

Apartments

Specialty Area: 100

Commercial Revalue for 2023 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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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 hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every single taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington’s 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., apartments, office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standards 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 Individual Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly, valuation models are built and applied to the individual properties. For income producing properties, the following are basic steps employed for the income approach:

1. Estimate potential gross income from rent
2. Add miscellaneous income
3. Deduct for vacancy and credit loss to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses to get the net operating 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 for apartments through statistical analysis of rents, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly-situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (COD). A COD is developed to measure for and show the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (IAAO) that may be reviewed at www.IAAO.org. The following is the target COD range that applies to apartments in King County 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. www.IAAO.org*

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

Requirements of State Law

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

Executive Summary Report

Apartments; Specialty Area: 100

Sales Summary

Appraisal Date: January 1, 2023

Sale Summary: Sales Used (All): 835; Sales Used (Ratio Study): 796

Sales Dates: Jan., 2020 – Dec., 2022

Ratio Study Summary

Sales – Improved Ratio and Uniformity Summary					
	Mean Assessed Value	Mean Sale Price	Weighted Mean Ratio	COD	COV
2022 Value	\$12,478,900	\$12,753,700	0.978	9.39%	12.48%
2023 Value	\$12,236,400	\$12,753,700	0.959	8.84%	11.91%
Change	(\$242,500)		-0.019	-0.55%	-0.57%
% Change	-1.94%		-1.94%	-5.86%	-4.57%

COD (coefficient of dispersion) and COV (coefficient of variation) are measures of uniformity. The lower the number the better the uniformity. See Glossary of Terms for definitions. The ratio, COD and COV have been improved.

Sales Used in Analysis

A list of all the sales used for any kind of analysis is provided in the addenda to this report. These are all improved sales and were verified as fair market transactions. Most of these sales are used in the ratio study, while some are excluded for various reasons, as indicated on the list. Sales were adjusted for time to the appraisal date of January 1, 2023. The ratio type used is the weighted mean ratio. The Ratio Study Analysis indicates the proposed values will result in an improvement in assessment level, uniformity, and equity. The weighted mean ratio of the proposed values is within the IAAO recommended standards (0.90 to 1.10). The values recommended in this report reflect current apartment market parameters as of the valuation date of January 1, 2023. The proposed values improve the weighted mean ratio, COD, and COV. It is recommended they be posted for the 2023 assessment year.

Population – Value Summary Data

The following table summarizes the percent change to total value from the previous assessment year to the current, per region and for the entire County. As the purpose of this table is to demonstrate the change from year to year reflected by market activity, the following parcels have been excluded from the count: parcels with no value select at the time of this report, low-income parcels, and new construction parcels. Low Income parcels were excluded because, as of the date of this report, those parcels have yet to receive their restricted values, such as have been recorded for those same parcels from the previous year. The low-income restricted values are pending as of the date of this report. Current assessment year new construction parcels may or may not have had some level of new construction activity associated with them last year, but, these parcels are excluded in order to render a comparison of values based on market change only. New construction activity is summarized in a future section of this report.

Percent Change - Total Values	
Region	% Change
Central / North	-4.23%
South	-0.13%
East	-2.53%
County	-2.92%

The following table summarizes value change percentage ranges for apartment parcels. The exclusions applied to the preceding table also apply here. About 74% of the parcels decreased or showed no change in value, with most decreases in the 0.01% to 9.9% range. Most increases in value were between 0% and 9.9%. A value increase of 10% to 19.9% represented the next most numerous category. Only about 3% of properties increased in value from 20% and higher. This can be for a variety of reasons, including new-valuation method, inclusion in an economic unit, declassification from low-income to market-rate, bringing historically low value up to market, high change to land value for a vacant parcel, etc.

Summary of Improved Value Changes		
Change Type	Range	% Properties
Decreased	(10.0%) -	13.41%
Decreased	(.01%) - (9.9%)	53.59%
No change		7.45%
Increased	UP TO 9.9%	16.97%
Increased	10.0% – 19.9%	5.51%
Increased	20.0% – 29.9%	1.52%
Increased	30% +	1.54%

New Construction

As of the date of this report the value of new construction is \$1,627,878,466. The following table summarizes the totals for King County, the three regions and the top two neighborhoods in each of those regions. **There remain several parcels with new construction permits that have not been valued as of the date of this report.**

Construction Summary			
Region	New Construction	Top 2 Neighborhoods Per Region	New Construction
Central / North	\$725,353,018	Downtown	\$186,817,751
		South Lake Union	\$142,575,176
South	\$335,475,165	Boulevard Park	\$126,457,745
		Renton Highlands	\$79,113,200
East	\$567,050,283	Bellevue East	\$257,210,600
		Redmond	\$250,749,826
County	\$1,627,878,466		

Appraisal Information

Sales Verification and Data Collection

Sales data are taken from real estate excise tax affidavits. Sales are verified as valid market sales by personal contact with involved parties, questionnaires, or various published sources. The Assessor uses sales dating to three years before the appraisal date. They are adjusted for time to the appraisal date. Sales as old as five years can appear on an individual property's worksheet for information purposes. The older sales are not used in our analysis, however.

Approaches to Value

The income approach, sales comparison approach, and cost approach were considered in the appraisal of apartments in the county.

The income approach is the capitalization of net operating income into an indicated value. The income approach is generally given significant weight.

The sales comparison approach compares sold properties to any given subject property in order to determine an indicated value. The sales comparison approach is given significant weight. Usually four comparable sales are selected for each property. In addition to the direct comparison the Assessor also develops a multiple regression equation that is derived from all of the sales in the data base.

The cost approach is rarely, if ever, used in establishing our values. This is because of the difficulty in establishing an appropriate amount for depreciation. The cost approach frequently differs from the other approaches to value by a large amount.

Land Value

Land values are determined by the geographic area appraisers. The apartment appraisers determine a total value for each property and the difference between that and the land value is the improvement value. If the total value is less than the land value, that indicates that the improvements no longer represent the highest and best use of the property. In those cases the improvements are said to be obsolesced and a token value of \$1,000 are assessed against them.

Identification of the Area

Name or Designation: Apartments, Specialty Area 100

This report contains data pertinent to the annual revalue of Apartment properties. The Specialty Area is 100. It encompasses apartments in all of King County. The apartment specialty includes apartments with 4 or more units, condominium complexes that are operated as apartment complexes, some mixed-use properties with commercial area less than 25% of the total net rentable area, and vacant land parcels that are associated with apartments. Apartments subject to low-income restrictions are valued using a different methodology. The methodology is described in the state Department of Revenue's *Low-Income Housing Valuation Guide*. Unless stated otherwise, the statistical data in this report include the low-income properties.

Area Description

There are 14,350 parcels (major-minor sequences) in the King County Apartments Specialty, with 13,886 of those representing actual tax-payer accounts. The remainder are administrative parcels – global condominium parcels (316) and meta-parcels which consolidate two or more improved parcels (148). The following table summarizes the parcel and account inventory.

Inventory - Parcels and Accounts					
	Parcels		Accounts		Regular Accts
	14,350		13,886		10,312
Global Condo	316			Singular Imp	8,904
Consolidated	148	Condo Minors	3,574	Consol Imp	450
Accounts	13,886	Regular Accts	10,312	Vacant	958

Taxpayer accounts can be condominium minors (3,574) - residential or commercial units, or regular accounts (10,312), which can be improved stand-alone complexes (8,904), or consolidations of parcels into economic units for valuation reasons (450). See Glossary of Terms. There are also 958 vacant land parcels associated with and/or supporting apartment properties. Amongst all the parcels herein described, 234 are currently designated for low-income apartment use.

The inventory may also be viewed as projects (complexes) and residential units. A project may range from a stand-alone 4-plex to a multi-building, multi-parcel complex. The total quantity of projects is the sum of all the global condos, all the consolidated parcels, and all the improved regular accounts that are singular (not combined with others). To date, there are 9,368 apartment projects, with a total of 336,186 units.

Inventory - Projects and Units		
	Projects	Units
Total	<u>9,368</u>	<u>336,186</u>
Global Condo	316	24,996
Consolidated	148	25,764
Singular Imps	8,904	285,426

The distribution of apartment projects by age, age-category, units and unit category is shown below.

Inventory - Distribution by Age and Size					
Age of Project			Size of Project		
Year Built	% of Total Properties	% of Total Units	Number of Units	% of Total Properties	Year Built (Avg)
1900 – 1919	9.52%	3.43%	0 – 4	25.05%	1965
1920 – 1929	5.24%	2.87%	5 – 9	24.69%	1962
1930 – 1939	0.80%	0.52%	10 – 19	16.87%	1964
1940 – 1949	1.80%	1.33%	20 – 49	15.78%	1970
1950 – 1959	11.59%	3.59%	50 – 99	7.84%	1988
1960 – 1969	20.41%	11.45%	100 – 199	5.64%	1997
1970 – 1979	13.35%	7.95%	200 – 499	3.91%	2002
1980 – 1989	15.25%	15.31%	500 – 999	0.21%	2003
1990 – 1999	6.67%	8.66%	1,000+	0.02%	2018
2000 – 2009	5.33%	10.25%	<i>Weighted</i>	<i>By Projects</i>	1970
2010 – 2022	10.02%	34.65%	<i>Weighted</i>	<i>By Units</i>	1991

The above table concludes that the average year built of inventory, as weighted by number of projects within a unit category, is 1970; however, the average age of inventory, as weighted by total number of units in an age category is 1991.

This is reinforced by the fact that approximately 54% of the total units were built since 1990, with 46% of the units having been built prior to 1990. The highest percentage of total units, 34.65%, were built between 2010 and 2023. As can be seen, the larger apartment projects, as measured by unit count, tend to have been built in the last 25 years.

The following table displays the five largest projects, by unit count, per region.

Inventory - Largest Five Projects Per Region			
Region	Project	Units	Year Built
Central	ONNI-SLU - APARTMENTS	1097	2018
	1200 STEWART	1014	2018
	HARBOR STEPS	761	1997
	VIA6 APARTMENTS	654	2012
	OVATION TOWERS	548	2021
South	CLUB PALISADES	750	1988
	SIGNATURE POINTE APARTMENTS	633	1990
	SOLERA APARTMENTS	590	2022
	CENTRAL FLATS	576	1986
	ALCOVE AT SEAHURST	543	1948
East	WOODIN CREEK	778	2018
	NEWCASTLE COMMONS	671	2017
	ESTERRA - PARKSIDE	664	2018
	NORTH - ASPECT APARTMENTS	650	2019
	SHOREWOOD HEIGHTS	645	1949

The above table demonstrates that the largest projects, by unit count, in the Central and East regions, have been built, mostly, after 1997. In the South region, that largest inventory was built primarily before 1991. The “Solera” project, in the Renton Highlands, is that largest new development in the South region. In the East region, the top two projects are developed across several parcels.

The apartment parcel population is divided, for appraisal purposes, into three regions: Central (1), South (2), East (3). The following table delineates the neighborhoods per region, and the count of **projects** per neighborhood:

Project Inventory - Regions and Neighborhoods								
R 1 NHD	NHD Name	Total Projects	R 2 NHD	NHD Name	Total Projects	R 3 NHD	NHD Name	Total Projects
5	Downtown	42	160	Seward Park	10	340	Mercer Island	25
10	Regrade	81	165	Skyway	36	350	Issaquah	96
15	LQA	221	170	Rainier Valley	296	355	Kennydale	12
20	SLU	65	175	Beacon Hill	151	360	Bellevue W	101
30	International	34	185	Georgetown	59	365	Bellevue E	161
35	CD	238	195	White Center	57	370	Kirkland	149
40	Mad / Leschi	44	200	Highland Park	76	380	Totem Lake	76
45	QA	185	205	Westwood	117	385	Bothell	83
50	NQA	81	215	High Point	37	400	Kenmore	64
55	Westlake	58	220	Delridge	40	425	Woodinville	24
60	Roanoke	200	240	Des Moines	195	430	Redmond	148
65	C Hill East	532	245	Burien	249			
70	Belmont	310	250	Boulevard Park	125			
75	Magnolia	63	255	SeaTac	65			
80	Interbay	195	270	Federal Way	250			
85	First Hill	135	285	Auburn S	173			
90	Greenwood	412	290	Auburn N	225			
95	Lake City	224	295	Algona	59			
100	Northgate	146	300	Enum / B Dmnd	96			
110	University	344	305	Kent Valley	129			
115	Wallingford	222	310	Cov / Maple Val	17			
125	Wedgewood	92	315	Renton	139			
130	Fremont	215	320	Benson / East Hill	127			
135	Leary	60	325	Tukwila	62			
140	Ballard E	144	330	Renton Highlands	108			
145	Ballard W	279	440	Carnation	13			
150	Greenlake	187	460	Duvall	19			
155	Phinney	53	465	Snoqualmie	47			
225	Junction	196	475	Vashon	18			
230	Alki / Faunt	131						
235	Admiral	79						
415	Shoreline E	101						
420	Shoreline W	65						
R 1 Total: 5,434			R 2 Total: 2,995			R 3 Total: 939		

Nearly all the apartments in King County are in the Urban Growth area which is the western portion of the county lying west of a meandering north-south line encompassing Woodinville, Redmond, Issaquah, Renton, Kent, and Auburn. It also includes some areas to the east like Maple Valley and North Bend.

Maps

General and Regional apartment area maps are included in the Addenda. More detailed Assessor's maps showing individual parcels are located at the offices of the King Street Center. Maps are also available when looking up individual properties on the Assessor's website using eReal Property. <http://info.kingcounty.gov/Assessor/eRealProperty/default.aspx>

Analysis of Data and Conclusions

Effective Date of Appraisal: 01/01/2023. New construction is valued as of 07/31/2023
Date of Appraisal Report: 07/26/2023

Purpose

The purpose of the mass appraisal is to determine and set the annual revaluation, represented by market value, of Apartment properties in King County.

Appraisal Team Members – Modeling and Valuation

Thomas Bradbury, Kent Walter and Joshua Rubin performed the analysis of the parameters to be used in the apartment appraisal models. Thomas Bradbury, Yuen Chen, Greg Count, Valerie Dreas, Avi Epstein, Mathew Franz, Mary Guballa, Angela Hegedus, Matthew Huff, Ryan Jimenez, Matt Landry, Scott Mansfield, Scott Mar, Nick Moody, Andrew Murray, Diane Owings, Ed Pangan, Raphael Roberge, Steven Roberts, Lori Sorrell, Chris Savage, John Sheaffer, Burke Shethar, Lori Sorrell, Trevor Swedberg, Levy Tugade, and Rick Welch valued the parcels and placed them in Ready to Post status. Kent Walter, Senior Appraiser, provided oversight to the process.

Physical Inspection Identification

The following Apartment neighborhoods were physically inspected for the 2023 assessment year: 020, 030, 055, 140, 145, 195, 220, 270, 285, 290, 305, 340, 355, 425. A list of parcels physically inspected is presented in the Addenda at the end of this report.

Highest and Best Use Analysis

As if vacant: Market analysis of the county, together with current zoning and current anticipated use patterns, indicate the highest and best use of most of the appraised parcels as multi-family use or mixed-use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel. Land values are set by the geographic area appraisers.

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 value of the entire property in its existing use and the cost to remove the improvements. In those properties where the property is not at its highest and best use, a token value of \$1,000 is assigned to the improvements.

Standards and Measurement of Data Accuracy

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

Scope of the Appraisal

- All three approaches to value were considered in this appraisal, although the cost approach was rarely, if ever, used.
- Sales from Jan. 2020 through Dec. 2022 were used for ratio analysis.
- Sales were adjusted for time to the appraisal date of 01/01/2023.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.

Approaches to Value – Detail

Income Approach

Rent: Apartment rent, in the form of actual and asking rates per month, is collected in the field, online, from appeals, and from published sources. Multiple regression analysis was performed on the rents and was used to assign rents to each unit type in each property. Typical variables used in the multiple regression equation for rent assignment addressed such characteristics as:

1. Age
2. Quality
3. Actual or asking rent
4. Elevator
5. Location
6. Pool
7. Unit Type and Size
8. Building views
9. Condition

For mixed-use properties commercial rents were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

Other Income: This is a yearly figure attributed to each property, composed mostly from parking fees and income from common laundry facilities. Also included is moorage and miscellaneous charges, such as late fees and forfeited deposits.

Rent and Other Income combine to express potential gross income (PGI).

Vacancy and Credit Loss: (VCL) is an amount of income, expressed as a rate, deducted from each property's PGI. It is composed mostly of typical market vacancy – a rate tailored per neighborhood and property characteristics (age, size). Included in VCL is also an allowance for credit loss, which is a form of effective vacancy, equating to incentives (e.g., temporary free rent). VCL rates are typically derived from market studies and operating statements. For mixed-use properties commercial VCL rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from the reduction of PGI by the VCL rate is the effective gross income (EGI).

Operating Expenses: (OEX) is expressed as a percentage of EGI. The rate represents a total amount of expenses (which can also be expressed as expenses per unit). Included in OEX are property taxes, utilities, and other major typical operating costs. The Assessor also includes in this figure an allowance for yearly reserves for future capital expenditures. VCL rates are typically derived from market studies and operating statements. For mixed-use properties commercial OEX rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The figure resulting from the reduction of EGI by the OEX rate is the net operating income (NOI).

Capitalization Rates: Capitalization rate information is gathered from a variety of published sources as well as directly from sales. Generally, about 40-50% of the sales in the Assessor's sales file have capitalization rates associated with them. The capitalization rates are adjusted for quality, condition, and view. For mixed-use properties commercial cap rates were directly determined from the geo-area commercial income tables and applied to the commercial area of the project.

The income approach indication of value is derived by dividing the NOI by the capitalization rate.

Sales Comparison Approach

Since January 2020 there have been 31 apartment sales of \$500,000 per unit or higher.

Summary of Top Sales - Last Three Years					
By Price Range		Top Six in the County			
Prices per Unit	Sales	Prices per Unit	Project	NHD	Sale Year
\$700,000 +	4	\$861,265	WEST EDGE TOWER	Downtown	2022
		\$806,037	BLU BELLEVUE	Bellevue West	2021
\$600,000s	8	\$767,519	ALTON HEARTWOOD	Issaquah	2022
		\$707,487	CERASA APTS	Bellevue West	2021
\$500,000s	19	\$699,002	KIARA	South Lake Union	2022
		\$698,517	ASCENT SLU AND MARLOWE	South Lake Union	2021

Four comparable sales are selected for each apartment property by the County’s computer-assisted mass appraisal (CAMA) application. The value-select appraiser can also manually select sales if desired. The sales are adjusted for time and various property characteristics such as age, number of units, average unit size, quality, condition, view, and location.

EMV

The other indicator of value derived from the sales data is the Estimated Market Value (EMV) indicator. A multiple regression equation is also developed from, using the trended sales prices, and typically these variables:

1. Age
2. Quality
3. Condition
4. Airport Noise
5. Average unit size
6. Location
7. Commercial area
8. View
9. Number of units

The CAMA system applies the resulting multiple regression equation to each property to estimate market value.

Valuation of Low-income Apartments

Included in the apartment specialty are 234 parcels designated for operation / use as low-income apartments. These properties are valued in accordance with guidelines issued by the Washington State Department of Revenue. The steps to be used are as follows:

1. Determine the unrestricted market value.
2. Determine the owner’s restricted leased fee value.
3. Determine the owner’s positive leasehold reversion value (number 1 minus number 2 above).
4. Determine the present value of the owner’s positive leasehold reversion.
5. Determine the restricted-use value (number 2 plus number 4 above). This would be the assessed value.

If the low-income agreement for a property specifies specific rents, then those are used. If not, then tables published by the Washington State Housing Finance Commission are used. The tables list maximum rents by unit type for different household income levels. The Assessor uses rents that are somewhat lower than the table rents to recognize the fact properties typically are unable to actually achieve the maximum allowed. The vacancy and credit loss figures used are lower than the figures used in market rate apartments. Expenses are increased to a level higher than the expenses used for market rate apartments. The capitalization rate used is increased by adding a change rate as required by the Washington State Department of Revenue guidelines.

Valuation of Student Housing

Off-campus housing that is focused on students leasing on a per bed basis. Typically, they are privately owned. Property will provide furnished apartments with the latest modern amenities such as a hot tub, pool, fitness center, bike storage and related maintenance space, concierge service, secure mail/ package storage, study areas, and possibly a coffee shop. Typically located within blocks of a college/university. Units often contain separately locked bedrooms, and bedrooms can contain one or more beds.

Previously included in the valuation of traditional apartments, the King County Department of Assessments recognized separating these parcels out as student housing. These parcels are valued on a per bed basis using markets rents, vacancy, operating expenses, and capitalization rates via direct capitalization.

Model Validation

Reconciliation and/or validation study of calibrated value models

Appraisers made a review of the appropriateness of the application of the valuation models (approaches to value, described previously) before final value was selected for each parcel. The appraiser can change parameters used in the income approach, such as, rent, expenses, vacancy and credit loss, and capitalization rate if better information becomes available at the time of value selection. An appraiser may also change the comparable sales that were used. Appraisers make the determination of value based on the appraiser’s judgment of the appropriateness of the method for each property. Properties are further reviewed when, for example, proposed value change is outside of a certain range, parcels are part of an economic unit, there has been recent building permit activity, or a recent board decision has occurred for a prior value. The following table summarizes the dispersion of value selection by approach to value. An administrative review of the selected values was made by the following Senior Appraisers: Kent Walter, Marie Ramirez, Andrew Murray, Nick Moody.

Summary of Value Select Methods	
Method	% Selected
Income	48.27%
Sales	12.49%
EMV	9.56%
Weighted	22.06%
Cost	0.15%
Land + \$1,000	2.32%
Other	5.14%

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions.

A final ratio study was done using the proposed values after revaluation. The results appear on the following page. Application of the total value model, described above, results in improvement in measures of equity among individual properties. The weighted mean ratio, COV (coefficient of variation), the COD (coefficient of dispersion), and the PRD (price-related differential) all improved.

