 2022 assessment of +10.84%.

Central Crew Change in Total Assessed Value				
Geo Area	2022 Total Value	2023 Total Value	\$ Change	% Change
20	\$ 10,384,017,800	\$ 11,671,039,000	\$ 1,287,021,200	12.39%
25	\$ 9,313,002,989	\$ 10,210,592,825	\$ 897,589,836	9.64%
30	\$ 11,879,777,500	\$ 13,313,609,700	\$ 1,433,832,200	12.07%
35	\$ 9,064,653,560	\$ 10,340,951,200	\$ 1,276,297,640	14.08%
36	\$ 4,576,820,800	\$ 5,130,376,600	\$ 553,555,800	12.09%
40	\$ 3,919,817,910	\$ 4,032,494,887	\$ 112,676,977	2.87%
45	\$ 3,613,378,600	\$ 3,785,254,000	\$ 171,875,400	4.76%
47	\$ 232,097,000	\$ 242,200,999	\$ 10,103,999	4.35%
Total	\$ 52,983,566,159	\$ 58,726,519,211	\$ 5,742,953,052	10.84%

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 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. 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:

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 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 Central 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

Chris Savage, Commercial Appraiser II Date 5/15/2023

Scott Mansfield, Commercial Appraiser I Date 5/15/2023

Joe Arnold, Commercial Appraiser II Date 5/15/2023

Levy Tugade, Commercial Appraiser I Date 5/15/2023

Count Gregg, Commercial Appraiser I Date 5/15/2023

Nick Moody, Commercial Senior Appraiser Date 5/15/2023

Steven Roberts, Commercial Appraiser II Date 5/15/2023

Ruth Peterson, Commercial Director Date 5/15/2023

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	30	080900	0980	12,974	3220913	\$ 3,500,000	12/14/2022	270	ALL SAINTS CHURCH OF THE ASSEMBLIES OF GOD	NR3	1	Y	sold for \$3.5M or \$270/SF. The first building is 3200 SF of church and 3200 SF of leased space to a daycare. The second
20	60	086100	0010	807	3078476	\$ 725,000	10/14/2020	898	BLOCK CONDOMINIUM	NC3-55 (M)	1	Y	listed for \$749,000 and sold for \$725,000. It was listed for 29 CDOM and sold with conventional financing. In includes a
20	80	132430	0240	7,770	3180129	\$ 1,848,650	3/25/2022	238	LEARY WAY BUILDING	IB U/45	1	Y	building and cash flow deal with solid marinetime tenants in place. Half warehouse, half regular office.
20	10	140050	0020	1,025	3085470	\$ 450,000	11/17/2020	439	CARRARA CONDOMINIUM	SM-UP 85 (M)	1	Y	listed for \$495,000 and sold all cash for \$450,000 per NWMLS. Is listed for lease at \$35/SF. Does not include parking but there
20	30	173280	0200	2,338	3057322	\$ 1,360,000	7/2/2020	582	WORK LOFT - GATEWAY ON GALER	NC2P-55 (M1)	1	Y	parking spaces in Upper Queen Anne. Listed on the NWMLS and is an all cash deal.
20	30	173280	0201	2,338	3099030	\$ 1,185,000	2/8/2021	507	GATEWAY ON GALER LIVE/WORK	NC2P-55 (M1)	1	Y	after 79 combined days on market. Conventional financing and no seller concessions. Ground floor has 11' ceilings, is currently
20	10	176070	0195	16,283	3201701	\$ 660,000	7/6/2022	669	CORNERSTONE OF QUEEN ANNE CONDOMINIUM	SM-UP 65 (M1)	1	Y	However at \$669/SF it is in the range for business condos in Queen Anne. 2002 effective year, average quality.
20	30	179450	0080	3,692	3088695	\$ 2,275,000	12/15/2020	616	(CONVERTED SFR; REDEVELOPMENT	NC2P-55 (M1)	1	Y	improved restaurant and office building. It had plans for a 6 story, 42 unit development by the prior owner. Per the DJC is
20	60	192504	9026	8,888	3094918	\$ 6,300,000	1/13/2021	709	OFFICE BUILDING	LR3	1	Y	for 138 days and sold for \$6.3M or \$709/SF. Per CoStar it was an owner user sale.
20	60	192504	9038	6,928	3071989	\$ 5,000,000	9/21/2020	722	RUSHFORTH BUILDING	NC3-55 (M)	1	Y	approached the buyer (The Swedish Club) given they owned the parking lot to the north. The buyer brought in broker
20	80	193130	1085	8,352	3173103	\$ 1,815,000	2/16/2022	217	FUTURE RESIDENCES (FORMER CHURCH)	RSL (M)	1	Y	for 498 days and started at \$2.5M. A unique situation with this sale at \$217/SF. The interior was demolished as the prior owner
20	80	197220	0055	1,471	3050091	\$ 650,000	5/27/2020	442	CANAL SEVEN LIVE/WORK ROWHOME UNIT A	NC2-55 (M)	1	Y	Listed on the NWMLS for 103 CDOM and sold for \$442/SF via conventional financing.
20	80	197220	0286	1,237	3203106	\$ 850,000	7/27/2022	687	FREMONT LOFTS LIVE WORK UNIT	NC2-55 (M)	1	Y	Live Work Unit that was listed for 19 days at \$875,000 and sold for \$850,000 or \$687/SF.
20	80	197220	2575	62,880	3148468	65,000,000 building only (68,870,000 w/land adjustment)	9/27/2021	1034	WATERSHED OFFICE BUILDING	NC2-75 (M)	1	Y	Not in ratio. In the heart of Fremont just east of the Fremont Bridge. Water and city views. Per CoStar there was roughly a 50% down payment. No brokers invovled but super savvy buyer
20	80	197220	2635	26,291	3068278	\$ 13,700,000	9/8/2020	521	NORTHLAKE PLAZA	NC2-75 (M)	1	Y	actual cap rate of 6.09%. Current asking rents are \$45/SF gross. 29.16% OEX rate. 34 covered parking spaces (1st) and 17
20	80	197220	2755	36,586	3201902	\$ 17,415,000	7/21/2022	476	EQUINOX BUILDING + 4 RETAIL BUILDINGS	NC2P-75 (M1)	1	Y	market for 537 days. The buyer is Blueprint, a local developer. Per DJC articles the western half of the property will likely be
20	80	197220	3300	12,600	3212162	\$ 5,400,000	9/28/2022	429	WAREHOUSE & OFFICE BUILDING	IG2 U/65	1	Y	CBA. It sold for \$429/SF which is in the range for warehouse and warehouse office sales in the area. The property is 70%
20	80	197220	3705	2,760	3098736	\$ 850,000	2/5/2021	308	OFFICE & WAREHOUSE	IB U/45	1	Y	buyer and confirmed it was an owner/user purchase by the buyer who has been a tenant for the last 7 years. It appears
20	80	197220	4225	4,797	3181428	\$ 3,400,000	3/30/2022	709	LARGE APARTMENT & SHOP	IG2 U/65	1	Y	sold for full price. It states that it was an owner/user purchase. Updated data in the Real Property data base as the Assessor

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	40	197220	5086	2,034	3041140	\$ 925,000	3/18/2020	395	OFFICE BUILDING	MIO-37-LR3 (M)	1	Y	between the Methodist Church as the seller and SPU as the buyer. I spoke with the Finance department at SPU and they
20	40	197220	6060	13,836	3099821	\$ 4,850,000	2/3/2021	351	MIXED USE RETAIL BUILDING	C2-55 (M)	1	Y	market sale. It sold at a 5.84% cap rate and sold for \$351/SF. Financing from East West Bank was used for the purchase and
20	10	199020	0100	2,656	3194822	\$ 1,900,000	6/1/2022	715	OFFICE BUILDING	MR (M)	1	Y	Lauren Hendricks. It was listed on NWMLS at \$1.95M for 87 days before selling for \$1.9M or \$715/SF.
20	30	237710	1416	7,040	3142795	\$ 2,287,000	8/27/2021	325	APARTMENT BUILDING W/GROUND FLOOR RETAIL	NC1-40 M	1	Y	7/7/21 and expired so it did initially have market exposure. Fully leased when it expired and gross monthly rents were
20	50	277060	0010	4,150	3114335	\$ 1,600,000	4/27/2021	386	CASCADE FEDERAL CREDIT UNION	IG2 U/65	1	Y	days and sold for \$1,600,000. As an office building it sold for \$386/SF and as land it sold for \$89/SF. It appears to be an
20	50	277060	3590	1,410	3060522	\$ 670,000	7/7/2020	475	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 0 CDOM and sold for full price with conventional financing. Sold for \$475/SF. End unit.
20	50	277060	3591	1,410	3061672	\$ 649,995	7/29/2020	461	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 55 CDOM and sold for full price with conventional financing. Sold for \$461/SF. Middle unit.
20	50	277060	3592	1,410	3064230	\$ 679,995	7/29/2020	482	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 10 CDOM and sold for full price with conventional financing. Sold for \$482/SF. End unit.
20	50	277060	3595	1,410	3093409	\$ 659,995	12/21/2020	468	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 49 CDOM and sold for full price with conventional financing. Sold for \$468/SF. On 15th near Dravus.
20	50	277060	3596	1,410	3108761	\$ 649,995	3/29/2021	461	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	conventional financing. At \$461/SF this is in the typical market range for newer live/work rowhomes an townhomes. On 15th
20	50	277060	3597	1,410	3079411	\$ 684,995	10/2/2020	486	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 45 CDOM and sold for full price with conventional financing. Sold for \$486/SF. End unit.
20	50	277060	6170	2,000	3111480	\$ 1,200,000	4/10/2021	600	WAREHOUSE	IG2 U/65	1	Y	\$1.275M and sold for \$1.2M or \$600/SF. The building is very nice with radiant heat floors finished with epoxy and a
20	50	277060	6190	19,372	3150526	\$ 4,000,000	10/1/2021	204	WAREHOUSE & OFFICE BUILDING	IG2 U/65	1	Y	Interbay industrial market, this warehouse/flex building sold for \$204/SF. It had brokers on both sides of the deal and recent
20	50	277060	6350	5,964	3154516	\$ 2,150,000	10/25/2021	361	WAREHOUSE SHOWROOM STORE	IG2 U/65	1	Y	warehouses. However it is really more of a showroom store and is built out nicely inside as such. According to NWMLS
20	50	277060	6570	208,562	3089082	\$ 24,000,000	12/15/2020	115	NORTHWESTERN INDUSTRIES INC	IG2 U/65	2	Y	neighborhood of the Magnolia/Interbay industrial submarket sold for \$115/SF improved and for \$78/SF on a land basis. The
20	40	277060	4870, 4880	20,022	3089131	\$ 4,025,000	12/15/2020	201	NICKERSON BUSINESS CENTER (ASSOC W/4865 & 4880)	C2-55 (M)	3	Y	(\$165/SF as land) given there a large portion of the space has a long term lease locked in place for another 10 years. Per the
20	50	277110	0480	12,795	3217864	\$ 3,050,000	11/15/2022	238	WHARF BUILDING	IG2 U/65	1	Y	an original asking price of \$3.5M and sold for \$238/SF. It had brokers on both sides of the sale and was a tenant purchase
20	50	277160	2600	113,430	3139145	\$ 27,807,240	8/10/2021	245	GM NAMEPLATE	C1-55 (M)	1	Y	Boyd Corp. At \$245/SF it is in the range for industrial properties in the urban core. There is a leaseback by the seller that is
20	50	277160	5365	61,000	3131333	\$ 11,382,700	7/7/2021	187	WAREHOUSE	IG1 U/45	1	Y	range for the Interbay submarket. Given the age of the buildings it could very well be a value add deal. Current asking
20	30	423290	0985	3,742	3032465	\$ 1,900,000	6/28/2021	508	RESTAURANT (CONV SFR)	NC2P-55 (M1)	1	Y	price of \$3.15M. At \$508/SF this mixed use converted SFR is in the range for Upper Queen Anne however it is at the low end

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	50	423790	0495	10,230	3143790	\$ 1,300,000	8/24/2021	127	KANE INDUSTRIAL BUILDING	IB U/45	1	Y	the Interbay submarket. Per CoStar the property was listed for \$1.4M and was on the market for 164 days. It traded for \$1.3M
20	40	524480	0045	4,339	3104385	\$ 1,190,000	3/9/2021	274	OFFICE & WAREHOUSE BUILDING	C2-55 (M)	1	Y	seller and buyer. At \$275/SF, it does appear to be within the market range for a warehouse and office mixed building albeit
20	30	532920	0005	6,800	3048333	\$ 4,099,999	5/22/2020	603	APARTMENT & OFFICE/RETAIL BUILDING	NC1-40 (M)	1	Y	the deal per CBA & CoStar. It has two large apartments on the second floor with commercial office space on the ground floor.
20	20	665935	0020	1,591	3122961	\$ 520,000	6/2/2021	327	PARKSIDE LOFTS	IG1 U/45	1	Y	starting price of \$550,000 and sold for \$525,000 (\$327/SF) all cash and adjusted to \$520,000 given \$5,000 of personal
20	20	682110	0635	1,920	3049086	\$ 860,000	5/29/2020	448	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	neighborhood in North Magnolia on 34th. It sold for \$448/SF which is in line with the market.
20	20	682110	0653	1,304	3079508	\$ 665,000	10/2/2020	510	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	live/work and 4 residential). Listed for 81 days at a starting price of \$745,000 and sold for \$655,000 (\$510/SF) with
20	20	682110	0653	1,304	3036199	\$ 730,000	2/24/2020	560	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	live/work and 4 residential). Listed for 67 days at \$725,000 and sold for \$730,000 (\$560/SF) with conventional financing.
20	20	701070	0624	1,332	3035512	\$ 690,000	2/20/2020	518	LIVE/WORK TOWNHOME	NC1-55 (M)	1	Y	\$715,000 and selling for \$518/SF. It's a live/work unit where the live/work space has been turned into it's own apartment so this
20	20	721261	0010	630	3220306	\$ 275,000	12/7/2022	437	REGENCY WEST NO. 02 CONDOMINIUM	LR3 RC (M)	1	Y	and sold for \$275,000 or \$437/SF. Financing was "other." Message left for broker.
20	80	744200	0222	24,100	3164639	\$ 6,495,000	12/14/2021	270	WAREHOUSES	IG2 U/65	1	Y	the NW edge of Fremont and SE edge of Ballard. At \$270/SF this is in the range for warehouse sales in the area. Could not
20	20	812770	0580	8,294	3194552	\$ 2,225,000	6/7/2022	268	RETAIL & APARTMENTS	NC2P-55 (M)	1	Y	sides yet it was not officially listed. It sold within the market range for a mixed use apartment/retail building at \$268/SF.
20	60	880790	0225	3,211	3203674	\$ 2,975,000	8/3/2022	927	DEXTER & HAYS BUILDING	NC3P-55 (M)	1	Y	for full price at \$927/SF. It sold at a 6% cap rate and had a number of systems updates.
20	60	880790	0255	4,000	3121018	\$ 1,300,000	5/21/2021	325	WAREHOUSE/GYM	NC3P-55 (M)	2	Y	for \$2,150,000. At \$325/SF it is in the value range for warehouse office/gym type space. It was listed with JLL and the
20	60	880790	0260	6,972	3120998	\$ 2,150,000	5/21/2021	308	OFFICE BUILDING	NC3P-55 (M)	1	Y	in this area. However, it appears the building had a decent amount of vacancy at the time of sale. It was listed by JLL and
20	30	894350	0080	1,232	3069217	\$ 512,500	8/4/2020	416	VIKUR HEIM CONDOMINIUM	NC1-55 (M)	1	Y	Queen Anne in a commercial pocket. Listed on NWMLS for \$550,000 and sold for \$512,500 with no concessions and
20	30	943140	0020	879	3192343	\$ 640,000	5/25/2022	728	WILLOWS ON 10TH, THE CONDOMINIUM	C-2	1	Y	listed originally at \$650,000 for 25 days. Monthly dues of \$511 include water, sewer and garbage. One garage space was

Improved Sales Calc for Area 020 with Sales Not Used

5/10/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	010	198820	0060	67,995	3038458	\$12,500	03/11/20	\$0.18	USPS QUEEN ANNE STATION & DISTRICT HQ	SM-UP 85 (M)	Post Office/Post	2	24	Easement or right-of-way
020	010	198820	0060	70,909	3038450	\$12,500	03/13/20	\$0.18	USPS QUEEN ANNE STATION & DISTRICT HQ	SM-UP 85 (M)	Post Office/Post	2	24	Easement or right-of-way
020	010	198820	0090	28,600	3037988	\$20,000	03/10/20	\$0.70	CENTURY BUILDING (143 UNIT APARTMENT BUILDING)	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	010	198820	0090	14,400	3037989	\$20,000	03/10/20	\$1.39	CENTURY BUILDING (143 UNIT APARTMENT BUILDING)	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	010	198920	1150	29,515	3084034	\$15,000	09/01/20	\$0.51	16 W HARRISON BUILDING	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	010	766620	1740	135,667	3221545	\$17,300,000	12/21/22	\$127.52	1465 BUILDING	IC-65 (M)	Warehouse	5	74	Contamination
020	020	137080	2675	3,269	3126057	\$2,425,000	06/16/21	\$741.82	MAGNOLIA ANIMAL HOSPITAL	NC2P-55 (M)	Vet/Animal Cont	1	15	No market exposure
020	020	137850	0030	2,814	3057776	\$1,215,000	07/09/20	\$431.77	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/	1	26	Imp changed after sale; not in ratio
020	020	423540	0725	1,034	3038491	\$3,300,000	03/12/20	\$3,191.49	SHELL SERVICE STATION	LR3 RC (M)	Service Station	1	15	No market exposure
020	020	682110	0656	1,323	3029024	\$695,000	01/05/20	\$525.32	STAND ALONE TOWNHOME	NC1-40 (M)	Townhouse Plat	1	34	Use-change after sale; not in ratio
020	030	173280	0200	2,338	3059917	\$1,360,000	07/21/20	\$581.69	GATEWAY ON GALER LIVE/WORK UNIT	NC2P-55 (M1)	Townhouse Plat	1	63	Sale price updated by sales id group
020	030	856725	0010	1,603	3054896	\$1,050,000	06/23/20	\$655.02	TAYLOR ANNE CONDOMINIUM	LR3 (M)	Condominium(M	2	7	Questionable per sales identificatio
020	050	112503	9050	39,232	3085283	\$1,350,000	11/20/20	\$34.41	TIME OIL CO BULK TERMINAL	IG2 U/65	Warehouse	5	13	Bankruptcy - receiver or trustee
020	050	232503	9017	0	3136710	\$32,500	06/16/21	\$0.00	VACANT LAND	IG2 U/45	Terminal(Rail)	1	24	Easement or right-of-way
020	050	277060	0115	9,330	3092258	\$1,401,000	12/31/20	\$150.16	PETER PAN INC	IG2 U/65	Warehouse	1	51	Related party, friend, or neighbor
020	050	277060	6582	11,600	3096059	\$1,491,087	12/16/20	\$128.54	warehouse	IG2 U/65	Warehouse	1	15	No market exposure
020	050	766620	1147	88,946	3140875	\$1,300,440	08/04/21	\$14.62	WA ARMY NAT'L GUARD	IG2 U/45	Governmental S	2	16	Gov't to gov't
020	060	880790	0260	6,972	3145293	\$1,850,000	08/30/21	\$265.35	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	15	No market exposure
020	080	165800	0020	3,241	3048160	\$1,035,000	05/15/20	\$319.35	COBRIZO CONDOMINIUM	NC3-55 (M)	Condominium(N	1	15	No market exposure

Vacant Sales for Area 20 Used

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par	Ver. Cod
010	199120	0245, 0250, 0255 & 0260	27,120	3209889	\$42,000,000	09/15/22	\$1,549	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	4	Y
010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	1	Y
010	199120	0255 & 0260	13,560	3165589	\$9,750,000	12/15/21	\$719	QED CAFE & ROASTER + OFFICE (REDEVELOPMENT COMING) & PARKING LOT	SM-UP 160 (M)	2	Y
010	199120	0310 & 0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692	MCDONALDS (FUTURE OFFICE TOWER); PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	2	Y
010	199120	0540	38,880	3114819	\$31,725,000	04/29/21	\$816	EXECUTIVE INN	SM-UP 160 (M)	1	Y
010	199120	0495, 0505, 0515 & 0520	38,880	3115268	\$31,725,000	04/29/21	\$816	OFFICE BUILDING, PARKING LOT, 217 6TH AVE BUILDING & SPACE NEEDLE CORPORATE OFFICE	SM-UP 160 (M)	4	Y
010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$732	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	1	Y
010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$585	ERNEST A JOHNSON CO	SM-UP 85 (M)	1	Y
010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$528	RETAIL & APARTMENTS	SM-UP 85 (M1)	1	Y
010	199020	0223	7,200	3080274	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y
010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y
010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M)	1	Y
010	387990	0580	12,800	3170861	\$8,000,000	01/31/22	\$625	UPTOWN STUDIOS	MR (M)	1	Y

Vacant Sales for Area 20 Used

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par	Ver. Cod
010	545730	0600 & 0605	3,970	3159752	\$1,500,000	11/16/21	\$379	MIXED USE OFFICE/RETAIL/APARTMENT BUILDING	SM-UP 65 (M)	2	Y
010	224900	0230	7,680	3136831	\$12,310,000	08/02/21	\$777	KIDDIE ACADEMY & PARKING	SM-UP 65 (M)	2	Y
010	545730	0610	5,080	3200119	\$2,250,000	07/07/22	\$437	EYE DOCTORS LTD / APT	SM-UP 65 (M1)	1	Y
010	199220	0015	1,788	3119085	\$325,000	05/14/21	\$182	VACANT LAND	C2-55 (M)	1	Y
010	766620 & 387990	1980 & 2235	44,570	3182430	\$8,325,000	04/01/22	\$187	INDUSTRIAL BUILDING (GREG THOMPSON PRODUCTIONS) & INDUSTRIAL BUILDING (LEATHER CARE)	IC-65 (M)	2	Y
010	535730	0635	7,680	3125533	\$2,662,500	06/08/21	\$347	OFFICE/ FORMER CHURCH (AQUA TOWNOMES COMING)	LR3 (M)	1	Y
020	137080	4585	10,000	3087150	\$1,900,000 Adjusted (\$1,700,000 before contaminati on adjustment)	12/2/2020	\$190 (\$170 before contami nation adjustm ent)	76 FOOD MART	NC2P-55 (M)	1	Y
030	872711	0010	79,823	3187008	\$30,146,252	04/27/22	\$377	QUEEN ANNE SAFEWAY REDEVELOPMENT SITE	NC2-75 (M1)	1	Y
030	265250	1735	7,440	3209440	\$3,000,000	09/12/22	\$403	LINE RETAIL	NC2P-55 (M)	1	Y
030	179450	0080	5,400	3088695	\$2,275,000	12/15/20	\$421	RESTAURANT & OFFICE BUILDING (COVERTED SFR)	NC2P-55 (M)	1	Y
040	524480	0014	15,597	0305435	\$6,700,000	05/01/20	\$430	NICKERSON STREET SALOON EAST & WEST; VACANT LOT	C2-55 (M)	3	Y
050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$100	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y
050	277060	3977 & 3986	19,888	3217090	\$2,900,000	11/04/22	\$147	SOUNDVIEW SOUND VIEW WINDOW & DOOR & LAW OFFICES & VACANT LAND	NC3-55 (M)	2	Y
050	277110	2355	51,000	3207911	\$6,835,200	08/30/22	\$134	VACANT LAND (FUTURE SEATTLE STORM PRACTIC BUILDING)	IG2 U/45	1	Y
060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y

Vacant Sales for Area 20 Used

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par	Ver. Cod
080	197220	0785 & 0786	26,183	3217065	\$20,000,000	11/09/22	\$641	FUNERAL HOME & SFR ON COMMERCIAL LAND	NC2-75 (M1)	2	Y
080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y
080	197220	3530	3,000	3198260	\$1,100,000	06/21/22	\$367	MACHINE SHOP & HOUSE	IG2 U/65	1	Y
080	197220	3840 & 3850	10,500	3155196	\$2,075,000	10/27/21	\$198	THE ANCHOR PACKING COMPANY & VACANT Land	IG2 U/65	2	Y
080	197220	3640	5,280	3177713	\$1,500,000	03/11/22	\$284	RETAIL BUILDING (CONVERTED SFR)	IB U/45	1	Y
080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y

Vacant Sales Calc for Area 020 with Sales Not Used

5/10/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct.	Ver. Code	Remarks
020	010	198920	0955	12,078	3039732	\$4,500,000	03/23/20	\$372.58	PARKING LOT	SM-UP 85 (N	Parking(Commer	1	15	No market exposure
020	020	423790	0555	4,036	3221439	\$84,401	12/14/22	\$20.91	VACANT SF 5000 LAND	NR3	Vacant(Single-fa	1	15	No market exposure
020	030	173230	0066	3,790	3160591	\$725,000	11/18/21	\$191.29	4-PLEX	LR1 (M)	4-Plex	1	15	No market exposure

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	025321	0000	ARAVITA CONDOMINIUM	3045 20TH AVE W
20	20	026900	1275	MAGNOLIA ELEMENTARY SCHOOL	2418 28TH AVE W
20	20	030010	0000	ATWATER PARK CONDOMINIUM	3121 W GOVERNMENT WAY
20	20	036900	0400	LAWTON ELEMENTARY SCHOOL	4017 26TH AVE W
20	20	036900	0765	THE ACHILLES B APTS	4191 GILMAN AVE W
20	20	036900	0780	MAGNOLIA MANOR	4073 GILMAN AVE W
20	20	054490	0000	BARRETT CONDOMINIUM	2000 W BARRETT ST
20	20	058200	0685	SUB STATION	3400 32ND AVE W
20	20	059190	0000	BAYWATCH AT MAGNOLIA	2200 THORNDYKE AVE W
20	20	066240	0000	BELLAGIO CONDOMINIUM	2425 33RD AVE W
20	20	073995	0000	BENSON ON MAGNOLIA CONDOMINIUM	2334 THORNDYKE AVE W
20	20	077790	0000	BERTONA HOUSE CONDOMINIUM	3400 25TH AVE W
20	20	086630	0000	BLUE HERON CONDOMINIUM	3150 W GOVERNMENT WAY
20	20	092503	9004	WEST POINT TREATMENT PLANT	1400 DISCOVERY PARK BLVD
20	20	102503	9057	DISCOVERY PARK	
20	20	102503	9334	RESERVE CENTER - FORT LAWTON	
20	20	102503	9336	VA PROPERTY	
20	20	108563	0000	BRIDGEVIEW CONDOMINIUM	3228 21ST AVE W
20	20	111650	0000	BRITTANY HOUSE (0005) CONDOMINIUM	3721 27TH PL W
20	20	132850	0000	CANDYCE CONDOMINIUM	4269 GILMAN AVE W
20	20	137080	2570	MAGNOLIA UNITED CHURCH OF CHRIST	3555 W MCGRAW ST
20	20	137080	2655	BANK OF AMERICA - MAGNOLIA BRANCH	3425 W MCGRAW ST
20	20	137080	2670	RETAIL, OFFICES & APARTMENT	3407 W MCGRAW ST
20	20	137080	2675	MAGNOLIA ANIMAL HOSPITAL	2201 34TH AVE W
20	20	137080	2705	CHURCH OF THE ASCESION	2330 VIEWMONT WAY W
20	20	137080	3665	KEYBANK - MAGNOLIA BRANCH	3400 W MCGRAW ST
20	20	137080	3680	DRYCLEANER & DENTAL OFFICES	3410 W MCGRAW ST
20	20	137080	3687	RESTAURANT & OFFICES	3418 W MCGRAW ST
20	20	137080	3690	EL RANCHON & STORAGE GARAGE	3416 W MCGRAW ST
20	20	137080	3695	GIM WAH RESTAURANT & RETAIL	3420 W MCGRAW ST
20	20	137080	3696	OFFICE BUILDINGS	2404 35TH AVE W
20	20	137080	4550	MAGNOLIA PROFESSIONAL BUILDING	3201 W MCGRAW ST
20	20	137080	4555	GREEK RESTAURANT	2231 32ND AVE W
20	20	137080	4556	BARBER SHOP	2229 32ND AVE W
20	20	137080	4560	RETAIL/OFFICE	3207 W MCGRAW ST
20	20	137080	4565	RETAIL, APARTMENT, OFFICE	3209 W MCGRAW ST
20	20	137080	4570	POST OFFICE & RESTAURANT	3211 W MCGRAW ST
20	20	137080	4575	WASHINGTON FEDERAL, RESTAURANT &	3217 W MCGRAW ST
20	20	137080	4580	VILLAGE PUB & UPTOWN ESPRESSO	3221 W MCGRAW ST
20	20	137080	4585	76 FOOD MART	3301 W MCGRAW ST
20	20	137080	4593	THAI RESTAURANT & RETAIL	3311 W MCGRAW ST
20	20	137080	4594	OFFICES	3312 W LYNN ST
20	20	137080	4600	ROJO'S RESTAURANT & BAR	3321 W MCGRAW ST
20	20	137080	4601	MAGNOLIA CLEANERS (FORMER)	2202 34TH AVE W
20	20	137780	0250	SEATTLE MAGNOLIA LIBRARY	2801 34TH AVE W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	137850	0100	WORK LOFT	2207 32ND AVE W
20	20	152503	9002	OFFICE BLDG	4300 36TH AVE W
20	20	152503	9012	DISCOVERY PARK & VISITOR CENTER	3801 DISCOVERY PARK BLVD
20	20	152503	9042	CHAPEL	3600 W GOVERNMENT WAY
20	20	152503	9048	DISCOVERY PARK	
20	20	152503	9049	DISCOVERY PARK STREET	
20	20	152503	9050	DISCOVERY PARK	
20	20	152503	9054	WORK LOFT (OFFICE & APT)	3514 W GOVERNMENT WAY
20	20	156230	0000	CHEZ NOUS CONDOMINIUM	2100 THORNDYKE AVE W
20	20	162503	9001	DISCOVERY PARK	3600 W GOVERNMENT WAY
20	20	162503	9005	DISCOVERY PARK	
20	20	162503	9006	DISCOVERY PARK	
20	20	204150	0000	DISCOVERY PARK CONDOMINIUM	3505 W GOVERNMENT WAY
20	20	204200	0000	DISCOVERY PLACE CONDOMINIUM	4309 34TH AVE W
20	20	222503	9016	CATHERINE BLAINE K-8 & COMMUNITY	2550 34TH AVE W
20	20	222503	9029	CHASE BANK - MAGNOLIA BRANCH	2424 34TH AVE W
20	20	222503	9035	RETAIL BUILDINGS	3200 W MCGRAW ST
20	20	222503	9036	OFFICE & RETAIL BUILDING	3214 W MCGRAW ST
20	20	222503	9042	RETAIL & ATM MACHINE	3310 W MCGRAW ST
20	20	222503	9043	RETAIL & RESTAURANT BUILDINGS	3222 W MCGRAW ST
20	20	222503	9044	MIXED USE BUILDING:	3300 W MCGRAW ST
20	20	222503	9051	VILLAGE GARAGE & OFFICE	2410 34TH AVE W
20	20	222503	9052	FIRE STATION #41	2416 34TH AVE W
20	20	222503	9060	OFFICE & RESTAURANT BUILDING	3216 W WHEELER ST
20	20	222503	9061	MAGNOLIA GARDEN CENTER	3213 W SMITH ST
20	20	222503	9111	RETAIL CENTER (CORNER LOCATION)	3320 W MCGRAW ST
20	20	222503	9115	MAGNOLIA COURT MEDICAL/DAYCARE	2452 33RD AVE W
20	20	222503	9118	MAGNOLIA FLORIST	2455 32ND AVE W
20	20	229660	0000	ELDORADO THE CONDOMINIUM	3630 26TH PL W
20	20	229661	0000	ELDORADO NO. 02 CONDOMINIUM	3601 24TH AVE W
20	20	229662	0000	ELDORADO NO. 03 CONDOMINIUM	3635 24TH PL W
20	20	229664	0000	ELDORADO NO. 04 CONDOMINIUM	3661 24TH PL W
20	20	229720	0000	ELDORADO 3616 CONDOMINIUM	3616 26TH PL W
20	20	229722	0000	ELDORADO 3612 CONDOMINIUM	3612 26TH PL W
20	20	232503	9007	BARTELL DRUG & RETAIL BUILDING	2230 32ND AVE W
20	20	232503	9020	RESTAURANTS/OFFICES	3111 W MCGRAW ST
20	20	232503	9034	PARKING LOT (ECONOMIC UNIT W/9020)	
20	20	232503	9070	DENTAL OFFICES	3107 W MCGRAW ST
20	20	232503	9078	APARTMENT	2866 32ND AVE W
20	20	233330	0000	EMERSON HOUSE CONDOMINIUM	3710 25TH PL W
20	20	260330	0000	4220 WILLIAMS AVE W	4220 WILLIAMS AVE W
20	20	268380	0000	GALAXIE CONDOMINIUM	2330 W CROCKETT ST
20	20	277010	0000	GILMANOR (0005) CONDOMINIUM	4051 GILMAN AVE W
20	20	277060	0065	7 APTS & CONVENIENCE STORE	4001 GILMAN AVE W
20	20	277060	0210	Four-plex	3823 23RD AVE W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	277060	0520	4 PLEX	3417 23RD AVE W
20	20	277060	0522	4 PLEX	3421 23RD AVE W
20	20	277060	0524	4 PLEX	3427 23RD AVE W
20	20	277060	0525	Valley View	3431 23RD AVE W
20	20	277060	0530	4 plex	3437 23RD AVE W
20	20	277060	0555	4-PLEX	3451 23RD AVE W
20	20	277060	0560	4 PLEX	3455 23RD AVE W
20	20	277060	0805	4 PLEX	2301 W DRAVUS ST
20	20	277060	0846	BAYPARK	2640 23RD AVE W
20	20	277060	0855	4-PLEX	2632 23RD AVE W
20	20	277060	0870	SEA HOUSING AUTH-5 UNITS	2620 23RD AVE W
20	20	277060	0905	4 - PLEX	2611 22ND AVE W
20	20	277060	0910	Magnolia Hills 2	2617 22ND AVE W
20	20	277060	0915	Magnolia Hills	2621 22ND AVE W
20	20	277060	0925	BAYVIEW APTS	2633 22ND AVE W
20	20	277060	1040	4 - PLEX	2801 22ND AVE W
20	20	277060	1045	4 - PLEX	2807 22ND AVE W
20	20	277060	1116	6 UNIT APARTMENT	2215 W DRAVUS ST
20	20	277060	1265	4 PLEX	2201 W DRAVUS ST
20	20	277060	1345	PUMP STATION (SPLIT ZONING)	
20	20	277060	1350	4 PLEX	2208 W DRAVUS ST
20	20	277060	1355	5 PLX	3201 22ND AVE W
20	20	277060	1500	EVERLEE	3407 22ND AVE W
20	20	277060	1666	4 plex	3659 22ND AVE W
20	20	277060	1765	Fourplex	3427 21ST AVE W
20	20	277060	1870	CHURCH	2116 W DRAVUS ST
20	20	277060	1875	4Plex with LiveWork unit	2110 W DRAVUS ST
20	20	277060	1880	McLaine	3201 21ST AVE W
20	20	277060	1885	WIGINA APTS	3207 21ST AVE W
20	20	277060	1905	Converted from 3plex to 4plex	3221 21ST AVE W
20	20	277060	1920	4 PLEX	3233 21ST AVE W
20	20	277060	1925	Nuovo-formerly MERRIHEW APTS	3241 21ST AVE W
20	20	277060	2110	FOUR PLEX	3021 21ST AVE W
20	20	277060	2120	4 PLEX	3031 21ST AVE W
20	20	277060	2145	RESTAURANT	3055 21ST AVE W
20	20	277060	2300	Tempo Apts -2305, -2310, -2300	2015 W DRAVUS ST
20	20	277060	2305	Tempo Apts - minors 2300, -2305, -2310	2015 W DRAVUS ST
20	20	277060	2310	Imps carried on Minor 2300 Temp Apts -	2015 W DRAVUS ST
20	20	277060	2405	7 UNIT APT	3019 20TH AVE W
20	20	277060	2410	Magnolia Place Apartments	3023 20TH AVE W
20	20	277060	2420	5 UNIT APT	3031 20TH AVE W
20	20	277060	2440	VACANT LAND	
20	20	277060	2445	RESTAURANT & APARTMENT	2003 W DRAVUS ST
20	20	277060	2465	APARTMENT	3242 21ST AVE W
20	20	277060	2470	APT	3238 21ST AVE W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	277060	2475	APT	3232 21ST AVE W
20	20	277060	2495	Old duplex & new 4pex	3212 21ST AVE W
20	20	277060	2505	4 PLEX	2014 W DRAVUS ST
20	20	277060	2511	ARCO AMPM	3201 20TH AVE W
20	20	277060	2525	SERVICE GARAGE	3217 20TH AVE W
20	20	277060	2535	THE UPPER CRUST WAREHOUSE	3225 20TH AVE W
20	20	277060	2551	WAREHOUSE OFFICE BUILDING	3243 20TH AVE W
20	20	277060	2555	WAREHOUSE/OFFICE BUILDING	3247 20TH AVE W
20	20	277060	2560	VACANT C2-40 LAND	
20	20	277060	2565	NW LABEL DESIGN	3259 20TH AVE W
20	20	277060	6035	FOURPLEX	4403 GILMAN AVE W
20	20	277060	6045	FOURPLEX	4415 GILMAN AVE W
20	20	277060	6650	SIX UNIT APT BLDG	4251 27TH AVE W
20	20	277060	6655	8 UNIT APT	2707 W JAMESON ST
20	20	277060	6665	Lawton Park Apartments-9 UNIT	4245 27TH AVE W
20	20	277060	6671	PACIFIC PLACE II APTS	4239 27TH AVE W
20	20	277060	6675	PACIFIC PLACE I APTS	4235 27TH AVE W
20	20	277060	6845	8 UNIT APT	4259 GILMAN AVE W
20	20	277060	6855	SARAMAN APTS	4255 GILMAN AVE W
20	20	277060	7060	MIDNITE MART-RETAIL & FOURPLEX	4207 GILMAN AVE W
20	20	277110	1900	MAGNOLIA POINTE APTS	3630 22ND AVE W
20	20	277110	1945	12 Unit Apartment + Duplex	3616 22ND AVE W
20	20	277110	2065	6 UNIT APT & RES	3422 21ST AVE W
20	20	277110	2105	BOXCAR ALEHOUSE & APARTMENTS	3407 GILMAN AVE W
20	20	277110	2130	7 UNIT APT	2014 W BERTONA ST
20	20	277110	2960	OFFICE/SMALL WAREHOUSE BUILDING	2828 THORNDYKE AVE W
20	20	277110	2972	WAREHOUSE, RETAIL & OFFICE BLDG	2820 THORNDYKE AVE W
20	20	277110	2980	OFFICE BUILDING	2800 THORNDYKE AVE W
20	20	277110	3000	APARTMENT	2863 THORNDYKE AVE W
20	20	277110	3080	APARTMENT	2839 THORNDYKE AVE W
20	20	277110	3090	FOURPLEX	2833 THORNDYKE AVE W
20	20	277110	4020	RETAIL, APARTMENTS & DUPLEX	2821 THORNDYKE AVE W
20	20	277110	4030	CONVENIENCE STORE & RETAIL	2809 THORNDYKE AVE W
20	20	277110	4100	THORNDYKE VISTA APTS	2663 THORNDYKE AVE W
20	20	277110	4110	4-PLEX	2657 THORNDYKE AVE W
20	20	277110	4130	SEATTLE HOUSING AUTHORITY 6 PLEX	2644 22ND AVE W
20	20	277110	4250	THORNDYKE II APT	2600 THORNDYKE AVE W
20	20	277110	4290	9-UNIT APT	2626 THORNDYKE AVE W
20	20	277110	4305	OFFICE BUILDING	2634 THORNDYKE AVE W
20	20	277110	4392	Assoc Land (See Minor 4420)	
20	20	277110	4420	Lyons Gate Apartments	2632 21ST AVE W
20	20	277110	4430	Assoc Land (see Minor 4420)	2642 21ST AVE W
20	20	277110	4445	ARMOUR HOUSE-2 APT BLDGS	2656 THORNDYKE AVE W
20	20	277160	0270	6-UNIT APT	2109 W RAYE ST
20	20	277160	0370	4 - PLEX	2214 W HALLADAY ST

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	277160	0390	MAGNOLIA COURT	2207 W RAYE ST
20	20	277160	0555	THORNDYKE APARTMENTS	2501 THORNDYKE AVE W
20	20	277160	0575	THE EDGE APTS	2515 THORNDYKE AVE W
20	20	277160	0700	APARTMENT	2451 THORNDYKE AVE W
20	20	277160	0750	VACANT MULTIFAMILY (PROPOSED 3	2475 THORNDYKE AVE W
20	20	277160	0855	THE BLUFF APT	2401 THORNDYKE PL W
20	20	277160	0880	16 UNIT APT	2415 THORNDYKE AVE W
20	20	277160	2990	MAGNOLIA TERRACE APTS	2400 W LYNN ST
20	20	277160	3445	LYNN VIEW APT	2315 W LYNN ST
20	20	277160	3450	LYNN PLAZA APT	2301 W LYNN ST
20	20	277160	3475	THE PALI APT	2300 W BOSTON ST
20	20	277160	3511	OFFICE & APT	2112 THORNDYKE AVE W
20	20	277160	3530	POWER SUB STATION	2190 THORNDYKE AVE W
20	20	277160	3540	APARTMENT	2323 W BOSTON ST
20	20	277160	3550	APARTMENT	2315 W BOSTON ST
20	20	277160	3560	APARTMENT	2119 23RD AVE W
20	20	277160	3590	4 - PLEX	2304 W CROCKETT ST
20	20	277160	4081	FOURPLEX	2001 THORNDYKE AVE W
20	20	277160	4110	FOURPLEX	2405 W CROCKETT ST
20	20	277160	4170	APARTMENT	2012 THORNDYKE AVE W
20	20	277160	4205	HAGEN APARTMENTS	2325 W CROCKETT ST
20	20	277160	4235	APARTMENT	2009 23RD AVE W
20	20	277160	4310	7 UNIT APARTMENT	1952 THORNDYKE AVE W
20	20	277160	4330	Hydro Flats	
20	20	277160	4350	APARTMENT	2349 W NEWTON ST
20	20	277160	4390	APARTMENT	2323 W NEWTON ST
20	20	277160	4465	FOURPLEX	2334 W PLYMOUTH ST
20	20	277160	4510	APARTMENT	1950 26TH AVE W
20	20	277160	4545	FOURPLEX	1967 THORNDYKE AVE W
20	20	277160	4835	PLYMOUTH COURT	2357 W PLYMOUTH ST
20	20	277160	4860	FOURPLEX	2333 W PLYMOUTH ST
20	20	277160	4865	APARTMENT	2327 W PLYMOUTH ST
20	20	313700	0000	HARRY WATTERS BUILDING	3116 W SMITH ST
20	20	339515	0000	HOLLY TERRACE CONDOMINIUM	2550 THORNDYKE AVE W
20	20	354790	0265	CHRISTIAN SCIENCE CHURCH	1700 28TH AVE W
20	20	419365	0000	LAS PALMAS CONDOMINIUM	2612 23RD AVE W
20	20	423420	0000	LAWTON CONDOMINIUM	4307 35TH AVE W
20	20	423540	0010	4 PLEX	3126 W GOVERNMENT WAY
20	20	423540	0485	6 UNIT APARTMENT	4324 36TH AVE W
20	20	423540	0495	FOURPLEX	4320 36TH AVE W
20	20	423540	0555	6 UNIT APT	4301 34TH AVE W
20	20	423540	0565	6 UNIT APT	3400 W GOVERNMENT WAY
20	20	423540	0585	16 UNIT APT	3517 W GOVERNMENT WAY
20	20	423540	0605	TWIN CEDARS APTS	3510 W ELMORE ST
20	20	423540	0630	THE DISCOVERY APTS	4212 35TH AVE W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	423540	0650	FORT LAWTON PLACE SEA HOUSING AU	3401 W GOVERNMENT WAY
20	20	423540	0665	MAR-DE-LENE APTS	4217 34TH AVE W
20	20	423540	0680	4-PLEX	4211 34TH AVE W
20	20	423540	0685	FOUR PLEX	4205 34TH AVE W
20	20	423540	0695	5 UNIT APT	4201 34TH AVE W
20	20	423540	0700	VACANT LOT	4200 34TH AVE W
20	20	423540	0725	SHELL SERVICE STATION	3317 W GOVERNMENT WAY
20	20	423540	0735	THE MAGNOLIA	4250 34TH AVE W
20	20	423540	0755	APARTMENT BLDG 8 UNITS	4240 34TH AVE W
20	20	423540	0790	CHURCH	4202 34TH AVE W
20	20	423540	0880	CHINOOK APTS 13 UNITS	3309 W GOVERNMENT WAY
20	20	423540	0894	4 - PLEX	3223 W GOVERNMENT WAY
20	20	423540	0896	4 - PLEX	3215 W GOVERNMENT WAY
20	20	423540	1075	18 - UNIT APT	4345 32ND AVE W
20	20	423540	1094	6 UNIT APT	4318 35TH AVE W
20	20	423540	1095	VACANT LAND	
20	20	423540	1104	10 UNIT APT	4300 35TH AVE W
20	20	423540	1110	MAGGIE, 9 UNITS	3500 W GOVERNMENT WAY
20	20	423790	0555	VACANT SF 5000 LAND	
20	20	423800	0000	LAWTON PARK TOWNHOUSES	3802 25TH AVE W
20	20	503080	0000	MAGGIE HILLS CONDOMINIUM	3440 25TH AVE W
20	20	503160	0000	MAGNOLIA BAY CONDOMINIUM	2308 THORNDYKE AVE W
20	20	503500	0000	MAGNOLIA GATE CONDOMINIUM	3423 W GOVERNMENT WAY
20	20	503560	0000	MAGNOLIA HEIGHTS CONDOMINIUM	3608 26TH PL W
20	20	503630	0005	Magnolia Suites	2410 W MANOR PL
20	20	503630	0165	MAGNOLIA VISTA & MAGNOLIA MANOR	3711 27TH PL W
20	20	503630	0260	MAGNOLIA CRESTVIEW APTS	2701 W MANOR PL
20	20	503630	0270	MAGNOLIA APARTMENTS	2727 W MANOR PL
20	20	503630	0290	MAGNOLIA APARTMENTS	3520 28TH AVE W
20	20	503630	0350	THE CAVANAUGH	3539 27TH PL W
20	20	503630	0390	RESERVOIR	
20	20	503630	0461	CASA LADARO APTS BLDG #1	3535 27TH PL W
20	20	503630	0462	CASA LADARO APTS BLDG #2	3515 27TH PL W
20	20	503630	0600	OVERLOOK AT MAGNOLIA (BLDGS E & F)	3501 26TH PL W
20	20	503630	0605	Overlook at Magnolia (Bldgs C & D)	3601 26TH PL W
20	20	503630	0620	Overlook at Magnolia (Bldg # A)	3530 27TH PL W
20	20	503630	0640	Overlook at Magnolia (Bldg #B)	2601 W MANOR PL
20	20	503630	0675	Overlook at Magnolia (Bldg # G)	3401 25TH AVE W
20	20	503630	0680	Overlook at Magnolia (Bldg #H)	3425 25TH AVE W
20	20	503630	0690	Overlook at Magnolia (Bldg#J)	3430 26TH AVE W
20	20	503630	0701	Assoc Land for Overlook at Magnolia Apts	3501 26TH PL W
20	20	503630	0750	Overlook at Magnolia (Bldg # K)	3500 25TH AVE W
20	20	503630	0765	Magnolia 5 Apts.	3428 25TH AVE W
20	20	503630	0930	Overlook at Magnolia (Bldg # L)	3451 24TH AVE W
20	20	503630	0951	FOURPLEX	3626 26TH PL W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	503630	0952	FOURPLEX	3620 26TH PL W
20	20	503630	0955	MARINWOOD APTS	3628 24TH PL W
20	20	503630	1000	La Mer Apts	3600 25TH AVE W
20	20	503630	1006	CLUB HOUSE & POOL	3623 24TH PL W
20	20	503780	0000	MAGNOLIA RIDGE CONDOMINIUM	2510 W BERTONA ST
20	20	503910	0000	MAGNOLIA VIEW CONDOMINIUM	2562 THORNDYKE AVE W
20	20	504030	0000	MAGNOLIA VIEW CREST CONDOMINIUM	3413 GILMAN AVE W
20	20	504180	0000	MAGNOLIA VILLAGER CONDOMINIUM	2858 32ND AVE W
20	20	504260	0000	MAGNOLIA VISTA CONDOMINIUM	1964 26TH AVE W
20	20	504630	0000	MAH-YOOS CONDOMINIUM	4201 35TH AVE W
20	20	511635	0000	MAPLECREEK CONDOMINIUM	3406 W GOVERNMENT WAY
20	20	558330	0000	MONTANA CIRCLE AT FORT LAWTON	4410 MONTANA CIR W
20	20	559400	0000	MONTERRA AT MAGNOLIA	2551 THORNDYKE AVE W
20	20	610700	0000	NOR' EASTER CONDOMINIUM	3700 25TH PL W
20	20	661150	0000	PALI NO. 02 CONDOMINIUM	3041 24TH AVE W
20	20	664935	0000	PARKSIDE LOFTS	2559 21ST AVE W
20	20	668150	0250	CITY PARK	2395 W ARMOUR ST
20	20	678070	0000	PIERRE THE CONDOMINIUM	2636 22ND AVE W
20	20	682110	0630	CARLETON COURT - 6 U	3845 34TH AVE W
20	20	682110	0631	WORK LOFT	3841 a 34TH AVE W
20	20	682110	0632	WORK LOFT	3841 B 34TH AVE W
20	20	682110	0633	LIVE/WORK ROWHOME	3841 C 34TH AVE W
20	20	682110	0634	WORK LOFT	3841 D 34TH AVE W
20	20	682110	0635	LIVE WORK ROWHOME	3841 E 34TH AVE W
20	20	682110	0640	CARLETON COURT - 11 UNIT	3835 34TH AVE W
20	20	682110	0645	FOUNTAIN PLAZA APT (0650 ALSO)	3831 34TH AVE W
20	20	682110	0650	FOUNTAIN PLAZA APT (0645 ALSO)	3825 34TH AVE W
20	20	682110	0653	LIVE/WORK ROWHOME	3823 A 34TH AVE W 98199
20	20	682110	0654	LIVE WORK ROWHOME	3823 B 34TH AVE W 98199
20	20	682110	0655	LIVE WORK ROWHOME	3823 C 34TH AVE W 98199
20	20	682110	0660	PLEASANT VALLEY PLAZA	3801 34TH AVE W
20	20	682110	0810	RETAIL BUILDING	3800 34TH AVE W
20	20	682110	0820	5 UNIT APT	3810 34TH AVE W
20	20	682110	0830	6 UNIT APT	3820 34TH AVE W
20	20	682110	0835	METROPOLITAN MARKET (ECON. UNIT	3844 34TH AVE W
20	20	682110	0860	METROPOLITAN MARKET - MAGNOLIA	3848 34TH AVE W
20	20	682110	1205	KINGDOM HALL-JEHOVAH'S WITNESSES	3626 34TH AVE W
20	20	682110	1235	4 - PLEX	3648 34TH AVE W
20	20	682110	1240	restaurant	3656 34TH AVE W
20	20	682110	1245	DRY CLEANER	3655 34TH AVE W
20	20	682110	1255	4 UNIT TOWN HOUSE APT	3651 34TH AVE W
20	20	682160	0150	4 UNIT APT	3247 28TH AVE W
20	20	682160	0255	MAGNOLIA PRESBYTERIAN	3051 28TH AVE W
20	20	682210	0520	OUR LADY OF FATIMA CATHOLIC CHURCH	3214 W BARRETT ST
20	20	682310	0015	UNITED METHODIST CHURCH	2836 34TH AVE W