The following table presents the total change in the Apartment Specialty population value, as of the date of this report, from the previous assessment year to the current. As with previous value-comparison tables presented in this report, the following parcels have been excluded from the count: parcels with no value select at the time of this report, low-income parcels, and new construction parcels.

Population Value Summary			
	Land	Improvements	Total
2022 Value	\$24,425,608,656	\$77,371,682,438	\$101,797,291,094
2023 Value	\$26,511,265,637	\$72,308,919,277	\$98,820,184,914
Difference	\$2,085,656,981	(\$5,062,763,161)	(\$2,977,106,180)
% Change	8.54%	-6.54%	-2.92%

It is recommended the proposed values be posted.

Ratio Studies Analysis

Ratio studies were done for the entire county using the values in place before the valuation work and another one for the proposed values for the 2023 assessment (taxes payable 2024). The results are in the addenda. The sale prices in both studies were time trended.

Specialty Area 100 – Apartments – Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

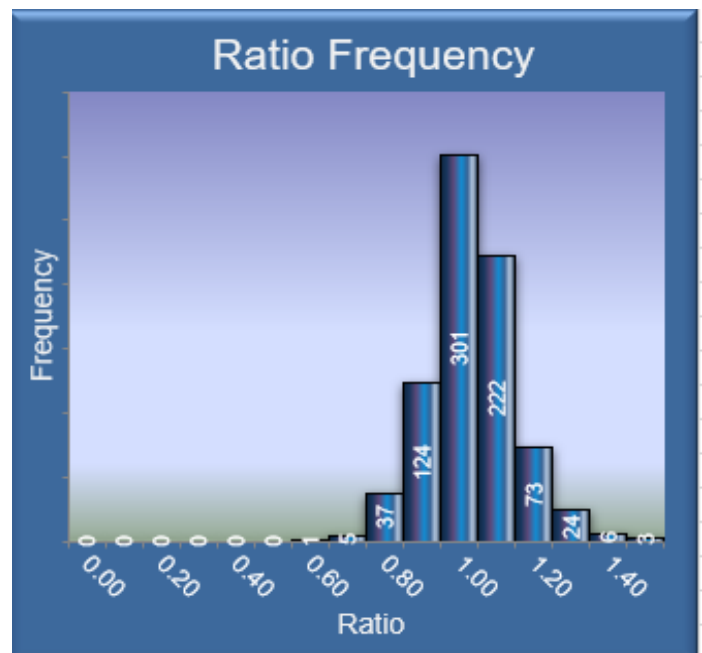
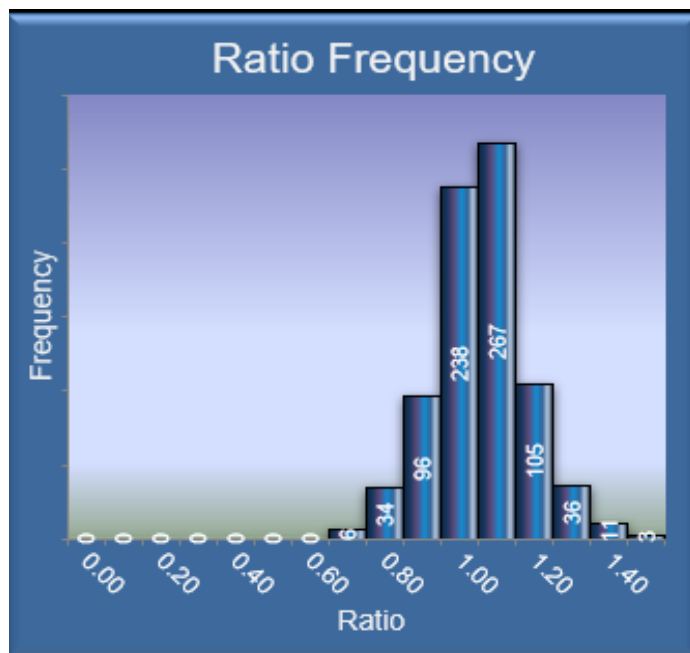
Pre-revalue ratio analysis compares time adjusted sales from 2020 through 2022 in relation to the previous assessed values as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	796
Mean Assessed Value	\$12,478,900
Mean Adj. Sales Price	\$12,753,700
Standard Deviation AV	\$32,344,104
Standard Deviation SP	\$33,035,894
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.01
Median Ratio	1.007
Weighted Mean Ratio	0.978
UNIFORMITY	
Lowest ratio	0.6044
Highest ratio:	1.6243
Coefficient of Dispersion	9.39%
Standard Deviation	0.1262
Coefficient of Variation	12.48%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2020 through 2022 in relation of the current assessed values as of 1/1/2023.

POST-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	796
Mean Assessed Value	\$12,236,400
Mean Adj. Sales Price	\$12,753,700
Standard Deviation AV	\$31,758,218
Standard Deviation SP	\$33,035,894
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.985
Median Ratio	0.984
Weighted Mean Ratio	0.959
UNIFORMITY	
Lowest ratio	0.5808
Highest ratio:	1.5017
Coefficient of Dispersion	8.84%
Standard Deviation	0.1174
Coefficient of Variation	11.91%
Price Related Differential (PRD)	1.03



USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

USPAP Compliance (Continued)

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

USPAP Compliance (Continued)

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

USPAP Compliance (Continued)

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

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

USPAP Compliance (Continued)

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Appraisal Team Members: Joe Arnold, Thomas Bradbury, Yuen Chen, Greg Count, Valerie Dreas, Avi Epstein, Mathew Franz, Jeremy Gray, Mary Guballa, Angela Hegedus, Matthew Huff, Ryan Jimenez, Matt Landry, Joyce Laroche, Scott Mansfield, Scott Mar, Nick Moody, Andrew Murray, Diane Owings, Ed Pangan, Raphael Roberge, Steven Roberts, Joshua Rubin, Chris Savage, John Sheaffer, Burke Shethar, Lori Sorrell, Trevor Swedberg, Levy Tugade, and Rick Welch.
 - Services:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
 - Model, Value and Report review
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Physical Inspection and Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Annual Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation

7/26/2023

Thomas W. Bradbury, Commercial Appraiser II

Date



King County

Department of Assessments

King Street Center.
201 South Jackson Street, Room 708
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
King County Assessor

Addenda

Sales Lists,

Physical Inspection Parcel List,

Specialty Area Maps,

Glossary of Terms

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
095	882290	0135	3,000	3029536	\$850,000	1/2/2020	283	FOUR - PLEX	1	Y	Used in Ratio Study
185	700620	0460	3,520	3029009	\$800,000	1/3/2020	227	APT	1	Y	Used in Ratio Study
035	193480	0015	4,250	3030028	\$1,650,000	1/13/2020	388	APARTMENT BLDG 6 UNITS	1	Y	NOT in Ratio - Imp changed after sale
315	000140	0009	229,572	3031940	\$49,678,000	1/13/2020	216	SUNSET VIEW APARTMENT	1	Y	Used in Ratio Study
165	132304	9070	3,536	3030187	\$835,000	1/15/2020	236	FOUR PLEX	1	Y	Used in Ratio Study
325	004300	0221	4,096	3030878	\$864,000	1/15/2020	211	4-PLEX	1	Y	Used in Ratio Study
100	446840	0195	20,400	3030921	\$5,697,000	1/16/2020	279	OSPREY APTS - 20 UNITS	1	Y	Used in Ratio Study
205	798540	0122	3,260	3033407	\$962,500	1/16/2020	295	4-PLEX	1	Y	Used in Ratio Study
240	250060	0300	6,118	3031660	\$1,158,000	1/16/2020	189	SFR AND 7 CABINS	1	Y	Used in Ratio Study
300	089901	0040	3,552	3030719	\$695,000	1/16/2020	196	Westfield	1	Y	Used in Ratio Study
245	176060	0345	8,704	3030599	\$1,875,000	1/21/2020	215	Sunnydale Apartments	1	Y	Used in Ratio Study
285	732680	0010	3,784	3031226	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0090	3,784	3031223	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0100	3,784	3031225	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
285	732680	0110	3,784	3031224	\$650,000	1/22/2020	172	RIVENDELL ESTATES	1	Y	Used in Ratio Study
095	145360	1520	3,100	3031179	\$985,000	1/23/2020	318	FOUR PLEX	1	Y	Used in Ratio Study
080	277060	4006	3,246	3031806	\$1,200,000	1/27/2020	370	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
285	289530	0010	3,780	3032241	\$1,175,000	1/27/2020	311	GREEN VILLA CONDOMINIUM	6	Y	Used in Ratio Study
300	142700	0060	3,576	3032180	\$675,000	1/29/2020	189	4 PLEX	1	Y	Used in Ratio Study
035	786170	0010	2,756	3032048	\$1,339,600	1/31/2020	486	SOPHIA CONDOMINIUM	4	Y	NOT in Ratio - First of re-sale
070	983120	0230	10,381	3033768	\$9,575,000	2/4/2020	922	Soleil Apartments	1	Y	Used in Ratio Study
360	239960	0030	39,010	3034742	\$28,866,000	2/6/2020	740	AVENTINE APTS (Core)	1	Y	Used in Ratio Study
170	238170	0140	5,856	3033885	\$1,514,200	2/12/2020	259	EMPIRE VIEW APTS	1	Y	Used in Ratio Study
090	614560	0425	2,812	3036372	\$840,000	2/21/2020	299	4 UNIT APT	1	Y	Used in Ratio Study
045	080900	2730	3,800	3036156	\$2,000,000	2/24/2020	526	6 UNIT APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
400	414010	0060	3,878	3038522	\$1,065,000	2/24/2020	275	4 UNIT APT	1	Y	Used in Ratio Study
145	117500	0646	2,803	3038767	\$1,460,000	2/25/2020	521	4-PLEX	1	Y	Used in Ratio Study
170	933180	0711	2,880	3036251	\$750,000	2/25/2020	260	4 UNIT APT	1	Y	Used in Ratio Study
355	334210	0176	6,384	3036729	\$2,713,000	2/28/2020	425	APTS	1	Y	Used in Ratio Study
400	011410	0435	20,232	3036054	\$6,435,000	2/28/2020	318	THE LODGE @ 73RD	1	Y	Used in Ratio Study
175	766060	0210	4,047	3038099	\$1,600,000	3/1/2020	395	Fourplex	1	Y	Used in Ratio Study
250	092304	9430	13,017	3037412	\$2,350,000	3/2/2020	181	EASTVIEW LANAI APT	1	Y	Used in Ratio Study
290	512540	0275	3,654	3037419	\$675,000	3/2/2020	185	FOUR PLEX	1	Y	Used in Ratio Study
145	276760	3975	3,970	3037061	\$1,510,000	3/4/2020	380	5 UNIT APARTMENT	1	26	NOT in Ratio - Imp changed after sale
205	249120	0880	9,300	3038219	\$2,935,000	3/5/2020	316	ROGENE APTS	1	Y	Used in Ratio Study
080	277060	4850	3,806	3038758	\$1,800,000	3/11/2020	473	APARTMENT BLDG 6 UNITS	1	Y	Used in Ratio Study
245	122000	0410	6,618	3038617	\$1,460,000	3/11/2020	221	COCHISE APARTMENTS	1	Y	Used in Ratio Study
090	026300	0363	7,581	3038492	\$2,475,000	3/12/2020	326	EVA COURT Multiple Res 10 Units	1	Y	Used in Ratio Study
080	277110	1900	12,893	3038818	\$6,822,000	3/16/2020	529	MAGNOLIA POINTE APTS	1	Y	Used in Ratio Study
060	290220	0215	5,589	3040073	\$3,600,000	3/18/2020	644	Gladstone Apartments	1	Y	Used in Ratio Study
095	382170	0135	6,327	3040664	\$1,863,800	3/18/2020	295	MAR-ELLA APTS	1	Y	Used in Ratio Study
140	045200	1370	1,610	3040579	\$730,000	3/18/2020	453	FOURPLEX	1	Y	Used in Ratio Study
150	913610	0265	3,360	3039682	\$1,387,000	3/19/2020	413	APARTMENT	1	Y	Used in Ratio Study
320	322305	9154	114,736	3039283	\$34,230,000	3/19/2020	298	WESTVIEW VILLAGE APARTMENTS (2 OF 3)	3	Y	Used in Ratio Study
320	073850	0010	2,080	3042015	\$580,000	3/20/2020	279	4-PLEX	1	Y	Used in Ratio Study
175	713330	0065	9,545	3040896	\$3,995,750	3/24/2020	419	GARDEN APARTMENTS	1	Y	Used in Ratio Study
305	346280	0245	3,290	3042698	\$610,000	3/26/2020	185	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
140	276810	0030	3,210	3041705	\$1,295,000	3/27/2020	403	4-Plex	1	Y	Used in Ratio Study
145	690820	0185	3,800	3041635	\$1,390,000	3/27/2020	366	4 PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
130	569400	0565	4,060	3041931	\$1,650,000	4/4/2020	406	7 UNIT APT HOUSE	1	Y	Used in Ratio Study
110	881740	0145	7,346	3042354	\$2,800,000	4/7/2020	381	APARTMENT	1	Y	Used in Ratio Study
080	277060	5010	3,580	3043006	\$1,525,000	4/8/2020	426	4-UNIT APT	1	Y	Used in Ratio Study
240	782720	0030	2,600	3044246	\$702,500	4/8/2020	270	4-PLEX	1	Y	Used in Ratio Study
415	397170	1215	4,021	3042640	\$1,065,000	4/8/2020	265	Emily Rose Apartments	1	Y	Used in Ratio Study
425	720594	0020	45,567	3042282	\$21,200,000	4/9/2020	465	THE VILLAS	3	Y	Used in Ratio Study
200	775050	0410	3,168	3043457	\$1,100,000	4/14/2020	347	6 UNIT APT	1	Y	Used in Ratio Study
200	775050	0415	3,816	3043458	\$1,100,000	4/14/2020	288	6 UNIT	1	Y	Used in Ratio Study
205	329870	0410	5,961	3043459	\$2,000,000	4/14/2020	336	The Amanda Park	1	Y	Used in Ratio Study
290	182105	9292	20,736	3043023	\$5,350,000	4/14/2020	258	PARK-VIEW APTS	1	Y	Used in Ratio Study
050	197220	5620	8,296	3044230	\$3,947,500	4/23/2020	476	10 - UNIT APT	1	Y	Used in Ratio Study
090	099300	1580	11,410	3045158	\$5,725,000	4/28/2020	502	20 UNITS	1	Y	Used in Ratio Study
155	952110	0995	2,210	3045188	\$950,000	4/28/2020	430	5 UNIT APT BLDG	1	Y	Used in Ratio Study
285	426101	0030	2,352	3045461	\$590,000	4/29/2020	251	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1187	6,849	3045072	\$1,320,000	4/29/2020	193	BRICKWOOD APTS	1	Y	Used in Ratio Study
370	375790	0035	184,510	3045476	\$92,900,000	5/1/2020	504	WATERSCAPE JUANITA VILLAGE	1	Y	Used in Ratio Study
045	688990	0255	12,829	3046402	\$9,035,263	5/5/2020	704	Crosby Queen Anne formerly Queen Anne Garden Apts.	1	Y	Used in Ratio Study
225	762570	2460	5,156	3045942	\$1,725,000	5/7/2020	335	8-UNIT APT	1	Y	Used in Ratio Study
240	929290	0240	2,896	3048994	\$670,000	5/11/2020	231	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
075	423540	0896	3,184	3047660	\$1,350,000	5/12/2020	424	4 - PLEX	1	Y	Used in Ratio Study
315	135230	0595	3,161	3047276	\$998,400	5/14/2020	316	MANUELL APTS	1	Y	Used in Ratio Study
360	689930	0085	81,901	3047179	\$49,700,000	5/15/2020	607	Borgata Apartments (Dist B)	1	Y	Used in Ratio Study
115	952110	1410	4,316	3048930	\$2,750,000	5/20/2020	637	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
205	249120	1025	10,614	3049218	\$3,255,000	5/22/2020	307	WESTCREST APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
360	322505	9082	13,890	3048180	\$6,000,000	5/22/2020	432	Avalon Apts	1	Y	Used in Ratio Study
465	380800	0165	4,500	3049506	\$870,000	5/26/2020	193	Mountain View Apartments	1	Y	Used in Ratio Study
155	946820	0036	5,030	3049368	\$2,400,000	5/28/2020	477	6 UNIT APT	1	Y	Used in Ratio Study
240	929290	0190	2,716	3049512	\$680,000	5/30/2020	250	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
290	289174	0170	4,000	3051121	\$950,000	6/1/2020	238	4 PLEX	1	Y	Used in Ratio Study
170	795400	0008	33,086	3050246	\$7,591,000	6/4/2020	229	BAKER 38 APARTMENTS	1	26	NOT in Ratio - Imp changed after sale
250	535720	0060	3,531	3051616	\$712,000	6/12/2020	202	FOURPLEX	1	Y	Used in Ratio Study
295	335590	0305	3,456	3052900	\$535,000	6/12/2020	155	FOURPLEX	1	Y	Used in Ratio Study
090	614560	0140	3,084	3057406	\$1,050,000	6/22/2020	340	4-PLEX	1	Y	Used in Ratio Study
195	300480	0265	2,954	3054799	\$875,000	6/25/2020	296	FOUR PLEX (1 - 1BD, 3 - 2 BD)	1	Y	Used in Ratio Study
150	336240	0685	6,831	3054983	\$2,625,000	6/26/2020	384	GREEN LAKE PARK VIEW	1	Y	Used in Ratio Study
185	788360	7005	2,000	3054708	\$650,000	6/29/2020	325	APARTMENT	1	Y	Used in Ratio Study
020	198620	0320	533,398	3057168	\$320,000,000	7/7/2020	600	KIARA w/-0310	2	Y	NOT in Ratio - First of re-sale
090	312604	9313	5,613	3057100	\$1,899,100	7/11/2020	338	7 UNIT APT - ABEL COURT	1	Y	Used in Ratio Study
010	065600	0400	122,730	3056787	\$66,500,000	7/13/2020	542	ALTO APARTMENTS	1	Y	Used in Ratio Study
070	685070	0425	5,130	3058119	\$2,250,000	7/16/2020	439	DIANE APTS	1	Y	Used in Ratio Study
270	132201	0280	3,600	3059322	\$685,000	7/16/2020	190	PLAN E	1	Y	Used in Ratio Study
225	019400	1000	5,494	3058602	\$2,007,500	7/20/2020	365	THE ALFIELD APARTMENTS	1	Y	Used in Ratio Study
115	420690	1430	1,445	3058384	\$1,196,000	7/21/2020	828	MULTI-RES	1	Y	Used in Ratio Study
295	362104	9089	3,536	3059799	\$690,000	7/22/2020	195	FOURPLEX	1	Y	Used in Ratio Study
245	122000	0325	3,485	3059516	\$850,000	7/24/2020	244	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
300	142700	0130	3,742	3060659	\$607,000	7/29/2020	162	4-PLEX	1	Y	NOT in Ratio - First of re-sale
325	004300	0264	3,654	3060808	\$1,150,000	7/29/2020	315	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
270	132201	0170	3,600	3060868	\$663,000	7/30/2020	184	PLAN E	1	Y	Used in Ratio Study
430	779290	0035	115,830	3060310	\$51,500,000	7/30/2020	445	DELANO APARTMENTS	2	Y	Used in Ratio Study
290	289174	0200	4,000	3061739	\$950,000	8/3/2020	238	4 PLEX	1	Y	Used in Ratio Study
095	156810	0165	5,561	3062059	\$1,450,000	8/5/2020	261	APARTMENT	1	Y	NOT in Ratio - First of re-sale
270	132201	0070	2,712	3063236	\$680,000	8/5/2020	251	PLAN C	1	Y	Used in Ratio Study
110	881640	0495	5,240	3062275	\$1,449,400	8/6/2020	277	6 UNIT APARTMENT	1	Y	Used in Ratio Study
230	431570	0610	4,079	3063332	\$1,700,000	8/6/2020	417	Park Lincoln	1	Y	Used in Ratio Study
270	132202	0360	5,400	3065036	\$950,000	8/7/2020	176	PANTHER LAKE SIXPLEX	1	Y	Used in Ratio Study
080	277060	2910	70,631	3063926	\$33,750,000	8/10/2020	478	The Flats at Interbay Econ unit w/ -2915, -2920 and -2925	4	Y	Used in Ratio Study
285	715330	0050	3,560	3063411	\$700,000	8/10/2020	197	FOURPLEX	1	Y	Used in Ratio Study
315	723150	0445	3,592	3063944	\$920,000	8/13/2020	256	FOUR-PLEX	1	Y	Used in Ratio Study
090	630050	0130	3,850	3065459	\$1,177,400	8/18/2020	306	APARTMENT	1	Y	Used in Ratio Study
270	132202	0560	3,904	3065383	\$657,790	8/18/2020	168	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
315	722450	0125	2,496	3066120	\$940,000	8/18/2020	377	4 PLEX APARTMENT	1	Y	Used in Ratio Study
330	722780	0815	3,300	3070943	\$990,000	8/18/2020	300	4-PLEX	1	Y	Used in Ratio Study
075	503630	0952	4,624	3070197	\$1,700,000	8/19/2020	368	FOURPLEX	1	Y	Used in Ratio Study
095	510140	2056	2,740	3065585	\$1,250,000	8/24/2020	456	fourplex	1	Y	Used in Ratio Study
070	216390	0065	7,449	3065559	\$4,160,000	8/26/2020	558	APARTMENT	1	Y	Used in Ratio Study
300	561510	0010	4,176	3066402	\$735,000	8/26/2020	176	4 PLEX	1	Y	Used in Ratio Study
365	272405	9022	105,288	3065480	\$48,860,000	8/26/2020	464	NOTCH APARTMENTS	1	Y	Used in Ratio Study
320	292205	9002	277,356	3065820	\$44,285,000	8/27/2020	160	KNOL APARTMENTS	1	Y	Used in Ratio Study
240	360240	0034	3,436	3072290	\$710,000	8/28/2020	207	4-PLEX	1	Y	Used in Ratio Study
295	885600	3157	19,548	3070451	\$3,000,000	8/28/2020	153	PACIFIC GARDENS (1 OF 3)	3	Y	Used in Ratio Study
115	569450	0960	4,434	3067785	\$1,150,000	8/31/2020	259	5-UNIT APT	1	Y	Used in Ratio Study
270	092104	9210	55,372	3066874	\$10,935,000	8/31/2020	197	Providence Landing	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
070	216390	1480	21,592	3067084	\$8,000,000	9/1/2020	371	HACIENDA	1	Y	Used in Ratio Study
290	289174	0130	3,528	3067000	\$878,775	9/1/2020	249	4 PLEX	1	Y	Used in Ratio Study
300	396690	0170	8,385	3067631	\$1,350,000	9/1/2020	161	13 UNIT - RAINIER GARDEN	1	Y	Used in Ratio Study
245	374460	0580	12,300	3068190	\$3,050,000	9/3/2020	248	Ambaum Townhomes	1	Y	Used in Ratio Study
290	540900	0030	3,100	3069626	\$774,950	9/4/2020	250	4 PLEX	1	Y	Used in Ratio Study
085	982200	0290	210,536	3068631	\$125,000,000	9/9/2020	594	Modera First Hill	4	Y	Used in Ratio Study
195	062304	9032	12,384	3070924	\$1,850,000	9/18/2020	149	APARTMENTS	1	Y	Used in Ratio Study
285	192105	9042	4,788	3070597	\$1,125,000	9/18/2020	235	6-PLEX	1	Y	Used in Ratio Study
115	197220	1920	14,636	3071584	\$8,077,000	9/21/2020	552	WINSLOW PLACE APTS	1	Y	Used in Ratio Study
325	004300	0218	4,096	3071838	\$850,000	9/23/2020	208	4-PLEX	1	Y	Used in Ratio Study
170	564960	0335	18,880	3071778	\$4,894,000	9/24/2020	259	39th Ave Flats-formerly ISLANDER APTS	1	Y	Used in Ratio Study
225	095200	2460	3,656	3073777	\$1,100,000	9/25/2020	301	4 PLEX	1	Y	Used in Ratio Study
205	430220	1165	3,460	3076633	\$955,000	10/2/2020	276	4 - PLEX	1	Y	Used in Ratio Study
205	789980	0940	2,776	3075895	\$800,000	10/5/2020	288	4-PLEX	1	Y	Used in Ratio Study
065	600300	1484	4,875	3074746	\$2,330,000	10/6/2020	478	Allegro Apts	1	Y	Used in Ratio Study
205	609440	0005	8,651	3075613	\$2,250,000	10/9/2020	260	9044 (0005) CONDOMINIUM	1	Y	Used in Ratio Study
385	956780	0425	1,896	3077268	\$752,500	10/12/2020	397	4 PLEX	1	Y	Used in Ratio Study
140	276960	0695	4,066	3077638	\$1,500,000	10/13/2020	369	6 UNIT APT	1	Y	Used in Ratio Study
095	766370	0842	21,474	3076216	\$4,990,000	10/14/2020	232	APARTMENT BLDG (10 UNITS)	3	Y	Used in Ratio Study
325	810860	0875	3,696	3077453	\$860,000	10/15/2020	233	Four plex	1	Y	Used in Ratio Study
350	884390	0328	3,220	3076598	\$1,320,000	10/15/2020	410	4-PLEX	1	Y	NOT in Ratio - First of re-sale
290	512540	0430	3,840	3077695	\$712,500	10/16/2020	186	4-PLEX	1	Y	Used in Ratio Study
330	722780	0266	3,222	3077478	\$925,000	10/19/2020	287	4-PLEX	1	Y	Used in Ratio Study
145	276760	1490	3,905	3081435	\$1,415,000	10/20/2020	362	FOUR PLEX	1	Y	NOT in Ratio - Imp changed after sale