AREA 20 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	20	682310	0164	SEATTLE PARKS PLAYFIELD	2602 34TH AVE W
20	20	683550	0000	PLYMOUTH VISTA CONDOMINIUM	2325 W PLYMOUTH ST
20	20	689996	0000	PROMENADE AT THE PARK	3855 34TH AVE W
20	20	693360	0007	12 UNIT APARTMENT	3047 24TH AVE W
20	20	700280	0000	QUARTERDECK CONDOMINIUM	3700 26TH PL W
20	20	701070	0620	RESTAURANT & RETAIL BUILDNG	3101 W JAMESON ST
20	20	701070	0716	MAGNOLIA WOODCRAFT	3107 W GOVERNMENT WAY
20	20	701070	0765	WAREHOUSE/RETAIL/OFFICE	3139 32ND AVE W
20	20	701070	0775	RETAIL BUILDINGS	3149 32ND AVE W
20	20	701070	0785	4 UNIT APT BLDG	3108 W JAMESON ST
20	20	721261	0000	REGENCY WEST NO. 02 CONDOMINIUM	4000 24TH AVE W
20	20	812770	0461	MAGNOLIA CHIROPRACTIC	2500 32ND AVE W
20	20	812770	0470	MAGNOLIA COURT APTS	2520 32ND AVE W
20	20	812770	0485	ALBERTSONS - MAGNOLIA	2550 32ND AVE W
20	20	812770	0510	Magnolia Raye Apartments with Magnolia	3121 W RAYE ST
20	20	812770	0530	JESUS CHRIST LATTER DAY SAINTS	2401 31ST AVE W
20	20	812770	0555	RETAIL BUILDING	2410 32ND AVE W
20	20	812770	0556	U.S. BANK	3124 W MCGRAW ST
20	20	812770	0565	K O SECURITIES	2412 32ND AVE W
20	20	812770	0570	MAGNOLIA HARDWARE	2418 32ND AVE W
20	20	812770	0575	OFFICE, DAYCARE & RETAIL BUILDING	2426 32ND AVE W
20	20	812770	0580	RETAIL & APTS	2432 32ND AVE W
20	20	812770	0581	CVS PHARMACY	2438 32ND AVE W
20	20	812770	0635	LUTHERN CHURCH	2414 31ST AVE W
20	20	860230	0000	3424-25TH AVENUE WEST	3424 25TH AVE W
20	20	860235	0000	3434 25TH W CONDOMINIUM	3434 25TH AVE W
20	20	860240	0000	3441 22ND AVE W CONDOMINIUM	3441 22ND AVE W
20	20	860270	0000	3420-25TH AVE W CONDOMINIUM	3420 25TH AVE W
20	20	860271	0000	3502 W Emerson St	3502 W EMERSON ST
20	20	860272	0000	3420 33rd Ave W	3420 33RD AVE W
20	20	860279	0000	3806 35th Ave W	3806 35TH AVE W
20	20	863280	0000	THORNDYKE PLYMOUTH CONDOMINIUM	1902 26TH AVE W
20	20	872688	0000	25TH WEST CONDOMINIUM	3410 25TH AVE W
20	20	872750	0000	TWENTY-ONE WEST CONDOMINIUM	3416 21ST AVE W
20	20	872983	0000	2811 22ND AVE W	2811 22ND AVE W
20	20	872984	0000	2823 21ST AVENUE WEST	2823 21ST AVE W
20	20	894610	0000	VILLAGER ON MAGNOLIA CONDOMINIUM	2506 32ND AVE W
20	20	894728	0000	VISTA BELLA CONDOMINIUM	3625 24TH PL W
20	20	926440	0000	WEST BOSTON HEIGHTS CONDOMINIUM	2312 W BOSTON ST
20	20	926620	0000	WEST CROCKETT CONDOMINIUM	2312 W CROCKETT ST
20	20	926990	0000	WEST NEWTON CONDOMINIUM	2348 W NEWTON ST
20	20	941245	0000	WILDWOOD AT MAGNOLIA	2324 W NEWTON ST
20	20	947811	0000	WINDY HILLS CONDOMINIUM	3710 27TH PL W

Improved Sales Calc for Area 025 with Sales Used

4/26/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	066000	2765	8,433	3193931	\$5,000,000	06/06/22	\$592.91	Booker Building	NC3P-95 (M)	Retail(Line/Strip)	1	Y	
025	041	111705	0010	2,899	3163564	\$1,800,000	12/02/21	\$620.90	BRIX	NC3-75 (M1)	Condominium(Mix)	1	Y	
025	041	314860	0065	4,591	3166028	\$1,750,000	12/16/21	\$381.18	BEN MCADOO ARCHITECTS & SHOPPE	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0065	19,519	3166019	\$7,500,000	12/21/21	\$384.24	East Pike Building	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0370	5,965	3146827	\$2,340,000	08/25/21	\$392.29	Diagnostic Cytogenetics	NC3P-75 (M)	Industrial(Light)	1	Y	
025	041	600350	1330	1,876	3134636	\$1,760,000	07/21/21	\$938.17	Zula Restaurant and Apt	NC3P-75 (M1)	Restaurant/Loung	1	Y	
025	041	685070	0171	3,290	3216246	\$2,075,000	10/24/22	\$630.70	SFR duplex apt	NC3-75 (M1)	Duplex	1	Y	
025	041	780433	0020	1,340	3174176	\$700,000	02/22/22	\$522.39	615 EAST PIKE ST CONDOMINIUM	NC3P-75 (M)	Condominium(Mix)	1	Y	
025	041	780433	0030	1,097	3181261	\$548,500	03/15/22	\$500.00	615 EAST PIKE ST CONDOMINIUM	NC3P-75 (M)	Condominium(Mix)	1	Y	
025	041	880490	0345	8,960	3172065	\$2,500,000	02/09/22	\$279.02	R Place	NC3P-75 (M)	Tavern/Lounge	1	Y	
025	041	880490	0350	3,360	3108333	\$1,500,000	03/30/21	\$446.43	RETAIL	NC3P-75 (M)	Retail Store	1	Y	
025	041	880490	0850	8,960	3108619	\$2,875,000	03/30/21	\$320.87	WINSLOW APARTMENTS	NC3P-75 (M)	Apartment	1	26	Imp changed after sale; not in ratio
025	042	197820	1130	7,960	3077193	\$5,000,000	10/19/20	\$628.14	JOSLIN CENTER FOR DIABETES	MIO-70-HR (M)	Medical/Dental Of	1	Y	
025	042	219760	0100	77,412	3198799	\$23,000,000	06/16/22	\$297.11	Childhaven (primary parcel)	MR (M)	Office Building	5	Y	
025	042	219760	0490	26,001	3163867	\$18,500,000	12/09/21	\$711.51	Alder Flats MICRO APARTMENTS	MR (M)	Congregate Housi	1	Y	
025	042	219810	0005	23,573	3221533	\$27,340,532	12/21/22	\$1,159.82	500 Broadway	MIO-90-NC3-95 (M)	Apartment(Mixed)	1	Y	
025	043	181380	0010	4,128	3202967	\$2,227,750	08/01/22	\$539.67	OFFICE	NC2-55 (M)	Office Building	1	Y	
025	043	332504	9026	5,435	3150010	\$2,215,000	09/29/21	\$407.54	1707-1709 23rd Ave	NC2-75 (M1)	School(Private)	2	Y	
025	043	501480	0010	333	3034795	\$305,000	02/11/20	\$915.92	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	Condominium(Res)	1	Y	
025	043	600300	0820	6,108	3176850	\$2,650,000	03/08/22	\$433.86	1318 E Pine St	NC3P-55 (M)	Retail Store	1	Y	
025	043	600300	1420	3,486	3204858	\$1,950,000	08/10/22	\$559.38	BROADWAY VETERINARY	NC3-75 (M1)	Vet/Animal Contro	1	Y	
025	044	195970	1400	4,655	3220776	\$6,000,000	12/15/22	\$1,288.94	Metro Property Services	NC3P-55 (M)	Office Building	1	Y	
025	044	195970	2715	4,210	3136600	\$2,900,000	07/28/21	\$688.84	2921 Eastlake Ave E	NC3-55 (M)	Office Building	1	Y	
025	044	195970	2760	9,618	3085424	\$2,150,000	11/23/20	\$223.54	LAKE UNION CAFE	NC3P-55 (M)	Restaurant/Loung	1	Y	
025	044	195970	2937	8,844	3164203	\$6,150,000	12/14/21	\$695.39	3120 Harvard Ave E	NC2-55 (M)	Congregate Housi	1	Y	
025	044	195970	3120	5,400	3152562	\$3,350,000	10/13/21	\$620.37	OFFICES	NC2P-55 (M)	Office Building	1	Y	
025	044	290220	0327	5,520	3092129	\$2,941,426	12/29/20	\$532.87	With a little Help, inc. Services for Seniors	LR3 (M)	Office Building	1	Y	
025	044	745997	0020	2,054	3106202	\$1,135,000	03/15/21	\$552.58	RUBY CONDOMINIUM	NC3-55 (M)	Condominium(Mix)	2	Y	
025	045	118900	0055	600	3178365	\$575,000	03/08/22	\$958.33	Vacant Small Restaurant	LR1 (M)	Restaurant/Loung	1	Y	
025	045	219760	0835	12,792	3202844	\$4,350,000	07/29/22	\$340.06	CENTER FOR PROSTHETICS	NC3P-55 (M)	Medical/Dental Of	1	Y	
025	045	722850	0320	1,764	3180696	\$757,000	03/28/22	\$429.14	EYE CLINIC	NC2P-55 (M)	Retail Store	1	Y	
025	045	722850	0985	2,930	3035591	\$1,395,000	02/25/20	\$476.11	Mixed Use Duplex w/ Retail	NC2P-55 (M1)	Apartment(Mixed)	1	Y	
025	045	722850	1715	927	3171569	\$700,000	01/31/22	\$755.12	Commercial Building - Retail	NC2P-40 (M)	Office Building	1	Y	
025	045	723460	0035	11,858	3099924	\$5,600,000	02/16/21	\$472.26	Spring Park Flats	LR3 (M)	Congregate Housi	1	Y	
025	045	894620	0010	1,020	3115421	\$487,000	04/29/21	\$477.45	VILLANOVA PLACE CONDOMINIUM	NC1-40 (M)	Condominium(Res)	1	Y	
025	046	134230	0235	3,132	3083744	\$1,400,000	11/04/20	\$447.00	Volunteer Park Market and Cafe	NR3	Grocery Store	1	Y	
025	046	232920	0160	450	3136141	\$235,000	07/21/21	\$522.22	EMBASSY THE CONDOMINIUM	NC1-55 (M)	Condominium(Res)	1	Y	
025	046	292504	9092	5,448	3214234	\$1,777,839	10/13/22	\$326.33	OFFICE	MR (M)	Office Building	1	Y	
025	046	678820	1460	5,800	3169840	\$1,255,000	01/19/22	\$216.38	RETAIL	NC1-40 (M)	Apartment(Mixed)	1	Y	
025	046	685070	0430	4,497	3193393	\$2,700,000	05/31/22	\$600.40	GOTTELAND&KACZARSKI ARCHITECTS	MR (M)	Office Building	1	Y	

Improved Sales Calc for Area 025 with Sales Used

4/26/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	046	685070	0585	4,490	3145731	\$2,425,000	09/03/21	\$540.09	SFR - LAW OFFICE	LR3 (M)	Office Building	1	Y	
025	047	501480	0030	1,646	3091135	\$1,053,440	12/16/20	\$640.00	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	Condominium(Res	1	Y	
025	047	501600	1420	4,641	3218036	\$1,838,000	11/14/22	\$396.04	Mixed Use - Retail/Residential	LR2 (M)	Apartment(Mixed	1	Y	
025	047	515770	0004	1,410	3089936	\$1,100,000	12/02/20	\$780.14	1115 34th Ave Live-Work Unit A	NC1-40 (M)	Single Family(C/I Z	1	Y	
025	047	531810	1130	9,848	3193072	\$4,118,000	05/31/22	\$418.16	NW Psychoanalytic Building	NC1-40 (M)	Medical/Dental Of	1	Y	
025	047	531910	0110	4,580	3123296	\$3,986,500	06/03/21	\$870.41	ANGEL BUILDING	NC1P-40 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
025	047	715220	0015	1,602	3211327	\$1,175,000	09/20/22	\$733.46	Live/Work Townhouse	NC1-40 (M)	Townhouse Plat	1	Y	
025	047	715220	0259	1,529	3044884	\$990,000	04/24/20	\$647.48	Pike Station Live-Work Unit E	NC1-40 (M)	Office Building	1	Y	
025	047	715220	0260	1,529	3043032	\$875,000	04/10/20	\$572.27	Pike Station Live-Work Unit F / Studio 216	NC1-40 (M)	Office Building	1	Y	

Improved Sales Calc for Area 025 with Sales Not Used

4/26/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	600300	0445	18,000	3032432	\$3,129,032	02/04/20	\$173.84	Booth Building - Seattle Central College South Annex	MIO-65-NC3P-65	Office Building	1	67	Gov't to non-gov't
025	041	600300	0505	8,240	3154589	\$2,064,000	10/25/21	\$250.49	Pride Place (Senior Housing)-Former Eldridge Tire Compar	MIO-65-NC3P-65	Retail Store	2	63	Sale price updated by sales id group
025	041	600300	0505	8,240	3154826	\$771,750	10/25/21	\$93.66	Pride Place (Senior Housing)-Former Eldridge Tire Compar	MIO-65-NC3P-65	Retail Store	2	63	Sale price updated by sales id group
025	041	600300	0520	14,400	3208902	\$2,700,000	09/07/22	\$187.50	Neighbors	NC3P-75 (M)	Tavern/Lounge	1	23	Forced sale
025	041	600350	0650	3,839	3071329	\$1,050,000	09/23/20	\$273.51	GERMAN UNITED CHURCH	MR (M1)	Church/Welfare/R	1	51	Related party, friend, or neighbor
025	041	880490	1080	3,280	3169509	\$2,300,000	01/21/22	\$701.22	Oaxaca Taqueria	NC3P-75 (M)	Tavern/Lounge	1	44	Tenant
025	042	197820	1435	83,695	3151341	\$42,500,000	10/08/21	\$507.80	NORTHWEST KIDNEY CENTER	MIO-160-NC3-95 (M)	Medical/Dental Of	2	64	Sales/leaseback
025	043	600300	0740	20,824	3208693	\$28,000	09/01/22	\$1.34	FIRE STATION	NC3P-55 (M)	Governmental Ser	2	24	Easement or right-of-way
025	044	195970	0023	29,819	3078819	\$8,500	08/24/20	\$0.29	office	NC2-65 (M1)	Office Building	4	24	Easement or right-of-way
025	044	195970	0455	13,980	3096805	\$2,500	01/25/21	\$0.18	St Patrick's CATHOLIC CHURCH	NR3	Church/Welfare/R	2	68	Non-gov't to gov't
025	044	210770	0190	1,874	3028890	\$1,300,000	01/03/20	\$693.70	EASTLAKE VETERINARY HOSP	C1-75 (M)	Vet/Animal Contr	3	51	Related party, friend, or neighbor
025	044	338390	0232	4,152	3036496	\$5,125,000	02/24/20	\$1,234.34	Bank of America Branch	C1-75 (M)	Bank	1	36	Plottage
025	045	118900	0469	1,231	3216083	\$1,148,000	10/27/22	\$932.58	AUTO REPAIR	NC2-55 (M)	Service Building	1	74	Contamination
025	045	722850	0085	1,780	3175440	\$900,000	03/01/22	\$505.62	Pine North aPodment	RSL (M)	Apartment	1	36	Plottage
025	045	722850	0095	1,812	3175436	\$900,000	03/01/22	\$496.69	Pine South aPodment	RSL (M)	Duplex	1	36	Plottage
025	046	330370	0105	8,520	3148969	\$600,000	09/28/21	\$70.42	RESTAURANT & STORES	NC2P-55 (M)	Retail(Line/Strip)	2	52	Statement to dor
025	047	515770	0004	1,410	3041242	\$700,000	03/27/20	\$496.45	1115 34th Ave Live-Work Unit A	NC1-40 (M)	Single Family(C/I Z	1	52	Statement to dor

Vacant Sales Calc for Area 025 with Sales Used

4/26/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	600300	0440	10,260	3032431	\$5,870,968	02/04/20	\$572.22	Parking Lot	MIO-65-NC3P-65	Parking(Commerci	2	Y	
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	11th Ave Inn Bed & Breakfast	MR (M1)	Shell Structure	1	Y	
025	041	684820	0675	5,700	3207789	\$3,350,000	08/25/22	\$587.72	1621-1635 E Olive Way & 129 Belmont Ave E	NC3P-75 (M)	Tavern/Lounge	1	Y	
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	1407 Harvard Ave Parking Lot	NC3P-75 (M)	Parking(Commerci	1	Y	
025	041	872560	0260	5,250	3223464	\$2,750,000	01/12/23	\$523.81	SFR - OFFICES	NC3P-75 (M)	Office Building	1	Y	
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	Noren Sushi/Victrola Coffee	NC3P-75 (M)	Grocery Store	1	Y	
025	042	197820	1241	6,699	3186968	\$3,700,000	04/28/22	\$552.32	Seneca Dental	HR (M)	Office Building	2	Y	
025	043	225450	0975	5,220	3092462	\$1,925,000	12/21/20	\$368.77	6 unit apt & SFR	LR3 (M)	Apartment	1	Y	
025	043	386540	0030	11,664	3216857	\$6,791,393	11/08/22	\$582.25	1312-1318 E Union St / 1407 14th Ave	NC3-75 (M)	Industrial(Light)	1	Y	
025	043	600300	0150	7,420	3219192	\$4,100,000	11/30/22	\$552.56	Talbot Building	NC3-75 (M)	Service Building	1	Y	
025	043	723460	0435	21,600	3184355	\$6,600,000	04/13/22	\$305.56	1729 17th Ave	LR3 (M)	Medical/Dental Of	2	Y	
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	Madison Inn Work Release	LR3 (M)	Rehabilitation Cen	1	Y	
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	OFFICE	NC2-65 (M1)	Office Building	1	Y	
025	044	195970	0200	5,500	3173687	\$1,650,000	02/17/22	\$300.00	5 UNIT APT	LR2 (M)	Apartment	1	Y	
025	044	195970	1170	15,092	3143624	\$7,750,000	09/03/21	\$513.52	Knickerbocker Building	NC2P-65 (M1)	Shell Structure	2	Y	
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	Eastlake Bar & Grill	NC3-55 (M)	Restaurant/Loung	1	Y	
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	E-Clips Hair Studio & Eastlake Massage	NC3P-55 (M)	Retail Store	1	Y	
025	044	195970	2745	9,680	3174881	\$3,920,000	02/18/22	\$404.96	3107-3113 Eastlake & Houses in Alley	NC3P-55 (M)	Apartment(Mixed)	1	Y	
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LAND SURVEY OFFICE	LR3 (M)	Office Building	1	Y	
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	Former Alden Apartments	LR3 (M)	Apartment	1	29	Seg/merge after sale; not in ratio
025	045	684070	0355	10,000	3198958	\$2,132,500	06/06/22	\$213.25	APTS	NC1-55 (M)	Apartment	1	Y	
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	CHURCH	NC2P-75 (M1)	Shell Structure	2	Y	
025	045	722850	0500	5,530	3167052	\$2,085,000	12/16/21	\$377.03	1437 23rd Ave	NC2P-55 (M)	Shell Structure	1	Y	
025	045	722850	0520	8,690	3167114	\$2,299,000	12/13/21	\$264.56	CHURCH	NC2P-55 (M)	Shell Structure	3	Y	
025	045	722850	1100	8,650	3213356	\$1,900,000	10/04/22	\$219.65	4-Plex	RSL (M)	Apartment	1	Y	
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	FORMER CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	Vacant(Commerci	3	Y	
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	Update Barbershop & Mesob Restaurant	NC1-40 (M)	Retail Store	1	Y	
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	MIXED-USE RETAIL/APARTMENT	NC1-40 (M)	Apartment(Mixed)	1	Y	
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	2412 10th Ave E	NC1-55 (M)	Vacant(Commerci	1	Y	
025	046	600350	1470	4,800	3165427	\$1,650,000	12/07/21	\$343.75	SFR - INDIVIDUAL DEVELOPMENT CENTER	NC2-75 (M1)	Shell Structure	1	Y	
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	THE TOWN HOUSE	MR (M1)	Shell Structure	1	Y	
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	421 Belmont Ave E	MR (M)	Apartment	1	Y	
025	046	685270	0530	9,971	3102504	\$2,200,000	02/25/21	\$220.64	FOURPLEX	MR (M1)	Shell Structure	2	Y	
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	East Lynn Apartments	LR3 (M)	Apartment	1	Y	
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	VACANT	NC2P-55 (M)	Vacant(Multi-fami	1	Y	
025	047	515770	0040	7,400	3204385	\$2,225,000	08/09/22	\$300.68	1106 34th Ave	NC1-30 (M)	Single Family(Res	1	Y	
025	047	515770	0055	6,100	3204388	\$2,225,000	08/09/22	\$364.75	4 UNIT	NC1-30 (M)	4-Plex	1	Y	

Vacant Sales Calc for Area 025 with Sales Not Used

4/26/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	042	197820	1140	7,200	3072524	\$12,000	09/25/20	\$1.67	PARKING LOT	NC3-200 (M)	Parking(Assoc)	1	24	Easement or right-of-way
025	044	202504	9082	90	3087836	\$21,600	11/02/20	\$240.00	2' x 45' Strip of Land West of 2517 Yale Ave E	LR3 (M1)	Vacant(Multi-fami	1	36	Plottage
025	044	290220	0795	6,600	3155859	\$2,200,000	10/28/21	\$333.33	5 PLEX AND RES	LR3 (M)	Apartment	1	51	Related party, friend, or neighbor
025	045	722850	0946	1,897	3170163	\$1,166,500	01/10/22	\$614.92		RSL (M)	Vacant(Single-fam	1		
025	045	794260	0230	82,289	3120220	\$20,000	05/11/21	\$0.24	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commerci	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120221	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commerci	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120222	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commerci	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122702	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commerci	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122703	\$22,000	05/18/21	\$0.27	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commerci	10	24	Easement or right-of-way
025	045	912610	1725	2,580	3171891	\$850,000	02/04/22	\$329.46	707 23rd Ave	NC1-40 (M)	Single Family(C/I	1	36	Plottage

AREA 25 PHYSICAL INSPECTION 2023

Major	Minor	Area	Sub	SitusAddr
018800	0035	25	46	
018800	0060	25	46	
018800	0065	25	46	
133630	0560	25	46	1300 E ALOHA ST
191210	0595	25	46	2400 10TH AVE E
191210	0620	25	46	
191210	0630	25	46	2410 10TH AVE E
191210	0990	25	46	2351 10TH AVE E
191210	1190	25	46	2415 10TH AVE E
191210	1200	25	46	2409 10TH AVE E
191210	1205	25	46	914 E MILLER ST
191210	1215	25	46	2405 10TH AVE E
191210	1225	25	46	2401 10TH AVE E
195970	0005	25	44	2515 BOYLSTON AVE E
195970	0010	25	44	2530 EASTLAKE AVE E
195970	0015	25	44	2501 EASTLAKE AVE E
195970	0023	25	44	
195970	0070	25	44	2621 EASTLAKE AVE E
195970	0075	25	44	2627 EASTLAKE AVE E
195970	0090	25	44	207 E EDGAR ST
195970	0401	25	44	815 E EDGAR ST
195970	0455	25	44	815 E EDGAR ST
195970	1170	25	44	2722 EASTLAKE AVE E
195970	1180	25	44	2720 EASTLAKE AVE E
195970	1245	25	44	
195970	1250	25	44	2701 EASTLAKE AVE E
195970	1260	25	44	
195970	1265	25	44	EASTLAKE AVE E
195970	1285	25	44	2815 EASTLAKE AVE E
195970	1300	25	44	2825 EASTLAKE AVE E
195970	1376	25	44	2828 EASTLAKE AVE E
195970	1395	25	44	2820 EASTLAKE AVE E
195970	1400	25	44	2810 EASTLAKE AVE E
195970	2620	25	44	2900 EASTLAKE AVE E
195970	2695	25	44	2901 EASTLAKE AVE E
195970	2705	25	44	2913 EASTLAKE AVE E
195970	2715	25	44	2921 EASTLAKE AVE E
195970	2735	25	44	2947 EASTLAKE AVE E
195970	2740	25	44	3101 EASTLAKE AVE E
195970	2745	25	44	3107 EASTLAKE AVE E
195970	2760	25	44	3119 EASTLAKE AVE E
195970	2765	25	44	3125 EASTLAKE AVE E
195970	2770	25	44	3123 EASTLAKE AVE E
195970	2820	25	44	EASTLAKE AVE E
195970	2937	25	44	3120 HARVARD AVE E
195970	3120	25	44	3240 EASTLAKE AVE E
195970	3265	25	44	3302 FUHRMAN AVE E
196220	0405	25	44	2917 FUHRMAN AVE E
196520	0045	25	44	120 E EDGAR ST
196720	0010	25	44	2938 FAIRVIEW AVE E
196720	0060	25	44	
196920	0005	25	44	FUHRMAN AVE E

AREA 25 PHYSICAL INSPECTION 2023

Major	Minor	Area	Sub	SitusAddr
196920	0010	25	44	FAIRVIEW AVE E
202504	9007	25	46	2400 11TH AVE E
202504	9030	25	44	1938 FAIRVIEW AVE E
202504	9033	25	44	1945 YALE PL E
202504	9040	25	44	1910 FAIRVIEW AVE E
202504	9051	25	46	1501 10TH AVE E
202504	9052	25	46	1501 10TH AVE E
202504	9066	25	44	93 E NEWTON ST
202504	9096	25	44	2510 FAIRVIEW AVE E
202504	9117	25	46	1250 E HOWE ST
202504	9118	25	46	1601 15TH AVE E
202504	9149	25	44	2370 FAIRVIEW AVE E
202504	9153	25	44	2362 FAIRVIEW AVE E
202504	9154	25	44	2368 FAIRVIEW AVE E
202504	9156	25	44	2364 FAIRVIEW AVE E
202504	9164	25	44	200 E LOUISA ST
202504	9200	25	46	
210770	0160	25	44	214 E GALER ST
210770	0162	25	44	1500 EASTLAKE AVE E
210770	0190	25	44	1536 EASTLAKE AVE E
210770	0191	25	44	EASTLAKE AVE E
210770	0260	25	44	1500 FAIRVIEW AVE E
210770	0270	25	44	1514 FAIRVIEW AVE E
216390	0494	25	46	755 BELLEVUE AVE E
216390	0600	25	46	700 MELROSE AVE E
216390	1735	25	46	703 BELMONT AVE E
216390	1740	25	46	908 BELMONT AVE E
216390	1755	25	46	1048 LAKEVIEW BLVD E
220750	0320	25	46	2227 10TH AVE E
220750	0345	25	46	2219 10TH AVE E
220750	0350	25	46	2215 10TH AVE E
220750	0355	25	46	
266300	0400	25	46	1058 E ALOHA ST
290220	0205	25	44	2045 EASTLAKE AVE E
290220	0325	25	44	2009 MINOR AVE E
290220	0326	25	44	2000 FAIRVIEW AVE E
290220	0327	25	44	2021 MINOR AVE E
290220	0346	25	44	2033 MINOR AVE E
290220	0432	25	44	
290220	0520	25	44	2237 EASTLAKE AVE E
290220	0610	25	44	2240 EASTLAKE AVE E
290220	0630	25	44	2222 EASTLAKE AVE E
290220	0645	25	44	200 E BOSTON ST
290220	0650	25	44	2203 BOYLSTON AVE E
290220	0916	25	44	2371 FRANKLIN AVE E
290220	0925	25	44	2358 EASTLAKE AVE E
290220	0941	25	44	2356 EASTLAKE AVE E
290220	0950	25	44	2344 EASTLAKE AVE E
290220	0955	25	44	2338 EASTLAKE AVE E
290220	0965	25	44	2324 EASTLAKE AVE E
290220	0970	25	44	2334 EASTLAKE AVE E
290220	0975	25	44	2312 EASTLAKE AVE E