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
325	115720	0380	54,357	3079455	\$14,400,000	10/23/2020	265	LADERA-HEATHERWOOD APARTMENTS	1	Y	Used in Ratio Study
350	332406	9047	5,584	3078420	\$1,562,500	10/23/2020	280	FOURPLEX	1	Y	Used in Ratio Study
350	332406	9567	5,584	3078415	\$1,562,500	10/23/2020	280	FOURPLEX	1	Y	Used in Ratio Study
415	616390	1952	37,208	3079393	\$8,944,000	10/24/2020	240	HILLCLIFF APARTMENTS	1	Y	Used in Ratio Study
125	565260	0299	30,637	3078731	\$8,250,000	10/26/2020	269	MORNINGSIDE APTS & RETAIL	1	Y	Used in Ratio Study
370	919410	2695	20,120	3078744	\$6,500,000	10/26/2020	323	BEACHWOOD APTS	1	Y	Used in Ratio Study
270	132202	0090	3,056	3081373	\$705,000	10/27/2020	231	PANTHER LAKE FOURPLEX	1	Y	Used in Ratio Study
060	290220	0115	7,904	3080339	\$3,100,000	10/29/2020	392	8 UNIT APT	1	Y	Used in Ratio Study
090	113900	0105	18,220	3079240	\$5,266,770	10/29/2020	289	ARRAGUN APARTMENTS	1	Y	Used in Ratio Study
270	441200	0020	0	3080355	\$56,367,250	10/29/2020	000	Griffis Seattle South at Brookside	1	Y	Used in Ratio Study
095	282604	9189	16,730	3080147	\$4,800,000	10/30/2020	287	GLADSTONE APTS - 32 UNITS	1	Y	Used in Ratio Study
430	131830	0164	114,753	3079525	\$66,000,000	10/30/2020	575	THE BOND REDMOND	1	Y	Used in Ratio Study
080	277160	0370	4,590	3080423	\$1,985,000	11/2/2020	432	4 - PLEX	1	Y	Used in Ratio Study
205	935290	0080	5,680	3080689	\$1,750,000	11/3/2020	308	THE CAMBRIDGE APTS	1	Y	Used in Ratio Study
100	292604	9492	3,922	3084721	\$1,245,000	11/10/2020	317	4-PLEX	1	Y	Used in Ratio Study
290	289177	0020	3,806	3083020	\$810,000	11/13/2020	213	FOURPLEX	1	Y	Used in Ratio Study
290	289177	0030	3,806	3083033	\$810,000	11/13/2020	213	FOURPLEX	1	Y	Used in Ratio Study
430	720000	0255	1,920	3084509	\$1,006,362	11/16/2020	524	4 PLEX	1	Y	Used in Ratio Study
145	276760	4540	4,763	3083812	\$2,650,000	11/17/2020	556	6 UNIT APT	1	Y	Used in Ratio Study
290	289174	0120	3,528	3085197	\$960,000	11/17/2020	272	4 PLEX	1	Y	NOT in Ratio - First of re-sale
400	011410	0448	15,918	3083231	\$4,831,000	11/17/2020	303	FOREST PARK APT	1	Y	Used in Ratio Study
110	882390	0530	3,460	3083502	\$2,480,000	11/18/2020	717	12-UNIT APARTMENT	1	Y	Used in Ratio Study
315	202305	9056	10,736	3084492	\$3,160,000	11/18/2020	294	4 Duplexes	1	Y	Used in Ratio Study
370	302605	9141	8,200	3084069	\$2,900,000	11/18/2020	354	JUANITA RIDGE (8 UNITS)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
040	438570	0995	15,096	3084098	\$5,500,000	11/20/2020	364	SHOREVIEW APTS	1	Y	Used in Ratio Study
115	408380	2715	13,240	3084764	\$5,000,000	11/20/2020	378	VERAH APTS	1	Y	Used in Ratio Study
170	159460	0080	2,392	3085596	\$760,000	11/20/2020	318	4-PLEX	1	Y	Used in Ratio Study
305	543620	0165	88,120	3084160	\$24,510,000	11/20/2020	278	ARBOR CHASE APARTMENTS	1	Y	Used in Ratio Study
305	919710	0111	3,840	3084561	\$755,000	11/20/2020	197	DOWNTOWNER APTS	1	Y	Used in Ratio Study
070	684820	0550	8,680	3084542	\$3,675,000	11/23/2020	423	MONT BEL APARTMENTS	1	Y	Used in Ratio Study
095	882290	0415	10,095	3085578	\$2,135,000	11/23/2020	211	MARIA MANOR	1	Y	Used in Ratio Study
305	346280	0245	3,290	3085155	\$860,000	11/23/2020	261	FOURPLEX	1	Y	Used in Ratio Study
245	122000	1083	11,600	3085992	\$3,300,000	11/25/2020	284	KATHLEEN APTS #2	2	Y	Used in Ratio Study
415	402290	1113	4,432	3090590	\$1,035,000	11/29/2020	234	4 PLEX	1	Y	Used in Ratio Study
100	447800	0041	6,450	3085807	\$1,675,000	11/30/2020	260	CORLISS COURT	2	Y	Used in Ratio Study
255	024600	0057	3,192	3086093	\$870,000	11/30/2020	273	APTS	1	Y	Used in Ratio Study
305	917960	0450	9,509	3086998	\$1,950,000	11/30/2020	205	TITUS MANSION	1	Y	Used in Ratio Study
425	102605	9002	111,519	3085536	\$45,750,000	11/30/2020	410	CHATEAU WOODS	1	Y	Used in Ratio Study
270	132203	0010	208,808	3086091	\$55,740,000	12/1/2020	267	THE COMMONS AT FEDERAL WAY	1	Y	Used in Ratio Study
320	202205	9006	136,170	3086097	\$34,847,000	12/1/2020	256	MADISON AT RIDGEGATE	1	Y	Used in Ratio Study
330	102305	9100	187,739	3086099	\$56,300,000	12/1/2020	300	THE WINDSOR	1	Y	Used in Ratio Study
095	766370	0793	6,857	3086856	\$2,114,750	12/2/2020	308	6 UNIT & 5 UNIT APT BLDGS	1	Y	Used in Ratio Study
145	276760	3565	4,498	3088821	\$1,400,000	12/2/2020	311	5 UNIT APARTMENT	1	Y	Used in Ratio Study
145	276760	2575	4,901	3088303	\$2,250,000	12/3/2020	459	10 UNIT APT	1	Y	Used in Ratio Study
330	032305	9048	22,708	3086945	\$5,400,000	12/4/2020	238	CEDAR VILLAGE	1	Y	NOT in Ratio - MAINT; Imp change
330	092305	9194	20,660	3086880	\$4,425,000	12/4/2020	214	HIGHLANDS APTS	1	Y	Used in Ratio Study
070	216390	1390	2,188	3088426	\$1,200,000	12/7/2020	548	FOURPLEX	1	Y	Used in Ratio Study
330	092305	9158	14,330	3087116	\$3,302,000	12/7/2020	230	CORTINA APTS	1	Y	Used in Ratio Study
090	010800	0010	3,060	3089551	\$1,300,000	12/8/2020	425	4 PLEX	1	Y	Used in Ratio Study
365	262505	9038	346,028	3087699	\$190,990,000	12/8/2020	552	VUE 22	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
145	444380	0255	4,460	3087628	\$2,000,000	12/9/2020	448	APT	1	Y	Used in Ratio Study
040	531910	0215	6,480	3088497	\$2,675,000	12/14/2020	413	7 UNIT APT	1	Y	Used in Ratio Study
045	701120	0695	11,673	3091906	\$7,950,000	12/17/2020	681	The Edith formerly the OLYMPIC VIEW APARTMENTS	1	Y	Used in Ratio Study
270	720480	0095	616,069	3090267	\$174,000,000	12/18/2020	282	CLUB PALISADES	2	Y	Used in Ratio Study
325	359700	0350	51,398	3089809	\$13,095,000	12/18/2020	255	24 UNIT APT	3	Y	Used in Ratio Study
465	785331	1110	142,730	3090823	\$37,750,000	12/18/2020	264	The Woodlands in Snoqualmie Ridge	1	Y	Used in Ratio Study
270	785360	0086	16,508	3090094	\$3,524,500	12/19/2020	214	SOUTH WYND APTS	3	Y	Used in Ratio Study
115	569450	0150	5,000	3090667	\$1,750,000	12/21/2020	350	LAHN HAUS	1	Y	Used in Ratio Study
150	952810	4435	4,216	3090686	\$1,600,000	12/21/2020	380	6 UNIT APT	1	Y	Used in Ratio Study
150	952810	4545	5,364	3090656	\$1,850,000	12/21/2020	345	6 UNIT APARTMENT	1	Y	Used in Ratio Study
385	082605	9047	23,850	3090663	\$6,300,000	12/22/2020	264	VILLAGE APTS	2	Y	Used in Ratio Study
110	881640	0265	68,649	3091623	\$31,000,000	12/23/2020	452	WILSONIAN APARTMENTS	1	Y	Used in Ratio Study
110	881640	0270	20,200	3091356	\$10,000,000	12/23/2020	495	RIVENDELL APTS	1	Y	Used in Ratio Study
110	881640	0325	110,736	3091618	\$54,500,000	12/23/2020	492	Lothlorien Apartments	1	Y	NOT in Ratio - MAINT; Imp change
195	072304	9169	100,354	3090909	\$28,750,000	12/23/2020	286	SUNSET PARK	2	Y	Used in Ratio Study
095	156810	0255	15,492	3091516	\$5,434,000	12/28/2020	351	Apartment	1	Y	Used in Ratio Study
155	336340	0335	2,384	3092200	\$1,306,000	12/29/2020	548	4 PLEX	1	Y	Used in Ratio Study
015	224950	0305	7,490	3091643	\$3,574,000	12/30/2020	477	Emerald Hill Apts. formerly Lake Union View	1	Y	Used in Ratio Study
070	880490	0441	17,890	3091933	\$5,600,000	12/30/2020	313	BUENA VISTA	1	Y	Used in Ratio Study
370	765490	0220	12,840	3092122	\$8,100,000	12/31/2020	631	SEAGULL APTS	1	Y	Used in Ratio Study
225	246190	0890	13,125	3092999	\$4,848,250	1/2/2021	369	LORRAINE APTS	1	Y	Used in Ratio Study
240	250060	0198	7,440	3093096	\$1,485,000	1/4/2021	200	11 UNIT - VASHON VUE APTS	1	Y	Used in Ratio Study
115	193130	0570	3,192	3096682	\$1,207,000	1/15/2021	378	4 PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
300	089800	0005	7,800	3095033	\$1,200,000	1/17/2021	154	10 UNIT - ROOSEVELT AVENUE	1	Y	Used in Ratio Study
270	132202	0030	3,600	3100296	\$655,000	1/19/2021	182	4 PLEX - FENNESSEY (2 OF 2)	1	Y	Used in Ratio Study
270	132202	0660	3,600	3100301	\$655,000	1/19/2021	182	4 PLEX - FENNESSEY (1 OF2)	1	Y	Used in Ratio Study
300	132006	9217	3,056	3095635	\$795,000	1/19/2021	260	4 PLEX - BOUFFARD	1	Y	Used in Ratio Study
365	262505	9042	482,962	3095195	\$279,100,000	1/19/2021	578	HYDE SQUARE APARTMENTS	1	Y	Used in Ratio Study
065	600350	1460	2,873	3095714	\$1,584,500	1/20/2021	552	5-UNIT APT	1	Y	Used in Ratio Study
070	684770	0360	10,942	3096109	\$4,500,000	1/21/2021	411	THE BELLEVUE	1	Y	Used in Ratio Study
090	099300	0345	5,801	3095919	\$1,877,550	1/22/2021	324	7 apartment units	1	Y	Used in Ratio Study
325	295490	0355	3,640	3097270	\$922,000	1/22/2021	253	4 PLEX- BRAR	1	Y	Used in Ratio Study
050	744300	0725	3,120	3096687	\$1,100,000	1/25/2021	353	FOUR-PLEX	1	Y	Used in Ratio Study
035	331950	1215	123,436	3096600	\$72,325,000	1/26/2021	586	BELL JACKSON STREET	7	Y	Used in Ratio Study
315	552920	0000	8,801	3096533	\$3,200,000	1/26/2021	364	8 UNIT - MILL AVENUE CONDOS	1	Y	Used in Ratio Study
270	132202	0470	2,784	3097420	\$669,500	1/27/2021	240	4 PLEX - ZHAO	1	Y	Used in Ratio Study
270	132202	0450	3,904	3098999	\$710,000	1/28/2021	182	4 PLEX - REYNOLDS	1	Y	Used in Ratio Study
090	645030	0505	3,660	3097652	\$1,485,040	2/1/2021	406	5-PLEX	1	Y	Used in Ratio Study
305	132204	9230	4,690	3098111	\$1,055,000	2/3/2021	225	4 PLEX - HILLMAN	1	Y	Used in Ratio Study
095	766370	0374	6,236	3100158	\$1,731,000	2/8/2021	278	APARTMENT BLDG (10 UNITS)	1	Y	Used in Ratio Study
140	276790	0685	2,760	3099181	\$1,372,000	2/11/2021	497	FOURPLEX	1	Y	Used in Ratio Study
240	360300	0151	3,628	3101475	\$900,000	2/12/2021	248	4 PLEX - SUKPRASERT	1	Y	Used in Ratio Study
315	722400	0390	1,870	3100452	\$500,000	2/12/2021	267	3 UNIT - 228 PELLY	1	Y	NOT in Ratio - Trans to Res
320	073820	0050	8,278	3099544	\$2,050,000	2/12/2021	248	9-UNIT - SCORPIO	1	Y	Used in Ratio Study
015	545730	0020	8,430	3100927	\$4,300,000	2/13/2021	510	VALI LOA	1	Y	Used in Ratio Study
290	540900	0040	3,100	3101930	\$784,950	2/16/2021	253	4 PLEX - DJSSVA	1	Y	Used in Ratio Study
145	276760	1365	2,816	3101077	\$910,000	2/18/2021	323	4-PLEX (CONV SING FA RES)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
415	050800	0010	3,382	3101969	\$951,000	2/22/2021	281	FOUR-PLEX	1	Y	Used in Ratio Study
110	092504	9209	5,530	3102065	\$2,300,000	2/23/2021	416	RAVENNA APTS	1	Y	Used in Ratio Study
315	722450	0285	3,760	3101465	\$1,070,000	2/23/2021	285	5 UNIT - RENTON LANDING	1	Y	Used in Ratio Study
270	255817	0100	3,325	3108603	\$675,000	2/25/2021	203	4 PLEX - KODAVATI	1	Y	Used in Ratio Study
370	376430	0015	4,400	3104470	\$1,830,000	3/1/2021	416	4-PLEX & SFR	1	Y	Used in Ratio Study
110	674670	0975	14,251	3103531	\$5,300,000	3/5/2021	372	UNIVERSITY APARTMENTS/MOTEL	1	Y	Used in Ratio Study
290	289174	0060	4,000	3104094	\$854,800	3/5/2021	214	4 PLEX - AUBURN 4	1	Y	NOT in Ratio - First of re-sale
315	135230	0660	3,840	3103806	\$1,105,000	3/5/2021	288	4 PLEX - LI	1	Y	Used in Ratio Study
250	562420	0434	3,232	3103995	\$750,000	3/9/2021	232	4-PLEX	1	Y	Used in Ratio Study
140	276790	0265	4,940	3105424	\$1,600,000	3/13/2021	324	KOS APARTMENTS	1	Y	Used in Ratio Study
145	276760	4130	5,411	3106760	\$3,000,000	3/14/2021	554	7 UNIT APARTMENT HOUSE	1	Y	Used in Ratio Study
270	132202	0680	3,600	3108020	\$620,000	3/16/2021	172	4 PLEX - DECKER (1 OF 2)	1	Y	Used in Ratio Study
060	290220	0560	7,415	3105694	\$3,550,000	3/17/2021	479	VIGNETTE APARTMENTS	1	Y	Used in Ratio Study
060	290220	0225	7,496	3105750	\$3,750,000	3/18/2021	500	EIGHT UNIT APT	1	Y	Used in Ratio Study
235	011700	0320	11,288	3106272	\$4,300,000	3/18/2021	381	ARCTIC MANOR	1	Y	Used in Ratio Study
255	207680	0010	3,996	3110126	\$800,000	3/18/2021	200	4 PLEX - SINGH	1	Y	NOT in Ratio - Imp changed after sale
070	684870	0065	22,669	3105814	\$18,316,354	3/19/2021	808	The Clay Apartments	1	34	NOT in Ratio - Use changed after sale
130	197220	2815	31,246	3105887	\$21,350,000	3/19/2021	683	THE PORTAL - MIXED USE APARTMENT	1	Y	Used in Ratio Study
090	614560	0935	3,890	3107391	\$1,095,000	3/23/2021	281	4-PLEX	1	Y	Used in Ratio Study
145	602150	3463	5,680	3109818	\$2,085,000	3/24/2021	367	BAL - CREST APTS	1	Y	Used in Ratio Study
270	132202	0590	3,600	3107844	\$660,000	3/24/2021	183	4 PLEX - DECKER (2 OF 2)	1	Y	Used in Ratio Study
290	333990	0175	17,944	3107142	\$4,170,000	3/24/2021	232	12 UNIT - CAVALIER COURT	2	Y	Used in Ratio Study
065	095500	0040	4,476	3107836	\$2,047,900	3/25/2021	458	6 PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
290	512540	0445	3,000	3108461	\$760,000	3/25/2021	253	4 PLEX - SINGH	1	Y	Used in Ratio Study
130	569350	0230	5,380	3108155	\$2,650,000	3/29/2021	493	COLETTE APTS	1	Y	Used in Ratio Study
130	569350	0260	7,200	3108143	\$3,050,000	3/29/2021	424	APARTMENTS	1	Y	Used in Ratio Study
230	762220	0100	2,382	3108814	\$1,060,000	3/31/2021	445	4-PLEX	1	Y	Used in Ratio Study
325	004300	0263	3,654	3110394	\$1,050,000	4/7/2021	287	4 PLEX - CTW	1	Y	Used in Ratio Study
145	276760	5125	4,800	3111176	\$2,300,000	4/9/2021	479	MULTI RES	1	Y	Used in Ratio Study
145	751850	8880	5,625	3110727	\$2,100,000	4/9/2021	373	11 UNIT APT	1	Y	Used in Ratio Study
205	249220	0015	2,500	3113983	\$828,000	4/9/2021	331	4 PLEX	1	Y	Used in Ratio Study
305	346280	0240	3,290	3114765	\$945,000	4/9/2021	287	FOURPLEX	1	Y	NOT in Ratio - First of re-sale
080	277060	4600	5,168	3111987	\$1,775,000	4/14/2021	343	FOUR PLEX	1	Y	Used in Ratio Study
050	197220	6040	25,996	3112614	\$6,600,000	4/19/2021	254	22 UNIT MULTIFAMILY BUILDING W/GROUND LEVEL COMMERCIAL	1	Y	Used in Ratio Study
315	722400	0285	3,597	3112707	\$1,200,000	4/19/2021	334	5 UNIT - 1010 SRISAI	1	Y	Used in Ratio Study
340	545380	0010	8,300	3112734	\$4,050,000	4/19/2021	488	ISLAND LANAI	1	Y	Used in Ratio Study
240	272420	0935	3,740	3114307	\$867,000	4/21/2021	232	4 PLEX - JACOB	1	Y	Used in Ratio Study
290	554730	0230	2,850	3113347	\$1,060,700	4/21/2021	372	6 UNIT - D STREET 7	1	26	NOT in Ratio - Imp changed after sale
065	685270	0256	3,318	3113608	\$1,417,000	4/22/2021	427	APARTMENTS	1	Y	Used in Ratio Study
300	084400	0090	3,030	3115233	\$840,000	4/22/2021	277	4 PLEX - HEMMINGER	1	Y	Used in Ratio Study
070	684820	0805	11,560	3115282	\$4,900,000	4/27/2021	424	WINDSOR ARMS APTS	1	Y	Used in Ratio Study
090	645030	0450	2,486	3115331	\$855,000	4/28/2021	344	FOUR PLEX	1	Y	Used in Ratio Study
240	250060	0150	3,196	3115466	\$875,000	4/29/2021	274	4 PLEX - MOORE J	1	Y	Used in Ratio Study
380	894441	0010	137,800	3114730	\$88,300,000	4/29/2021	641	BELL TOTEM LAKE	1	Y	Used in Ratio Study
250	092304	9008	93,383	3115107	\$19,100,000	4/30/2021	205	ARBOUR COURT	1	Y	Used in Ratio Study
145	276760	4280	5,268	3118786	\$2,700,000	5/3/2021	513	7 UNIT APARTMENT	1	Y	Used in Ratio Study
205	430220	0115	3,607	3116664	\$1,100,000	5/3/2021	305	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	074800	0015	4,840	3117229	\$2,400,000	5/5/2021	496	LANDOVER FLATS a 9 UNIT APT	1	Y	Used in Ratio Study
115	051000	0785	4,650	3117044	\$1,870,000	5/6/2021	402	GILEAD APTS	1	Y	Used in Ratio Study
285	080840	0020	4,440	3119136	\$926,250	5/6/2021	209	APT'S	1	Y	Used in Ratio Study
045	701120	1415	7,004	3117263	\$2,900,000	5/7/2021	414	SEVEN UNIT APARTMENT	1	Y	Used in Ratio Study
110	409230	1665	2,400	3117272	\$1,260,000	5/10/2021	525	4-PLEX	1	Y	Used in Ratio Study
245	072304	9213	20,072	3117675	\$6,120,000	5/10/2021	305	WESTERLY	1	Y	Used in Ratio Study
325	004300	0262	3,654	3121744	\$1,071,000	5/10/2021	293	4 PLEX - AFRIN	1	Y	Used in Ratio Study
270	332204	9157	22,931	3118213	\$4,675,000	5/11/2021	204	BLUE RIDGE APTS	1	Y	Used in Ratio Study
050	524480	0120	2,550	3120023	\$1,146,000	5/13/2021	449	4 PLEX	1	Y	Used in Ratio Study
240	929290	0190	2,716	3119134	\$763,500	5/14/2021	281	4 PLEX - BELAGODU	1	Y	Used in Ratio Study
035	936360	0240	2,400	3122235	\$1,315,000	5/18/2021	548	4 PLEX	1	Y	Used in Ratio Study
115	569450	1180	4,172	3119735	\$1,915,000	5/19/2021	459	FOURPLEX	1	Y	Used in Ratio Study
235	927620	0050	5,199	3121467	\$1,950,000	5/19/2021	375	APTS	1	Y	Used in Ratio Study
240	092204	9378	3,572	3120480	\$840,000	5/19/2021	235	TIBURON SOUTH	1	Y	Used in Ratio Study
205	935290	0005	5,188	3122241	\$1,000,000	5/20/2021	193	Fourplex	1	Y	Used in Ratio Study
290	289177	0190	3,806	3121296	\$800,000	5/20/2021	210	FOURPLEX	1	Y	Used in Ratio Study
015	545730	0705	12,156	3120471	\$5,806,000	5/21/2021	478	ALOHA ST APTS	1	Y	Used in Ratio Study
195	072304	9579	4,392	3124632	\$925,000	5/21/2021	211	6 - UNIT APT	1	Y	Used in Ratio Study
250	042304	9034	13,140	3120138	\$3,150,000	5/21/2021	240	GLEN CREST APTS - 18 UNITS	1	Y	Used in Ratio Study
110	717480	0864	3,656	3121479	\$1,400,000	5/24/2021	383	6 UNIT	1	Y	Used in Ratio Study
240	092204	9376	3,572	3121669	\$840,000	5/24/2021	235	4 PLEX - TIBURON SOUTH	1	Y	Used in Ratio Study
330	722750	0585	3,232	3124657	\$825,000	5/24/2021	255	5-PLEX	1	Y	Used in Ratio Study
185	700620	0590	7,452	3122260	\$2,080,000	5/28/2021	279	BOEING FIELD APTS	1	Y	Used in Ratio Study
305	222204	9018	191,536	3121623	\$57,250,000	5/28/2021	299	AVANA WEST HILL APARTMENTS	1	Y	Used in Ratio Study
140	276760	0625	4,736	3122365	\$2,100,000	6/1/2021	443	"BON FIVE" - 5 UNIT APT	1	Y	Used in Ratio Study
175	539360	0355	2,488	3126938	\$850,000	6/2/2021	342	4-PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
195	630340	0210	2,976	3123540	\$773,650	6/2/2021	260	4-PLEX	1	Y	Used in Ratio Study
240	092204	9375	3,572	3123285	\$840,000	6/2/2021	235	4 UNIT - TIBURON SOUTH	1	Y	Used in Ratio Study
290	289177	0240	3,806	3123313	\$900,000	6/2/2021	236	FOURPLEX	1	Y	Used in Ratio Study
145	780390	0000	8,740	3123804	\$4,325,000	6/3/2021	495	6000 NORTHWEST	1	Y	Used in Ratio Study
015	545780	0490	2,382	3124376	\$1,335,000	6/4/2021	560	4-PLEX	1	Y	Used in Ratio Study
015	387690	0090	3,684	3124712	\$2,710,000	6/8/2021	736	The Roy 10 UNIT APARTMENT CONVERSION	1	Y	Used in Ratio Study
110	409230	1400	5,539	3123709	\$1,938,000	6/8/2021	350	6 UNIT APT BLDG	1	Y	NOT in Ratio - Prev coded as land sale
315	322305	9040	54,578	3124245	\$13,000,000	6/8/2021	238	AVAYA AT TOWN CENTER	1	Y	Used in Ratio Study
090	643100	0965	4,320	3125199	\$1,394,200	6/9/2021	323	6 UNIT APT	1	Y	Used in Ratio Study
115	408330	5155	2,688	3124806	\$1,295,000	6/9/2021	482	THE PICCOLO APTS	1	Y	Used in Ratio Study
330	722750	0570	8,771	3124906	\$2,455,000	6/9/2021	280	SUNSET VISTA APTS	1	Y	Used in Ratio Study
400	618170	0100	8,729	3125241	\$3,503,000	6/9/2021	401	THE NORTHSHORE APTS	1	Y	Used in Ratio Study
130	569350	1170	5,029	3127128	\$2,200,000	6/16/2021	437	APARTMENT	1	Y	Used in Ratio Study
070	181780	0015	23,832	3128058	\$9,350,000	6/17/2021	392	BOYLSTON PLACE	1	Y	Used in Ratio Study
115	051000	2225	14,076	3126073	\$8,500,000	6/17/2021	604	LISA CAROL APTS	1	Y	Used in Ratio Study
270	787621	0000	6,318	3127288	\$1,900,000	6/17/2021	301	6 UNIT - SOUNDVIEW II CONDOS	1	Y	Used in Ratio Study
305	132204	9171	12,744	3127647	\$2,650,000	6/18/2021	208	8 UNIT - STATE AVE (1 OF 2)	2	Y	Used in Ratio Study
430	022505	9093	211,450	3127060	\$97,700,000	6/22/2021	462	REDMOND PLACE APTS	1	Y	NOT in Ratio - MAINT; Imp change
285	302105	9090	3,235	3130493	\$876,000	6/25/2021	271	4-PLEX	1	Y	Used in Ratio Study
115	408380	3110	8,450	3134874	\$4,000,000	6/28/2021	473	WALLINGFORD ARMS	1	Y	Used in Ratio Study
230	431570	0670	3,648	3129603	\$1,287,500	6/28/2021	353	PARK APTS	1	Y	Used in Ratio Study
050	524480	0590	4,214	3135096	\$1,530,000	6/29/2021	363	Koledin Apartments	1	Y	Used in Ratio Study
060	195970	2650	8,224	3130101	\$3,405,000	6/29/2021	414	APARTMENT	2	Y	Used in Ratio Study
145	276760	4005	2,548	3129943	\$1,160,000	6/30/2021	455	4 PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
145	276760	0535	8,578	3130733	\$3,800,000	7/1/2021	443	TUDOR MANOR	1	Y	Used in Ratio Study
360	529120	0005	200,345	3129840	\$170,000,000	7/1/2021	849	BRIO APTS (Core)	1	Y	NOT in Ratio - MAINT; Imp change
015	545780	1195	4,640	3130515	\$2,400,000	7/2/2021	517	ELLIOTT VIEW APTS	1	Y	Used in Ratio Study
065	339502	0000	6,415	3131420	\$3,050,000	7/7/2021	475	HOLLY MANOR CONDOMINIUM	1	Y	Used in Ratio Study
080	277060	4070	5,808	3130481	\$2,400,000	7/7/2021	413	MIA CASA	1	Y	Used in Ratio Study
315	000720	0073	87,117	3132011	\$40,000,000	7/9/2021	459	95 BURNETT (RHA)	2	34	NOT in Ratio - Use changed after sale
360	522330	0005	200,161	3131224	\$142,303,159	7/9/2021	711	MAIN STREET FLATS	1	Y	Used in Ratio Study
360	868280	0004	141,131	3131225	\$90,307,774	7/9/2021	640	MAIN STREET FLATS PHASE 2	1	Y	Used in Ratio Study
320	247330	0120	3,738	3132607	\$995,000	7/11/2021	266	4-PLEX - YANG	1	Y	Used in Ratio Study
115	952110	1630	3,000	3131897	\$1,325,000	7/12/2021	442	5-UNIT APT BLDG	1	Y	Used in Ratio Study
415	741770	0240	12,386	3131663	\$4,300,000	7/12/2021	347	THE BALLINGER APTS	1	Y	Used in Ratio Study
130	193030	0210	3,916	3132624	\$1,572,000	7/13/2021	401	5 UNIT APT HOUSE	1	Y	Used in Ratio Study
290	512540	0450	3,000	3132493	\$844,000	7/14/2021	281	FOUR-PLEX	1	Y	Used in Ratio Study
285	426101	0040	2,352	3134539	\$630,000	7/19/2021	268	FOUR-PLEX	1	Y	Used in Ratio Study
465	784920	0300	3,464	3134391	\$1,000,000	7/20/2021	289	4-PLEX	1	Y	Used in Ratio Study
110	717480	0305	4,352	3134131	\$1,675,000	7/21/2021	385	LEE ANNE APTS	1	Y	Used in Ratio Study
125	186890	1680	3,038	3134903	\$1,355,000	7/21/2021	446	APT	1	Y	Used in Ratio Study
170	392990	0050	3,805	3136029	\$1,500,000	7/23/2021	394	4-PLEX	1	Y	Used in Ratio Study
145	872840	0000	4,082	3135282	\$2,115,750	7/27/2021	518	2640 N W 56TH STREET(0005) CONDOMINIUM	1	Y	Used in Ratio Study
060	290220	0475	3,456	3136259	\$1,450,000	7/28/2021	420	Two Duplexes	1	Y	Used in Ratio Study
060	290220	0476	3,456	3136260	\$1,450,000	7/28/2021	420	Two Duplexes	1	Y	Used in Ratio Study
230	431570	0565	2,558	3137864	\$1,200,000	7/28/2021	469	FOUR UNIT APT	1	Y	Used in Ratio Study
245	190000	0180	3,870	3136031	\$818,000	7/28/2021	211	FOUR PLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
020	198320	0605	377,829	3136076	\$302,749,999	7/29/2021	801	ASCENT SLU AND MARLOWE-ECON UNITS - 0610, 0615, 0625, 0626	5	Y	Used in Ratio Study
065	225450	0650	2,785	3137212	\$1,225,000	7/29/2021	440	APARTMENT	1	Y	Used in Ratio Study
070	684770	0410	18,483	3136343	\$18,000,000	7/30/2021	974	Oslo	1	Y	Used in Ratio Study
290	289174	0280	3,528	3137574	\$1,045,000	7/30/2021	296	4 PLEX	1	Y	Used in Ratio Study
365	342505	9059	66,000	3136853	\$27,500,000	8/1/2021	417	EASTON COURT	1	Y	Used in Ratio Study
285	192105	9231	5,083	3138547	\$950,000	8/3/2021	187	8-UNIT APT	1	Y	Used in Ratio Study
115	783480	0010	3,850	3137581	\$1,750,000	8/4/2021	455	APARTMENTS & RETAIL	1	Y	Used in Ratio Study
290	289177	0060	3,806	3137576	\$850,000	8/4/2021	223	FOURPLEX	1	Y	Used in Ratio Study
290	289177	0160	3,806	3138114	\$935,000	8/4/2021	246	FOURPLEX	1	Y	Used in Ratio Study
270	252103	9053	148,195	3137926	\$38,776,000	8/5/2021	262	UNION APARTMENTS	1	Y	Used in Ratio Study
305	192205	9074	184,078	3138663	\$46,674,000	8/5/2021	254	ROW APARTMENTS	1	Y	Used in Ratio Study
095	766370	0821	43,112	3139073	\$12,000,000	8/6/2021	278	HILLCOURT APTS	1	Y	Used in Ratio Study
430	022505	9103	147,478	3138257	\$105,500,000	8/10/2021	715	ZEPHYR ON THE PARK APTS	1	Y	Used in Ratio Study
270	797880	0300	42,855	3139499	\$13,085,000	8/11/2021	305	Arbor Woods	1	Y	Used in Ratio Study
030	524780	0100	28,990	3139411	\$17,555,000	8/16/2021	606	80 MAIN	1	Y	Used in Ratio Study
050	197220	5760	5,976	3146162	\$3,000,000	8/16/2021	502	APARTMENT BLDG 9 UNITS	1	Y	Used in Ratio Study
145	285610	0005	6,643	3141147	\$2,150,900	8/17/2021	324	10 UNIT APT	1	Y	Used in Ratio Study
305	232204	9093	258,420	3140063	\$113,000,000	8/18/2021	437	ETHOS KENT (2 OF 2)	2	Y	Used in Ratio Study
325	222304	9003	150,250	3140620	\$52,000,000	8/18/2021	346	BOULEVARD @ SOUTH STATION	1	Y	Used in Ratio Study
305	182205	9016	277,050	3141253	\$90,150,000	8/19/2021	325	CHANDLER BAY (2 OF 2)	2	Y	Used in Ratio Study
330	722780	0620	2,620	3145879	\$845,000	8/19/2021	323	4-PLEX	1	Y	Used in Ratio Study
080	277160	2485	7,210	3141418	\$2,940,250	8/21/2021	408	NINE UNIT APARTMENT	1	Y	Used in Ratio Study
095	890250	0155	7,650	3141902	\$2,040,000	8/24/2021	267	AGENA APTS	1	Y	Used in Ratio Study
035	713230	0350	55,447	3141591	\$28,775,000	8/25/2021	519	999 HIAWATHA APARTMENTS	6	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	808090	0095	11,808	3141539	\$4,200,000	8/25/2021	356	LA QUINTA APTS	1	Y	NOT in Ratio - Imp changed after sale
170	806600	0046	4,547	3142006	\$1,300,000	8/25/2021	286	FOURPLEX	1	Y	Used in Ratio Study
195	630340	0303	3,500	3141353	\$972,100	8/25/2021	278	FOURPLEX (4-2BD)	1	Y	Used in Ratio Study
245	072304	9225	35,841	3142330	\$11,150,000	8/26/2021	311	ALCOVE APTS	1	Y	Used in Ratio Study
035	982820	1265	13,080	3142251	\$4,900,000	8/27/2021	375	HAZEL PLAZA minor -1240 associated in prior sale	2	Y	Used in Ratio Study
065	600350	1365	10,207	3142513	\$5,050,000	8/27/2021	495	Mykonos Apartments	1	Y	Used in Ratio Study
085	197820	0230	16,172	3142451	\$6,300,000	8/27/2021	390	TERRI ANNE APT	1	Y	Used in Ratio Study
140	276770	4390	4,800	3143055	\$1,640,000	8/27/2021	342	THERESA ANN	1	Y	Used in Ratio Study
140	276770	4395	4,684	3143056	\$1,530,000	8/27/2021	327	BELL CHATEAU	1	Y	Used in Ratio Study
430	720246	0000	8,970	3142898	\$3,763,000	8/27/2021	420	REDMOND VIEW CONDOMINIUM	1	Y	NOT in Ratio - Parcel Killed
200	211470	0425	3,816	3148616	\$2,025,000	8/29/2021	531	6-PLEX	1	Y	Used in Ratio Study
245	202304	9022	138,076	3143212	\$46,000,000	8/30/2021	333	Discovery Landing	2	Y	Used in Ratio Study
290	333990	0826	4,500	3143946	\$950,000	8/31/2021	211	FOUR-PLEX	1	Y	Used in Ratio Study
290	554730	0250	4,582	3144094	\$998,250	9/1/2021	218	APARTMENT	1	Y	Used in Ratio Study
430	644890	0050	188,851	3143206	\$131,500,000	9/1/2021	696	NIGHTINGALE APTS	1	Y	Used in Ratio Study
360	154510	0126	109,201	3143817	\$109,000,000	9/2/2021	998	BLU BELLEVUE	1	Y	Used in Ratio Study
040	255819	0000	2,207	3143826	\$1,760,000	9/3/2021	797	FIRESIDE TERRACE(0005) CONDOMINIUM	1	Y	Used in Ratio Study
170	333600	0310	3,100	3144928	\$850,000	9/4/2021	274	FOURPLEX	1	Y	Used in Ratio Study
065	983120	0640	53,877	3145121	\$33,500,000	9/9/2021	622	700 Broadway	1	Y	Used in Ratio Study
085	219760	0460	64,083	3145113	\$34,850,000	9/9/2021	544	Vantage Park at First Hill	1	Y	Used in Ratio Study
085	859040	0870	19,140	3145115	\$9,500,000	9/10/2021	496	ENVOY APARTMENTS	1	Y	Used in Ratio Study
115	408330	3770	5,180	3145122	\$1,925,000	9/10/2021	372	APARTMENT	1	Y	Used in Ratio Study
325	004100	0545	9,720	3144642	\$2,362,000	9/10/2021	243	6 UNITS - AIRHART (2 OF 2)	2	Y	Used in Ratio Study
140	292270	0505	5,099	3146233	\$2,250,000	9/13/2021	441	8th Avenue Place	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
145	444980	0575	6,080	3146143	\$1,843,000	9/14/2021	303	8 UNIT APT	1	Y	Used in Ratio Study
250	535720	0063	3,531	3149412	\$810,000	9/14/2021	229	FOURPLEX	1	Y	Used in Ratio Study
350	884390	0328	3,220	3146312	\$1,280,000	9/14/2021	398	4-PLEX	1	Y	Used in Ratio Study
240	929290	0230	2,716	3146551	\$718,000	9/16/2021	264	FOURPLEX	1	Y	Used in Ratio Study
300	888060	0090	4,100	3149526	\$840,000	9/16/2021	205	4 PLEX - CHRISTIANSON	1	Y	Used in Ratio Study
045	168940	1385	8,692	3147084	\$3,750,000	9/17/2021	431	FORREST MANOR APTS	1	Y	Used in Ratio Study
080	277160	1305	3,688	3146674	\$1,600,000	9/18/2021	434	FOUR PLEX	1	Y	Used in Ratio Study
090	099300	0920	3,500	3147179	\$1,475,000	9/20/2021	421	4-Plex	1	Y	Used in Ratio Study
240	929290	0120	3,136	3147405	\$730,000	9/20/2021	233	FOURPLEX	1	Y	Used in Ratio Study
370	302605	9232	4,975	3151409	\$2,250,000	9/20/2021	452	VILLAGE PLAZA	1	34	NOT in Ratio - Use changed after sale
295	335340	1338	3,848	3148417	\$804,000	9/22/2021	209	FOURPLEX	1	Y	Used in Ratio Study
400	791400	0010	204,890	3147163	\$98,000,000	9/22/2021	478	THE SPENCER 68 (ECON UNIT)	2	Y	Used in Ratio Study
115	397540	0025	2,420	3147690	\$1,250,000	9/24/2021	517	5 UNIT APT	1	Y	Used in Ratio Study
145	117600	1200	7,568	3150085	\$2,500,000	9/27/2021	330	BREAKWATER APTS	1	Y	Used in Ratio Study
365	342505	9023	270,312	3148947	\$144,000,000	9/28/2021	533	THE RIDGEDALE (ECON UNIT)	3	Y	Used in Ratio Study
420	072604	9070	126,235	3149209	\$74,000,000	9/29/2021	586	GEO	1	Y	Used in Ratio Study
355	052305	9076	159,215	3149500	\$93,754,569	9/30/2021	589	THE BRISTOL AT SOUTHPORT I (ECON UNIT)	1	Y	NOT in Ratio - MAINT; Imp change
355	082305	9055	170,966	3149501	\$97,245,431	9/30/2021	569	THE BRISTOL AT SOUTHPORT II (ECON UNIT)	1	Y	NOT in Ratio - MAINT; Imp change
400	357980	0510	4,980	3150511	\$1,600,000	10/1/2021	321	4-UNIT APT	1	Y	Used in Ratio Study
065	600300	1670	2,872	3150639	\$1,125,000	10/4/2021	392	La Quinta	1	Y	Used in Ratio Study
065	600300	1675	2,840	3150636	\$1,125,000	10/4/2021	396	La Quinta	1	Y	Used in Ratio Study
300	089901	0060	3,552	3150661	\$852,100	10/4/2021	240	4 PLEX - SUY (1 of 2)	2	Y	Used in Ratio Study
220	177310	1925	2,960	3158211	\$1,000,000	10/11/2021	338	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
065	722850	0255	61,338	3151448	\$41,500,000	10/12/2021	677	The Central	1	Y	Used in Ratio Study
095	382170	0037	3,024	3152506	\$1,025,000	10/12/2021	339	FOUR PLEX	1	Y	Used in Ratio Study
290	289177	0170	3,806	3152755	\$1,060,000	10/12/2021	279	FOURPLEX	1	Y	Used in Ratio Study
095	145360	1380	177,161	3151793	\$84,000,000	10/13/2021	474	SOLARA APTS	1	Y	Used in Ratio Study
095	382170	0035	3,024	3152528	\$1,025,000	10/13/2021	339	FOUR PLEX	1	Y	Used in Ratio Study
005	066000	0900	123,753	3152887	\$64,000,000	10/14/2021	517	TOWER 801 APARTMENTS	1	Y	Used in Ratio Study
065	949770	0050	3,250	3152454	\$1,837,750	10/14/2021	565	4-Plex	1	Y	Used in Ratio Study
035	721740	0540	29,875	3153206	\$18,500,000	10/15/2021	619	STENCIL APARTMENTS	2	Y	Used in Ratio Study
075	503630	0290	50,409	3153126	\$19,450,000	10/15/2021	386	MAGNOLIA APARTMENTS	2	Y	Used in Ratio Study
200	797260	4755	3,332	3157767	\$985,000	10/15/2021	296	APARTMENTS	1	Y	Used in Ratio Study
215	006500	0015	6,000	3155739	\$1,750,000	10/15/2021	292	Palm Apartments	1	Y	Used in Ratio Study
250	004000	0073	2,450	3153056	\$662,150	10/15/2021	270	THE WILD GOOSE APT	1	Y	Used in Ratio Study
250	004000	0076	2,450	3153074	\$662,150	10/15/2021	270	APT	1	Y	Used in Ratio Study
145	285610	0035	5,584	3156092	\$1,900,000	10/16/2021	340	7 UNIT APT	1	Y	Used in Ratio Study
110	881640	0645	12,712	3153076	\$3,985,000	10/18/2021	313	DEVOE BLDG-17 APTS & OFFICES	1	Y	NOT in Ratio - First of re-sale
415	397170	1305	4,560	3155318	\$1,060,000	10/18/2021	232	FOURPLEX	1	Y	Used in Ratio Study
045	168940	0900	7,613	3153312	\$3,300,000	10/19/2021	433	CASCADIAN APTS	1	Y	Used in Ratio Study
170	110500	0600	5,562	3153527	\$2,026,110	10/19/2021	364	WILLOW APTS	1	Y	Used in Ratio Study
170	110800	0235	4,582	3153621	\$1,664,642	10/19/2021	363	SIX UNIT APARTMENT	1	Y	Used in Ratio Study
110	522630	0130	9,639	3153605	\$9,400,000	10/20/2021	975	THE AVE APARTMENTS	1	Y	Used in Ratio Study
290	289174	0290	3,528	3155597	\$1,120,000	10/20/2021	317	4 PLEX	1	Y	Used in Ratio Study
305	232204	9034	306,314	3153296	\$141,100,000	10/20/2021	461	MIDTOWN SIXTY-FOUR	1	Y	Used in Ratio Study
090	016400	0222	79,597	3154597	\$27,550,000	10/22/2021	346	Amesbury Court Apts	1	Y	Used in Ratio Study
290	289174	0060	4,000	3154852	\$935,856	10/22/2021	234	4 PLEX	1	Y	Used in Ratio Study
240	360240	0160	4,162	3155423	\$1,200,500	10/25/2021	288	IOLANI APT	1	Y	Used in Ratio Study
320	202205	9264	3,392	3155906	\$1,050,000	10/25/2021	310	4-PLEX - BEEKEN (2 OF 2)	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
320	202205	9265	3,392	3155931	\$1,050,000	10/25/2021	310	4-PLEX - BEEKEN (1 OF 2)	1	Y	Used in Ratio Study
075	277060	6845	5,080	3155474	\$1,900,000	10/26/2021	374	8 UNIT APT	1	Y	Used in Ratio Study
415	616390	0761	86,481	3155121	\$51,000,000	10/26/2021	590	GREEN LEAF SHORELINE	1	Y	Used in Ratio Study
080	277060	3760	3,600	3155759	\$1,480,000	10/27/2021	411	6 UNIT APT	1	Y	Used in Ratio Study
290	289174	0120	3,528	3158457	\$965,000	10/27/2021	274	4 PLEX - BOCK	1	Y	Used in Ratio Study
145	276770	0400	4,186	3155441	\$1,900,000	10/28/2021	454	Ballard 5 Apartments	1	Y	Used in Ratio Study
365	282405	9080	57,971	3155601	\$26,750,000	10/28/2021	461	TRIA APARTMENTS	1	Y	Used in Ratio Study
010	065400	0305	91,183	3157182	\$62,000,000	11/1/2021	680	Arthouse	1	Y	Used in Ratio Study
045	609650	0030	3,800	3156280	\$1,930,600	11/2/2021	508	4-PLEX	1	Y	Used in Ratio Study
070	684820	0140	10,708	3158654	\$4,025,000	11/2/2021	376	Bel 15	1	Y	Used in Ratio Study
085	750250	0061	17,360	3156327	\$7,995,000	11/2/2021	461	ST JOHNS APT & STORE	1	Y	Used in Ratio Study
240	929290	0220	2,646	3157793	\$871,000	11/2/2021	329	FOURPLEX	1	Y	Used in Ratio Study
220	177310	0115	3,350	3157871	\$930,000	11/3/2021	278	4-Plex	1	Y	Used in Ratio Study
465	803620	0365	3,588	3157851	\$1,260,000	11/3/2021	351	4 PLEX	1	Y	Used in Ratio Study
255	537980	1040	38,402	3157337	\$8,900,000	11/4/2021	232	SKYLINE PARK VILLA	1	Y	Used in Ratio Study
130	193130	1110	4,464	3157761	\$1,800,000	11/5/2021	403	6 UNIT APT HOUSE	1	Y	Used in Ratio Study
130	193130	1255	5,643	3157246	\$3,100,000	11/5/2021	549	CAROL APTS & New 4-Plex (2017)	1	Y	Used in Ratio Study
240	929290	0240	2,896	3157215	\$900,000	11/7/2021	311	FOURPLEX	1	Y	Used in Ratio Study
115	952110	1425	6,530	3160486	\$2,747,500	11/9/2021	421	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
320	247330	0040	3,738	3158541	\$959,400	11/12/2021	257	4-PLEX - YANA	1	Y	Used in Ratio Study
230	299780	0105	5,274	3158705	\$2,124,100	11/15/2021	403	6 UNIT APT	1	Y	Used in Ratio Study
085	197820	0470	206,836	3158811	\$120,000,000	11/16/2021	580	PANORAMA HOUSE APTS	1	Y	Used in Ratio Study
130	569350	0885	6,123	3161681	\$2,950,000	11/16/2021	482	SUNNYSIDE APARTMENTS	1	Y	Used in Ratio Study
035	331950	0380	10,060	3160011	\$3,747,500	11/17/2021	373	MAIN PLACE APTS	1	Y	Used in Ratio Study
075	423540	0585	13,854	3159925	\$5,300,000	11/17/2021	383	16 UNIT APT	1	Y	Used in Ratio Study
100	510040	3256	17,150	3159003	\$7,280,000	11/17/2021	424	MARCO APARTMENTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
315	784030	0050	2,864	3161019	\$1,100,000	11/17/2021	384	4 UNIT APT	1	Y	Used in Ratio Study
225	762570	4460	28,493	3160173	\$12,375,000	11/18/2021	434	IVY COURT VIEW APARTMENTS	1	Y	Used in Ratio Study
065	600350	2035	6,984	3161288	\$2,800,000	11/23/2021	401	AZALEA APTS	1	Y	Used in Ratio Study
115	030700	0000	8,798	3162571	\$3,730,000	11/23/2021	424	AURORA TERRACE (0005) CONDOMINIUM	1	Y	Used in Ratio Study
140	305270	0100	4,000	3163599	\$1,450,000	11/23/2021	363	MULTI RES	1	Y	Used in Ratio Study
170	150900	0000	3,717	3162079	\$1,200,000	11/23/2021	323	CHAN CONDOMINIUM	1	Y	Used in Ratio Study
195	721140	1225	4,336	3161216	\$1,200,000	11/23/2021	277	4-PLEX & RES	1	Y	Used in Ratio Study
015	545780	1280	6,920	3161065	\$3,250,000	11/24/2021	470	CAMELIA COURT APARTMENTS	1	Y	Used in Ratio Study
205	798540	0121	3,260	3164195	\$960,000	11/24/2021	294	4 PLEX	1	Y	Used in Ratio Study
150	952810	4325	6,838	3161581	\$4,250,000	11/29/2021	622	11 UNIT APT	1	Y	Used in Ratio Study
065	330370	0030	23,023	3161777	\$16,717,533	12/1/2021	726	STREAM 15	1	Y	Used in Ratio Study
070	684820	0825	36,000	3161838	\$25,432,467	12/1/2021	706	STREAM BELMONT	1	Y	Used in Ratio Study
240	929290	0280	2,716	3164649	\$760,000	12/1/2021	280	FOURPLEX	1	Y	Used in Ratio Study
300	262006	9175	3,441	3162251	\$980,000	12/1/2021	285	4 PLEX - TONER	1	Y	Used in Ratio Study
465	092308	9037	42,800	3162105	\$15,500,000	12/1/2021	362	MOUNT SI APARTMENT HOMES	2	Y	Used in Ratio Study
070	684820	0775	28,583	3162971	\$15,000,000	12/6/2021	525	BELMONT COURT APARTMENTS	1	Y	Used in Ratio Study
175	367940	0110	5,234	3162484	\$1,925,000	12/6/2021	368	ELMA APTS	1	Y	Used in Ratio Study
240	272420	1465	2,976	3163504	\$886,500	12/6/2021	298	4-PLEX	1	Y	Used in Ratio Study
090	630000	0653	5,192	3164022	\$1,750,000	12/7/2021	337	ED JOHN APTS	1	Y	Used in Ratio Study
090	926720	0155	17,876	3164314	\$7,500,000	12/7/2021	420	APARTMENT	1	Y	Used in Ratio Study
110	409230	2105	24,520	3162758	\$15,800,000	12/7/2021	644	STUDIO 7	2	Y	Used in Ratio Study
315	783930	0125	2,928	3164656	\$1,055,000	12/8/2021	360	FOUR PLEX	1	Y	Used in Ratio Study
095	510140	0525	3,984	3164085	\$1,895,000	12/9/2021	476	FOURPLEX	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
100	679810	0790	6,900	3164192	\$2,100,000	12/10/2021	304	8 UNIT APARTMENT	1	Y	Used in Ratio Study
290	289174	0270	4,062	3165094	\$1,126,000	12/10/2021	277	4 PLEX - ALBERT	1	Y	Used in Ratio Study
290	333990	1340	4,789	3164564	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1345	4,789	3164518	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
290	333990	1350	4,789	3164530	\$900,000	12/10/2021	188	FOUR-PLEX	1	Y	Used in Ratio Study
225	762570	0455	8,482	3165445	\$3,000,000	12/13/2021	354	LA RAE APT & CLINIC	1	Y	Used in Ratio Study
230	015100	0045	3,960	3164556	\$1,924,500	12/13/2021	486	THE SURF APTS	1	Y	Used in Ratio Study
245	202304	9028	20,184	3164272	\$4,375,000	12/13/2021	217	THE WALLACE ARMS APTS	1	Y	Used in Ratio Study
380	387636	0020	5,000	3164601	\$1,900,000	12/13/2021	380	KINGSCOURT 2 (4-PLEX)	1	Y	Used in Ratio Study
145	047600	0050	16,182	3164354	\$7,250,000	12/14/2021	448	10 UNIT APT	2	Y	Used in Ratio Study
205	798540	0120	5,405	3164266	\$1,500,000	12/14/2021	278	7 UNITS	1	Y	Used in Ratio Study
240	250060	0153	3,196	3166037	\$957,990	12/14/2021	300	4-PLEX	1	Y	Used in Ratio Study
305	192205	9276	7,176	3164945	\$1,920,000	12/14/2021	268	12 UNIT - TERRACE VIEW APT	1	Y	Used in Ratio Study
325	022310	0080	137,326	3164187	\$85,000,000	12/14/2021	619	MARVELLE @ SOUTHCENTER	1	Y	Used in Ratio Study
240	250060	0165	11,736	3165000	\$2,500,000	12/15/2021	213	12 UNIT - VALIANT ARMS	1	Y	Used in Ratio Study
290	894413	0000	111,660	3164685	\$33,000,000	12/16/2021	296	RIVER'S EDGE CONDOS	2	Y	Used in Ratio Study
300	857604	1710	168,814	3165097	\$68,000,000	12/16/2021	403	VILLAGES AT TEN TRAILS	2	Y	Used in Ratio Study
090	229140	0400	26,404	3166417	\$7,760,000	12/17/2021	294	2-9 UNIT APT	3	Y	Used in Ratio Study
425	212605	9238	111,513	3165341	\$49,500,000	12/20/2021	444	SANCERRE	1	Y	Used in Ratio Study
110	409230	1185	14,135	3165488	\$16,000,000	12/21/2021	1132	54-Unit SEDU Apartment Building	1	Y	Used in Ratio Study
250	098500	0800	9,000	3166077	\$3,060,000	12/21/2021	340	CASCADE VUE UNIT 1	4	Y	Used in Ratio Study
040	411460	1380	63,000	3167651	\$31,100,000	12/22/2021	494	Avana on the Lake	2	Y	Used in Ratio Study
065	366750	0135	3,080	3166912	\$1,380,000	12/22/2021	448	APTS	1	Y	Used in Ratio Study
065	366750	0140	3,080	3167024	\$1,380,000	12/22/2021	448	APTS	1	Y	Used in Ratio Study
290	289174	0240	3,528	3167415	\$802,760	12/22/2021	228	4 PLEX - PATE	1	Y	Used in Ratio Study
015	387990	1050	36,830	3167038	\$13,370,000	12/23/2021	363	HALMARK APTS-1	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
150	952810	0935	4,608	3166654	\$1,670,000	12/23/2021	362	LAGO VERDE	1	Y	Used in Ratio Study
245	783580	0370	8,704	3166276	\$2,200,000	12/23/2021	253	8 UNIT APARTMENT	1	Y	Used in Ratio Study
320	073820	0080	14,904	3167041	\$4,000,000	12/23/2021	268	18-UNIT TWIN CREST APARTMENTS	1	Y	Used in Ratio Study
360	369980	0060	113,407	3165869	\$109,000,000	12/23/2021	961	Cerasa Apartments	1	Y	Used in Ratio Study
170	272404	9160	10,946	3166931	\$2,730,000	12/27/2021	249	THE EVERGREEN APTS	2	Y	Used in Ratio Study
430	122505	9064	7,745	3166810	\$3,200,000	12/27/2021	413	CASCADIA APTS	1	Y	Used in Ratio Study
060	195970	3185	3,867	3166890	\$1,950,000	12/28/2021	504	4 Plex	1	Y	Used in Ratio Study
065	942140	0035	18,775	3166443	\$15,050,000	12/28/2021	802	Barcelo Homes Apartments	1	Y	Used in Ratio Study
245	322304	9311	65,724	3166981	\$22,000,000	12/28/2021	335	TERRACE VIEW APT	1	Y	Used in Ratio Study
005	766620	2540	155,592	3166848	\$107,500,000	12/29/2021	691	Griffis Waterfront	1	Y	Used in Ratio Study
015	387990	1715	81,982	3166704	\$47,600,000	12/29/2021	581	Canvas Apartments	5	Y	Used in Ratio Study
145	276770	0711	74,771	3166645	\$53,543,000	12/29/2021	716	KEELSON BALLARD	1	Y	Used in Ratio Study
045	173230	0005	26,817	3166777	\$10,610,000	12/30/2021	396	GALER CREST APTS & RETAIL	1	Y	Used in Ratio Study
320	162680	0005	4,032	3168724	\$1,300,000	1/5/2022	322	4-PLEX - KUMAR	1	Y	Used in Ratio Study
225	082600	0145	4,340	3168158	\$1,645,000	1/6/2022	379	HALLMARK APARTMENTS	1	Y	Used in Ratio Study
330	922590	0025	26,042	3167890	\$5,520,000	1/6/2022	212	VALLE VISTA APTS	1	Y	Used in Ratio Study
095	156810	0165	5,561	3170134	\$2,355,000	1/7/2022	423	APARTMENT 6 units	1	Y	Used in Ratio Study
415	367050	0260	20,680	3169463	\$6,100,000	1/7/2022	295	BLUE STONE APTS	1	Y	Used in Ratio Study
315	172305	9137	2,184	3168386	\$1,000,000	1/10/2022	458	4 PLEX - S&Y	1	Y	Used in Ratio Study
175	308600	2470	13,904	3168368	\$5,200,000	1/11/2022	374	KENMARK N	2	Y	Used in Ratio Study
045	173280	0905	7,830	3169845	\$3,400,000	1/12/2022	434	MAYWOOD	1	Y	Used in Ratio Study
090	026300	0361	7,024	3168900	\$2,400,000	1/12/2022	342	10 UNIT APT	1	Y	Used in Ratio Study
145	276760	4840	2,448	3169623	\$1,195,000	1/13/2022	488	5 UNIT APT	1	Y	Used in Ratio Study
090	186540	0015	3,174	3172419	\$1,370,000	1/14/2022	432	FOURPLEX	1	Y	Used in Ratio Study
095	344800	0015	10,296	3169760	\$2,600,000	1/14/2022	253	APARTMENT BLDG 15 UNITS	1	Y	Used in Ratio Study
055	930130	1300	4,972	3169521	\$2,350,000	1/18/2022	473	6 UNIT APT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
060	290220	0310	9,934	3169144	\$5,000,000	1/18/2022	503	2020 At Lake Union	1	Y	Used in Ratio Study
130	952110	0566	4,150	3169173	\$1,545,000	1/18/2022	372	5 UNIT APT	1	Y	Used in Ratio Study
155	287710	0111	3,162	3170538	\$1,585,000	1/19/2022	501	FOUR PLEX	1	Y	Used in Ratio Study
035	341660	0825	8,109	3170322	\$4,200,000	1/23/2022	518	Leschi Lakeview Apts.	1	Y	Used in Ratio Study
065	600350	1931	17,288	3170631	\$6,450,000	1/25/2022	373	APARTMENT	1	Y	Used in Ratio Study
250	562420	0438	3,232	3170846	\$882,000	1/25/2022	273	4-PLEX	1	Y	Used in Ratio Study
225	386990	0045	6,443	3171219	\$2,135,000	1/26/2022	331	Apartment	1	Y	Used in Ratio Study
320	073820	0020	3,912	3170567	\$1,200,000	1/27/2022	307	6-UNIT RIVERIA APARTMENTS (1 OF 2)	1	Y	Used in Ratio Study
320	073820	0030	3,912	3170688	\$1,200,000	1/27/2022	307	6-UNIT RIVERIA APARTMENTS (2 OF 2)	1	Y	Used in Ratio Study
320	073820	0090	11,056	3170548	\$2,800,000	1/27/2022	253	14 UNIT - RIVERIA APARTMENTS	1	Y	Used in Ratio Study
430	720241	0132	240,448	3170355	\$173,000,000	1/27/2022	719	TALISMAN APARTMENTS	1	Y	Used in Ratio Study
080	277060	3825	13,760	3170879	\$4,655,000	1/28/2022	338	BARRETT WEST APTS	1	Y	Used in Ratio Study
085	197820	0720	173,172	3170593	\$106,500,000	1/28/2022	615	Coppins Well	1	Y	Used in Ratio Study
100	082000	0099	13,077	3170784	\$4,725,000	1/31/2022	361	PINEHURST WEST APARTMENTS	1	Y	Used in Ratio Study
240	725920	0071	215,040	3170851	\$66,100,000	1/31/2022	307	SKYVIEW3322	1	Y	Used in Ratio Study
170	541410	0070	11,934	3171936	\$9,950,000	2/4/2022	834	Vale Apartments	1	Y	Used in Ratio Study
090	682410	0108	7,622	3172129	\$2,650,000	2/7/2022	348	12-UNIT APT	1	Y	Used in Ratio Study
255	537980	1270	9,280	3173947	\$2,550,000	2/7/2022	275	16 UNIT - JULIANNE APTS	1	Y	Used in Ratio Study
365	793330	0110	1,312,768	3171757	\$175,000,000	2/7/2022	133	SPRING DISTRICT MASTER	2	Y	Used in Ratio Study
045	701120	0585	4,806	3172253	\$2,355,000	2/8/2022	490	EIGHT UNIT APARTMENT	1	Y	Used in Ratio Study
420	072604	9198	166,676	3174696	\$90,250,000	2/9/2022	541	PACELINE APTS (formerly Tyee Apts)	2	Y	Used in Ratio Study
075	503630	0955	33,587	3174073	\$13,970,000	2/10/2022	416	MARINWOOD APTS	1	Y	Used in Ratio Study
305	182205	9015	441,280	3172930	\$149,000,000	2/10/2022	338	Central Flats	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
005	197570	0480	344,826	3173975	\$293,000,000	2/11/2022	850	WEST EDGE TOWER	1	Y	Used in Ratio Study
140	045200	0770	2,764	3175161	\$1,387,500	2/11/2022	502	4 PLEX	1	Y	Used in Ratio Study
140	045200	0780	2,764	3175174	\$1,387,500	2/11/2022	502	4 PLEX	1	Y	Used in Ratio Study
200	211470	0430	6,492	3178695	\$2,413,000	2/11/2022	372	JO DE LEE 1	2	Y	Used in Ratio Study
230	431570	0570	4,538	3172698	\$1,622,000	2/14/2022	357	5 UNIT APT. BLDG.	1	Y	Used in Ratio Study
315	784130	0375	2,674	3174388	\$825,000	2/14/2022	309	4 PLEX - Gockel	1	Y	Used in Ratio Study
235	032400	0405	5,948	3173421	\$2,890,000	2/15/2022	486	Essex Apartments	1	Y	Used in Ratio Study
250	562420	0442	3,232	3175177	\$860,000	2/15/2022	266	4-PLEX - NGO	1	Y	Used in Ratio Study
290	289174	0100	4,000	3176088	\$1,225,000	2/16/2022	306	4 PLEX - BINIAM	1	Y	Used in Ratio Study
175	388190	0185	12,376	3173674	\$9,300,000	2/18/2022	751	Sea Mar Community Health Apts	1	Y	Used in Ratio Study
305	919710	0322	3,992	3174415	\$950,000	2/18/2022	238	4 PLEX - KENT 4	1	Y	Used in Ratio Study
305	919710	0323	3,992	3174430	\$950,000	2/18/2022	238	4 PLEX - WA PROP 9	1	Y	Used in Ratio Study
225	338990	0305	10,658	3174238	\$4,175,000	2/22/2022	392	MAISON ROYALE	1	Y	Used in Ratio Study
290	333990	0761	11,808	3174216	\$2,675,000	2/22/2022	227	16 UNIT - PINEHURST (4 OF 4)	4	Y	Used in Ratio Study
300	142700	0130	3,742	3176112	\$1,056,000	2/22/2022	282	4 PLEX - MENDEZ	1	Y	Used in Ratio Study
080	277060	0560	3,816	3174682	\$1,525,000	2/24/2022	400	4 PLEX	1	Y	Used in Ratio Study
130	197220	0452	3,300	3175014	\$1,500,000	2/24/2022	455	5 UNIT APARTMENT	1	Y	Used in Ratio Study
305	346280	0240	3,290	3176655	\$1,101,350	2/25/2022	335	4 PLEX - WA PROP 10	1	Y	Used in Ratio Study
110	881640	1065	13,103	3175281	\$4,195,000	3/1/2022	320	COSTAS/APTS/U SEAFOOD	1	Y	Used in Ratio Study
245	190000	0200	3,430	3178078	\$940,000	3/1/2022	274	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
185	334740	0070	3,150	3182794	\$875,000	3/2/2022	278	4-PLEX	1	Y	Used in Ratio Study
205	249120	1035	3,080	3179922	\$980,000	3/2/2022	318	4-PLEX	1	Y	Used in Ratio Study
110	881640	0860	6,604	3177975	\$4,850,000	3/8/2022	734	12 unit apt	1	Y	Used in Ratio Study
145	276760	4290	3,611	3177581	\$1,576,000	3/10/2022	436	5 UNIT APARTMENT	1	Y	Used in Ratio Study
145	285610	0070	3,492	3177497	\$1,450,000	3/11/2022	415	THE ELIZABETH APTS	1	Y	Used in Ratio Study
320	282205	9133	2,490	3177979	\$749,950	3/11/2022	301	4-PLEX - WONG	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
305	919710	0200	15,987	3178886	\$4,050,000	3/14/2022	253	DAVIS APARTMENTS (1 OF 2)	2	Y	Used in Ratio Study
330	722750	0600	3,080	3177923	\$1,100,000	3/14/2022	357	4-PLEX	1	Y	Used in Ratio Study
070	872560	0560	6,343	3178023	\$2,660,000	3/15/2022	419	CONISTON APTS	1	Y	Used in Ratio Study
330	245720	0197	2,514	3192358	\$860,000	3/15/2022	342	4-PLEX	1	Y	Used in Ratio Study
170	333600	0285	2,108	3178307	\$900,000	3/16/2022	427	4 PLEX	1	Y	Used in Ratio Study
175	149830	0730	4,855	3179693	\$3,965,000	3/17/2022	817	2119 13th Ave S Apartments	1	Y	Used in Ratio Study
065	600350	2060	5,835	3182597	\$2,648,000	3/21/2022	454	APARTMENTS	1	Y	Used in Ratio Study
090	101500	0065	1,990	3180797	\$1,025,000	3/21/2022	515	4-PLEX	1	Y	Used in Ratio Study
080	277060	4020	2,506	3180992	\$1,300,000	3/22/2022	519	FIVE UNIT APARTMENT	1	Y	Used in Ratio Study
150	336240	1571	5,330	3179905	\$2,600,000	3/23/2022	488	LindenHaus	1	Y	Used in Ratio Study
225	762570	0445	7,980	3179940	\$2,485,000	3/24/2022	311	6 Apartments and 1st floor offices	1	Y	Used in Ratio Study
270	552900	0110	4,008	3183438	\$1,310,000	3/28/2022	327	4 PLEX SYED	1	Y	Used in Ratio Study
165	122304	9029	12,864	3182493	\$4,027,000	3/31/2022	313	16 UNIT - SKYWAY PARK APARTMENTS	1	Y	Used in Ratio Study
290	917260	0010	2,024	3183140	\$808,000	4/4/2022	399	4 PLEX - ZANGENAH	1	Y	Used in Ratio Study
090	291970	0075	4,900	3182411	\$1,950,000	4/5/2022	398	5-Units Apartment Building & 2 Units Townhouse Building	1	Y	Used in Ratio Study
230	352403	9007	3,410	3182725	\$1,300,000	4/5/2022	381	4-PLEX (CEDAR LANE)	1	Y	Used in Ratio Study
230	352403	9195	3,410	3182966	\$1,265,000	4/5/2022	371	4-PLEX	1	Y	Used in Ratio Study
145	751850	8820	2,391	3183793	\$1,300,000	4/6/2022	544	4-PLEX	1	Y	Used in Ratio Study
145	276760	4940	4,956	3190094	\$1,630,000	4/7/2022	329	6 UNIT APT	1	Y	Used in Ratio Study
185	788360	3855	2,888	3182759	\$925,000	4/7/2022	320	4-plex	1	Y	Used in Ratio Study
255	537980	1260	30,711	3184744	\$6,900,000	4/9/2022	225	INNSBRUCK APTS	1	Y	Used in Ratio Study
085	880490	0955	20,140	3183460	\$8,250,000	4/11/2022	410	MANCHESTER ARMS	1	Y	Used in Ratio Study
110	717480	0595	4,560	3183757	\$2,295,000	4/12/2022	503	Clara Antoinette apartments	1	Y	Used in Ratio Study
245	182304	9137	464,695	3183184	\$119,150,000	4/12/2022	256	ALCOVE AT SEAHURST	3	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
090	431070	1375	14,204	3183683	\$5,600,000	4/13/2022	394	APTS	1	Y	Used in Ratio Study
285	302105	9258	103,770	3183534	\$23,810,000	4/13/2022	229	WINDSOR PARK (7 OF 10)	10	Y	Used in Ratio Study
115	193130	0400	10,075	3184104	\$3,875,000	4/14/2022	385	APARTMENT	1	Y	Used in Ratio Study
420	728390	0640	6,986	3186319	\$2,800,000	4/14/2022	401	RICHMOND HIGHLANDS APTS	1	Y	Used in Ratio Study
045	545780	1685	9,996	3185889	\$4,350,000	4/15/2022	435	TUDOR APTS	1	Y	Used in Ratio Study
225	095200	6040	32,600	3185400	\$25,360,500	4/19/2022	778	Junction Landing	2	Y	Used in Ratio Study
225	095200	6070	46,923	3185635	\$32,879,500	4/19/2022	701	JUNCTION FLATS (Associated Minors -6080 & -6090)	3	Y	Used in Ratio Study
285	302105	9260	4,976	3185627	\$925,000	4/20/2022	186	4 PLEX - ROGOWAY	1	Y	Used in Ratio Study
320	405120	0005	0	3184847	\$17,000,000	4/20/2022	000	LAKE MERIDIAN SHORES CONDOMINIUM	1	Y	Used in Ratio Study
420	530610	0045	30,472	3185279	\$8,900,000	4/20/2022	292	VILLAGE VISTA	2	Y	Used in Ratio Study
245	122200	0052	3,820	3185386	\$980,000	4/21/2022	257	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
245	122200	0054	3,820	3185387	\$980,000	4/21/2022	257	FOUR UNIT APARTMENT	1	Y	Used in Ratio Study
095	344800	1425	12,110	3187208	\$3,250,000	4/28/2022	268	MELINDA ARMS	1	Y	Used in Ratio Study
115	197220	2245	14,514	3187123	\$14,500,000	4/29/2022	999	INSPIRE APARTMENTS (SEDU)	1	Y	Used in Ratio Study
225	762570	4470	18,661	3187739	\$6,700,000	4/29/2022	359	MARNAE APTS	1	Y	Used in Ratio Study
155	952310	1585	10,745	3188650	\$5,400,000	5/3/2022	503	BUGGE APARTMENTS	1	Y	Used in Ratio Study
360	239960	0050	44,372	3188075	\$33,100,000	5/4/2022	746	THE BAXTER (IMPS) (Dist C)	2	Y	Used in Ratio Study
095	510140	4385	6,170	3188892	\$2,095,000	5/5/2022	340	APARTMENT	1	Y	Used in Ratio Study
350	202406	9027	63,289	3187980	\$30,400,000	5/5/2022	480	BENTLEY HOUSE	1	Y	Used in Ratio Study
015	387990	0295	21,820	3188972	\$7,800,000	5/7/2022	357	FAIRVIEW APTS	1	Y	Used in Ratio Study
065	600300	1600	10,260	3189390	\$4,675,000	5/10/2022	456	Hollywood Apartments	1	Y	Used in Ratio Study
045	423290	0190	4,739	3189236	\$1,450,000	5/11/2022	306	4 plex	1	Y	Used in Ratio Study
035	713230	0065	96,472	3190235	\$54,500,000	5/13/2022	565	Muir Apartments-formerly N HABIT	4	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
330	722750	0615	4,590	3190284	\$1,560,000	5/13/2022	340	7-UNIT APT	1	Y	Used in Ratio Study
100	292604	9460	11,351	3195705	\$4,350,000	5/16/2022	383	ROOSEVELT HEIGHTS APARTMENT	1	Y	Used in Ratio Study
300	262006	9051	7,224	3190992	\$1,550,000	5/16/2022	215	14 UNIT - CLOWDER	1	Y	Used in Ratio Study
420	728390	0644	6,690	3190916	\$2,500,000	5/16/2022	374	RICHMOND HIGHLANDS APTS	1	Y	Used in Ratio Study
115	803270	0190	2,720	3190917	\$1,500,000	5/17/2022	551	4 PLEX	1	Y	Used in Ratio Study
430	022505	9114	8,840	3192768	\$5,190,000	5/18/2022	587	REDMOND 12	1	Y	Used in Ratio Study
070	521720	0005	33,179	3191292	\$14,250,000	5/19/2022	429	VELO APARTMENTS	1	Y	Used in Ratio Study
060	290220	0906	30,749	3190923	\$25,200,000	5/20/2022	820	SHELTON EASTLAKE APARTMENTS	3	Y	Used in Ratio Study
235	432120	0640	4,089	3192809	\$1,998,000	5/20/2022	489	4 UNIT APT	1	Y	Used in Ratio Study
170	266050	0297	2,736	3191486	\$937,000	5/21/2022	342	4-PLEX	1	Y	Used in Ratio Study
245	122100	0385	6,091	3191361	\$1,560,000	5/23/2022	256	THE VILLAGE HOUSE	1	Y	Used in Ratio Study
205	948570	0201	3,248	3193127	\$1,225,000	5/24/2022	377	4-PLEX	1	Y	Used in Ratio Study
250	535720	0075	16,212	3194844	\$3,095,000	5/24/2022	191	ARBUTUS APARTMENTS	1	Y	Used in Ratio Study
440	865830	3330	2,568	3192330	\$770,000	5/24/2022	300	5-UNIT APT	1	Y	NOT in Ratio - MAINT; Imp change
080	277060	2110	3,720	3192559	\$1,660,000	5/25/2022	446	FOUR PLEX	1	Y	Used in Ratio Study
130	952110	1030	18,403	3191698	\$20,400,000	5/25/2022	1109	Aurora 48 Apartment	2	Y	NOT in Ratio - MAINT; Imp change
320	756080	0025	153,464	3191683	\$61,000,000	5/25/2022	397	CASCADIA AT FAIRWOOD LANDING	1	Y	Used in Ratio Study
320	052205	9252	5,214	3193401	\$2,200,000	5/26/2022	422	6-UNIT - N 83RD PROPERTIES	1	Y	Used in Ratio Study
055	880790	0315	37,718	3192803	\$20,050,000	5/31/2022	532	June of South Lake Union (main)	2	Y	Used in Ratio Study
175	396440	0215	5,512	3194936	\$1,900,000	5/31/2022	345	PARKLAND APTS	1	Y	Used in Ratio Study
245	302304	9366	29,688	3193993	\$9,775,000	5/31/2022	329	ASPIRE 160 - ECON UNIT	3	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
245	783580	0148	42,750	3192793	\$10,450,000	5/31/2022	244	QUEENS VIEW APTS	1	Y	Used in Ratio Study
065	181380	0035	3,376	3198448	\$1,998,500	6/1/2022	592	Caldwell Apartments	1	Y	Used in Ratio Study
090	292270	0005	3,216	3193065	\$1,180,000	6/1/2022	367	5-UNIT APT	1	Y	Used in Ratio Study
320	292205	9046	146,309	3193367	\$52,000,000	6/1/2022	355	IRWIN PARK APARTMENTS	1	Y	Used in Ratio Study
070	684820	0236	7,891	3193597	\$5,800,000	6/2/2022	735	Summit Chalet	1	Y	Used in Ratio Study
070	684820	0186	6,257	3196163	\$2,550,800	6/3/2022	408	APARTMENT 7 units	1	Y	Used in Ratio Study
255	102204	9065	9,282	3194344	\$2,290,000	6/3/2022	247	9 UNIT - CASA BELLA	1	Y	Used in Ratio Study
245	292304	9099	25,200	3194300	\$7,220,000	6/6/2022	287	LA CHATEAU APTS	2	Y	Used in Ratio Study
205	249120	1040	3,080	3195813	\$1,000,000	6/7/2022	325	4-PLEX	1	Y	Used in Ratio Study
230	532310	0075	18,396	3194660	\$8,900,000	6/8/2022	484	BEACH LANDING APARTMENTS	1	Y	Used in Ratio Study
070	684820	0165	8,540	3194919	\$3,150,000	6/9/2022	369	SUMMIT CREST	1	Y	Used in Ratio Study
245	182304	9210	3,290	3194922	\$1,080,000	6/9/2022	328	SOUTHWESTER-4PLEX	1	Y	Used in Ratio Study
070	684820	0265	6,200	3196812	\$2,837,500	6/10/2022	458	WHITTIER HALL	1	Y	Used in Ratio Study
380	292605	9076	8,520	3198467	\$3,500,000	6/13/2022	411	JUANITA RIDGE (4-PLEX)	2	Y	Used in Ratio Study
090	915810	0140	3,156	3196436	\$1,325,000	6/14/2022	420	FOURPLEX	1	Y	Used in Ratio Study
145	047600	0190	13,950	3203025	\$5,250,000	6/14/2022	376	NOREG	2	Y	Used in Ratio Study
035	786170	0040	2,756	3196793	\$1,598,800	6/15/2022	580	SOPHIA CONDOMINIUM	4	Y	Used in Ratio Study
090	682410	0103	4,020	3196665	\$1,360,000	6/15/2022	338	FOUR-PLEX	1	Y	Used in Ratio Study
115	569450	0365	4,040	3196747	\$1,680,000	6/15/2022	416	LA SIENNA APARTMENTS	1	Y	Used in Ratio Study
150	062504	9243	2,800	3199248	\$1,450,000	6/15/2022	518	FOURPLEX	1	Y	Used in Ratio Study
145	276760	0290	7,544	3196156	\$3,625,000	6/16/2022	481	NEUTRA APT	1	Y	Used in Ratio Study
170	170290	0706	9,790	3196159	\$3,025,000	6/17/2022	309	The Dolores	1	Y	Used in Ratio Study
250	562420	0436	21,480	3196471	\$5,200,000	6/17/2022	242	PARK DES MOINES APTS	1	Y	Used in Ratio Study
250	562420	0774	4,900	3196843	\$1,200,000	6/17/2022	245	VINH Apt	1	Y	Used in Ratio Study
195	630340	0955	3,112	3198038	\$1,300,000	6/23/2022	418	FOURPLEX (4-2BD)	1	Y	Used in Ratio Study
080	277160	1550	4,044	3197502	\$1,903,000	6/27/2022	471	SIX UNIT APARTMENT	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
110	114200	1100	22,440	3201330	\$9,000,000	6/27/2022	401	CAMPUS APT	1	Y	Used in Ratio Study
110	114200	1140	50,426	3201328	\$24,000,000	6/27/2022	476	UNIVERSITY MANOR APARTMENTS	1	Y	Used in Ratio Study
130	197220	0630	1,970	3197851	\$1,415,000	6/28/2022	718	FOURPLEX	1	Y	Used in Ratio Study
150	336240	1015	6,630	3199034	\$3,050,000	6/28/2022	460	WAGONWHEEL APTS	1	Y	Used in Ratio Study
020	684970	0100	131,414	3197939	\$90,000,000	6/29/2022	685	ALLEY 24 APTS (NORTH TOWER)	2	Y	Used in Ratio Study
060	409090	0000	6,930	3198609	\$2,935,000	6/30/2022	424	LAKE UNION VISTA	1	Y	Used in Ratio Study
270	252103	9060	105,091	3198455	\$35,750,000	6/30/2022	340	ALIGN APARTMENTS	1	Y	Used in Ratio Study
350	242405	9138	391,464	3198356	\$204,250,000	6/30/2022	522	THE OVERLOOK AT LAKEMONT	1	Y	Used in Ratio Study
070	880490	1115	14,380	3198500	\$6,114,000	7/1/2022	425	The Mercury	1	Y	NOT in Ratio - Prev uncoded sale
035	872662	0010	870	3200968	\$321,000	7/5/2022	369	20 SPRUCE CONDOMINIUM	1	Y	Used in Ratio Study
035	872662	0020	870	3200967	\$321,000	7/5/2022	369	20 SPRUCE CONDOMINIUM	1	Y	Used in Ratio Study
270	787680	0050	3,920	3200001	\$1,000,000	7/5/2022	255	4 PLEX HNR	1	Y	Used in Ratio Study
130	569400	0090	9,420	3199271	\$4,128,960	7/6/2022	438	APARTMENT	1	Y	Used in Ratio Study
350	363036	0040	135,934	3199663	\$103,750,000	7/7/2022	763	ALTON HEARTWOOD	1	Y	Used in Ratio Study
370	282605	9085	323,689	3199206	\$242,000,000	7/7/2022	748	UPLUND AT TOTEM LAKE	1	Y	Used in Ratio Study
270	255817	0020	5,276	3201338	\$1,350,000	7/11/2022	256	7 UNIT TWIN CEDARS	1	Y	Used in Ratio Study
270	255817	0040	5,276	3200486	\$1,300,000	7/11/2022	246	7 UNIT FIRCREST	1	Y	Used in Ratio Study
075	503630	0350	45,078	3200262	\$20,750,000	7/13/2022	460	THE CAVANAUGH	1	Y	Used in Ratio Study
015	545780	0505	4,080	3202253	\$1,905,000	7/14/2022	467	7 UNIT APARTMENT	1	Y	Used in Ratio Study
150	288320	0395	2,970	3200754	\$2,155,000	7/14/2022	726	6 UNIT APT	1	Y	Used in Ratio Study
195	062304	9397	10,080	3200996	\$3,300,000	7/14/2022	327	Powell Apts	1	Y	Used in Ratio Study
300	142700	0070	3,576	3201852	\$900,000	7/14/2022	252	4 PLEX - EILLIS-WANG	1	Y	Used in Ratio Study
245	202304	9197	18,600	3200910	\$5,350,000	7/15/2022	288	PRINCESS ANNE	2	Y	Used in Ratio Study
250	562420	0631	176,988	3200677	\$78,250,000	7/15/2022	442	PARK SOUTH APTS	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
070	684820	0725	4,640	3201323	\$3,335,431	7/18/2022	719	ROSELAWN APARTMENTS	1	Y	Used in Ratio Study
365	109910	0406	6,950	3201517	\$3,850,000	7/20/2022	554	BRIERWOOD APTS	1	Y	Used in Ratio Study
125	042504	9047	56,886	3202025	\$32,250,000	7/26/2022	567	MOD APARTMENTS	1	Y	Used in Ratio Study
090	229140	0245	4,388	3202835	\$1,600,000	7/27/2022	365	D & I APTS	1	Y	Used in Ratio Study
110	227650	0030	5,576	3202305	\$2,100,000	7/27/2022	377	LAUREL APTS	1	Y	Used in Ratio Study
245	122000	0225	8,208	3202456	\$2,350,000	7/27/2022	286	WOODLANDS	1	Y	Used in Ratio Study
355	334330	0800	109,200	3202306	\$53,000,000	7/27/2022	485	CEDAR RIM APTS	1	Y	Used in Ratio Study
170	795030	1680	3,952	3206087	\$1,000,000	7/28/2022	253	4-PLEX	1	Y	Used in Ratio Study
095	382170	0080	52,742	3203681	\$18,000,000	7/29/2022	341	Andante APTS -68 UNITS & OFFICES	1	Y	Used in Ratio Study
145	751850	0960	4,480	3202654	\$2,321,600	7/29/2022	518	9 UNIT APT	1	Y	Used in Ratio Study
110	409230	0940	12,540	3203294	\$5,000,000	7/30/2022	399	AVALON APARTMENTS	1	Y	Used in Ratio Study
300	534340	0110	4,092	3204588	\$965,000	8/1/2022	236	4 PLEX - SMITH	1	Y	Used in Ratio Study
300	534340	0070	4,092	3204265	\$995,000	8/2/2022	243	4 PLEX - VISHWANATHAN	1	Y	Used in Ratio Study
145	276760	4780	34,492	3203457	\$20,000,000	8/4/2022	580	Etta Ballard Apartment aka SAGE APARTMENTS	1	Y	Used in Ratio Study
010	069500	0245	96,855	3203636	\$69,000,000	8/5/2022	712	TWENTY NINE HUNDRED ON FIRST	1	Y	Used in Ratio Study
370	082505	9246	8,496	3204882	\$5,200,000	8/5/2022	612	9-UNIT APT	2	Y	Used in Ratio Study
205	088000	0014	3,900	3204938	\$900,000	8/9/2022	231	4-Plex	1	Y	Used in Ratio Study
070	880490	0755	10,500	3204239	\$3,875,000	8/10/2022	369	KENSINGTON APTS	1	Y	Used in Ratio Study
035	034200	0055	3,392	3204937	\$1,850,000	8/11/2022	545	628-6 UNIT	1	Y	Used in Ratio Study
145	276770	0020	4,384	3204868	\$1,785,000	8/11/2022	407	THE PINES APT	1	Y	Used in Ratio Study
110	881640	0550	23,936	3204740	\$8,350,000	8/12/2022	349	IRO APARTMENTS - 24 UNITS	1	Y	Used in Ratio Study
385	052605	9024	6,940	3205358	\$2,800,000	8/15/2022	403	HILLCREST APARTMENTS	1	Y	Used in Ratio Study
175	308600	3250	94,272	3205158	\$65,500,000	8/16/2022	695	COLINA EAST	3	Y	Used in Ratio Study
065	600350	0699	18,666	3206065	\$12,000,000	8/17/2022	643	1711 Apts.	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
185	788360	7705	11,045	3205655	\$4,250,000	8/17/2022	385	VIVIR APARTMENTS	1	Y	Used in Ratio Study
090	026300	0260	14,064	3205932	\$4,000,000	8/18/2022	284	TAMARIND	1	Y	Used in Ratio Study
100	572450	0575	9,540	3207610	\$3,100,000	8/19/2022	325	VISTA APARTMENTS	1	Y	Used in Ratio Study
065	266300	0101	4,710	3206420	\$3,647,000	8/22/2022	774	THE VILLA	1	Y	Used in Ratio Study
155	085000	0360	3,600	3207261	\$1,347,500	8/24/2022	374	MULTIPLE RESIDENCE	1	Y	Used in Ratio Study
070	684770	0345	29,727	3206740	\$14,532,000	8/25/2022	489	ERAWAN APTS	1	Y	Used in Ratio Study
110	674670	0835	2,555	3207625	\$1,500,000	8/25/2022	587	4-PLEX	1	Y	Used in Ratio Study
420	072604	9313	4,280	3210414	\$1,130,000	8/25/2022	264	4 PLEX	1	Y	Used in Ratio Study
075	682110	0645	14,772	3207132	\$5,800,000	8/26/2022	393	FOUNTAIN PLAZA APT (0650 ALSO)	2	Y	Used in Ratio Study
250	042304	9036	51,704	3207671	\$13,300,000	8/29/2022	257	RIVERVIEW WEST APTS	1	Y	Used in Ratio Study
465	803620	0325	3,380	3209017	\$1,500,000	9/2/2022	444	4-PLEX	1	Y	Used in Ratio Study
170	110500	0115	44,700	3208410	\$13,125,000	9/5/2022	294	GRAHAM PLACE APTS	1	Y	Used in Ratio Study
045	168940	0905	6,208	3209143	\$3,200,000	9/8/2022	515	Newton Apartments	1	Y	Used in Ratio Study
090	336290	0315	2,824	3209443	\$1,250,000	9/13/2022	443	6 UNIT APT	1	Y	Used in Ratio Study
255	207680	0020	3,630	3209653	\$1,000,000	9/13/2022	275	4 PLEX - LEE	1	Y	Used in Ratio Study
035	303720	0106	15,537	3214034	\$7,460,000	9/14/2022	480	Hill Vista Apartments formerly Stella	1	Y	Used in Ratio Study
290	333990	0005	144,920	3209614	\$44,500,000	9/14/2022	307	reNEW Lea Hill	1	Y	Used in Ratio Study
220	177310	0750	3,716	3210858	\$1,300,000	9/16/2022	350	FOURPLEX	1	Y	Used in Ratio Study
140	276820	0045	6,428	3210987	\$3,050,000	9/21/2022	474	10 UNIT APT	1	Y	Used in Ratio Study
090	164650	1360	3,578	3212173	\$1,100,400	9/27/2022	308	5 Units Apartment	1	Y	Used in Ratio Study
165	023200	0003	16,879	3211986	\$4,050,000	9/27/2022	240	SKYLINE APTS	1	Y	Used in Ratio Study
140	045800	0030	28,406	3211801	\$12,800,000	9/28/2022	451	NOBA	1	Y	Used in Ratio Study
145	751850	0220	56,161	3211834	\$28,700,000	9/28/2022	511	BELAY APARTMENTS	1	Y	Used in Ratio Study
225	612660	0890	3,480	3212520	\$1,343,000	9/28/2022	386	4-PLEX	1	Y	Used in Ratio Study
330	102305	9301	199,124	3211914	\$79,750,000	9/29/2022	401	THE RENTON SAGE (ECON UNIT)	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
430	112505	9010	160,632	3211826	\$79,000,000	9/29/2022	492	SKYLINE REDMOND	1	Y	Used in Ratio Study
365	803570	0210	4,774	3213339	\$2,020,000	10/4/2022	423	STONERIDGE	1	Y	Used in Ratio Study
090	614010	0015	22,900	3213111	\$6,950,000	10/5/2022	303	OLYMPIC VIEW APTS	1	Y	Used in Ratio Study
115	197220	2521	4,375	3212821	\$2,230,000	10/5/2022	510	4-PLEX	1	Y	Used in Ratio Study
070	314860	0150	5,894	3213067	\$4,800,000	10/7/2022	814	CAPITOL CORE	1	Y	Used in Ratio Study
115	917860	1635	3,570	3213948	\$1,650,000	10/11/2022	462	APARTMENTS	1	Y	Used in Ratio Study
070	684820	0116	10,584	3214200	\$3,819,363	10/13/2022	361	Thomas Park View formerly The Snowden	1	Y	Used in Ratio Study
070	684820	0120	11,639	3214198	\$4,886,792	10/13/2022	420	THE THOMAS PARK	1	Y	Used in Ratio Study
070	684820	0156	16,723	3214201	\$6,315,806	10/13/2022	378	THOMAS PARK RIDGE	1	Y	Used in Ratio Study
090	643150	0321	6,180	3214125	\$2,225,000	10/13/2022	360	PAULA MARIE APARTMENTS	1	Y	Used in Ratio Study
235	011700	0390	7,452	3213998	\$2,100,000	10/13/2022	282	APT 9-UNIT	1	Y	Used in Ratio Study
430	112505	9023	153,325	3213794	\$71,300,000	10/13/2022	465	THE KNOLL REDMOND	2	Y	Used in Ratio Study
060	290220	0045	5,343	3214224	\$2,868,000	10/15/2022	537	THE BRONS	1	Y	Used in Ratio Study
065	982870	2610	11,010	3216292	\$3,700,000	10/17/2022	336	CATALINA APTS	1	Y	Used in Ratio Study
080	277060	0520	3,832	3219269	\$1,770,000	10/17/2022	462	4 PLEX	1	Y	Used in Ratio Study
070	872560	0285	9,760	3215165	\$5,100,000	10/18/2022	523	Muse Seattle	1	Y	Used in Ratio Study
015	545830	0270	27,728	3214744	\$23,427,279	10/20/2022	845	Alloy Apartments	1	Y	Used in Ratio Study
060	290220	0276	5,984	3214749	\$6,482,136	10/20/2022	1083	SEDU Apartment	1	Y	Used in Ratio Study
130	193030	1150	8,107	3214767	\$3,875,000	10/20/2022	478	12 UNIT APT	1	Y	Used in Ratio Study
150	052504	9044	15,819	3214753	\$13,890,864	10/20/2022	878	BROOKLYN 65 (SEDU Apartment)	1	Y	Used in Ratio Study
150	952810	2180	21,666	3214748	\$18,955,257	10/20/2022	875	LUNA APARTMENTS (71 UnitS)	1	Y	NOT in Ratio - MAINT; Imp change
150	952810	2885	19,315	3214745	\$19,441,378	10/20/2022	1007	Track 66 Apartments	1	Y	NOT in Ratio - MAINT; Imp change
225	338990	0195	14,210	3214746	\$14,201,422	10/20/2022	999	VEGA APARTMENTS	1	Y	Used in Ratio Study
020	348180	0055	149,233	3214902	\$104,000,000	10/21/2022	697	624 YALE	2	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
045	186110	0325	3,472	3215995	\$1,725,250	10/21/2022	497	SIX UNIT APARTMENT	1	Y	Used in Ratio Study
285	302105	9354	3,952	3216093	\$850,000	10/21/2022	215	4 PLEX - CLARK	1	Y	Used in Ratio Study
350	102406	9018	249,570	3215174	\$114,200,000	10/21/2022	458	MADISON SAMMAMISH	1	Y	Used in Ratio Study
235	873240	0000	6,537	3216333	\$1,850,000	11/1/2022	283	TWO THOUSAND CALIF. AVE SW(0005) CONDOMINIUM	1	Y	Used in Ratio Study
285	314160	0200	4,480	3216180	\$950,000	11/1/2022	212	8 UNIT - 110 10TH	1	Y	Used in Ratio Study
150	336240	0105	4,100	3216607	\$1,825,000	11/4/2022	445	6 UNIT APT	1	Y	Used in Ratio Study
225	762570	3355	5,406	3217396	\$3,000,000	11/7/2022	555	12-UNIT APT	1	Y	Used in Ratio Study
080	277060	3505	6,519	3219205	\$2,400,000	11/9/2022	368	Posada Apartments	1	Y	Used in Ratio Study
110	881640	0645	12,712	3219935	\$4,950,000	11/10/2022	389	DEVOE BLDG-17 APTS & OFFICES	1	Y	Used in Ratio Study
245	192304	9253	4,684	3218877	\$1,317,500	11/10/2022	281	APT	1	Y	Used in Ratio Study
195	630340	0195	3,136	3217613	\$1,005,000	11/11/2022	320	4-PLEX	1	Y	Used in Ratio Study
465	784920	0245	1,812	3217663	\$1,065,000	11/11/2022	588	5-UNIT APT	1	Y	Used in Ratio Study
140	276770	4935	8,704	3217522	\$4,900,000	11/14/2022	563	RAVENSWOOD APTS	1	Y	Used in Ratio Study
010	256076	2750	0	3220482	\$90,000	11/15/2022	000	FIRST LIGHT PARKADE	1	Y	NOT in Ratio - Sale of condo parking
010	256076	4270	0	3219842	\$90,000	11/15/2022	000	FIRST LIGHT PARKADE	1	Y	NOT in Ratio - Sale of condo parking
350	182406	9145	184,140	3217602	\$78,500,000	11/15/2022	426	LAKEMONT ORCHARD (IMPS)	3	Y	Used in Ratio Study
440	865830	2390	6,640	3218580	\$1,475,000	11/15/2022	222	TWIN FIRS	1	Y	Used in Ratio Study
270	255817	0070	5,320	3219943	\$1,225,000	11/17/2022	230	6 UNIT KOLLARS	1	Y	Used in Ratio Study
425	092605	9062	27,523	3219740	\$14,127,200	11/17/2022	513	EAGLE'S RIDGE APARTMENTS	1	Y	Used in Ratio Study
240	272420	1290	4,920	3219209	\$1,173,000	11/22/2022	238	4 PLEX - 5 STAR	1	Y	Used in Ratio Study
225	095200	2065	6,137	3218537	\$2,800,000	11/23/2022	456	ANDOVER APARTMENTS	1	Y	Used in Ratio Study
320	172205	9147	87,819	3218983	\$23,500,000	11/30/2022	268	HIGHLAND GREEN APTS	1	Y	Used in Ratio Study
065	685170	0285	17,860	3219319	\$5,900,000	12/1/2022	330	CASA NITA APTS	1	Y	Used in Ratio Study

Sales Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
235	149330	0005	5,890	3219508	\$2,520,000	12/1/2022	428	Admiral Flats	1	Y	Used in Ratio Study
245	122200	0053	26,125	3221784	\$6,725,000	12/5/2022	257	SUNWOOD APTS	1	Y	Used in Ratio Study
365	092405	9247	3,504	3221301	\$1,550,000	12/7/2022	442	4-PLEX	1	Y	Used in Ratio Study
225	301030	1105	7,572	3221127	\$2,500,000	12/8/2022	330	VILLA LISA APT	1	Y	Used in Ratio Study
245	374460	0680	12,585	3220735	\$2,600,000	12/8/2022	207	GENESIS APTS	1	Y	Used in Ratio Study
225	762570	1325	20,446	3221245	\$5,500,000	12/9/2022	269	SUNSET VISTA APTS	1	Y	Used in Ratio Study
185	732790	0670	7,832	3220417	\$2,100,000	12/12/2022	268	11 UNIT APT	1	Y	Used in Ratio Study
020	198620	0320	533,398	3220566	\$322,700,000	12/13/2022	605	KIARA w/-0310	2	Y	Used in Ratio Study
115	420690	0885	5,040	3221434	\$2,775,000	12/14/2022	551	APARTMENT	1	Y	Used in Ratio Study
080	277160	0855	9,338	3221508	\$4,620,000	12/20/2022	495	THE BLUFF APT	1	Y	Used in Ratio Study
010	256076	3360	0	3222341	\$90,000	12/28/2022	000	FIRST LIGHT PARKADE	1	Y	NOT in Ratio - Sale of condo parking
430	074200	0045	11,154	3222178	\$4,475,000	12/28/2022	401	REDMOND CREST 14 UNIT	1	Y	Used in Ratio Study