AREA 25 PHYSICAL INSPECTION 2023				
Major	Minor	Area	Sub	SitusAddr
290220	0980	25	44	2300 EASTLAKE AVE E
290220	0990	25	44	2301 EASTLAKE AVE E
290220	0995	25	44	2307 EASTLAKE AVE E
290220	1000	25	44	2323 EASTLAKE AVE E
290220	1015	25	44	2331 EASTLAKE AVE E
290220	1020	25	44	2341 EASTLAKE AVE E
290220	1025	25	44	2345 EASTLAKE AVE E
290220	1030	25	44	
290220	1045	25	44	2371 EASTLAKE AVE E
290220	1050	25	44	2379 EASTLAKE AVE E
290220	1176	25	44	2300 FAIRVIEW AVE N
292504	9087	25	46	1400 E PROSPECT ST
314860	0150	25	41	215 BOYLSTON AVE E
338390	0065	25	44	1820 EASTLAKE AVE E
338390	0175	25	44	1605 EASTLAKE AVE E
338390	0176	25	44	1601 EASTLAKE AVE E
338390	0232	25	44	1600 EASTLAKE AVE E
408630	0150	25	44	1901 EASTLAKE AVE E
408880	2640	25	44	1900 FAIRVIEW AVE E
408880	2669	25	44	1600 FAIRVIEW AVE E
408880	2680	25	44	200 E GARFIELD ST
553510	0285	25	44	901 E ROANOKE ST
609322	0000	25	45	937 26TH AVE
676270	0365	25	46	1127 10TH AVE E
676270	0755	25	46	1210 10TH AVE E
676270	0860	25	46	1245 10TH AVE E
676270	0920	25	46	1245 10TH AVE E
684820	0145	25	46	310 BELLEVUE AVE E
684820	0260	25	46	516 BELLEVUE AVE E
684820	0270	25	46	502 BELLEVUE AVE E
685070	0380	25	41	321 BROADWAY
794260	0910	25	45	
894410	0010	25	46	
983120	0125	25	46	710 E ROY ST
983120	0275	25	46	800 E ROY ST
983120	0420	25	46	723 BROADWAY
983120	0425	25	46	717 BROADWAY
983120	0430	25	46	711 BROADWAY

Improved Sales Calc for Area 030 with Sales Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	392550	0010	3,069	3135786	\$2,600,000	07/23/21	\$847.18	KODA CONDOMINIUM	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	392550	0020	1,479	3134894	\$1,250,000	07/23/21	\$845.17	KODA CONDOMINIUM	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	524780	1985	19,358	3139584	\$4,972,000	07/15/21	\$256.84	FAR EAST BUILDING	IDM-75-85	Apartment(Mixed Use)	1	Y	
030	010	539160	0095	12,810	3159805	\$3,300,000	11/15/21	\$257.61	DON HEE APTS	IDM-75-85	Apartment	1	Y	
030	020	228543	0030	1,372	3045495	\$712,500	04/30/20	\$519.31	80 SOUTH JACKSON BUILDING CONDO	PSM-100	Condominium(Residential)	1	Y	
030	020	258500	1160	2,332	3186467	\$1,500,000	04/27/22	\$643.22	FLORENTINE CONDOMINIUM	PSM-85-120	Condominium(Residential)	1	Y	
030	020	293760	0010	8,423	3167509	\$5,000,000	12/30/21	\$593.61	GRIDIRON - CONDOMINIUM	PSM-85-120	Condominium(Mixed Use)	2	Y	
030	020	524780	0110	13,194	3181451	\$4,765,000	03/18/22	\$361.15	RETAIL W/APARTMENT UNITS	PSM-100	Retail Store	1	Y	
030	020	524780	0120	8,700	3193897	\$2,875,000	06/01/22	\$330.46	SKAGIT HOTEL BUILDING	PSM-100	Office Building	1	Y	
030	020	524780	0481	14,656	3029847	\$7,350,000	01/13/20	\$501.50	HOTEL DEL MAR BUILDING	PSM-100	Office Building	1	Y	
030	020	524780	0525	3,200	3032302	\$1,600,000	01/31/20	\$500.00	RETAIL BUILDING	PSM 100/100-120	Retail Store	1	Y	
030	020	524780	0900	85,793	3136451	\$24,100,000	07/29/21	\$280.91	FURUYA & CORGIAT BUILDINGS	PSM 100/100-120	Office Building	4	Y	
030	060	197570	0290	21,802	3200517	\$10,600,000	06/29/22	\$486.19	FOURTH & UNION BUILDING	DRC 85-170	Historic Prop(Office)	1	Y	
030	070	065900	0600	8,480	3169648	\$14,400,000	01/21/22	\$1,698.11	CHASE BANK	DOC2 500/300-550	Bank	1	Y	
030	080	197720	0415	12,810	3204795	\$3,500,000	08/15/22	\$273.22	SMITH BLOCK BUILDING	PMM-85	Historic Prop(Retail)	1	Y	
030	080	332400	0380	1,299	3177722	\$860,000	03/14/22	\$662.05	HILLCLIMB COURT CONDOMINIUM	PMM-85	Condominium(Mixed Use)	1	Y	
030	090	051240	0030	2,187	3222199	\$1,175,000	12/27/22	\$537.27	BANNER BUILDING CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	065300	0095	14,130	3154355	\$4,800,000	10/12/21	\$339.70	ILIUM BULDING	DMR/C 95/75	Office Building	1	Y	
030	090	065400	0120	20,565	3095176	\$6,500,000	01/20/21	\$316.07	2607 BUILDING	DMR/R 280/65	Office Building	1	Y	
030	090	068780	0010	1,284	3070801	\$653,500	09/19/20	\$508.96	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	068780	0020	1,540	3166046	\$750,000	11/29/21	\$487.01	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	068780	0030	1,620	3170168	\$870,000	01/07/22	\$537.04	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	069500	0135	69,810	3069311	\$50,685,000	09/14/20	\$726.04	ECONET BUILDING	DMC-75	Office Building	1	Y	
030	090	069980	0280	835	3168010	\$412,500	01/05/22	\$494.01	BELLTOWN LOFTS CONDOMINIUM	DMR/C 95/75	Condominium(Mixed Use)	1	Y	
030	090	173480	0030	5,367	3151694	\$2,950,000	10/13/21	\$549.66	CONCORD CONDOMINIUM	DMR/R 145/65	Condominium(Mixed Use)	1	Y	
030	090	228544	0020	1,263	3081924	\$710,000	10/23/20	\$562.15	81 VINE BUILDING CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	286740	1080	5,428	3043828	\$2,685,000	04/17/20	\$494.66	GRANDVIEW CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	3	Y	
030	090	311050	0010	2,428	3185916	\$1,530,000	04/26/22	\$630.15	HARBOUR HEIGHTS CONDOMINIUM	DMR/R 280/65	3490Condominium(Residential)	1	Y	
030	090	663305	0010	825	3181502	\$550,000	03/23/22	\$666.67	PARC-BELLTOWN, THE	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	683990	0540	3,030	3120125	\$1,565,000	05/18/21	\$516.50	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium(Mixed Use)	1	Y	
030	090	745720	0020	1,910	3031498	\$930,000	01/27/20	\$486.91	ROYAL CREST CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	2	Y	
030	090	745720	0030	2,110	3043836	\$975,000	04/17/20	\$462.09	ROYAL CREST CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	3	Y	
030	090	868400	0080	1,306	3101034	\$645,000	02/16/21	\$493.87	TRIO - LIVE/WORK - UNITS	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	868400	0120	1,067	3174423	\$685,000	02/23/22	\$641.99	TRIO - LIVE/WORK - UNITS	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	894635	0535	2,088	3124567	\$1,175,000	06/08/21	\$562.74	VINE BUILDING THE	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	100	094200	0025	84,799	3170256	\$61,800,000	01/25/22	\$728.78	SDL OFFICE BUILDING	DMC 240/290-440	Office Building	1	Y	

Improved Sales Calc for Area 030 with Sales Used

2/22/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	100	197570	0580	58,000	3073437	\$33,499,000	09/28/20	\$577.57	POLL BUILDING	DMC 240/290-440	Office Building	1	Y	
030	100	607550	0010	3,490	3071200	\$1,488,960	09/01/20	\$426.64	NEXUS CONDOMINIUM	DMC 240/290-440	Condominium(Mixed Use)	2	Y	
030	110	019550	0010	2,300	3207772	\$495,000	08/29/22	\$215.22	ALTERRA CONDOMINIUM	SM-SLU 100/95	Condominium(Mixed Use)	1	Y	
030	110	029005	0010	1,837	3070706	\$1,350,000	09/17/20	\$734.89	ART STABLE CONDOMINIUM	SM-SLU 100/95	Condominium(Mixed Use)	1	Y	
030	110	246740	0315	69,504	3181085	\$39,500,000	03/31/22	\$568.31	WRIGHT SCHUCHART BUILDING	SM-SLU/R 65/95	Office Building	1	Y	

Improved Sales Calc for Area 030 with Sales Not Used

3/13/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	1606	2,914	3061204	\$989,600	07/31/20	\$339.60	DENTAL OFFICE	IDR 170	Historic Prop	1	51	Related party, friend, or neighbor
030	010	524780	2350	29,206	3153409	\$535,410	10/20/21	\$18.33	EASTERN HOTEL	IDM-75-85	Historic Prop	1	43	Development rights parcel to prvt se
030	020	093900	0040	127,962	3158144	\$1,059,000	10/29/21	\$8.28	MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	093900	0040	127,962	3158145	\$70,800	10/29/21	\$0.55	MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	524780	0890	36,793	3136450	\$6,779,000	07/29/21	\$184.25	MASINS BUILDING	PSM 100/100-120	Office Building	3	52	Statement to dor
030	020	524780	0960	0	3149745	\$6,450,000	10/01/21	\$0.00	SALVATION ARMY HARBOR LIGHT	PSM 100/100-120	Church/Welfare	1	17	Non-profit organization
030	040	093900	0310	50,857	3095127	\$1,569,400	01/19/21	\$30.86	"THE NET" DEVELOPMENT SITE	DOC1 U/450/U	Office Building	1	42	Development rights to cnty,cty,or pr
030	040	094200	0265	67,390	3101237	\$656,286	01/14/21	\$9.74	HOTEL VINTAGE	DOC1 U/450/U	Hotel/Motel	1	24	Easement or right-of-way
030	040	230195	0010	94,038	3219260	\$146,860	11/28/22	\$0.00	YWCA BUILDING - CONDOMINIUM	DOC1 U/450/U	Condominium	2	42	Development rights to cnty,cty,or pr
030	050	197720	0920	79,140	3069059	\$380,811	09/11/20	\$4.81	TERMINAL SALES OFFICE BUILDING	DMC-145	Historic Prop	1	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3069060	\$1,769,413	09/11/20	\$18.31	1201 WESTERN BUILDING	DMC-170	Office Building	2	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3165932	\$48,415	12/21/21	\$0.50	1201 WESTERN BUILDING	DMC-170	Office Building	1	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3175496	\$52,164	02/16/22	\$0.54	1201 WESTERN BUILDING	DMC-170	Office Building	2	42	Development rights to cnty,cty,or pr
030	090	065400	0005	87,046	3088717	\$11,450,000	12/14/20	\$131.54	LABOR TEMPLE	DMR/R 145/65	Office Building	2	71	Parking easement
030	090	069600	0065	7,630	3145027	\$150,000	01/13/21	\$19.66	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069600	0065	7,630	3145028	\$60,000	01/13/21	\$7.86	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069800	0095	12,425	3107243	\$150,000	02/05/21	\$12.07	OLYMPIC SCULPTURE PARK (SAM)	DMR/R 145/65	Art Gallery/Museum	3	24	Easement or right-of-way
030	090	228544	0020	1,263	3081924	\$740,000	10/23/20	\$585.91	81 VINE BUILDING CONDOMINIUM	DMR/C 145/75	Condominium	2	48	Condo with garage, moorage, or stg
030	090	683990	0130	1,577	3102789	\$920,000	02/23/21	\$583.39	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium	1	67	Gov't to non-gov't
030	090	766620	2305	91,614	3051605	\$248,929	06/15/20	\$2.72	OLD SPAGHETTI FACTORY BUILDING	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3080792	\$250,700	11/03/20	\$2.74	OLD SPAGHETTI FACTORY BUILDING	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3105803	\$13,371	03/19/21	\$0.15	OLD SPAGHETTI FACTORY BUILDING	DH2/75	Restaurant/Lounge	1	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3202009	\$273,240	07/26/22	\$2.98	OLD SPAGHETTI FACTORY BUILDING	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	100	066000	2170	21,856	3220926	\$250,000	12/13/22	\$11.44	FASSIO OFFICE BUILDING	DMC 240/290-440	Office Building	2	42	Development rights to cnty,cty,or pr
030	100	069600	0025	24,000	3065312	\$15,500,000	08/25/20	\$645.83	Downtown Family Medical	DMC 240/290-440	Office Building	1	68	Non-gov't to gov't
030	100	093900	0515	34,910	3069061	\$765,900	09/11/20	\$21.94	HOLYOKE BUILDING	DMC 240/290-440	Historic Prop	1	42	Development rights to cnty,cty,or pr
030	100	607550	0020	0	3071180	\$186,120	09/01/20	\$0.00	NEXUS CONDOMINIUM	DMC 240/290-440	Condominium	1	19	Seller's or purchaser's assignment
030	110	198320	0015	7,230	3093571	\$65,000	11/20/20	\$8.99	415 WESTLAKE - KAKAO CAFÉ	SM-SLU 175/85-280	Church/Welfare	1	24	Easement or right-of-way
030	110	198320	0180	112,263	3050470	\$50,000	01/06/20	\$0.45	GUITAR / MUSIC SHOP	SM-SLU 175/85-280	Retail Store	4	24	Easement or right-of-way
030	110	198320	0230	66,320	3091489	\$32,500	10/15/20	\$0.49	FIRESTONE TIRE AND RUBBER CO	SM-SLU 175/85-280	Retail Store	2	24	Easement or right-of-way
030	110	198620	0035	11,000	3074643	\$150,360	09/24/20	\$13.67	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074645	\$553,110	09/24/20	\$50.28	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074666	\$30,324	09/24/20	\$2.76	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074668	\$110,940	09/24/20	\$10.09	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074670	\$90,971	09/24/20	\$8.27	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074671	\$1,386,750	09/24/20	\$126.07	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074673	\$60,647	09/24/20	\$5.51	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074674	\$499,230	09/24/20	\$45.38	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074675	\$60,647	09/24/20	\$5.51	SLU - Presentation Center	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0175	23,073	3074618	\$691,388	09/24/20	\$29.97	REDEVELOPMENT SITE	SM-SLU 175/85-280	Retail Store	3	67	Gov't to non-gov't

Improved Sales Calc for Area 030 with Sales Not Used

3/13/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	110	198620	0245	39,998	3091183	\$52,140,000	12/17/20	\$1,303.57	TERRY THOMAS BUILDING	SM-SLU 175/85-280	Office Building	1	36	Plottage
030	110	198820	1235	6,000	3211630	\$4,755,000	09/23/22	\$792.50	GLAZER'S CAMERA SUPPLY	SM-SLU 175/85-280	Service Building	1	44	Tenant
030	110	198820	1350	38,388	3074821	\$443,760	09/24/20	\$11.56	WAREHOUSE/RETAIL	SM-SLU 85-280	Warehouse	3	67	Gov't to non-gov't
030	110	198820	1350	38,388	3074822	\$416,025	09/24/20	\$10.84	WAREHOUSE/RETAIL	SM-SLU 85-280	Warehouse	3	67	Gov't to non-gov't
030	110	199120	1140	19,765	3128254	\$1,657,541	06/17/21	\$83.86	PATRICIA CAMERON GALLERY	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1140	19,765	3128258	\$1,657,541	06/17/21	\$83.86	PATRICIA CAMERON GALLERY	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1225	19,924	3074724	\$414,833	09/24/20	\$20.82	GCA SERVICES GROUP	SM-SLU 175/85-280	Industrial	3	67	Gov't to non-gov't
030	110	199120	1360	943	3094548	\$1,881,533	01/12/21	\$1,995.26	STORAGE BLDG	SM-SLU 175/85-280	Warehouse	1	42	Development rights to cnty,cty,or pr
030	110	216390	1066	9,715	3094549	\$893,200	01/12/21	\$91.94	VACANT WAREHOUSE/OFFICE	SM-SLU 145	Industrial	5	42	Development rights to cnty,cty,or pr
030	110	224900	0285	0	3034664	\$1,674,750	02/10/20	\$0.00	VACANT COMMERCIAL LAND	SM-SLU 175/85-280	Service Building	1	42	Development rights to cnty,cty,or pr
030	110	338690	0030	9,568	3156013	\$201,593	10/28/21	\$21.07	URBAN CROSSFIT	SM-SLU 100/95	Retail Store	2	42	Development rights to cnty,cty,or pr
030	110	684970	0075	11,975	3031748	\$223,300	01/22/20	\$18.65	FEATHERED FRIENDS	SM-SLU 240/125-440	Retail Store	1	42	Development rights to cnty,cty,or pr

Vacant Sales Calc for Area 030 with Sales Used

5/8/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	2725	13,440	3212359	\$5,000,000	09/30/22	\$372.02	AUTO REPAIR	IDM-75-85	Service Station	1	Y	
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	FOUR SEAS RESTAURANT	IDM-75-85	Restaurant/Loung	1	Y	
030	010	859290	0065	20,160	3183407	\$8,000,000	04/12/22	\$396.83	ENG SUEY SUN PLAZA	IDM 85/85-170	Office Building	1	Y	
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	Vacant Land	PSM 100/100-120	Vacant(Commerci	2	Y	
030	020	766620	6710	18,000	3212655	\$13,500,000	10/05/22	\$750.00	PARKING LOT	PSM-85-120	Parking(Commerc	2	Y	
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	BUDGET PARKING GARAGE	DOC1 U/450/U	Parking(Garage)	1	Y	
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	SEATTLE STEAM CORP-silo	DMC-170	Shell Structure	1	Y	
030	090	065400	0045	26,640	3205901	\$17,500,000	08/16/22	\$656.91	CITY CHURCH	DMR/R 145/65	Church/Welfare/R	1	Y	
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	RETAIL/OFFICE	DMR/C 95/65	Retail Store	2	Y	
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	RETAIL & APTS	DMR/C 95/65	Apartment(Mixed	1	Y	
030	100	065900	1000	19,440	3201670	\$33,075,000	07/22/22	\$1,701.39	SURFACE PARKING LOT (VACANT LAND)	DMC 240/290-440	Parking(Commerc	4	Y	
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	SHILLA RESTAURANT	DMC 240/290-440	Restaurant/Loung	1	Y	
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	THE BUTCHER'S TABLE REST & OFFICES	DMC 240/290-440	Office Building	2	Y	
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	FASSIO OFFICE BUILDING	DMC 240/290-440	Office Building	2	Y	
030	100	069700	0325	19,054	3203686	\$40,000,000	08/05/22	\$2,099.30	VACANT LAND - OLD ELEPHANT CAR WASH SITE	DMC 240/290-440	Vacant(Commerci	1	Y	
030	100	069700	0400	70,400	3183641	\$126,750,000	04/14/22	\$1,800.43	WA State Liquor Store	DMC 240/290-440	Shell Structure	2	Y	
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	Jiffy Lube	DMC 240/290-440	Service Building	1	Y	
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	CASCADE ARCH / EVOKE COFFEE SHOP	SM-SLU 175/85-280	Warehouse	3	Y	
030	110	199120	1400	3,600	3207905	\$2,000,000	09/01/22	\$555.56	KEY PARK COM'L PKG LOT	SM-SLU 85-280	Parking(Commerc	1	Y	
030	110	269310	0015	15,360	3212754	\$27,125,000	09/30/22	\$1,765.95	OLD 13 COINS RESTAURANT	SM-SLU 240/125-440	Restaurant/Loung	2	Y	
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	FUTURE CONSTRUCTION SITE	SM-SLU 100/65-145	Service Building	1	Y	
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	WINEMAKERS STUDIO / URBAN CROSSFIT	SM-SLU 100/95	Retail Store	2	Y	
030	110	684970	0075	9,440	3167048	\$15,250,000	12/30/21	\$1,615.47	FEATHERED FRIENDS	SM-SLU 240/125-440	Shell Structure	1	Y	
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	OFFICE	SM-SLU 240/125-440	Office Building	1	Y	

Vacant Sales Calc for Area 030 with Sales Not Used

5/8/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	2745	15,360	3230512	\$1,416,900	03/22/23	\$92.25	NEW CONSTRUCTION - LOW INCOME APARTMENT BLDG	IDM-75-85	Vacant(Multi-fami	1		
030	010	683470	0005	4,800	3084714	\$5,500,000	11/23/20	\$1,145.83	PARKING LOT	IDM 165/85-170	Vacant(Commercia	1	36	Plottage
030	040	093900	0310	28,572	3069058	\$127,721,831	09/11/20	\$4,470.17	SEATTLE METRO CREDIT UNION & TRUST COURT	DOC1 U/450/U	Office Building	1	51	Related party, friend, or neighbor
030	090	069600	0140	19,193	3192883	\$29,000,000	05/26/22	\$1,510.97	Greystar Apt Development- formerly FRANKLIN APTS	DMR/C 280/125	Apartment	3	30	Historic property
030	110	224950	0475	48,596	3187091	\$151,500,000	04/29/22	\$3,117.54	ELEVEN01 WESTLAKE (Facebook)	SM-SLU 100/95	Office Building	3		
030	110	338690	0025	4,664	3170963	\$1,700,000	01/26/22	\$364.49	CITY VIEW CORRIDOR benefiting Nautica Condominium 60	SM-SLU 100/95	Vacant(Commercia	1	63	Sale price updated by sales id group
030	110	684970	0305	20,258	3132832	\$13,000,000	07/13/21	\$641.72	PARKING LOT & SMALL BUILDING	SM-SLU 240/125-440	Parking(Commerci	2	46	Non-representative sale

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	005200	0075	1215 DEXTER AVE N
30	110	005200	0090	1215 DEXTER AVE N
30	110	005300	0005	1215 DEXTER AVE N
30	110	005300	0020	1215 DEXTER AVE N
30	110	005300	0025	1209 WESTLAKE AVE N
30	110	019550	0000	1000 AURORA AVE N
30	110	136130	0010	825 EASTLAKE AVE E
30	110	136130	0020	825 EASTLAKE AVE E
30	110	136130	0025	1300 VALLEY ST
30	110	136130	0028	820 YALE AVE N 10
30	110	136130	0055	825 EASTLAKE AVE E
30	110	198320	0005	425 WESTLAKE AVE N
30	110	198320	0015	415 WESTLAKE AVE N
30	110	198320	0025	411 WESTLAKE AVE N
30	110	198320	0030	401 WESTLAKE AVE N
30	110	198320	0035	400 9TH AVE N
30	110	198320	0065	515 WESTLAKE AVE N
30	110	198320	0075	535 WESTLAKE AVE N
30	110	198320	0090	507 WESTLAKE AVE N
30	110	198320	0095	503 WESTLAKE AVE N
30	110	198320	0150	535 TERRY AVE N
30	110	198320	0160	964 REPUBLICAN ST
30	110	198320	0170	520 WESTLAKE AVE N
30	110	198320	0180	520 WESTLAKE AVE N
30	110	198320	0196	520 WESTLAKE AVE N
30	110	198320	0200	401 TERRY AVE N
30	110	198320	0230	400 WESTLAKE AVE N
30	110	198320	0245	428 WESTLAKE AVE N
30	110	198320	0260	
30	110	198420	0035	700 FAIRVIEW AVE N
30	110	198420	0065	800 FAIRVIEW AVE N
30	110	198420	0105	1000 FAIRVIEW AVE N
30	110	198420	0130	1100 FAIRVIEW AVE N
30	110	198420	0135	1100 FAIRVIEW AVE N
30	110	198420	0160	1100 FAIRVIEW AVE N
30	110	198420	0185	823 YALE AVE N
30	110	198420	0205	1210 VALLEY ST
30	110	198420	0215	820 MINOR AVE N
30	110	198420	0216	1211 ALOHA ST
30	110	198420	0240	1214 ROY ST
30	110	198420	0260	1213 VALLEY ST
30	110	198420	0270	1201 VALLEY ST

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	198420	0280	1213 VALLEY ST
30	110	198420	0291	
30	110	198420	0396	1305 WARD ST
30	110	198420	0411	810 YALE AVE N
30	110	198420	0455	1100 FAIRVIEW AVE N
30	110	198620	0035	101 WESTLAKE AVE N
30	110	198620	0065	233 WESTLAKE AVE N
30	110	198620	0070	227 WESTLAKE AVE N
30	110	198620	0075	227 WESTLAKE AVE N
30	110	198620	0080	227 WESTLAKE AVE N
30	110	198620	0082	227 WESTLAKE AVE N
30	110	198620	0085	201 WESTLAKE AVE N
30	110	198620	0095	910 JOHN ST
30	110	198620	0105	
30	110	198620	0110	
30	110	198620	0115	
30	110	198620	0120	234 9TH AVE N
30	110	198620	0125	333 WESTLAKE AVE N
30	110	198620	0130	325 WESTLAKE AVE N
30	110	198620	0135	307 WESTLAKE AVE N
30	110	198620	0155	900 THOMAS ST
30	110	198620	0160	308 9TH AVE N
30	110	198620	0165	312 9TH AVE N
30	110	198620	0170	316 9TH AVE N
30	110	198620	0175	901 HARRISON ST
30	110	198620	0185	321 TERRY AVE N
30	110	198620	0215	320 WESTLAKE AVE N
30	110	198620	0245	225 THOMAS ST
30	110	198620	0255	219 TERRY AVE N
30	110	198620	0265	201 TERRY AVE N
30	110	198620	0275	202 WESTLAKE AVE N
30	110	198620	0295	224 WESTLAKE AVE N
30	110	198620	0300	230 WESTLAKE AVE N
30	110	198620	0305	975 JOHN ST
30	110	198620	0310	120 TERRY AVE N
30	110	198620	0320	111 TERRY AVE N
30	110	198620	0331	120 WESTLAKE AVE N
30	110	198720	0015	
30	110	198820	1215	525 DEXTER AVE N
30	110	198820	1235	513 DEXTER AVE N
30	110	198820	1240	509 DEXTER AVE N
30	110	198820	1245	501 DEXTER AVE N

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	198820	1250	500 AURORA AVE N
30	110	198820	1260	520 AURORA AVE N
30	110	198820	1285	435 DEXTER AVE N
30	110	198820	1305	403 DEXTER AVE N
30	110	198820	1310	401 DEXTER AVE N
30	110	198820	1320	400 AURORA AVE N
30	110	198820	1325	408 AURORA AVE N
30	110	198820	1350	433 8TH AVE N
30	110	198820	1360	421 8TH AVE N
30	110	198820	1370	401 8TH AVE N
30	110	198820	1380	400 DEXTER AVE N
30	110	198820	1390	400 DEXTER AVE N
30	110	198820	1400	400 DEXTER AVE N
30	110	198820	1410	
30	110	198820	1435	501 8TH AVE N
30	110	198820	1450	750 REPUBLICAN ST
30	110	198820	1480	850 REPUBLICAN ST
30	110	198820	1485	850 REPUBLICAN ST
30	110	198820	1550	817 REPUBLICAN ST
30	110	198820	1555	427 9TH AVE N
30	110	198820	1580	800 HARRISON ST
30	110	198820	1605	430 8TH AVE N
30	110	199120	0870	333 DEXTER AVE N
30	110	199120	0930	231 DEXTER AVE N
30	110	199120	0935	211 DEXTER AVE N
30	110	199120	0940	226 7TH AVE N
30	110	199120	0970	203 DEXTER AVE N
30	110	199120	1000	232 AURORA AVE N
30	110	199120	1005	133 DEXTER AVE N
30	110	199120	1010	133 DEXTER AVE N
30	110	199120	1015	113 DEXTER AVE N
30	110	199120	1025	113 DEXTER AVE N
30	110	199120	1030	109 DEXTER AVE N
30	110	199120	1050	700 DENNY WAY
30	110	199120	1075	701 JOHN ST
30	110	199120	1077	118 DEXTER AVE N
30	110	199120	1080	285 8TH AVE N
30	110	199120	1085	8TH AVE N
30	110	199120	1095	
30	110	199120	1100	
30	110	199120	1110	766 JOHN ST
30	110	199120	1120	756 JOHN ST