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
310	362205	9057	1,580	3029481	\$1,319,500	1/10/2020	\$835.13	SFR / TEAR DOWN	1	15	No market exposure
095	145360	0481	6,760	3030107	\$394,710	1/10/2020	\$58.39	CASA VILLA APTS	1	51	Related party, friend, or neighbor
095	145360	0481	6,760	3158303	\$1,831,500	1/10/2020	\$270.93	CASA VILLA APTS	1	51	Related party, friend, or neighbor
035	034200	0045	3,920	3029884	\$2,900,000	1/13/2020	\$739.80	FOURPLEX-Formerly Madrona Cleaners building	1	15	No market exposure
380	282605	9211	4,200	3031022	\$1,490,000	1/21/2020	\$354.76	4-plex	1	47	Non-conventional heating system
170	529220	0060	9,952	3031248	\$2,160,000	1/23/2020	\$217.04	12 UNIT APT BLDG	1	29	Seg/merge after sale; not in ratio
225	246190	0485	4,800	3032749	\$400	1/27/2020	\$0.08	6 UNIT APT/HAMPTON COURT	1	32	\$1,000 sale or less
230	350810	0085	12,650	3032206	\$6,000,000	1/27/2020	\$474.31	4 SEASONS	1	18	Quit claim deed
230	350510	0761	18,708	3032226	\$8,000,000	1/28/2020	\$427.62	Anne Vista	1	18	Quit claim deed
230	350510	0762	6,190	3032282	\$4,400,000	1/28/2020	\$710.82	FOUR SEASONS AND ANNE VISTA APTS	1	18	Quit claim deed
110	409230	1240	4,503	3032281	\$503,633	1/31/2020	\$111.84	6 UNITS	1	51	Related party, friend, or neighbor
270	255817	0060	5,256	3033985	\$775,000	2/4/2020	\$147.45	FIRETREE EAST APTS	1	46	Non-representative sale
020	684970	0055	63,609	3033062	\$300,000	2/7/2020	\$4.72	DAVID COLWELL BUILDING (low income)	2	24	Easement or right-of-way
110	882390	2490	12,970	3034206	\$2,570,009	2/18/2020	\$198.15	UCHA Townhomes	1	51	Related party, friend, or neighbor
240	272420	0545	7,200	3036079	\$1,302,000	2/28/2020	\$180.83	8-UNIT APT	1	68	Non-gov't to gov't
045	352890	1185	3,582	3038105	\$1,150,000	3/6/2020	\$321.05	APARTMENT	1	10	Tear down
290	289174	0070	4,000	3038516	\$400,000	3/10/2020	\$100.00	4 PLEX	1	46	Non-representative sale
015	198820	0105	23,026	3038461	\$60,000	3/11/2020	\$2.61	23- UNIT MIXED USE BLDG SITE	2	24	Easement or right-of-way

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
240	250060	0317	5,484	3038222	\$1,178,440	3/11/2020	\$214.89	6-UNIT APT	1	68	Non-gov't to gov't
060	195970	0040	8,514	3041940	\$10,000	3/12/2020	\$1.17	WILLIS OLIVER APTS	1	24	Easement or right-of-way
065	798195	0010	9,661	3038319	\$3,007,206	3/12/2020	\$311.27	STATION HOUSE APARTMENTS-TOD #B North	1	33	Lease or lease-hold
065	685270	0478	10,929	3038832	\$5,000,000	3/16/2020	\$457.50	1010 EAST REPUBLICAN	2	18	Quit claim deed
035	331950	1365	2,430	3040004	\$1,244,000	3/17/2020	\$511.93	Fourplex	1	31	Exempt from excise tax
465	803620	0215	16,855	3040371	\$4,475,000	3/24/2020	\$265.50	CASCADE PARK ELDERLY APTS	1	54	Affordable housing sales
240	250060	0335	85,379	3040933	\$12,883,777	3/25/2020	\$150.90	SILVERWOOD PARK APTS	1	68	Non-gov't to gov't
065	722850	0945	3,120	3040649	\$1,150,000	3/25/2020	\$368.59	6 UNIT APT	1	10	Tear down
155	085000	0360	3,600	3044997	\$750,000	3/31/2020	\$208.33	MULTIPLE RESIDENCE	1	51	Related party, friend, or neighbor
170	100500	0245	8,996	3075056	\$23,000	4/1/2020	\$2.56	REX APTS	1	24	Easement or right-of-way
295	335340	0450	7,742	3044094	\$975,000	4/14/2020	\$125.94	Pacific Manor Cottages	1	18	Quit claim deed
240	250060	0315	7,056	3043714	\$28,980	4/17/2020	\$4.11	4-PLEX	2	68	Non-gov't to gov't
155	085000	0360	3,600	3047183	\$1,000,000	5/5/2020	\$277.78	MULTIPLE RESIDENCE	1		Sale coded at time of analysis
245	384160	0006	7,280	3068292	\$5,776	5/11/2020	\$0.79	CHANDELEU	1	68	Non-gov't to gov't
125	042504	9050	6,468	3048172	\$2,743,200	5/21/2020	\$424.12	MATADOR	1	34	Use-change after sale; not in ratio
245	322304	9267	153,780	3049284	\$2,780,005	5/27/2020	\$18.08	WELLINGTON PLACE APARTMENTS	1	22	Partial interest (1/3, 1/2, etc.)
270	092104	9210	55,372	3050535	\$103,000	6/1/2020	\$1.86	Providence Landing	1	68	Non-gov't to gov't
305	775780	0220	48,636	3050324	\$414,510	6/2/2020	\$8.52	Future SunRidge Townhomes	1		Sale of residential townhome