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	199120	1135	
30	110	199120	1140	222 DEXTER AVE N
30	110	199120	1150	333 8TH AVE N
30	110	199120	1187	
30	110	199120	1190	THOMAS ST
30	110	199120	1195	766 THOMAS ST
30	110	199120	1200	8TH AVE N
30	110	199120	1210	300 DEXTER AVE N
30	110	199120	1215	306 DEXTER AVE N
30	110	199120	1225	312 DEXTER AVE N
30	110	199120	1240	DEXTER AVE N
30	110	199120	1265	325 9TH AVE N
30	110	199120	1295	300 8TH AVE N
30	110	199120	1335	235 9TH AVE N
30	110	199120	1345	227 9TH AVE N
30	110	199120	1350	217 9TH AVE N
30	110	199120	1355	221 9TH AVE N
30	110	199120	1360	
30	110	199120	1400	220 8TH AVE N
30	110	199120	1405	230 8TH AVE N
30	110	216390	0955	1165 EASTLAKE AVE E
30	110	216390	0985	
30	110	216390	1030	1100 EASTLAKE AVE E
30	110	216390	1050	1166 EASTLAKE AVE E
30	110	216390	1060	1150 EASTLAKE AVE E
30	110	216390	1065	1150 EASTLAKE AVE E
30	110	216390	1066	1150 EASTLAKE AVE E
30	110	216390	1080	1144 EASTLAKE AVE E
30	110	216390	1085	1144 EASTLAKE AVE E
30	110	216390	1090	1144 EASTLAKE AVE E
30	110	216390	1095	1124 EASTLAKE AVE E
30	110	216390	1105	1100 EASTLAKE AVE E
30	110	216390	1160	1208 EASTLAKE AVE E
30	110	224900	0006	816 MERCER ST
30	110	224900	0055	753 ROY ST
30	110	224900	0100	601 DEXTER AVE N
30	110	224900	0120	615 DEXTER AVE N
30	110	224900	0245	701 DEXTER AVE N
30	110	224900	0255	717 DEXTER AVE N
30	110	224900	0265	712 AURORA AVE N
30	110	224900	0285	700 DEXTER AVE N
30	110	224900	0330	810 DEXTER AVE N

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	224900	0340	801 DEXTER AVE N
30	110	224900	0370	801 DEXTER AVE N
30	110	224950	0075	905 DEXTER AVE N
30	110	224950	0115	760 ALOHA ST
30	110	224950	0120	912 DEXTER AVE N
30	110	224950	0180	1001 WESTLAKE AVE N
30	110	224950	0235	1000 DEXTER AVE N
30	110	224950	0265	1101 DEXTER AVE N
30	110	224950	0270	
30	110	224950	0275	
30	110	224950	0410	
30	110	224950	0425	1115 DEXTER AVE N
30	110	224950	0430	715 HIGHLAND DR
30	110	224950	0443	719 HIGHLAND DR
30	110	224950	0444	
30	110	224950	0450	
30	110	224950	0470	
30	110	224950	0475	1101 WESTLAKE AVE N
30	110	224950	0480	1101 WESTLAKE AVE N
30	110	262470	0170	1300 BELLEVUE AVE E
30	110	269310	0015	
30	110	269310	0020	
30	110	286960	0080	
30	110	286960	0111	1258 EASTLAKE AVE E
30	110	286960	0120	1262 EASTLAKE AVE E
30	110	286960	0125	1264 EASTLAKE AVE E
30	110	286960	0135	1241 EASTLAKE AVE E
30	110	302504	9001	1300 DEXTER AVE N
30	110	302504	9003	
30	110	302504	9004	1255 WESTLAKE AVE N
30	110	302504	9005	1414 DEXTER AVE N
30	110	302504	9006	1287 WESTLAKE AVE N
30	110	302504	9007	1287 WESTLAKE AVE N
30	110	302504	9008	1414 DEXTER AVE N
30	110	302504	9035	
30	110	302504	9040	1287 WESTLAKE AVE N
30	110	302504	9041	1287 WESTLAKE AVE N
30	110	302504	9042	
30	110	302504	9068	1414 DEXTER AVE N
30	110	302504	9070	1235 WESTLAKE AVE N
30	110	338690	0025	1402 AURORA AVE N
30	110	338690	0030	1405 DEXTER AVE N

Geo 30-110 Physical Inspection 2023

AREA 30 PHYSICAL INSPECTION 2023				
Geo	Nghd	Major	Minor	AddrLine
30	110	338690	0040	1415 DEXTER AVE N
30	110	338690	0045	
30	110	338690	0070	1319 DEXTER AVE N
30	110	338690	0080	
30	110	338690	0105	1215 DEXTER AVE N
30	110	338690	0110	1215 DEXTER AVE N
30	110	338690	0115	1215 DEXTER AVE N
30	110	408880	2925	1241 EASTLAKE AVE E
30	110	408880	2955	1150 FAIRVIEW AVE N
30	110	408880	3235	
30	110	408880	3236	615 TERRY AVE N
30	110	408880	3240	
30	110	408880	3345	670 TERRY AVE N
30	110	408880	3355	
30	110	408880	3385	601 WESTLAKE AVE N
30	110	408880	3435	
30	110	408880	3440	701 9TH AVE N
30	110	408880	3485	
30	110	408880	3495	900 ROY ST
30	110	408880	3500	707 WESTLAKE AVE N
30	110	408880	3510	731 WESTLAKE AVE N
30	110	408880	3530	800 ROY ST
30	110	408880	3565	753 9TH AVE N
30	110	408880	3586	925 WESTLAKE AVE N
30	110	408880	3690	1235 WESTLAKE AVE N
30	110	408880	3720	1231 WESTLAKE AVE N
30	110	412930	0000	630 BOREN AVE N
30	110	412932	0000	625 BOREN AVE N
30	110	601100	0000	1425 DEXTER AVE N
30	110	873231	0000	210 8TH AVE N
30	110	889230	0000	401 9TH AVE N

Improved Sales Calc for Area 035 with Sales 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
035	010	132730	0045	63,275	3217656	\$12,550,000	10/20/22	\$198.34	illume Inc	IG1 U/85	Warehouse	3	Y	
035	010	766620	2945	22,645	3101127	\$12,782,500	02/24/21	\$564.47	HONOLULU FREIGHT SERVICE	IG2 U/85	Terminal(Auto/Bu	1	69	Net Lease Sale; not in ratio
035	010	766620	3000	20,724	3096689	\$6,000,000	01/28/21	\$289.52	HONDA/TOYOTA DETAIL FACILITY/PARTS STORAGE	IG2 U/85	Service Building	1	Y	
035	010	766620	3045	24,835	3152212	\$18,425,000	10/05/21	\$741.90	NISSAN DEALERSHIP-ECON UNIT WITH -3055	IG2 U/85	Auto Showroom a	6	Y	
035	010	766620	3150	21,310	3030441	\$5,650,000	01/14/20	\$265.13	BARCODES WEST	IG2 U/85	Warehouse	1	Y	
035	010	766620	3538	84,420	3150763	\$32,000,000	10/07/21	\$379.06	NORTH COAST LIGHTING	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	010	766620	4555	11,514	3140109	\$5,800,000	08/19/21	\$503.73	STADIUM OFFICE BUILDING	IG2 U/85	Office Building	1	69	Net Lease Sale; not in ratio
035	010	766620	4565	33,752	3145481	\$13,750,000	09/10/21	\$407.38	OB SODO PROPERTIES	IG2 U/85	Warehouse	2	69	Net Lease Sale; not in ratio
035	010	766620	4820	47,690	3056855	\$19,775,000	07/13/20	\$414.66	TURNER CONSTRUCTION	IC 85-175	Office Building	1	Y	
035	010	766620	5550	48,280	3198878	\$15,800,000	07/01/22	\$327.26	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen Pur	1	Y	
035	010	766620	5630	8,490	3056673	\$2,000,000	07/10/20	\$235.57	B.C.T.	IG1 U/85	Warehouse	2	Y	
035	010	766620	5935	36,303	3171929	\$13,100,000	02/03/22	\$360.85	STETSON ROSS MACHINE CO	IG2 U/85	Industrial(Gen Pur	1	Y	
035	010	766620	7095	52,280	3095489	\$21,000,000	01/21/21	\$401.68	FILSON HEADQUARTERS (FMR STAR BUILDING)	IC-85 (M)	Office Building	1	Y	
035	010	766620	7155	41,224	3090015	\$7,250,000	12/15/20	\$175.87	O B WILLIAMS CO	IG2 U/85	Warehouse	1	Y	
035	010	766620	7270	4,440	3054334	\$1,750,000	06/12/20	\$394.14	ANALYTICAL 360	IG2 U/85	Warehouse	1	34	Use-change after sale; not in ratio
035	010	766620	7420	14,416	3078026	\$7,200,000	10/14/20	\$499.45	K.R. TRIGGER BLDG	IG2 U/85	Office Building	1	26	Imp changed after sale; not in ratio
035	010	766620	7503	31,131	3082925	\$4,000,000	11/13/20	\$128.49	NORTHWEST CASTING	IG1 U/85	Industrial(Gen Pur	1	Y	
035	010	766620	7585	16,300	3165207	\$3,300,000	12/14/21	\$202.45	PACIFIC OFFICE AUTOMATION WAREHOUSE	IG1 U/85	Warehouse	1	Y	
035	010	766620	7605	33,462	3135488	\$5,520,000	07/28/21	\$164.96	NORTHSTAR CASTEEL ANNEX	IG1 U/85	Warehouse	1	Y	
035	010	766620	7610	34,950	3144620	\$10,325,000	09/08/21	\$295.42	HANFORD CNTR	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	172280	0035	12,960	3037401	\$4,965,000	02/27/20	\$383.10	OFFICE	IG2 U/85	Office Building	1	Y	
035	030	172280	2145	2,960	3194065	\$1,200,000	06/01/22	\$405.41	STONECRAFT	IG2 U/85	Warehouse	1	Y	
035	030	182404	9012	34,530	3211211	\$8,250,000	09/26/22	\$238.92	Ducky's Office Furniture	IG1 U/85	Warehouse	1	Y	
035	030	182404	9047	18,715	3042699	\$2,935,000	04/13/20	\$156.83	GUADALAJARA	IG1 U/85	Warehouse	2	69	Net Lease Sale; not in ratio
035	030	182404	9058	64,056	3126404	\$22,000,000	06/17/21	\$343.45	RAINIER COLD STG/'E' & 'E' MEATS	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	182404	9099	11,100	3141674	\$3,926,000	08/24/21	\$353.69	Corfini Gourmet	IG1 U/85	Warehouse	1	Y	
035	030	357320	0040	20,832	3131330	\$5,100,000	07/06/21	\$244.82	BLOCH STEEL	IG1 U/85	Warehouse	1	Y	
035	030	357320	0135	14,759	3046773	\$5,611,300	05/08/20	\$380.20	ALL CITY FENCE CO	IG1 U/85	Industrial(Light)	1	Y	
035	030	357370	0408	40,238	3112506	\$12,300,000	04/20/21	\$305.68	OFFICE BUILDING	IG2 U/85	Office Building	1	Y	
035	030	395890	1255	24,415	3121704	\$6,750,000	05/27/21	\$276.47	EMERALD CITY BINDRY	IG1 U/85	Warehouse	2	Y	
035	030	395890	1356	12,895	3088871	\$2,800,000	12/14/20	\$217.14	PAPER MERCHANT/POWER DISTRIBUTING	IG1 U/85	Warehouse	1	Y	
035	030	526330	0050	8,008	3166959	\$2,290,000	12/28/21	\$285.96	BOTTLEWORKS	IG2 U/85	Service Building	1	69	Net Lease Sale; not in ratio
035	030	526330	0350	8,240	3128500	\$2,900,000	06/14/21	\$351.94	SASE COMPANY	IG2 U/85	Warehouse	1	Y	
035	030	526330	0415	4,455	3143476	\$1,925,000	09/01/21	\$432.10	WASHINGTON STATE FACILITIES (SIGNS AND MAIL)	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	526330	0575	19,344	3139513	\$4,700,000	08/16/21	\$242.97	BEDFORD BLDG	IG2 U/85	Warehouse	1	Y	
035	030	526330	0650	5,960	3030767	\$1,295,000	01/21/20	\$217.28	IMPRESSION PRINTING	IG2 U/85	Warehouse	1	26	Imp changed after sale; not in ratio
035	030	526330	0660	20,092	3137647	\$4,000,000	08/05/21	\$199.08	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Pur	1	Y	
035	030	526330	0985	24,682	3121753	\$8,500,000	05/27/21	\$344.38	WA MACH WORKS/WALASHEK INDUSTRL	IG2 U/85	Industrial(Gen Pur	1	26	Imp changed after sale; not in ratio
035	030	536720	4505	57,540	3173468	\$15,483,000	02/17/22	\$269.08	GENERAL BIODIESEL	IG1 U/85	Warehouse	1	Y	
035	030	737660	0753	16,108	3134524	\$3,100,000	07/22/21	\$192.45	MAGNUM	IG2 U/85	Warehouse	1	Y	
035	030	766620	3920	24,305	3204152	\$8,750,000	08/10/22	\$360.01	EPIC ANTIQUE	IG2 U/85	Warehouse	1	Y	
035	030	766670	0530	49,364	3178955	\$16,500,000	03/04/22	\$334.25	UNION MFG	IG1 U/85	Industrial(Gen Pur	1	26	Imp changed after sale; not in ratio
035	030	788610	1065	11,614	3085575	\$2,200,000	11/10/20	\$189.43	PRINTING N GO	IG2 U/85	Warehouse	1	Y	
035	030	788610	1125	12,585	3182478	\$5,900,000	04/01/22	\$468.81	THE DOWNTOWN COOKHOUSE	IG2 U/85	Industrial(Light)	1	Y	

Improved Sales Calc for Area 035 with Sales 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
035	030	788610	1215	25,871	3072857	\$5,425,000	09/30/20	\$209.69	TRADEMARK SIGN AND SUPPLY	IG2 U/85	Warehouse	1	26	Imp changed after sale; not in ratio
035	030	788610	1215	29,091	3162728	\$7,900,000	12/07/21	\$271.56	TRADEMARK SIGN AND SUPPLY	IG2 U/85	Warehouse	1	Y	
035	050	172280	0335	3,096	3196218	\$1,450,000	06/13/22	\$468.35	BALANCING SERVICE CO	IG2 U/85	Office Building	1	Y	
035	060	700620	0650	13,044	3180926	\$3,775,000	03/31/22	\$289.41	FABRIC SALES COMPANY	C2-55 (M)	Industrial(Light)	1	Y	
035	060	916610	0020	4,680	3122100	\$1,400,000	05/26/21	\$299.15	CANNA	NC3-55 (M)	Industrial(Light)	1	Y	
035	065	536720	2050	6,513	3037711	\$2,400,000	03/06/20	\$368.49	U.S. BANK	IG2 U/85	Bank	1	29	Seg/merge after sale; not in ratio
035	065	754980	2810	9,353	3143366	\$2,050,000	08/27/21	\$219.18	MARINE VACUUM SERVICE, INC.	IG2 U/85	Industrial(Gen Pur	1	Y	

Improved Sales Calc for Area 035 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
035	010	132730	0004	32,676	3082009	\$2,700,000	11/06/20	\$82.63	ON SAFARI FOODS	IG1 U/85	Warehouse	1	15	No market exposure
035	010	132730	0045	30,599	3082010	\$2,669,500	11/06/20	\$87.24	NEMCO	IG1 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	010	539360	0011	10,692	3177715	\$4,000,000	03/09/22	\$374.11	STELLER BLDG - INDUSTRIAL FLEX BLDG	IG2 U/85	Industrial(Light)	1	51	Related party, friend, or neighbor
035	010	766620	2855	47,474	3116772	\$9,500,000	04/23/21	\$200.11	NW ENVIROSERVICE/EVERGREEN SVCS	IG2 U/85	Office Building	1	17	Non-profit organization
035	010	766620	3000	20,724	3096690	\$137,000	01/28/21	\$6.61	HONDA/TOYOTA DETAIL FACILITY/PARTS STORAGE	IG2 U/85	Service Building	1	18	Quit claim deed
035	010	766620	3135	30,481	3175396	\$12,000,000	03/01/22	\$393.69	MACDONALD MEAT CO	IG2 U/85	Warehouse	1	3	Contract or cash sale
035	010	766620	3235	9,910	3216090	\$4,000,000	10/28/22	\$403.63	DUKE'S TRUCK REPAIR	IG2 U/85	Service Building	1	34	Use-change after sale; not in ratio
035	010	766620	4530	17,600	3076188	\$3,650,000	10/15/20	\$207.39	GROCERY OUTLET (M1 = #05541560)	IG2 U/85	Grocery Store	1	70	Building Only; not in ratio
035	010	766620	5408	103,537	3052178	\$16,800,000	06/17/20	\$162.26	AMERICAN LIFE	IG1 U/85	Warehouse	3	51	Related party, friend, or neighbor
035	010	766620	5408	93,122	3183409	\$5,533,020	04/12/22	\$59.42	AMERICAN LIFE	IG1 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5505	10,415	3183411	\$688,860	04/12/22	\$66.14	ORIENT EXPRESS RESTAURANT	IG1 U/85	Restaurant/Loung	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5550	48,280	3056801	\$6,744,293	07/13/20	\$139.69	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen Pur	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5550	48,280	3183412	\$3,422,747	04/12/22	\$70.89	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen Pur	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5835	25,800	3032452	\$3,465,000	01/27/20	\$134.30	NEW J.R. ABBOTT BLDG-FMR CLYDE EQUIPMENT BUILDING	IG1 U/85	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5933	16,389	3181979	\$9,400,000	04/01/22	\$573.56	PROLOGIS PROPERTY	IG1 U/85	Terminal(Auto/Bu	2	67	Gov't to non-gov't
035	010	766620	6070	18,000	3114867	\$1,887,840	04/29/21	\$104.88	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6070	18,000	3114869	\$2,069,575	04/29/21	\$114.98	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114868	\$1,069,800	04/29/21	\$104.88	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114870	\$1,172,785	04/29/21	\$114.98	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114772	\$1,773,900	04/29/21	\$82.13	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114773	\$267,300	04/29/21	\$12.38	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	7270	4,440	3207303	\$2,500,000	08/16/22	\$563.06	ANALYTICAL 360	IG2 U/85	Warehouse	1	65	Plans and permits
035	010	766620	7390	12,000	3139337	\$2,100,000	08/13/21	\$175.00	1ST AVE KITCHEN AND BATH	IG2 U/85	Warehouse	1	44	Tenant
035	010	766620	7410	27,188	3184130	\$6,700,000	04/14/22	\$246.43	DICK'S RESTAURANT SUPPLY/GROWING GREEN INTERIORS	IG2 U/85	Industrial(Gen Pur	2	51	Related party, friend, or neighbor
035	030	172280	1430	1,700	3137514	\$700,000	08/02/21	\$411.76	FOOD PROCESSING	C1-75 (M)	Industrial(Light)	1	15	No market exposure
035	030	172280	1945	3,320	3092843	\$375,000	12/31/20	\$112.95	OMNI PACKING & SEAL	IG2 U/85	Warehouse	1	15	No market exposure
035	030	172280	1945	3,320	3179639	\$609,600	03/23/22	\$183.61	OMNI PACKING & SEAL	IG2 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	030	182404	9074	39,900	3165842	\$10,475,000	12/21/21	\$262.53	Grand Central Bakery	IG1 U/85	Industrial(Light)	1	64	Sales/leaseback
035	030	395890	1255	11,520	3088868	\$1,730,000	12/14/20	\$150.17	EMERALD CITY BINDRY	IG1 U/85	Warehouse	1	15	No market exposure
035	030	526330	0065	12,755	3155227	\$4,121,153	10/28/21	\$323.10	NORTHWEST SIGN SUPPLY	C1-75 (M)	Warehouse	2	36	Plottage
035	030	526330	0155	17,216	3108465	\$6,800,000	03/29/21	\$394.98	ALL - WEST	C1-75 (M)	Warehouse	1	67	Gov't to non-gov't
035	030	617290	0075	115,358	3124430	\$24,275,000	06/07/21	\$210.43	CASCADE DESIGNS INC	IG1 U/85	Warehouse	4	64	Sales/leaseback
035	030	788610	0290	9,052	3212257	\$4,400,000	09/28/22	\$486.08	INTERNATIONAL TRUCK LEASING	IG2 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	030	788610	0917	4,100	3060455	\$2,594,000	07/30/20	\$632.68	M & R EQUIP	IG2 U/85	Warehouse	1	68	Non-gov't to gov't
035	030	788610	1010	4,885	3060536	\$1,550,000	07/31/20	\$317.30	AURIC AG	IG2 U/85	Industrial(Light)	2	68	Non-gov't to gov't
035	030	788610	1280	36,150	3121613	\$11,150,000	05/27/21	\$308.44	JOHN PERINE CO	IG2 U/85	Warehouse	1	36	Plottage
035	060	036000	0020	11,949	3066588	\$2,800,000	08/28/20	\$234.33	FUTURE CPC SOBERING CENTER	NC3-55 (M)	Church/Welfare/R	1	34	Use-change after sale; not in ratio
035	060	346580	0070	12,448	3157909	\$1,650,000	11/05/21	\$132.55	INDUSTRIAL BLDG-WEST COAST INDUSTRIES	NR3	Industrial(Light)	1	15	No market exposure
035	060	346680	0077	4,000	3101096	\$743,000	02/18/21	\$185.75	"M" Produce, Inc.	IG2 U/85	Warehouse	1	46	Non-representative sale
035	060	535420	0080	19,886	3108487	\$6,800,000	03/30/21	\$341.95	AUTO QUEST	IG2 U/85	Industrial(Heavy)	2	68	Non-gov't to gov't
035	060	554430	0115	22,789	3068414	\$30,000	08/09/20	\$1.32	ATWOOD ADHESIVES INC	IG2 U/85	Industrial(Gen Pur	1	33	Lease or lease-hold
035	060	554430	0210	4,695	3222375	\$1,080,000	12/30/22	\$230.03	SIRENITA RESTAURANT/VACANT INDUSTRIAL BLDG	IG2 U/85	Warehouse	1	15	No market exposure
035	065	000340	0029	3,440	3104706	\$2,887,000	03/11/21	\$839.24	RANDYS RESTAURANT	MIC/H	Restaurant/Loung	1	68	Non-gov't to gov't
035	065	213620	0606	2,437	3061536	\$6,000,000	07/28/20	\$2,462.04	ARCO AMPM	IG2 U/85	Conv Store with G	1	1	Personal property included

Improved Sales Calc for Area 035 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
035	065	536720	1275	11,610	3124921	\$2,880,000	06/09/21	\$248.06	MACHINISTS INC	IG2 U/85	Industrial(Gen Pur	2	15	No market exposure

Vacant Sales Calc for Area 035 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	Parcel Ct	Ver. Code	Remarks
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	SUN DELI-MART-CLOSED	IG2 U/85	Conv Store withou	1	Y	
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	3295	100,800	3222440	\$21,000,000	12/30/22	\$208.33	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	SALVATION ARMY	IC 85-175	Vacant(Commerci	3	Y	
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	PEP BOYS AUTO SERVICE	IG1 U/85	Service Building	1	Y	
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	PECOS PIT BBQ	IG2 U/85	Restaurant/Loung	1	Y	
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	SYNESSO	C1-75 (M)	Warehouse	1	Y	
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	Mac-MILLAN PIPER	IG1 U/85	Terminal(Auto/Bu	2	Y	
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Pur	1	Y	
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	SFR - ARCHITECTURAL LANDSCAPE SUPPLY	C1-75 (M)	Office Building	1	Y	
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	VACANT LAND - FMR CHEMICAL PLANT	IG2 U/85	Vacant(Industrial)	1	Y	
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	VACANT LAND	C1-55 (M)	Vacant(Commerci	1	Y	
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	SAWDUST SUPPLY COMPANY/Granite	IG2 U/85	Warehouse	1	Y	

Vacant Sales Calc for Area 035 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
035	010	149830	0005	400	3137252	\$5,000	07/28/21	\$12.50	VACANT	IG2 U/85	Vacant(Industrial)	2	15	No market exposure
035	010	766620	5035	9,000	3219010	\$900,000	11/28/22	\$100.00	WELLS FARGO BANK PARKING	IG2 U/85	Parking(Assoc)	1		
035	010	766620	5175	2,422	3200594	\$732,900	07/01/22	\$302.60	Fmr Touch of Class Spa	IG1 U/85	Shell Structure	1	65	Plans and permits
035	010	766620	5545	8,751	3183410	\$236,268	04/12/22	\$27.00	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5565	22,609	3078419	\$226,090	10/23/20	\$10.00	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	46	Non-representative sale
035	010	766620	5565	22,609	3082011	\$297,350	11/06/20	\$13.15	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	51	Related party, friend, or neighbor
035	010	766620	5565	22,609	3082012	\$652,650	11/06/20	\$28.87	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5960	9,000	3051619	\$1,500,000	06/15/20	\$166.67	VACANT LAND	IG2 U/85	Vacant(Industrial)	1	65	Plans and permits
035	010	766620	6085	9,000	3114777	\$440,000	04/29/21	\$48.89	VACANT LAND	IG2 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	030	766620	5807	14,400	3093336	\$10	01/08/21	\$0.00	LAND-ECON WITH 617290-0005	IG1 U/85	Vacant(Industrial)	2	31	Exempt from excise tax
035	050	386840	0165	6,500	3030820	\$260,000	01/22/20	\$40.00	PARKING	IG2 U/85	Parking(Assoc)	1	51	Related party, friend, or neighbor
035	050	386840	0176	6,500	3030819	\$260,000	01/22/20	\$40.00	Parking	IG2 U/85	Parking(Assoc)	1	51	Related party, friend, or neighbor
035	060	700620	0540	6,000	3152977	\$1,550,000	10/19/21	\$258.33	SHOP	C2-55 (M)	Industrial(Light)	1	15	No market exposure

AREA 35 PHYSICAL INSPECTION 2023				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	057000	0415	2541 10TH AVE S
35	10	132730	0003	
35	10	132730	0004	3317 3RD AVE S
35	10	132730	0005	25 S HORTON ST
35	10	132730	0006	423 S HORTON ST
35	10	132730	0007	
35	10	132730	0008	3300 1ST AVE S
35	10	132730	0009	3301 1ST AVE S
35	10	132730	0010	3314 4TH AVE S
35	10	132730	0011	145 S HORTON ST
35	10	132730	0012	3300 6TH AVE S
35	10	132730	0013	3301 4TH AVE S
35	10	132730	0015	
35	10	132730	0020	79 S HORTON ST
35	10	132730	0045	207 S HORTON ST
35	10	132730	0050	3300 4TH AVE S
35	10	132730	0052	
35	10	132730	0065	3317 6TH AVE S
35	10	132730	0066	3301 6TH AVE S
35	10	307650	0175	
35	10	307650	0176	
35	10	567950	0420	9TH AVE S
35	10	567950	0450	9TH AVE S
35	10	567950	0480	901 S HINDS ST
35	10	567950	0516	3300 AIRPORT WAY S
35	10	567950	0531	9TH AVE S
35	10	567950	0575	9TH AVE S
35	10	567950	0635	9TH AVE S
35	10	713540	0000	3100 AIRPORT WAY S
35	10	766620	3010	918 S LANDER ST
35	10	766620	3011	2548 AIRPORT WAY S
35	10	766620	3015	S FOREST ST
35	10	766620	3045	3412 AIRPORT WAY S
35	10	766620	3050	3512 AIRPORT WAY S
35	10	766620	3055	3412 AIRPORT WAY S
35	10	766620	3076	3200 8TH AVE S
35	10	766620	3110	3407 AIRPORT WAY S
35	10	766620	3115	
35	10	766620	3135	2709 AIRPORT WAY S
35	10	766620	3140	AIRPORT WAY S
35	10	766620	3150	2755 AIRPORT WAY S
35	10	766620	3165	2701 AIRPORT WAY S
35	10	766620	3590	707 S LANDER ST
35	10	766620	3595	2930 7TH AVE S
35	10	766620	3600	7TH AVE S
35	10	766620	3610	700 S FOREST ST
35	10	766620	3625	720 S FOREST ST
35	10	766620	3655	717 S LANDER ST
35	10	766620	3660	2702 6TH AVE S
35	10	766620	3664	2724 6TH AVE S
35	10	766620	3665	2724 6TH AVE S
35	10	766620	3675	2752 6TH AVE S

AREA 35 PHYSICAL INSPECTION 2023				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	3680	7TH AVE S
35	10	766620	3685	7TH AVE S
35	10	766620	3690	7TH AVE S
35	10	766620	3700	7TH AVE S
35	10	766620	3705	2720 6TH PL S
35	10	766620	3710	625 S LANDER ST
35	10	766620	3715	
35	10	766620	3720	2908 6TH AVE S
35	10	766620	3730	2922 6TH AVE S
35	10	766620	3735	2940 6TH AVE S
35	10	766620	3736	2958 6TH AVE S
35	10	766620	3760	6TH AVE S
35	10	766620	3765	3200 6TH AVE S
35	10	766620	3785	3400 6TH AVE S
35	10	766620	3810	3440 6TH AVE S
35	10	766620	3825	600 S SPOKANE ST
35	10	766620	3826	620 S SPOKANE ST
35	10	766620	3827	640 S SPOKANE ST
35	10	766620	3850	3433 AIRPORT WAY S
35	10	766620	3865	3446 AIRPORT WAY S
35	10	766620	4120	3404 4TH AVE S
35	10	766620	4121	3412 4TH AVE S
35	10	766620	4122	441 S HINDS ST
35	10	766620	4125	3414 4TH AVE S
35	10	766620	4130	3434 4TH AVE S
35	10	766620	4140	3454 4TH AVE S
35	10	766620	4145	450 S SPOKANE ST
35	10	766620	4147	503 S HINDS ST
35	10	766620	4155	3405 6TH AVE S
35	10	766620	4165	3200 4TH AVE S
35	10	766620	4166	400 S HANFORD ST
35	10	766620	4170	400 S HANFORD ST
35	10	766620	4171	S HANFORD ST
35	10	766620	4172	400 S HANFORD ST
35	10	766620	4173	400 S HANFORD ST
35	10	766620	4175	400 S HANFORD ST
35	10	766620	4180	2900 4TH AVE S
35	10	766620	4182	S FOREST ST
35	10	766620	4189	2924 4TH AVE S
35	10	766620	4190	2932 4TH AVE S
35	10	766620	4200	2960 4TH AVE S
35	10	766620	4210	2901 6TH AVE S
35	10	766620	4211	S FOREST ST
35	10	766620	4225	2700 4TH AVE S
35	10	766620	4245	2724 4TH AVE S
35	10	766620	4256	2730 4TH AVE S
35	10	766620	4275	2742 4TH AVE S
35	10	766620	4280	2760 4TH AVE S
35	10	766620	4300	2757 6TH AVE S
35	10	766620	4306	S FOREST ST
35	10	766620	4310	
35	10	766620	4320	2739 6TH AVE S

AREA 35 PHYSICAL INSPECTION 2023				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	4330	2727 6TH AVE S
35	10	766620	4331	
35	10	766620	4340	2715 6TH AVE S
35	10	766620	4345	555 S LANDER ST
35	10	766620	4346	505 S LANDER ST
35	10	766620	5290	2701 4TH AVE S
35	10	766620	5295	2723 4TH AVE S
35	10	766620	5300	2727 4TH AVE S
35	10	766620	5305	2733 4TH AVE S
35	10	766620	5311	2737 4TH AVE S
35	10	766620	5315	2743 4TH AVE S
35	10	766620	5320	2749 4TH AVE S
35	10	766620	5325	2763 4TH AVE S
35	10	766620	5335	241 S LANDER ST
35	10	766620	5336	2733 3RD AVE S
35	10	766620	5350	
35	10	766620	5405	
35	10	766620	5408	270 S HANFORD ST
35	10	766620	5420	
35	10	766620	5425	
35	10	766620	5455	2901 4TH AVE S
35	10	766620	5460	2915 4TH AVE
35	10	766620	5475	2925 4TH AVE S
35	10	766620	5490	2939 4TH AVE S
35	10	766620	5500	2949 4TH AVE S
35	10	766620	5505	2963 4TH AVE S
35	10	766620	5515	3201 4TH AVE S
35	10	766620	5520	3211 4TH AVE S
35	10	766620	5541	100 S HANFORD ST
35	10	766620	5545	
35	10	766620	5550	3223 3RD AVE S
35	10	766620	5565	3410 2ND AVE S
35	10	766620	5570	3414 2ND AVE S
35	10	766620	5580	3434 2ND AVE S
35	10	766620	5610	
35	10	766620	5625	3447 4TH AVE S
35	10	766620	5630	3433 4TH AVE S
35	10	766620	5635	3429 4TH AVE S
35	10	766620	5636	3435 4TH AVE S
35	10	766620	5640	3423 4TH AVE S
35	10	766620	5645	3413 4TH AVE S
35	10	766620	5655	3401 4TH AVE S
35	10	766620	5656	231 S HINDS ST
35	10	766620	5835	3408 1ST AVE S
35	10	766620	5845	3422 1ST AVE S
35	10	766620	5862	3434 1ST AVE S
35	10	766620	5876	
35	10	766620	5880	3460 1ST AVE S
35	10	766620	5881	126 S SPOKANE ST
35	10	766620	5882	132 S SPOKANE ST
35	10	766620	5895	3441 2ND AVE S
35	10	766620	5928	

AREA 35 PHYSICAL INSPECTION 2023				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	5930	3200 OCCIDENTAL AVE S
35	10	766620	5933	150 S HORTON ST
35	10	766620	5934	
35	10	766620	5935	3200 1ST AVE S
35	10	766620	5945	3228 1ST AVE S
35	10	766620	5950	2900 1ST AVE S
35	10	766620	5955	2910 1ST AVE S
35	10	766620	5960	2918 1ST AVE S
35	10	766620	5965	2920 1ST AVE S
35	10	766620	5970	2930 1ST AVE S
35	10	766620	5975	2944 1ST AVE S
35	10	766620	5985	2962 1ST AVE S
35	10	766620	5988	151 S LANDER ST
35	10	766620	5990	2730 S LANDER ST
35	10	766620	5992	1ST AVE S
35	10	766620	5994	
35	10	766620	6020	2700 1ST AVE S
35	10	766620	6025	2710 1ST AVE S
35	10	766620	6035	2720 1ST AVE S
35	10	766620	6040	2724 1ST AVE S
35	10	766620	6045	2730 1ST AVE S
35	10	766620	6050	2740 1ST AVE S
35	10	766620	6055	2764 1ST AVE S
35	10	766620	7250	85 S LANDER ST
35	10	766620	7255	2709 1ST AVE S
35	10	766620	7260	2217 1ST AVE S
35	10	766620	7265	2729 1ST AVE S
35	10	766620	7270	2735 1ST AVE S
35	10	766620	7271	2731 1ST AVE S
35	10	766620	7275	2737 1ST AVE S
35	10	766620	7285	2759 1ST AVE S
35	10	766620	7295	2701 UTAH AVE S
35	10	766620	7335	2936 UTAH AVE S
35	10	766620	7340	66 S HANFORD ST
35	10	766620	7345	
35	10	766620	7350	2959 UTAH AVE S
35	10	766620	7360	2901 UTAH AVE S
35	10	766620	7380	2901 1ST AVE S
35	10	766620	7385	2915 1ST AVE S
35	10	766620	7390	2921 1ST AVE S
35	10	766620	7395	2925 1ST AVE S
35	10	766620	7400	2931 1ST AVE S
35	10	766620	7405	
35	10	766620	7410	2951 1ST AVE S
35	10	766620	7415	2963 1ST AVE S
35	10	766620	7420	3201 1ST AVE S
35	10	766620	7425	3207 1ST AVE S
35	10	766620	7426	3223 1ST AVE S
35	10	766620	7435	80 S HORTON ST
35	10	766620	7440	3201 UTAH AVE S
35	10	766620	7445	3231 UTAH AVE S
35	10	766620	7461	

AREA 35 PHYSICAL INSPECTION 2023				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	7462	
35	10	766620	7491	3443 1ST AVE S
35	10	766620	7496	3417 1ST AVE S
35	10	766620	7503	3411 1ST AVE S
35	10	766620	7575	3400 EAST MARGINAL WAY S
35	10	766620	7580	3420 EAST MARGINAL WAY S
35	10	766620	7583	3440 EAST MARGINAL WAY S
35	10	766620	7585	3430 EAST MARGINAL WAY S
35	10	766620	7590	40 S SPOKANE ST
35	10	766620	7591	
35	10	766620	7600	3429 COLORADO AVE S
35	10	766620	7605	3401 COLORADO AVE S
35	10	766620	7610	25 S HANFORD ST
35	10	766620	7611	35 S HANFORD ST
35	10	766620	7615	2 S HORTON ST
35	10	766620	7620	
35	10	766620	7625	
35	10	766620	7627	26 S HANFORD ST
35	10	766620	7635	
35	10	766620	7830	1901 EAST MARGINAL WAY S
35	10	766620	7900	2901 EAST MARGINAL WAY S
35	10	766620	7905	2917 EAST MARGINAL WAY S
35	10	766620	7917	2999 1/2 EAST MARGINAL WAY S
35	10	766620	7918	2999 EAST MARGINAL WAY S
35	10	767480	0001	
35	10	767480	0025	300 S HANFORD ST
35	10	767480	0055	3223 6TH AVE S
35	10	767480	0075	300 S HORTON ST
35	10	767480	0085	3224 4TH AVE S
35	10	767480	0105	300 S HORTON ST
35	10	788610	0816	9TH AVE S

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	020	182404	9046	27,283	3199481	\$10,900,000	07/07/22	\$399.52	CREOWORKS	NR2	Warehouse	2	69	Net Lease Sale; not in ratio
036	020	284020	0490	4,032	3072561	\$673,000	09/27/20	\$166.91	EXPERT MARBLE AND GRANITE, INC.	NR2	Industrial(Light)	1	Y	
036	020	284020	0690	4,500	3064712	\$1,550,000	08/21/20	\$344.44	STORAGE/LITE MFG. WAREHOUSE	IG2 U/85	Warehouse	4	Y	
036	040	000160	0016	7,056	3155188	\$1,700,000	10/23/21	\$240.93	Limousine Service	I	Industrial(Gen Pur	1	Y	
036	040	000160	0060	71,650	3183867	\$7,536,500	04/14/22	\$105.18	SEA KING INDUSTRIAL PARK	I	Warehouse	1	69	Net Lease Sale; not in ratio
036	040	302404	9026	50,034	3118037	\$14,325,000	05/13/21	\$286.31	MacDonald Miller	IB U/85	Warehouse	2	69	Net Lease Sale; not in ratio
036	040	732790	0310	10,500	3209255	\$2,700,000	08/31/22	\$257.14	Machinists, Inc.	IB U/45	Industrial(Gen Pur	1	Y	
036	040	732790	4830	9,792	3223313	\$2,368,750	01/11/23	\$241.91	MODERN PATTERN	IG2 U/65	Industrial(Gen Pur	1	Y	
036	040	732790	6930	52,030	3094994	\$11,500,000	01/19/21	\$221.03	MV TRANSPORTATION	IB U/45	Industrial(Gen Pur	3	Y	
036	040	732840	0740	6,500	3108605	\$2,100,000	03/31/21	\$323.08	GLITSA SWEDISH FLOOR FINISH	IG2 U/65	Warehouse	1	Y	
036	050	144350	0430	2,513	3157244	\$950,000	11/03/21	\$378.03	RETAIL MARKET	NC2-55 (M)	Tavern/Lounge	1	Y	
036	050	381240	0010	8,858	3201222	\$1,700,000	07/15/22	\$191.92	TIN TIN LAUNDROMAT PLUS RETAIL FRONTS	NC2-55 (M)	Retail Store	1	Y	
036	050	387040	0035	3,854	3212358	\$900,000	09/28/22	\$233.52	ETHIO MARKET	NC2-55 (M)	Medical/Dental Of	1	Y	
036	050	390410	0260	1,450	3201232	\$1,700,000	07/18/22	\$1,172.41	JIM'S MART	NC2-55 (M)	Conv Store with G	1	Y	
036	050	941240	0005	2,560	3217657	\$870,000	11/10/22	\$339.84	Retail Offices	NC2-55 (M)	Office Building	1	Y	
036	070	712930	4580	3,480	3166675	\$757,500	12/28/21	\$217.67	SFR with RETAIL FRONT	NC2-55 (M)	Single Family(C/I Z	1	Y	
036	070	712930	4680	1,092	3049058	\$550,000	05/27/20	\$503.66	SAFARI AUTO SERVICE	NC1-55 (M)	Service Building	1	Y	
036	070	712930	4745	9,828	3118661	\$3,780,000	05/06/21	\$384.62	RAINIER BEACH AUTO ZONE STORE	NC2-55 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
036	070	712930	4850	2,420	3102778	\$905,000	03/03/21	\$373.97	MIXED RETAIL/APTS	NC2-55 (M)	Apartment(Mixed	1	Y	
036	070	807000	0035	2,280	3213756	\$550,000	10/12/22	\$241.23	SOMA RIGHT MASSAGE	NC1-55 (M)	Retail Store	1	Y	
036	080	032304	9025	48,000	3070646	\$11,350,000	09/16/20	\$236.46	NOBLE, LTD., WORLD HEADQUARTERS	IG2 U/65	Warehouse	1	Y	
036	080	547680	0170	1,890	3029967	\$450,000	01/10/20	\$238.10	RAY'S AUTO CLINIC	RCC	Service Building	1	Y	
036	080	807200	0075	6,110	3170550	\$2,550,000	01/21/22	\$417.35	PACIFIC COATING, INC.	C2-75 (M)	Warehouse	1	34	Use-change after sale; not in ratio
036	090	102304	9044	41,379	3208061	\$12,957,611	08/30/22	\$313.14	GATEWAY NORTH BUILDING 7 - PSF MECHANICAL	MIC/L	Warehouse	1	Y	
036	090	102304	9075	12,500	3092043	\$6,625,000	12/28/20	\$530.00	TRUCK TRAILER SALES	MIC/H	Warehouse	2	Y	
036	090	261320	0042	29,885	3217958	\$3,650,000	11/16/22	\$122.13	Analytical Resources	C/LI	High Tech/High Fl	3	69	Net Lease Sale; not in ratio
036	090	261320	0043	8,100	3134414	\$1,550,000	07/22/21	\$191.36	BRENNON HEATING	C/LI	Warehouse	1	Y	
036	090	334740	1330	39,084	3132260	\$3,200,000	07/14/21	\$81.87	Western Cascade	LDR	Industrial(Gen Pur	2	26	Imp changed after sale; not in ratio

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	015	766670	2940	0	3090260	\$1,850,000	12/18/20	\$0.00	ARCO	IG1 U/85	Industrial(Light)	1	15	No market exposure
036	020	284020	0640	1,570	3060231	\$499,000	07/28/20	\$317.83	SINGLE FAMILY RESIDENCE	IG2 U/85	Single Family(C/I Z	1	17	Non-profit organization
036	020	766670	3885	5,556	3029405	\$900,000	01/07/20	\$161.99	Light Manufacturing Warehouse	IB U/85	Warehouse	3	51	Related party, friend, or neighbor
036	040	302404	9181	3,300	3109206	\$5,620,114	03/30/21	\$1,703.06	SHELL GAS STATION AND MINI MART	IG2 U/85	Conv Store with G	1	2	1031 trade
036	040	538860	0041	31,604	3064073	\$7,950,000	08/18/20	\$251.55	HEARTWOOD	IG2 U/65	Industrial(Light)	1	15	No market exposure
036	040	732790	0340	0	3123272	\$600,000	05/28/21	\$0.00	WEST TRANSFER	IG2 U/65	Service Building	1	51	Related party, friend, or neighbor
036	040	732790	1215	10,244	3143687	\$3,850,000	09/03/21	\$375.83	UNITY ELECTRIC	IB U/45	Service Building	2	68	Non-gov't to gov't
036	040	732790	2250	4,000	3141573	\$1,400,000	08/25/21	\$350.00	SIDS MACHINE SHED	IG2 U/65	Industrial(Gen Pur	1	51	Related party, friend, or neighbor
036	040	732790	4315	4,000	3127750	\$150,000	06/18/21	\$37.50	Seattle Heat Treaters. Inc.	IG2 U/65	Industrial(Gen Pur	1	51	Related party, friend, or neighbor
036	040	732790	4510	2,080	3098348	\$435,000	02/05/21	\$209.13	COACH MAINTENACE	IG2 U/65	Industrial(Light)	2	15	No market exposure
036	040	732790	4585	36,982	3168850	\$11,250,000	01/10/22	\$304.20	PWA INC	IG2 U/65	Warehouse	1	69	Net Lease Sale; not in ratio
036	040	788360	7565	4,040	3150281	\$1,499,900	10/04/21	\$371.26	Retail w/Apts	NC3P-55 (M)	Restaurant/Loung	1	15	No market exposure
036	040	788360	8115	5,400	3218072	\$1,513,000	11/18/22	\$280.19	A D Swain Co.	C2-55 (M)	Warehouse	1	44	Tenant
036	040	788360	8608	2,520	3195107	\$1,150,000	06/13/22	\$456.35	WAREHOUSE	C2-75 (M)	Warehouse	1	68	Non-gov't to gov't
036	040	788360	8688	5,870	3181048	\$2,000,000	03/29/22	\$340.72	URBAN FARM	NC3P-55 (M)	Retail Store	1	15	No market exposure
036	050	110800	0310	2,409	3144879	\$945,000	09/09/21	\$392.28	MIXED USE RESTAURANT W/MULTI-FAMILY APT	NC3-55 (M)	Restaurant/Loung	1	44	Tenant
036	050	265800	0160	1,689	3151907	\$680,000	10/11/21	\$402.61	ROSE MINI-MART & UNION STORE	NC2-55 (M)	Retail Store	1	15	No market exposure
036	050	333300	2120	4,760	3217655	\$580,000	11/03/22	\$121.85	RETAIL BUILDING	NC2-55 (M)	Retail Store	1	51	Related party, friend, or neighbor
036	050	352404	9012	6,556	3169895	\$30,000	01/12/22	\$4.58	NEW STAR FOOD MART	NC2-55 (M)	Conv Store withou	2	51	Related party, friend, or neighbor
036	050	352404	9012	6,556	3169898	\$3,000	01/12/22	\$0.46	NEW STAR FOOD MART	NC2-55 (M)	Conv Store withou	4	24	Easement or right-of-way
036	070	168640	0005	47,513	3226769	\$1,800,000	02/15/23	\$37.88	ST PAUL CATHOLIC CHURCH & SCHOOL	NR3	School(Private)	1		
036	070	212370	0370	6,255	3120076	\$2,650,000	05/21/21	\$423.66	SOUTHWEST MORTUARY	NC3P-55 (M)	Mortuary/Cemete	1	34	Use-change after sale; not in ratio
036	070	712930	4925	3,500	3159686	\$1,300,000	11/11/21	\$371.43	RAINIER BEACH VETERINARY CLINIC	NC3-55 (M)	Vet/Animal Conctr	1	34	Use-change after sale; not in ratio
036	070	713130	0400	15,135	3113539	\$3,800,000	04/20/21	\$251.07	AMAZING GRACE LUTH CHURCH	NR3	Church/Welfare/R	1	17	Non-profit organization
036	070	806600	0111	3,480	3033236	\$160,000	02/07/20	\$45.98		LR2 (M)	Triplex	1	52	Statement to dor
036	080	032304	9146	33,880	3182737	\$40,015,000	04/08/22	\$1,181.08	Nelson Trucking	C2-75 (M)	Warehouse	4	64	Sales/leaseback
036	090	261320	0003	15,250	3090836	\$2,700,000	12/21/20	\$177.05	FARWEST PAINTS	C/LI	Warehouse	1	15	No market exposure

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	BERG SCAFFOLDING CO	IG2 U/85	Shell Structure	1	Y	
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	SHOP	IG2 U/85	Shell Structure	4	Y	
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	SPLIT ZONING	NR2	Vacant(Single-fam)	4	Y	
036	040	243370	0145	61,824	3187863	\$2,300,000	05/02/22	\$37.20	SOUTH PARK STORAGE	IG2 U/65	Vacant(Commercial)	1	Y	
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	Intl. Construction Equip.	IG2 U/65	Industrial(Light)	1	Y	
036	040	562420	0091	18,395	3174889	\$1,200,000	02/24/22	\$65.24	Absolute German	I	Shell Structure	1	Y	
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	STORAGE YARD	IB U/45	Vacant(Industrial)	3	Y	
036	040	732790	2670	20,000	3211740	\$1,950,000	09/28/22	\$97.50	STORAGE YARD	IG2 U/65	Vacant(Industrial)	2	Y	
036	040	788360	0350	103,621	3097323	\$4,060,000	01/27/21	\$39.18	Coast Crane Company	IG2 U/65	Service Building	1	Y	
036	040	788360	0600	82,754	3097226	\$2,940,000	01/27/21	\$35.53	Ness Crane	IB U/45	Shell Structure	1	Y	
036	040	788360	2745	5,300	3168239	\$355,000	01/06/22	\$66.98	VACANT LAND	NC2-55 (M)	Vacant(Commercial)	1	Y	
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	SOUTH PARK MISSIONARY BAPT	RSL (M)	Shell Structure	1	Y	
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	VACANT INDUSTRIAL	C2-75 (M)	Terminal(Auto/Bu)	2	Y	
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	VACANT LAND	IG2 U/65	Vacant(Industrial)	2	Y	
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	GLORIA'S TRAVEL/LAW OFFICE	NC3P-95 (M)	Shell Structure	1	Y	
036	050	100500	0225	6,738	3201888	\$3,050,000	07/23/22	\$452.66	10 UNIT APT	NC3P-95 (M2)	Apartment	1	Y	
036	050	100500	0245	12,423	3212405	\$3,208,250	09/30/22	\$258.25	REX APTS	NC3P-95 (M2)	Apartment	1	Y	
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	RAINIER AUTO BODY	NC2-55 (M)	Service Building	1	Y	
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	VACANT SINGLE FAMILY RESIDENCE	LR3 RC (M)	Shell Structure	1	Y	
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	166250	0094	16,640	3192084	\$1,217,000	05/25/22	\$73.14	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	272404	9050	28,491	3122360	\$1,665,000	05/28/21	\$58.44	Holly Terrace	LR3 (M)	Apartment	2	Y	
036	050	282404	9042	11,477	3180990	\$300,000	03/28/22	\$26.14	BOEING TRANSMITTER SITE	NR3	Utility, Private(Rac)	1	Y	
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	SMALL OFFICE	NC2-55 (M)	Vacant(Commercial)	4	Y	
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	VAC LAND	NC2-55 (M)	Vacant(Commercial)	1	Y	
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	SEATTLE HOUSING AUTHORITY - PARCEL A	NC3-95 (M1)	School(Public)	1	Y	
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	4-PLEX	R6	4-Plex	1	Y	
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	ROSSOE OIL	NC2-55 (M)	Shell Structure	1	Y	
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	THUNDERBIRD TREATMENT CENTER	LR2 (M)	Shell Structure	1	Y	
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	VACANT INDUSTRIAL	IG2 U/65	Warehouse	4	Y	
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	VACANT LAND	O	Vacant(Industrial)	2	Y	
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	VACANT LAND	C/LI	Vacant(Industrial)	1	Y	
036	090	261320	0134	27,008	3213974	\$900,000	09/20/22	\$33.32	VACANT INDUSTRIAL	C/LI	Vacant(Industrial)	2	Y	

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	015	767180	0249	234,967	3183137	\$1,931,550	03/26/22	\$8.22	FUEL TERMINAL LEASE PP #17264680	IG1 U/85	Tideland, 1st Class	2	33	Lease or lease-hold
036	020	754730	0530	4,125	3197895	\$385,000	04/14/22	\$93.33	VACANT	IB U/85	Vacant(Commercial)	2	38	Divorce
036	020	766670	4040	255,883	3064485	\$83,566	08/20/20	\$0.33	Birmingham Steel Storage Yard	IG2 U/85	Vacant(Industrial)	1	18	Quit claim deed
036	040	000160	0063	118,617	3220326	\$1,772,363	12/09/22	\$14.94	VACANT	i	Vacant(Industrial)	1	24	Easement or right-of-way
036	040	322404	9005	914,648	3209421	\$75,850,000	09/09/22	\$82.93	Vacant South Park Landfill	IG2 U/65	Vacant(Industrial)	1	15	No market exposure
036	050	640470	0010	39,129	3201880	\$19,727,542	07/25/22	\$504.17	Orenda Condominium	NC3P-95 (M)	Vacant(Multi-fam)	1	17	Non-profit organization