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
245	192304	9359	167,032	3070647	\$390	6/11/2020	\$0.00	Apts @ Burien Townsquare	1	68	Non-gov't to gov't
465	102308	9191	58,809	3058215	\$2,240,000	6/24/2020	\$38.09	ORCHARD PLACE APARTMENTS	1	63	Sale price updated by sales id group
305	543620	0559	121,617	3054486	\$183,500	6/30/2020	\$1.51	Ventana Apartments & Townhomes	1	31	Exempt from excise tax
245	374460	0326	50,128	3078295	\$8,788	7/17/2020	\$0.18	FOREST VIEW APTS	1	68	Non-gov't to gov't
065	133680	0220	2,120	3061118	\$2,035,000	7/29/2020	\$959.91	FOUR PLEX	1	15	No market exposure
015	545730	0480	6,090	3067436	\$200,000	8/7/2020	\$32.84	APT	1	24	Easement or right-of-way
240	250060	0354	6,656	3066585	\$1,600,000	8/12/2020	\$240.38	KIRKHOUSE II	1	68	Non-gov't to gov't
110	881640	0250	20,850	3063928	\$275,000	8/14/2020	\$13.19	WAYFARER APARTMENTS CO-OP	1	33	Lease or lease-hold
270	092104	9142	38,764	3066583	\$94,194	8/28/2020	\$2.43	27 apartment townhomes	1	68	Non-gov't to gov't
360	868280	0025	1,944	3066825	\$1,900,000	8/31/2020	\$977.37	BELLEVUE APTS	1	15	No market exposure
350	098280	0020	0	3067791	\$3,500	8/31/2020	\$0.00	Boulder Creek Condo	1	68	Non-gov't to gov't
295	335340	0450	7,742	3068097	\$75,000	9/2/2020	\$9.69	Pacific Manor Cottages	1	2	1031 trade
015	545780	0260	230,566	3071702	\$24,115	9/2/2020	\$0.10	NEW MIXED USE DEVELOPMENT COMING (FMR TEATRO SITE)	3	24	Easement or right-of-way
050	197220	5980	2,184	3070370	\$1,025,000	9/3/2020	\$469.32	FOUR PLEX	1	10	Tear down
110	717480	0655	13,948	3077679	\$985,000	9/4/2020	\$70.62	RAVENVIEW APT 23 UNITS	1	51	Related party, friend, or neighbor
365	793330	0170	1,238,132	3069329	\$22,400,000	9/14/2020	\$18.09	SPRING DISTRICT MASTER THE	1		Sale of commercial condo unit
370	282605	9085	323,689	3073264	\$56,701,200	9/30/2020	\$175.17	REVEL OF KIRKLAND - PH2	1	56	Builder or developer sales
380	866325	0060	3,328	3075232	\$1,350,000	10/8/2020	\$405.65	TOTEM FIRS (4-PLEX)	1	15	No market exposure