Area 36 Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
36	70	212270	0030	4529 S HENDERSON ST
36	70	212270	0060	9000 RENTON AVE S
36	70	212270	0081	9001 RENTON AVE S
36	70	212370	0333	4609 S HENDERSON ST
36	70	212370	0345	4621 S HENDERSON ST
36	70	212370	0347	4629 S HENDERSON ST
36	70	212370	0355	4803 S HENDERSON ST
36	70	212370	0365	4812 S DIRECTOR ST
36	70	212370	0366	
36	70	212370	0369	
36	70	212370	0370	9021 RAINIER AVE S
36	70	212370	0380	9019 RAINIER AVE S
36	70	212370	0381	9125 RAINIER AVE S
36	70	212370	0405	9101 50TH AVE S
36	70	212470	0005	8823 RENTON AVE S
36	70	212470	0005	8823 RENTON AVE S
36	70	212470	0025	4348 S HENDERSON ST
36	70	212470	0055	
36	70	212470	0075	8825 MARTIN LUTHER KING JR WAY S
36	70	212470	0115	
36	70	212470	0125	9013 MARTIN LUTHER KING JR WAY S
36	70	212470	0175	9059 MARTIN LUTHER KING JR WAY S
36	70	212470	0180	9065 MARTIN LUTHER KING JR WAY S
36	70	212470	0220	9101 MARTIN LUTHER KING JR WAY S
36	70	212470	0269	9106 MARTIN LUTHER KING JR WAY S
36	70	212470	0270	9116 MARTIN LUTHER KING JR WAY S
36	70	212470	0305	4349 S HENDERSON ST
36	70	212470	0350	4309 S HENDERSON ST
36	70	212470	0360	9050 MARTIN LUTHER KING JR WAY S
36	70	212470	0420	9031 VALDEZ AVE S
36	70	680410	0005	4401 S TRENTON ST
36	70	680410	0030	8800 RENTON AVE S
36	70	680410	0030	8800 RENTON AVE S
36	70	680410	0105	8810 RENTON AVE S
36	70	680410	0155	4550 S HENDERSON ST
36	70	680410	0165	4532 S HENDERSON ST
36	70	680410	0175	4526 S HENDERSON ST
36	70	680410	0180	4524 S HENDERSON ST
36	70	680410	0200	8816 RENTON AVE S
36	70	712930	4945	9201 RAINIER AVE S
36	70	712930	5005	5021 S BARTON PL
36	70	712930	5045	9278 50TH AVE S

Area 36 Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
36	70	712930	5065	5051 S BARTON PL
36	70	712930	5164	9236 RENTON AVE S
36	70	807200	0025	9132 MARTIN LUTHER KING JR WAY S
36	70	807200	0035	
36	70	352404	9015	9061 SEWARD PARK AVE S
36	70	352404	9015	9061 SEWARD PARK AVE S
36	70	352404	9061	8824 RAINIER AVE S
36	70	352404	9062	8738 RAINIER AVE S
36	70	352404	9102	54TH AVE S
36	70	352404	9124	
36	70	352404	9127	RAINIER AVE S
36	70	352404	9128	RAINIER AVE S
36	70	352404	9129	8808 RAINIER AVE S
36	70	352404	9132	9000 RAINIER AVE S
36	70	352404	9140	9094 SEWARD PARK AVE S
36	70	352404	9149	8815 SEWARD PARK AVE S
36	70	352404	9158	5327 S HENDERSON ST
36	70	426570	0004	9040 RAINIER AVE S
36	70	426570	0006	9050 RAINIER AVE S
36	70	426570	0030	S DIRECTOR ST
36	70	426570	0085	S DIRECTOR ST
36	70	426570	0090	S DIRECTOR ST
36	70	426570	0095	5148 S DIRECTOR ST
36	70	426570	0150	5133 S DIRECTOR ST
36	70	426570	0195	9102 RAINIER AVE S
36	70	508740	0010	9200 RAINIER AVE S
36	70	508740	0020	9150 RAINIER AVE S
36	70	508740	0030	9262 RAINIER AVE S
36	70	508740	0265	
36	70	712930	4820	9416 RAINIER AVE S
36	70	712930	4826	9420 RAINIER AVE S
36	70	712930	4835	9428 RAINIER AVE S
36	70	712930	4840	9432 RAINIER AVE S
36	70	712930	4846	9436 RAINIER AVE S
36	70	712930	4850	9099 SEWARD PARK AVE S
36	70	712930	4865	9304 RAINIER AVE S
36	70	712930	4910	9232 RAINIER AVE S
36	70	712930	4925	9238 RAINIER AVE S
36	70	712930	4929	
36	70	712930	5260	9460 RAINIER AVE S
36	70	712930	5262	9480 RAINIER AVE S
36	70	712930	5315	RAINIER AVE S

Area 36 Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
36	70	792264	1191	
36	70	807000	0335	9510 RAINIER AVE S
36	70	807000	0400	9508 RAINIER AVE S
36	70	204540	0036	10679 RAINIER AVE S
36	70	387290	0030	9325 RAINIER AVE S
36	70	387290	0040	9305 RAINIER AVE S
36	70	712930	1685	9720 RAINIER AVE S
36	70	712930	1695	9724 RAINIER AVE S
36	70	712930	2630	9701 RAINIER AVE S
36	70	712930	2635	S PERRY ST
36	70	712930	2755	9656 WATERS AVE S
36	70	712930	3600	5703 S FLETCHER ST
36	70	712930	3615	9301 57TH AVE S
36	70	712930	3765	5609 S FLETCHER ST
36	70	712930	4500	9367 RAINIER AVE S
36	70	712930	4550	9401 RAINIER AVE S
36	70	712930	4570	
36	70	712930	4580	9423 RAINIER AVE S
36	70	712930	4590	9431 RAINIER AVE S
36	70	712930	4600	9447 RAINIER AVE S
36	70	712930	4610	9215 56TH AVE S
36	70	712930	4680	9481 RAINIER AVE S
36	70	712930	4681	9261 57TH AVE S
36	70	712930	4700	9265 57TH AVE S
36	70	712930	4715	57TH AVE S
36	70	712930	4720	9285 57TH AVE S
36	70	712930	4745	9471 RAINIER AVE S
36	70	737760	0010	9551 RAINIER AVE S
36	70	807000	0005	9505 RAINIER AVE S
36	70	807000	0020	9250 57TH AVE S
36	70	807000	0035	9262 57TH AVE S
36	70	807000	0040	9264 57TH AVE S
36	70	807000	0045	9266 57TH AVE S
36	70	807000	0050	57TH AVE S
36	70	807000	0055	9272 57TH AVE S
36	70	807000	0060	9274 57TH AVE S
36	70	807000	0065	57TH AVE S
36	70	807000	0145	ITHACA PL S
36	70	807300	0170	10003 RAINIER AVE S
36	70	807300	0172	
36	70	807300	0175	10005 RAINIER AVE S
36	70	807300	0236	10145 RAINIER AVE S

Area 36 Physical Inspection 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
36	70	022304	9015	9743 59TH AVE S
36	70	112304	9059	11410 RENTON AVE S
36	70	168640	0005	5600 S RYAN ST
36	70	334840	1462	11649 BEACON AVE S
36	70	335240	0305	5350 S FOUNTAIN ST
36	70	335240	1300	11236 BEACON AVE S
36	70	335240	2219	
36	70	335240	2220	
36	70	335240	2221	11900 BEACON AVE S
36	70	432760	0035	11925 BEACON AVE S
36	70	547620	0171	5310 S CRESTON ST
36	70	547620	0187	5161 S CRESTON ST
36	70	547620	0210	10500 51ST AVE S
36	70	712930	2300	9709 60TH AVE S
36	70	712930	2530	6038 S PILGRIM ST
36	70	712930	3850	5506 S ROXBURY ST
36	70	712930	3870	5506 S ROXBURY ST
36	70	712930	4335	SW ROXBURY ST
36	70	712930	4390	9207 RAINIER AVE S
36	70	712930	4415	9245 RAINIER AVE S
36	70	712930	4450	STURTEVANT AVE S
36	70	712930	4451	STURTEVANT AVE S
36	70	712930	4461	
36	70	712930	4462	9270 51ST AVE S
36	70	712930	4705	57TH AVE S
36	70	712930	4710	9275 57TH AVE S
36	70	712930	5175	9401 51ST AVE S
36	70	713130	0004	9601 RENTON AVE S
36	70	713130	0005	9610 51ST AVE S
36	70	713130	0006	9616 51ST AVE S
36	70	713130	0007	9625 RENTON AVE S
36	70	713130	0008	9645 RENTON AVE S
36	70	713130	0028	5101 S ROXBURY ST
36	70	713130	0340	10033 55TH AVE S
36	70	713130	0400	10056 RENTON AVE S
36	70	713130	0400	10056 RENTON AVE S
36	70	806600	0015	9255 RAINIER AVE S
36	70	806600	0025	9300 51ST AVE S
36	70	806600	0046	9312 51ST AVE S
36	70	806600	0140	9450 RENTON AVE S

Improved Sales Calc for Area 045 with Sales Used

5/3/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	015	249120	0870	3,537	3220912	\$925,000	12/15/22	\$261.52	Super Deli Mart	NC2P-55 (M)	Conv Store without Gas	1	Y	
045	045	630340	1055	4,700	3221019	\$975,000	11/18/22	\$207.45	VACANT BUILDING	CB	Tavern/Lounge	1	Y	
045	025	095200	2260	4,896	3215952	\$2,349,900	10/27/22	\$479.96	The Knightly Building (Mixed-Use)	NC1-65 (M1)	Apartment(Mixed Use)	1	Y	
045	005	177310	0090	15,180	3216191	\$4,025,000	10/26/22	\$265.15	SW PLUMBING - OFFICES/WH	C1-55 (M)	Office Building	4	Y	
045	035	762570	1301	1,208	3203169	\$755,000	07/29/22	\$625.00	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	035	757770	0117	1,656	3202522	\$850,000	07/19/22	\$513.29	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	035	762570	1420	4,436	3201571	\$1,400,000	07/07/22	\$315.60	RETAIL/APTS/RESIDENCE	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	005	177310	1745	3,787	3200121	\$1,750,000	06/29/22	\$462.11	OLYMPIA PIZZA AND PASTA/PHO REST/APT	NC2P-55 (M)	Restaurant/Lounge	1	Y	
045	035	757770	0142	1,656	3197039	\$840,400	06/16/22	\$507.49	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	035	570850	0436	2,484	3197199	\$1,200,000	06/03/22	\$483.09	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	035	570850	0436	2,484	3197200	\$1,200,000	06/03/22	\$483.09	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	025	757920	1045	3,050	3184799	\$2,045,000	04/19/22	\$670.49	Pho Than Brothers Restaurant	NC2-75 (M)	Restaurant/Lounge	1	Y	
045	035	246190	0020	3,630	3182285	\$1,275,000	04/06/22	\$351.24	JON B JOLLY INC	NC2-40 (M)	Office Building	1	Y	
045	015	150480	0093	6,451	3178424	\$2,300,000	03/15/22	\$356.53	14TH CHURCH OF CHRIST SCIENCE	NR3	Church/Welfare/Relig Srvc	1	Y	
045	020	762220	0055	6,812	3177208	\$4,840,000	03/09/22	\$710.51	DUKE'S RESTAURANT / 3RD FLOOR RESIDENCE	NC1-40 (M)	Restaurant/Lounge	1	Y	
045	025	095200	6215	4,431	3179829	\$1,875,000	03/09/22	\$423.16	GREEN TREE ANIMAL HOSPITAL	NC2-75 (M)	Vet/Animal Control Srvc	1	Y	
045	025	095200	6125	1,247	3175338	\$950,000	02/22/22	\$761.83	CHIROPRACTOR	NC2-55 (M)	Medical/Dental Office	1	Y	
045	045	320380	0005	12,480	3173827	\$5,125,000	02/22/22	\$410.66	BARTELL DRUG STORE	CBSO	Retail Store	1	Y	
045	045	797320	2660	4,990	3176400	\$755,000	02/18/22	\$151.30	Retail/Storage/Sm. Apt.	CBSO	Industrial(Light)	1	Y	
045	045	312380	0060	4,257	3173799	\$1,150,000	02/09/22	\$270.14	RETAIL BLDG. + RES (FMR. BRACE POINT POTTERY)	NC1-40 (M)	Retail Store	1	Y	
045	025	095200	2170	4,640	3164585	\$1,860,000	12/10/21	\$400.86	EDWARD JONES INVEST.& APTS	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	005	177310	1577	1,977	3162695	\$770,000	11/29/21	\$389.48	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	045	797320	2655	10,420	3160567	\$1,400,000	11/22/21	\$134.36	LA MEXICANA FOODS	CBSO	Warehouse	3	Y	
045	025	149530	0040	3,196	3159720	\$1,650,000	11/17/21	\$516.27	TAQUERIA GUAYMAS	NC3P-95 (M)	Restaurant/Lounge	1	Y	
045	035	165760	0010	643	3158731	\$309,500	11/09/21	\$481.34	COBBLESTONE COURT	NC2-40 (M)	Condominium(Mixed Use)	1	Y	
045	035	762570	1309	755	3156673	\$504,950	10/29/21	\$668.81	TOWNHOMES - UNIT B	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1306	755	3154212	\$499,950	10/20/21	\$662.19	TOWNHOMES - UNIT E	NC2-40 (M)	Townhouse Plat	1	Y	
045	045	345100	0020	2,343	3154275	\$820,000	10/18/21	\$349.98	SUBWAY RESTAURANT	CBSO	Retail Store	1	Y	
045	015	935290	1000	15,960	3152553	\$1,250,000	10/15/21	\$78.32	WAREHOUSE STORAGE	NC2P-55 (M)	Warehouse	1	Y	
045	035	762570	1294	755	3151658	\$489,950	10/13/21	\$648.94	TOWNHOMES - UNIT H	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1297	876	3149923	\$539,950	09/30/21	\$616.38	TOWNHOMES - UNIT F	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1293	877	3151070	\$539,950	09/29/21	\$615.68	TOWNHOMES - UNIT I	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1296	876	3151110	\$529,950	09/29/21	\$604.97	TOWNHOMES - UNIT G	NC2-40 (M)	Townhouse Plat	1	Y	
045	025	338990	0355	1,172	3148685	\$510,000	09/28/21	\$435.15	Triangle Building	NC2-55 (M)	Office Building	1	Y	
045	035	762570	1308	876	3150450	\$550,000	09/28/21	\$627.85	TOWNHOMES - UNIT C	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	3350	1,287	3149656	\$690,000	09/24/21	\$536.13	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	035	762570	1311	876	3149370	\$559,950	09/22/21	\$639.21	TOWNHOMES - UNIT A	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1307	876	3148507	\$549,950	09/20/21	\$627.80	TOWNHOMES - UNIT D	NC2-40 (M)	Townhouse Plat	1	Y	
045	040	095200	4047	2,550	3146385	\$975,000	09/17/21	\$382.35	BUDGET BLINDS	NC3-75 (M)	Retail Store	1	Y	

Improved Sales Calc for Area 045 with Sales Used

5/3/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	015	935290	1015	2,130	3146420	\$800,000	09/10/21	\$375.59	MEINEKE CAR CARE	NC2P-55 (M)	Service Building	1	Y	
045	010	911875	0010	2,294	3144027	\$1,025,000	09/03/21	\$446.82	WALKER RESIDENTIAL CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
045	025	149530	0010	6,228	3143131	\$2,700,000	08/27/21	\$433.53	PHARMACA/GREAT HARVEST BREAD/BIN 41	NC3P-95 (M)	Retail Store	1	Y	
045	005	177310	1780	3,511	3139690	\$1,070,000	08/18/21	\$304.76	B & P LAB ENVIRONMENTAL CONTROL	NC2P-55 (M)	Warehouse	1	Y	
045	030	079500	1735	5,440	3138893	\$975,000	08/11/21	\$179.23	Industrial Warehouse	CBSO	Industrial(Light)	2	34	Use-change after sale; not in ratio
045	020	122403	9033	2,001	3137529	\$1,000,000	08/02/21	\$499.75	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	040	762870	0299	1,092	3132367	\$549,000	06/25/21	\$502.75	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	040	762870	0300	1,066	3134577	\$585,000	06/23/21	\$548.78	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	025	095200	2151	1,378	3128799	\$679,000	06/22/21	\$492.74	LIVE/WORK TOWNHOME	LR3 RC (M)	Single Family(C/I Use)	1	Y	
045	015	534720	0205	5,000	3127125	\$1,650,000	06/16/21	\$330.00	ROXBURY PLAZA	NC2P-55 (M)	Retail(Line/Strip)	1	Y	
045	005	327830	0074	1,041	3129150	\$565,000	06/14/21	\$542.75	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	040	762870	0294	1,066	3128056	\$539,950	06/09/21	\$506.52	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	015	789980	0075	4,360	3123320	\$1,300,000	06/02/21	\$298.17	Mtn of Transfiguration Alofa Tunoa Pentecostal Church	NR3	Church/Welfare/Relig Srvc	1	Y	
045	005	327830	0072	1,042	3123852	\$550,000	05/21/21	\$527.83	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0073	1,042	3124213	\$559,000	05/21/21	\$536.47	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0071	1,140	3122262	\$579,000	05/18/21	\$507.89	Live/work Townhome	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	020	122403	9037	1,899	3112927	\$735,000	04/19/21	\$387.05	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	045	721140	1395	3,000	3112056	\$800,000	04/13/21	\$266.67	RETAIL BUILDING	CBSO	Medical/Dental Office	1	Y	
045	015	329870	1065	2,776	3110678	\$489,000	04/08/21	\$176.15	Office Building	NC2P-55 (M)	Medical/Dental Office	1	Y	
045	005	327830	0075	1,366	3097027	\$660,000	01/20/21	\$483.16	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	
045	005	327830	0077	1,381	3095605	\$624,000	01/14/21	\$451.85	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	
045	005	327830	0076	1,385	3092748	\$660,000	12/28/20	\$476.53	Townhome	NC2P-55 (M)	Townhouse Plat	1	Y	
045	035	762570	3351	1,287	3087494	\$630,000	12/02/20	\$489.51	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	045	310740	0110	4,992	3084214	\$801,000	11/20/20	\$160.46	BANK OF AMERICA	CBSO	Bank	1	Y	
045	020	122403	9034	1,899	3087765	\$739,000	11/19/20	\$389.15	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	035	787250	0076	1,409	3084290	\$570,000	11/18/20	\$404.54	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	045	721140	1375	2,575	3076490	\$770,000	10/08/20	\$299.03	WHITE CENTER PIZZA	CBSO	Restaurant/Lounge	1	Y	
045	045	062304	9285	12,965	3071948	\$1,850,000	09/23/20	\$142.69	Northmart	CBSO	Retail Store	1	Y	
045	045	345100	0035	1,974	3070463	\$325,000	09/16/20	\$164.64	PIZZA HUT - TAKE OUT PIZZA	CBSO	Retail Store	1	Y	
045	020	889530	0020	2,000	3070247	\$580,000	09/10/20	\$290.00	VERGE	C1-55 (M)	Condominium(Mixed Use)	1	Y	
045	015	211470	0565	1,526	3070655	\$315,000	09/08/20	\$206.42	GROCERY STORE	NC1-40 (M)	Grocery Store	1	Y	
045	005	177360	0170	4,118	3067658	\$2,595,480	09/02/20	\$630.28	MICRO APARTMENTS - FOOTPRINT DELRIDGE	LR2 (M)	Congregate Housing	1	Y	
045	040	929730	1840	12,856	3067527	\$6,994,400	08/27/20	\$544.06	MICRO APARTMENTS - FOOTPRINT AVALON I	MR (M)	Apartment	1	Y	
045	035	762570	3346	1,527	3060318	\$620,000	07/28/20	\$406.02	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	025	286300	0230	1,400	3057260	\$600,000	07/15/20	\$428.57	GRANADA CONDOMINIUM	NC2-75 (M)	Condominium(Residential)	1	Y	
045	005	177310	1576	1,600	3056703	\$659,950	07/07/20	\$412.47	TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	030	079500	0025	10,833	3052542	\$1,040,000	06/19/20	\$96.00	AZTECA WHSES	CBSO	Warehouse	1	Y	
045	035	757770	0119	1,634	3052961	\$750,000	06/05/20	\$459.00	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	005	177310	1578	1,491	3041846	\$665,000	03/24/20	\$446.01	SFR	NC2P-55 (M)	Single Family(Res Use/Zone)	1	Y	
045	020	532310	0005	4,836	3039578	\$1,420,500	03/19/20	\$293.73	PHOENECIA RESTAURANT, ALKI CLEANERS, APTS	NC1-40 (M)	Apartment(Mixed Use)	1	34	Use-change after sale; not in ratio

Improved Sales Calc for Area 045 with Sales Used

5/3/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	045	345100	0403	3,690	3037149	\$799,000	03/03/20	\$216.53	SW CHIRO CLINIC W/SFR RENTAL	R48	Medical/Dental Office	1	Y	
045	025	390210	0220	2,160	3036735	\$2,925,000	02/28/20	\$1,354.17	7-11 STORE	NC2-75 (M)	Conv Store without Gas	1	69	Net Lease Sale; not in ratio
045	025	095200	2152	1,320	3036367	\$635,000	02/26/20	\$481.06	LIVE/WORK TOWNHOME	LR3 RC (M)	Townhouse Plat	1	Y	
045	035	790520	0070	4,100	3036050	\$2,425,000	02/25/20	\$591.46	LEGAL OFFICE	LR3 RC (M)	Office Building	1	Y	
045	005	177310	1574	1,977	3036527	\$669,950	02/20/20	\$338.87	LIVE/WORK TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	045	310740	0060	16,416	3034961	\$4,400,000	02/14/20	\$268.03	O'REILLY AUTO PARTS/CHILDRENS ACADEMY	CBSO	Retail Store	1	Y	
045	005	177310	1577	1,977	3034319	\$634,950	02/10/20	\$321.17	LIVE/WORK TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	025	095200	2150	1,378	3033880	\$619,000	02/05/20	\$449.20	LIVE/WORK TOWNHOME	LR3 RC (M)	Townhouse Plat	1	Y	
045	020	514280	0030	894	3032923	\$525,000	02/04/20	\$587.25	MARCUS PLACE	NC2-75 (M)	Condominium(Mixed Use)	1	Y	
045	030	089200	0043	13,696	3032272	\$1,400,000	01/29/20	\$102.22	ROY'S AUTO PARTS	CBSO	Retail Store	2	Y	
045	025	149530	0035	3,134	3031081	\$1,500,000	01/24/20	\$478.62	POGGIE TAVERN	NC3P-95 (M)	Tavern/Lounge	1	Y	
045	045	320380	0165	3,960	3029356	\$825,000	01/09/20	\$208.33	PHO Rest/DAVES CREDIT JEWELRY	CBSO	Office Building	1	Y	

Improved Sales Calc for Area 045 with Sales Not Used

5/3/2023

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	035	762570	1280	1,110	3031107	\$675,000	01/23/20	\$608.11	SALON EF-FEKTS'	NC2-40 (M)	Single Family(C/I Use)	1	36	Plottage
045	015	249120	1060	3,131	3046303	\$150,000	03/02/20	\$47.91	DERE AUTO	NC2P-55 (M)	Service Building	1	52	Statement to dor
045	045	320380	0005	12,480	3107063	\$181	07/06/20	\$0.01	BARTELL DRUG STORE	CBSO	Retail Store	1	67	Gov't to non-gov't
045	045	320380	0105	7,748	3070649	\$7,000	07/13/20	\$0.90	TEXACO FOOD MART/SERVICE	CBSO	Conv Store with Gas	1	68	Non-gov't to gov't
045	045	345100	0228	11,340	3094224	\$6,330	07/20/20	\$0.56	SERVICE KING AUTO COLLISION REPAIR CENTER	CBSO	Service Building	1	68	Non-gov't to gov't
045	015	126320	0070	2,116	3088222	\$450,000	12/09/20	\$212.67	Masjid Al Tawhid Southwest seattle Islamic center	NR3	Club	1	64	Sales/leaseback
045	015	329870	1140	14,490	3119107	\$4,100	04/06/21	\$0.28	WALGREENS DRUGSTORE	NC2P-55 (M)	Retail Store	1	67	Gov't to non-gov't
045	030	079500	0270	5,293	3119873	\$500,000	05/17/21	\$94.46	SCOTT'S AUTO BODY	CBSO	Service Building	2	12	Estate administrator, guardian, or e
045	010	927620	0040	2,350	3125129	\$730,000	06/09/21	\$310.64	WISEMAN'S APPLIANCE & TV	NC2P-55 (M)	Retail Store	1	51	Related party, friend, or neighbor
045	015	436570	0060	9,604	3130239	\$3,150,000	07/01/21	\$327.99	Wa State Driver Licensing	NC3-55 (M)	Office Building	1	59	Bulk portfolio sale
045	035	757770	0140	1,656	3130326	\$138,723	07/02/21	\$83.77	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	18	Quit claim deed
045	035	246190	0045	2,760	3135126	\$2,000,000	07/21/21	\$724.64	CANNA WEST SEATTLE	NC2-40 (M)	Retail Store	1	46	Non-representative sale
045	045	345100	0234	2,730	3137739	\$1,850,000	08/04/21	\$677.66	Single Family Residence	CB	Single Family(C/I Zone)	1	24	Easement or right-of-way
045	045	312380	0055	0	3149026	\$900,000	09/21/21	\$0.00	VACANT LOT (FORMER CHURCH) - FUTURE TOWNHOMES	NC1-40 (M)	Church/Welfare/Relig Srvc	1	65	Plans and permits
045	030	052304	9034	2,592	3165346	\$675,000	12/14/21	\$260.42	CRAFT BUILT	CBSO	Warehouse	1	46	Non-representative sale
045	005	177310	1435	1,800	3168212	\$1,700,000	01/10/22	\$944.44	SUPER 24 CONVENIENCE STORE	NC2P-55 (M)	Conv Store without Gas	1	46	Non-representative sale
045	045	726220	0011	1,288	3169469	\$1,500,000	01/18/22	\$1,164.60	76	CB	Conv Store with Gas	1	33	Lease or lease-hold
045	045	320380	0178	3,840	3182770	\$1,700,000	04/06/22	\$442.71	Proletariat Pizza	CBSO	Retail Store	1	46	Non-representative sale
045	045	345100	0209	5,057	3195056	\$1,645,000	06/08/22	\$325.29	APPLE VALLEY DENTAL CLINIC	CBSO	Retail Store	1	51	Related party, friend, or neighbor
045	030	079500	0295	924	3203538	\$395,950	08/01/22	\$428.52	RETAIL/OFFICE	CBSO	Retail Store	1	46	Non-representative sale
045	045	769460	0061	2,720	3203296	\$1,150,000	08/01/22	\$422.79	SHOREWOOD GROCERY	R6	Retail Store	1	46	Non-representative sale
045	045	062304	9013	20,008	3215532	\$8,892	09/29/22	\$0.44	MT.VIEW PRESBYTERIAN CHURCH	R6	Church/Welfare/Relig Srvc	1	51	Related party, friend, or neighbor
045	035	762570	1445	2,099	3223019	\$750,000	12/28/22	\$357.31	DENTAL CLINIC	LR3 RC (M)	Medical/Dental Office	1	22	Partial interest (1/3, 1/2, etc.)

Vacant Sales for Area 045 with Sales Used

01/03/2023

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NCOMPASS CONSTRUCTION/BARRE BOHEMIAN	NC2-55 (M)	Retail Store	1	Y	
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	VACANT LAND	LR2 (M)	Vacant(Multi-family)	2	Y	
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	VACANT	C1-55 (M)	Vacant(Commercial)	1	Y	
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	TUG TAVERN	C1-55 (M)	Shell Structure	1	Y	
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant(Multi-family)	1	Y	
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1	Y	
045	015	798540	0270	15,050	3207810	\$650,000	08/30/22	\$43.19	RESIDENCE	C1-40 (M)	Single Family(Res Use/Zone)	1	Y	
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	GOOD E'S AUTOMOTIVE / Z RIMZ & TIREZ	NC3-55 (M)	Retail Store	2	Y	
045	020	386740	0050	14,585	3186367	\$4,350,000	04/25/22	\$298.25	VACANT	MR (M)	Vacant(Multi-family)	4	Y	
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1	Y	
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	CDE Software	NC2-55 (M)	Office Building	1	Y	
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	West Seattle Holistic Health Center Parking/Cmty pay parking	NC2-40 (M)	Parking(Commercial Lot)	1	Y	
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	VACANT LAND	NC2-40 (M)	Vacant(Commercial)	1	Y	
045	035	762570	2425	7,500	3180084	\$1,300,000	03/16/22	\$173.33	SERVICE GAR HOUSE & APT	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	DOG CITY DAYCARE	NC3-75 (M)	Warehouse	1	Y	
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	VACANT LAND	C1-55 (M)	Vacant(Commercial)	1	Y	
045	040	528820	0040	7,405	3197918	\$2,400,000	06/26/22	\$324.11	WESTSIDE MEDICAL	NC3P-55 (M)	Medical/Dental Office	1	Y	
045	040	762870	0150	4,120	3173432	\$350,000	02/07/22	\$84.95	VACANT	C1-55 (M)	Vacant(Commercial)	1	Y	
045	045	012303	9146	4,576	3208219	\$525,000	09/01/22	\$114.73	THE LOCKER ROOM BAR & GRILL	CBSO	Tavern/Lounge	1	Y	
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1	Y	
045	045	300480	0415	13,188	3207040	\$825,000	08/26/22	\$62.56	SORRENSEN AUTO & MARINE	CBSO	Warehouse	2	Y	
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	YARINGTONS FUNERAL HOME	CB	Mortuary/Cemetery/Crematory	2	Y	

AREA 45 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	Prop Name	Address
45	30	052304	9034	CRAFT BUILT	10714 1ST AVE S KING COUNTY 98168
45	30	062304	9048	WPMC	11009 1ST AVE S KING COUNTY 98168
45	30	062304	9048	WPMC	11009 1ST AVE S KING COUNTY 98168
45	30	062304	9048	WPMC	11009 1ST AVE S KING COUNTY 98168
45	30	062304	9200	SOUTH SEATTLE VETERINARY CLINIC	11033 1ST AVE S KING COUNTY
45	30	062304	9200	SOUTH SEATTLE VETERINARY CLINIC	11033 1ST AVE S KING COUNTY
45	30	062304	9219	ANTHONY'S AUTO CARE	11027 1ST AVE S KING COUNTY 98168
45	30	062304	9219	ANTHONY'S AUTO CARE	
45	30	062304	9356	NiMBiN Pot Shop	10859 1ST AVE S KING COUNTY 98168
45	30	062304	9356	NiMBiN Pot Shop	10859 1ST AVE S KING COUNTY 98168
45	30	062304	9356	NiMBiN Pot Shop	10859 1ST AVE S KING COUNTY 98168
45	30	062304	9375	WILDERNESS TECHNOLOGY ALLIANCE	206 SW 112TH ST KING COUNTY 98146
45	30	062304	9375	WILDERNESS TECHNOLOGY ALLIANCE	
45	30	072304	9182	COMCAST MASTER HEADEND	140 SW 114TH ST KING COUNTY 98146
45	30	072304	9182	COMCAST MASTER HEADEND	140 SW 114TH ST KING COUNTY 98146
45	30	072304	9550	76	11249 1ST AVE S KING COUNTY 98168
45	30	072304	9580	UNITED FRIENDS GROUP HOME	150 SW 114TH ST KING COUNTY 98146
45	30	079500	0005	VACANT BLDG	10804 MYERS WAY S KING COUNTY 98168
45	30	079500	0010	DOLAN'S DOG DOODADS	10808 MYERS WAY S KING COUNTY 98168
45	30	079500	0010	DOLAN'S DOG DOODADS	10808 MYERS WAY S KING COUNTY 98168
45	30	079500	0020	REVOLUTION MOTORSPORTS	10812 MYERS WAY S KING COUNTY 98168
45	30	079500	0020	REVOLUTION MOTORSPORTS	10812 MYERS WAY S KING COUNTY 98168
45	30	079500	0025	AZTECA WHSES	10818 MYERS WAY S KING COUNTY 98168
45	30	079500	0025	AZTECA WHSES	10818 MYERS WAY S KING COUNTY 98168
45	30	079500	0025	AZTECA WHSES	
45	30	079500	0025	AZTECA WHSES	
45	30	079500	0030	STONE SCULPTOR/SALON TAYLOR & CLARKE/APT	10824 MYERS WAY S KING COUNTY 98168
45	30	079500	0030	STONE SCULPTOR/SALON TAYLOR & CLARKE/APT	10824 MYERS WAY S KING COUNTY 98168
45	30	079500	0030	STONE SCULPTOR/SALON TAYLOR & CLARKE/APT	10824 MYERS WAY S KING COUNTY 98168
45	30	079500	0035	T&H AUTOBODY SHOP	10832 MYERS WAY S KING COUNTY 98168
45	30	079500	0035	T&H AUTOBODY SHOP	
45	30	079500	0035	T&H AUTOBODY SHOP	

AREA 45 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	Prop Name	Address
45	30	079500	0040	T & H Autobody Center	10838 MYERS WAY S KING COUNTY 98168
45	30	079500	0040	T & H Autobody Center	10838 MYERS WAY S KING COUNTY 98168
45	30	079500	0040	T & H Autobody Center	10838 MYERS WAY S KING COUNTY 98168
45	30	079500	0040	T & H Autobody Center	
45	30	079500	0045	VACANT RETAIL	10840 MYERS WAY S KING COUNTY 98168
45	30	079500	0050	J C ROSS CO / M&M GRINDING	10846 MYERS WAY S KING COUNTY 98168
45	30	079500	0050	J C ROSS CO / M&M GRINDING	10846 MYERS WAY S KING COUNTY 98168
45	30	079500	0060	China Best Wok, Baxco Supply Company, apartment	10854 MYERS WAY S KING COUNTY 98168
45	30	079500	0060	China Best Wok, Baxco Supply Company, apartment	10854 MYERS WAY S KING COUNTY 98168
45	30	079500	0060	China Best Wok, Baxco Supply Company, apartment	10854 MYERS WAY S KING COUNTY 98168
45	30	079500	0075	THE MITERED CORNER W/APT	11002 1ST AVE S KING COUNTY 98168
45	30	079500	0075	THE MITERED CORNER W/APT	11002 1ST AVE S KING COUNTY 98168
45	30	079500	0075	THE MITERED CORNER W/APT	11002 1ST AVE S KING COUNTY 98168
45	30	079500	0080	WAKEFIELDS GLASS SHOP	11014 1ST AVE S KING COUNTY 98168
45	30	079500	0080	WAKEFIELDS GLASS SHOP	11014 1ST AVE S KING COUNTY 98168
45	30	079500	0105	PAULA'S BEAUTY/LATINO MARKET/GARAGE/SFR	11036 1ST AVE S KING COUNTY 98168
45	30	079500	0105	PAULA'S BEAUTY/LATINO MARKET/GARAGE/SFR	11036 1ST AVE S KING COUNTY 98168
45	30	079500	0105	PAULA'S BEAUTY/LATINO MARKET/GARAGE/SFR	11036 1ST AVE S KING COUNTY 98168
45	30	079500	0105	PAULA'S BEAUTY/LATINO MARKET/GARAGE/SFR	11036 1ST AVE S KING COUNTY 98168
45	30	079500	0110	STAR 21	11042 1ST AVE S KING COUNTY 98168
45	30	079500	0115	24/7 MARKET	11046 1ST AVE S KING COUNTY 98168
45	30	079500	0115	24/7 MARKET	11046 1ST AVE S KING COUNTY 98168
45	30	079500	0125	SER PRO INC	11064 1ST AVE S KING COUNTY 98168
45	30	079500	0125	SER PRO INC	11064 1ST AVE S KING COUNTY 98168
45	30	079500	0125	SER PRO INC	
45	30	079500	0130	REPAIR SHOP	110 S 112TH ST KING COUNTY 98168
45	30	079500	0245	WARNER TRANSMISSION	10851 MYERS WAY S KING COUNTY 98168
45	30	079500	0245	WARNER TRANSMISSION	10851 MYERS WAY S KING COUNTY 98168
45	30	079500	0250	retail	10839 MYERS WAY S KING COUNTY 98168

AREA 45 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	Prop Name	Address
45	30	079500	0250	retail	10839 MYERS WAY S KING COUNTY 98168
45	30	079500	0250	retail	10839 MYERS WAY S KING COUNTY 98168
45	30	079500	0260	SERVICE GARAGE	10806 1ST AVE S KING COUNTY 98168
45	30	079500	0270	SCOTT'S AUTO BODY	115 S 108TH ST KING COUNTY 98168
45	30	079500	0270	SCOTT'S AUTO BODY	
45	30	079500	0285	NICO AUTO SERVICE	10819 MYERS WAY S KING COUNTY 98168
45	30	079500	0285	NICO AUTO SERVICE	
45	30	079500	0295	RETAIL/OFFICE	10807 MYERS WAY S KING COUNTY 98168
45	30	079500	0300	THE WEST SEATTLE MARIJUANA STORE	10825 MYERS WAY S KING COUNTY 98168
45	30	079500	0300	THE WEST SEATTLE MARIJUANA STORE	10825 MYERS WAY S KING COUNTY 98168
45	30	079500	0305	SFR	10812 1ST AVE S KING COUNTY 98168
45	30	079500	1510	STORAGE BLDG	10708 MYERS WAY S KING COUNTY 98168
45	30	079500	1525	AFFORDABLE APPLIANCES	10730 MYERS WAY S KING COUNTY 98168
45	30	079500	1525	AFFORDABLE APPLIANCES	10730 MYERS WAY S KING COUNTY 98168
45	30	079500	1535	YELLOW CAB	10742 MYERS WAY S KING COUNTY 98168
45	30	079500	1535	YELLOW CAB	10742 MYERS WAY S KING COUNTY 98168
45	30	079500	1535	YELLOW CAB	10742 MYERS WAY S KING COUNTY 98168
45	30	079500	1550	OFFICE/STG	10758 MYERS WAY S KING COUNTY 98168
45	30	079500	1550	OFFICE/STG	
45	30	079500	1550	OFFICE/STG	
45	30	079500	1560	LIGHT INDUSTRIAL PROPERTY	10766 MYERS WAY S KING COUNTY 98168
45	30	079500	1560	LIGHT INDUSTRIAL PROPERTY	10766 MYERS WAY S KING COUNTY 98168
45	30	079500	1580	UNITED GYM	10778 MYERS WAY S KING COUNTY 98168
45	30	079500	1580	UNITED GYM	10778 MYERS WAY S KING COUNTY 98168
45	30	079500	1580	UNITED GYM	
45	30	079500	1585	CROPLEY SHEET METAL	10780 MYERS WAY S KING COUNTY 98168
45	30	079500	1585	CROPLEY SHEET METAL	10780 MYERS WAY S KING COUNTY 98168
45	30	079500	1585	CROPLEY SHEET METAL	
45	30	079500	1585	CROPLEY SHEET METAL	
45	30	079500	1735	Industrial Warehouse	108 S 108TH ST KING COUNTY 98168
45	30	079500	1735	Industrial Warehouse	108 S 108TH ST KING COUNTY 98168
45	30	079500	1735	Industrial Warehouse	108 S 108TH ST KING COUNTY 98168 ³³

AREA 45 PHYSICAL INSPECTION 2023

Geo Area	Geo Nbhd	Major	Minor	Prop Name	Address
45	30	079500	1745	Industrial Warehouse / Shop	108 S 108TH ST KING COUNTY 98168
45	30	079500	1745	Industrial Warehouse / Shop	108 S 108TH ST KING COUNTY 98168
45	30	079500	1795	GARAGE/APTS/RESTAURANT SUPPLY	160 S 108TH ST KING COUNTY 98168
45	30	079500	1795	GARAGE/APTS/RESTAURANT SUPPLY	160 S 108TH ST KING COUNTY 98168
45	30	079500	1795	GARAGE/APTS/RESTAURANT SUPPLY	160 S 108TH ST KING COUNTY 98168
45	30	079500	1795	GARAGE/APTS/RESTAURANT SUPPLY	160 S 108TH ST KING COUNTY 98168
45	30	079600	0120	SHARE & CARE HOUSE	11458 1ST AVE S KING COUNTY 98168
45	30	079800	0500	SHOREWOOD ELEM SCHOOL	11427 3RD AVE S KING COUNTY 98168
45	30	079800	0500	SHOREWOOD ELEM SCHOOL	11427 3RD AVE S KING COUNTY 98168
45	30	079800	0500	SHOREWOOD ELEM SCHOOL	11427 3RD AVE S KING COUNTY 98168
45	30	089200	0040	Victory Outreach Church	10821 1ST AVE S KING COUNTY 98168
45	30	089200	0040	Victory Outreach Church	10821 1ST AVE S KING COUNTY 98168
45	30	089200	0040	Victory Outreach Church	10821 1ST AVE S KING COUNTY 98168
45	30	089200	0041	AXE KICKERS	10843 1ST AVE S KING COUNTY 98168
45	30	089200	0041	AXE KICKERS	10843 1ST AVE S KING COUNTY 98168
45	30	089200	0041	AXE KICKERS	10843 1ST AVE S KING COUNTY 98168
45	30	089200	0042	VACANT BUILDING	10847 1ST AVE S KING COUNTY 98168
45	30	089200	0042	VACANT BUILDING	10847 1ST AVE S KING COUNTY 98168
45	30	089200	0043	ROY'S AUTO PARTS	10851 1ST AVE S KING COUNTY 98168
45	30	089200	0043	ROY'S AUTO PARTS	10851 1ST AVE S KING COUNTY 98168
45	30	172180	1935	TOP HAT MARKET	10723 1ST AVE S KING COUNTY 98168
45	30	172180	1935	TOP HAT MARKET	10723 1ST AVE S KING COUNTY 98168
45	30	289580	1000	SW SUBURBAN SEWER DISTRICT PUMP STATION WET WELL	
45	30	316360	0400	Almadhi Islamic Center	107 SW 110TH ST KING COUNTY 98146

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	010	292303	9147	2,076	3211570	\$615,000	09/26/22	\$296.24	FAIR ISLE ANIMAL CLINIC	CBPSO	Vet/Animal Control	1	69	Net Lease Sale; not in ratio
047	010	302303	9061	1,520	3067042	\$450,000	08/26/20	\$296.05	LUNA BELLA'S CONSIGNMENT/SAYRE LAW OFFICE	CBPSO	Retail Store	1	Y	
047	010	302303	9062	1,396	3181690	\$400,000	04/01/22	\$286.53	DR MICHAEL CURTIN CHIROPRACTOR	CBPSO	Office Building	1	26	Imp changed after sale; not in ratio
047	010	302303	9160	1,425	3103856	\$415,000	02/04/21	\$291.23	LAW OFFICE	CBPSO	Office Building	1	Y	
047	010	302303	9161	1,492	3202641	\$550,000	07/11/22	\$368.63	OFFICE	CBPSO	Retail Store	1	Y	
047	020	312303	9010	3,590	3148752	\$866,575	09/27/21	\$241.39	ISLAND FUNERAL SERVICES	CBPSO	Mortuary/Cemetery	1	Y	
047	020	312303	9071	1,662	3171431	\$700,000	01/28/22	\$421.18	Zombiez Burgerz and Ice Cream	CBPSO	Restaurant(Fast Foo	1	Y	
047	020	322303	9021	1,688	3046532	\$640,000	05/07/20	\$379.15	ISLAND INSURANCE & PERRY'S VASHON BURGERS	CBPSO	Retail Store	1	Y	
047	020	322303	9048	1,680	3076872	\$750,000	10/16/20	\$446.43	DIG	CBPSO	Greenhse/Nrsry/Ho	1	Y	
047	020	773207	0050	777	3221836	\$180,750	12/22/22	\$232.63	J T Sheffield Industrial Park	IPSO	Warehouse	8	Y	
047	020	773207	0070	145	3224458	\$36,250	01/24/23	\$250.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0130	168	3170843	\$42,000	01/25/22	\$250.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0170	250	3213242	\$32,850	10/07/22	\$131.40	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0200	1,209	3170798	\$204,650	01/25/22	\$169.27	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0350	2,840	3170779	\$865,638	01/27/22	\$304.80	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0450	2,300	3218109	\$345,000	11/16/22	\$150.00	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0500	8,042	3178392	\$1,206,300	02/23/22	\$150.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	040	888700	0260	3,576	3136896	\$1,000,000	04/01/21	\$279.64	THE WILD MERMAID/LAW SEMINARS INTERNATIONAL	NB	Restaurant/Lounge	1	Y	
047	040	888700	0660	2,256	3120357	\$200,000	05/21/21	\$88.65	VASHON MAURY GRANGE	RA5	Club	1	Y	
047	050	132202	9055	15,768	3143686	\$500,000	08/18/21	\$31.71	WAX ORCHARDS (FORMER)	RA5P	Warehouse	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	020	284620	0040	3,300	3175319	\$660,000	02/13/22	\$200.00	VASHON PRINT AND DESIGN/GRAVY	CBPSO	Retail Store	1	44	Tenant
047	020	312303	9011	0	3228174	\$30,000	02/08/23	\$0.00	VACANT COMMERCIAL LAND/KATHY'S CORNER (NURSERY)	CBPSO	Greenhse/Nrsry/H	1	22	Partial interest (1/3, 1/2, etc.)
047	020	312303	9012	1,468	3210588	\$570,000	09/12/22	\$388.28	KEVIN BERGEN CONSTRUCTION	IP	Warehouse	1	68	Non-gov't to gov't
047	020	312303	9087	7,247	3217042	\$1,150,000	11/01/22	\$158.69	SPINNAKER BUILDING	CBPSO	Office Building	1	34	Use-change after sale; not in ratio
047	020	312303	9131	4,916	3218889	\$1,400,000	11/16/22	\$284.78	EUPHONIUM 420 / MAVEN MERCANTILE	CBPSO	Retail Store	1	44	Tenant
047	020	322303	9019	5,576	3132378	\$630,000	07/01/21	\$112.98	RED BICYCLE BISTRO	CBPSO	Tavern/Lounge	1	60	Short sale
047	030	062203	9077	8,235	3100513	\$800	02/08/21	\$0.10	DEPT OF PUBLIC WORKS	IPSO	Utility, Public	1	24	Easement or right-of-way
047	040	202303	9043	17,701	3148602	\$3,069,550	09/28/21	\$173.41	KOMO TRANSMITTER STATION	RA10	Utility, Private(Rad	6	59	Bulk portfolio sale

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R12SO	Vacant(Multi-family)	3	Y	

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct.	Ver. Code	Remarks
047	010	292303	9199	1,683	3156713	\$4,324	11/02/21	\$2.57	ALLEY	R12PSO	Right of Way/Utility, Road	1	67	Gov't to non-gov't
047	010	292303	9199	1,683	3221580	\$5,000	12/02/22	\$2.97	ALLEY	R12PSO	Right of Way/Utility, Road	1	18	Quit claim deed
047	020	312303	9066	124,740	3218769	\$25,000	11/18/22	\$0.20	VACANT	IP	Vacant(Industrial)	1	18	Quit claim deed

AREA 47 - PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
47	30	012202	9007	
47	30	012202	9008	19631 SINGER RD SW
47	30	012202	9090	12113 SW CEMETERY RD
47	30	052203	9015	19200 99TH AVE SW
47	30	052203	9017	19330 VASHON HWY SW
47	30	052203	9018	19506 VASHON HWY SW
47	30	052203	9026	9330 SW 204TH ST
47	30	052203	9028	
47	30	052203	9030	20312 VASHON HWY SW
47	30	052203	9032	20414 VASHON HWY SW
47	30	052203	9052	19600 VASHON HWY SW
47	30	052203	9052	19600 VASHON HWY SW
47	30	052203	9057	9600 SW 204TH ST
47	30	052203	9067	9329 SW CEMETERY RD
47	30	052203	9095	9600 SW 204TH ST
47	30	052203	9100	
47	30	052203	9145	19410 VASHON HWY SW
47	30	052203	9152	9318 SW CEMETERY RD
47	30	062203	9004	19433 VASHON HWY SW
47	30	062203	9016	19603 VASHON HWY SW
47	30	062203	9023	19720 SINGER RD SW
47	30	062203	9054	20019 VASHON HWY SW
47	30	062203	9067	9919 SW 204TH ST
47	30	062203	9074	
47	30	062203	9077	10021 SW CEMETERY RD
47	30	062203	9079	
47	30	062203	9080	
47	30	062203	9082	19525 VASHON HWY SW
47	30	062203	9083	19529 VASHON HWY SW
47	30	062203	9090	19503 VASHON HWY SW
47	30	062203	9092	
47	30	062203	9094	19627 VASHON HWY SW
47	30	062203	9095	19715 VASHON HWY SW
47	30	062203	9097	20221 VASHON HWY SW
47	30	062203	9100	19215 VASHON HWY SW
47	30	062203	9107	10030 SW 210TH ST
47	30	062203	9110	
47	30	062203	9128	20211 VASHON HWY SW
47	30	062203	9134	10005 SW CEMETERY RD
47	30	062203	9148	19429 VASHON HWY SW
47	30	062203	9155	19724 SINGER RD SW
47	30	062203	9165	20019 VASHON HWY SW

AREA 47 - PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
47	30	062203	9185	
47	30	072203	9050	22100 VASHON HWY SW
47	30	082203	9032	
47	30	082203	9034	21100 SW 309TH ST
47	30	082203	9038	9720 SW 216TH ST
47	30	082203	9045	21200 SW 309TH ST
47	30	082203	9049	22205 SW 224TH ST
47	30	082203	9065	22201 SW 224TH ST
47	30	082203	9091	
47	30	092203	9004	21931 DOCKTON RD SW
47	30	092203	9006	8504 SW 220TH ST
47	30	112202	9026	13107 SW 220TH ST
47	30	112202	9037	
47	30	122202	9063	11716 SW 220TH ST
47	30	153520	4265	8500 SW ELLISPORT RD
47	30	231640	0205	21004 SW 309TH ST
47	30	249560	0075	
47	30	312303	9092	
47	30	888600	0010	21400 DOCKTON RD SW
47	30	888600	0020	21402 DOCKTON RD SW
47	30	888600	0026	21404 DOCKTON RD SW
47	30	888600	0032	21400 DOCKTON RD SW
47	30	888600	0035	21326 DOCKTON RD SW
47	30	888600	0061	21410 DOCKTON RD SW
47	40	062303	9006	10800 VASHON HWY SW
47	40	078600	0160	SW 171ST ST
47	40	153520	1285	7810 SW 204TH ST
47	40	182303	9057	13205 VASHON HWY SW
47	40	182303	9097	13401 VASHON HWY SW
47	40	192303	9047	15703 VASHON HWY SW
47	40	192303	9086	15333 VASHON HWY SW
47	40	202303	9020	15920 VASHON HWY SW
47	40	202303	9043	8700 SW 159TH ST
47	40	202303	9069	15420 VASHON HWY SW
47	40	202303	9089	14600 VASHON HWY SW
47	40	242302	9040	15401 WESTSIDE HWY SW
47	40	242302	9095	11555 SW 156TH ST
47	40	242302	9116	
47	40	242302	9125	14736 119TH AVE SW
47	40	242302	9236	14736 119TH AVE SW
47	40	242302	9236	14736 119TH AVE SW
47	40	242302	9239	14736 119TH AVE SW

AREA 47 - PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
47	40	262302	9063	16827 137TH AVE SW
47	40	262302	9064	16800 137TH AVE SW
47	40	262302	9080	SW 168TH ST
47	40	262302	9085	
47	40	262302	9092	16901 WESTSIDE HWY SW
47	40	362302	9009	18900 WESTSIDE HWY SW
47	40	362302	9077	
47	40	888700	0260	10824 VASHON HWY SW
47	40	888700	0651	10365 SW COWAN RD
47	40	888700	0660	10365 SW COWAN RD
47	40	888700	1810	11975 VASHON HWY SW
47	40	888700	1816	11983 VASHON HWY SW
47	50	022102	9045	
47	50	022102	9133	30133 VASHON HWY SW
47	50	126920	0240	8900 SW HARBOR DR
47	50	126920	0460	9235 SW BAYVIEW DR
47	50	132202	9055	22736 WAX ORCHARD RD SW
47	50	152203	9026	6008 SW POINT ROBINSON RD
47	50	152203	9081	23318 63RD AVE SW
47	50	162203	9005	22805 DOCKTON RD SW
47	50	162203	9011	23410 DOCKTON RD SW
47	50	162203	9112	22725 DOCKTON RD SW
47	50	182203	9040	23927 VASHON HWY SW
47	50	182203	9042	23905 VASHON HWY SW
47	50	182203	9063	23836 VASHON HWY SW
47	50	182203	9069	24000 103RD AVE SW
47	50	182203	9104	23830 VASHON HWY SW
47	50	182203	9106	103RD AVE SW
47	50	182203	9109	23950 103RD AVE SW
47	50	182203	9116	
47	50	182203	9117	23908 VASHON HWY SW
47	50	182203	9118	23919 VASHON HWY SW
47	50	182203	9125	10330 SW BURTON DR
47	50	182203	9144	10318 SW BURTON DR
47	50	182203	9145	
47	50	182203	9208	
47	50	182203	9244	
47	50	182203	9249	
47	50	192203	9014	24012 VASHON HWY SW
47	50	192203	9016	24002 VASHON HWY SW
47	50	192203	9032	24007 VASHON HWY SW
47	50	205120	0140	9710 SW WINDMILL ST

AREA 47 - PHYSICAL INSPECTION 2023

GeoArea	GeoNbhd	Major	Minor	AddrLine
47	50	205120	0140	9710 SW WINDMILL ST
47	50	205120	0170	25908 99TH AVE SW
47	50	205120	0176	25914 99TH AVE SW
47	50	205120	0261	26316 99TH AVE SW
47	50	205120	0315	DOCKTON RD SW
47	50	205120	0462	
47	50	212203	9019	
47	50	212203	9127	6829 SW 248TH ST
47	50	212203	9128	7549 SW 248TH ST
47	50	212203	9129	7549 SW 248TH ST
47	50	222203	9033	
47	50	222203	9058	
47	50	232203	9001	3705 SW POINT ROBINSON RD
47	50	262202	9008	14500 SW CAMP SEALTH RD
47	50	262202	9087	
47	50	282203	9024	SW 260TH ST
47	50	282203	9025	SW 260TH ST
47	50	282203	9057	SW 260TH ST
47	50	292203	9067	
47	50	302203	9107	9933 SW 268TH ST
47	50	342202	9001	



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

Central District

2023 Assessment Year



Department of Assessments