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
020	198820	1305	59,641	3075627	\$18,500,000	10/13/2020	\$310.19	Tellus on Dexter- formerly 403 Dexter	1	33	Lease or lease-hold
110	881640	0815	5,326	3079970	\$760,000	10/13/2020	\$142.70	TOWNHOUSE REDEVELOPMENT	1		Sale of residential townhome
255	344500	0017	5,428	3082078	\$43,268	10/26/2020	\$7.97	ROSE GARDEN	1	18	Quit claim deed
250	004000	0092	2,444	3082789	\$600,000	11/5/2020	\$245.50	APTS	1	20	Correction deed
070	292504	9080	11,856	3083109	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	11	Corporate affiliates
070	292504	9080	11,856	3083110	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor
070	292504	9080	11,856	3083111	\$10	11/10/2020	\$0.00	KAM LO APARTMENTS	1	51	Related party, friend, or neighbor
365	883890	0235	18,652	3082528	\$9,000,000	11/10/2020	\$482.52	THE FIRS' APTS	1	34	Use-change after sale; not in ratio
250	328780	0005	51,073	3083684	\$7,550,000	11/18/2020	\$147.83	COUNTRY CLUB APT	7	59	Bulk portfolio sale
110	260794	0010	0	3084424	\$16,202,619	11/20/2020	\$0.00	U-DISTRICT SAFEWAY REDEVELOPMENT	1	51	Related party, friend, or neighbor
015	545730	0440	6,675	3089705	\$225,000	11/22/2020	\$33.71	9 UNIT APARTMENT	1	24	Easement or right-of- way
225	232403	9137	3,520	3085231	\$950,000	11/23/2020	\$269.89	8 UNIT APT BLDG	1	15	No market exposure
230	911600	0015	2,754	3085721	\$825,000	11/24/2020	\$299.56	4 - PLEX	1	59	Bulk portfolio sale
110	114200	1635	5,984	3085420	\$2,350,000	11/30/2020	\$392.71	Villa Camini	1	43	Development rights parcel to prvt se
315	008800	0005	102,894	3086089	\$27,368,000	12/1/2020	\$265.98	Constellation Apartment Homes	1	59	Bulk portfolio sale
270	132202	0150	3,056	3086849	\$800,000	12/1/2020	\$261.78	PANTHER LAKE FOURPLEX	1	51	Related party, friend, or neighbor
370	282605	9018	106,122	3086944	\$5,907,136	12/4/2020	\$55.66	REVEL of KIRKLAND - PH1	1	56	Builder or developer sales
250	535720	0063	7,062	3106117	\$25,000	12/7/2020	\$3.54	FOURPLEX	2	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
365	680170	0000	0	3089597	\$38,000,000	12/15/2020	\$0.00	PINEWOOD VILLAGE(0005) CONDOMINIUM	1	66	Condemnation/eminent domain
360	562730	1711	6,735	3089264	\$7,575,000	12/16/2020	\$1,124.72	SHORESIDE APTS-6 UNITS	1	46	Non-representative sale
170	000360	0008	0	3089333	\$5,874,008	12/16/2020	\$0.00	4 PLEX	2	51	Related party, friend, or neighbor
065	723460	0345	13,851	3092436	\$425,000	12/18/2020	\$30.68	PRINCETON CO-OP	1	33	Lease or lease-hold
380	866325	0060	3,328	3090542	\$1,350,000	12/18/2020	\$405.65	TOTEM FIRS (4-PLEX)	1	51	Related party, friend, or neighbor
075	277060	6671	8,320	3092325	\$2,825,000	12/22/2020	\$339.54	PACIFIC PLACE II APTS	2	52	Statement to dor
365	981050	0690	1,208	3091817	\$480,000	12/28/2020	\$397.35	YARROWOOD HIGHLANDS CONDOMINIUM	1	51	Related party, friend, or neighbor
230	911600	0015	2,754	3091617	\$865,000	12/29/2020	\$314.09	4 - PLEX	1	15	No market exposure
365	272505	9105	29,849	3092059	\$10,800,000	12/30/2020	\$361.82	ILLAHEE CREEKSIDE APARTMENTS	1	68	Non-gov't to gov't
170	128230	0280	35,000	3092298	\$5,485,000	12/31/2020	\$156.71	Mount Baker Family Housing	1	51	Related party, friend, or neighbor
255	092204	9309	4,100	3116364	\$43,275	1/5/2021	\$10.55	Apartment	1	68	Non-gov't to gov't
175	766010	0060	3,468	3094753	\$220,000	1/13/2021	\$63.44	APARTMENTS	1	17	Non-profit organization
300	089800	0005	7,800	3182835	\$1,200,000	1/17/2021	\$153.85	10 UNIT - ROOSEVELT AVENUE	1		Duplicate affidavit
065	723460	0700	8,495	3095959	\$2,747,525	1/25/2021	\$323.43	Capitol Crest Apts	1	7	Questionable per sales identificatio
325	004300	0263	3,654	3098126	\$515,000	2/4/2021	\$140.94	4-PLEX	1	15	No market exposure
330	311990	0011	33,368	3098844	\$4,515,000	2/8/2021	\$135.31	SUNSET EDGE TOWNHOMES (-0005 IS PRIMARY)	3	63	Sale price updated by sales id group
350	128790	0000	34,399	3099031	\$9,000,000	2/12/2021	\$261.64	CALABRIA AT TALUS	1	15	No market exposure

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
255	024600	0058	3,192	3113567	\$9,900	2/18/2021	\$3.10	APTS	1	68	Non-gov't to gov't
285	302105	9225	27,990	3105019	\$3,000	2/19/2021	\$0.11	ALTERA APT HOMES	1	24	Easement or right-of-way
110	717480	0590	3,806	3100772	\$1,199,400	2/23/2021	\$315.13	JO ANN	1	51	Related party, friend, or neighbor
240	929290	0070	2,896	3102103	\$460,000	2/25/2021	\$158.84	4 PLEX - 2716	1	15	No market exposure
370	390010	0580	2,700	3108148	\$1,900,000	3/18/2021	\$703.70	4 PLEX	1		Land sale; parcel merged then killed
365	981050	0850	1,208	3107135	\$495,000	3/22/2021	\$409.77	YARROWOOD HIGHLANDS CONDOMINIUM	1	51	Related party, friend, or neighbor
370	390010	0565	2,700	3108160	\$3,000,000	3/25/2021	\$1,111.11	4 PLEX	1		Land sale; parcel merged
085	639008	0030	258,215	3116747	\$60,000	3/31/2021	\$0.23	THE DANFORTH	3	24	Easement or right-of-way
255	537980	1270	9,280	3112658	\$8,900	3/31/2021	\$0.96	JULIANNE APTS	1	68	Non-gov't to gov't
240	215640	0367	3,428	3109552	\$900,000	4/2/2021	\$262.54	4-PLEX	1	68	Non-gov't to gov't
170	027200	0515	3,528	3115453	\$1,110,000	4/5/2021	\$314.63	4-PLEX	1	15	No market exposure
115	182504	9012	3,900	3113324	\$10	4/13/2021	\$0.00	4-PLEX	1	11	Corporate affiliates
170	249995	0020	0	3112052	\$3,723,838	4/15/2021	\$0.00	FCV	1	51	Related party, friend, or neighbor
420	728390	0720	219,928	3115267	\$3,400,000	4/19/2021	\$15.46	AURORA AVE N APARTMENT	2	29	Seg/merge after sale; not in ratio
110	717480	0070	4,352	3125321	\$20,000	4/27/2021	\$4.60	4-PLEX	1	18	Quit claim deed
075	423540	1075	15,240	3116310	\$2,900,000	4/29/2021	\$190.29	18 - UNIT APT	1	46	Non-representative sale
350	282406	9110	3,200	3116953	\$1,266,500	5/6/2021	\$395.78	4-PLEX	1	51	Related party, friend, or neighbor
290	289174	0130	3,528	3126633	\$643,000	5/14/2021	\$182.26	4 PLEX	1	11	Corporate affiliates
030	094200	1090	6,552	3119557	\$3,050,000	5/17/2021	\$465.51	The Argyle formerly JEFFERSON APTS	1	68	Non-gov't to gov't

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
285	192105	9092	43,730	3126832	\$2,500	5/21/2021	\$0.06	GREEN RIVER HOMES	1	24	Easement or right-of-way
350	282406	9080	16,249	3122355	\$4,910,000	5/24/2021	\$302.17	ISSAQUAH VALLEY PLACE	1	15	No market exposure
360	868280	0065	13,100	3120979	\$8,700,000	5/24/2021	\$664.12	GLENCOURT	1	51	Related party, friend, or neighbor
245	121900	0104	5,984	3123675	\$750,000	5/25/2021	\$125.33	6 UNIT APT	1	51	Related party, friend, or neighbor
365	162405	9134	15,944	3123652	\$2,775,000	6/3/2021	\$174.05	MAR ANN APARTMENT	1	22	Partial interest (1/3, 1/2, etc.)
065	722850	2570	3,330	3125252	\$1,000,000	6/9/2021	\$300.30	Rosada	1	15	No market exposure
365	793330	0040	793,142	3124526	\$85,000,000	6/10/2021	\$107.17	SPRING DISTRICT MASTER THE	1		Sale of commercial condo unit
175	713330	0260	1,880	3129274	\$481,000	6/29/2021	\$255.85	Triplex (see fourplex on minor 0265 - same owner)	1	51	Related party, friend, or neighbor
110	092504	9076	14,617	3129467	\$12,200,000	6/30/2021	\$834.64	FIFTY TWO APARTMENTS	1	70	Building Only; not in ratio
365	022405	9019	14,512	3129020	\$6,888,000	6/30/2021	\$474.64	ROBINS GLEN APTS	1	15	No market exposure
045	352890	1185	3,582	3130964	\$750,000	7/2/2021	\$209.38	APARTMENT	1	63	Sale price updated by sales id group
365	793330	0050	1,288,448	3132247	\$169,366,897	7/15/2021	\$131.45	SPRING DISTRICT MASTER THE	1	69	Net Lease Sale; not in ratio
365	793330	0130	620,284	3132248	\$94,133,103	7/15/2021	\$151.76	SPRING DISTRICT MASTER THE	1	69	Net Lease Sale; not in ratio
060	290220	0700	5,616	3133559	\$606,000	7/16/2021	\$107.91	8 UNIT APT	1	22	Partial interest (1/3, 1/2, etc.)
095	882290	0970	4,484	3133464	\$1,130,000	7/19/2021	\$252.01	GLEND0 APTS	1	15	No market exposure
145	276760	4495	5,400	3133666	\$2,100,000	7/20/2021	\$388.89	APARTMENT	1	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
305	232204	9093	258,420	3140062	\$24,860,000	8/18/2021	\$96.20	ETHOS KENT (2 OF 2)	2	11	Corporate affiliates
070	983120	0315	14,916	3143284	\$8,100,000	9/1/2021	\$543.04	740 Harvard Ave	1	63	Sale price updated by sales id group
400	414010	0110	3,816	3167566	\$4,400	9/7/2021	\$1.15	4-PLEX	1	68	Non-gov't to gov't
045	168940	1260	11,445	3148620	\$342,060	9/16/2021	\$29.89	CRESTVIEW CO-OP	1	63	Sale price updated by sales id group
270	768280	0230	95,965	3147463	\$28,186,000	9/20/2021	\$293.71	BLVD APARTMENTS	1	54	Affordable housing sales
370	082505	9241	16,704	3147321	\$10,300,000	9/20/2021	\$616.62	SUNDOWN APTS - ECON UNIT	2	15	No market exposure
355	082305	9055	170,966	3149499	\$4,500,000	9/30/2021	\$26.32	THE BRISTOL II @ SOUTHPORT	1	22	Partial interest (1/3, 1/2, etc.)
065	600300	1695	4,515	3150638	\$1,500,000	10/4/2021	\$332.23	The Victoria	1	59	Bulk portfolio sale
380	202605	9031	45,980	3175466	\$252,700	10/13/2021	\$5.50	JUANITA BROOK APTS	1	68	Non-gov't to gov't
240	215640	0122	60,328	3152505	\$21,000,000	10/15/2021	\$348.10	MARINA CLUB APTS	1	54	Affordable housing sales
030	524780	1970	24,200	3153632	\$295,170	10/20/2021	\$12.20	N P HOTEL & MANEKI RESTAURANT	1	42	Development rights to cnty,cty,or pr
030	524780	0985	32,062	3155868	\$32,000,000	10/25/2021	\$998.07	CANTON LOFTS-w/minor -0995	2	68	Non-gov't to gov't
030	524780	1060	16,902	3158146	\$646,200	10/29/2021	\$38.23	UNION HOTEL APARTMENTS	1	67	Gov't to non-gov't
340	072405	9115	545,436	3158324	\$267,451,992	11/8/2021	\$490.35	SHOREWOOD HEIGHTS	1	11	Corporate affiliates
005	066000	2125	305,032	3159410	\$4,200,000	11/17/2021	\$13.77	KINECTS	1	51	Related party, friend, or neighbor
170	150900	0020	1,179	3162078	\$400,000	11/23/2021	\$339.27	CHAN CONDOMINIUM	1	22	Partial interest (1/3, 1/2, etc.)
170	150900	0030	1,339	3162088	\$400,000	11/23/2021	\$298.73	CHAN CONDOMINIUM	1	22	Partial interest (1/3, 1/2, etc.)
315	783930	0125	2,928	3184883	\$80,000	12/8/2021	\$27.32	4 PLEX - ZHANG	1	20	Correction deed

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
365	883890	0086	3,712	3166137	\$1,900,000	12/13/2021	\$511.85	4-PLEX	1	51	Related party, friend, or neighbor
065	685270	0490	9,709	3165050	\$10,975,000	12/17/2021	\$1,130.39	Apartments	2	54	Affordable housing sales
070	685070	0480	15,493	3165108	\$16,000,000	12/17/2021	\$1,032.72	420 Boylston Ave E	1	54	Affordable housing sales
090	643150	0350	10,770	3165912	\$3,220,000	12/17/2021	\$298.98	VILLA BOITANO II	1	51	Related party, friend, or neighbor
090	952410	0115	6,557	3167725	\$3,900,000	12/20/2021	\$594.78	New 23 SEDU Apt Building	1	22	Partial interest (1/3, 1/2, etc.)
385	237420	0030	206,249	3174141	\$45,749	12/22/2021	\$0.22	BOULEVARD PLACE SENIOR LIVING	1	68	Non-gov't to gov't
205	789980	0530	11,050	3167036	\$5,500,000	12/23/2021	\$497.74	32 Unit Apartment	1	56	Builder or developer sales
035	331950	0750	53,811	3167034	\$15,300,000	12/28/2021	\$284.33	Squire Park Plaza	1	17	Non-profit organization
065	600350	2025	16,744	3167174	\$1,382,215	12/28/2021	\$82.55	The Dublin formerly CHATEAU MARGAUX	1	52	Statement to dor
110	871460	0050	6,300	3168430	\$3,200,000	1/5/2022	\$507.94	COWEN PARK APTS	1	51	Related party, friend, or neighbor
315	783930	0050	2,739	3169528	\$850,000	1/19/2022	\$310.33	4 PLEX - FIELDS	1	22	Partial interest (1/3, 1/2, etc.)
145	276760	0270	6,030	3171412	\$2,200,000	1/28/2022	\$364.84	10 UNIT APT	1	51	Related party, friend, or neighbor
110	409230	1795	4,050	3175094	\$2,550,000	2/1/2022	\$629.63	6-PLEX (Pingkit Court)	1	36	Plottage
370	141330	0010	15,972	3171893	\$7,800,000	2/7/2022	\$488.35	BAYSHORE VISTA	1	11	Corporate affiliates
240	162204	9202	58,892	3173880	\$15,095,316	2/15/2022	\$256.32	CHELSEA BY THE BAY	1	22	Partial interest (1/3, 1/2, etc.)
070	216390	0345	2,400	3177896	\$1,399,400	3/8/2022	\$583.08	4-PLEX	1	51	Related party, friend, or neighbor

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
380	272605	9107	94,413	3187509	\$25,200	4/6/2022	\$0.27	CEDAR HEIGHTS APT HOMES	1	24	Easement or right-of-way
150	952810	1165	7,765	3183041	\$1,824,000	4/7/2022	\$234.90	9 UNIT APT	1	22	Partial interest (1/3, 1/2, etc.)
125	536320	0136	2,800	3185183	\$1,310,000	4/13/2022	\$467.86	FOUR PLEX	1	23	Forced sale
175	524880	0630	2,645	3187180	\$354,037	4/28/2022	\$133.85	4-PLEX	1	38	Divorce
060	408630	0110	12,800	3187073	\$1,375,000	4/29/2022	\$107.42	VILLA APT	1	22	Partial interest (1/3, 1/2, etc.)
060	408630	0110	12,800	3187074	\$1,375,000	4/29/2022	\$107.42	VILLA APT	1	22	Partial interest (1/3, 1/2, etc.)
145	276770	0045	4,590	3188885	\$825,000	4/30/2022	\$179.74	KARI APTS	1	22	Partial interest (1/3, 1/2, etc.)
380	292605	9076	4,268	3189304	\$23,350	5/4/2022	\$5.47	JUANITA RIDGE (4-PLEX)	1	24	Easement or right-of-way
020	198320	0345	41,600	3188839	\$29,050,000	5/10/2022	\$698.32	FOX & FINCH APARTMENTS	1	51	Related party, friend, or neighbor
060	290220	0825	6,250	3194273	\$2,975,000	5/26/2022	\$476.00	6-UNIT APT	1	2	1031 trade
150	365870	0130	0	3192878	\$7,043,243	5/27/2022	\$0.00	CEDARS CROSSING	1		Parcel killed
150	913710	1731	11,647	3194846	\$4,958,000	6/7/2022	\$425.69	18 UNIT APT	1	51	Related party, friend, or neighbor
170	272404	9001	20,528	3195485	\$6,400,000	6/8/2022	\$311.77	THE ARCHES APTS	1	54	Affordable housing sales
185	788360	8611	4,680	3195162	\$2,500,000	6/13/2022	\$534.19	6 UNIT APARTMENT	1	68	Non-gov't to gov't
065	180690	0108	8,910	3197724	\$3,000,000	6/23/2022	\$336.70	YONKERS APTS	1	15	No market exposure
235	927220	1340	30,182	3198246	\$13,581,500	6/24/2022	\$449.99	VILLA ANDORA	1	1	Personal property included
100	446840	0160	11,024	3198605	\$4,998,500	6/29/2022	\$453.42	PARK MERIDIAN	1	65	Plans and permits
150	952810	0485	31,377	3198318	\$32,750,000	6/30/2022	\$1,043.76	Dockside Apartments w/Spud-LIHI	1	54	Affordable housing sales
090	291820	0165	4,160	3199356	\$1,037,000	7/7/2022	\$249.28	4 UNIT APARTMENT	1	18	Quit claim deed

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
430	074200	0035	11,478	3199372	\$4,628,000	7/7/2022	\$403.21	PARKSIDE EAST	1	18	Quit claim deed
145	276760	3725	4,928	3200416	\$1,860,000	7/11/2022	\$377.44	6 UNIT APT	1	57	Selling or buying costs affecting sa
090	568750	0016	56,345	3206689	\$5,445,845	7/29/2022	\$96.65	NORTH PARK APARTMENTS	1	18	Quit claim deed
385	072605	9257	5,300	3203858	\$1,875,000	8/3/2022	\$353.77	7-UNIT APT	1	15	No market exposure
170	170290	0981	6,748	3206010	\$1,250,000	8/18/2022	\$185.24	SHIRLEY MARVIN APTS	1	15	No market exposure
240	282204	9007	190,241	3205538	\$73,388,500	8/18/2022	\$385.77	SADDLEBROOK APTS	1	1	Personal property included
090	630000	0655	6,552	3206920	\$1,505,000	8/19/2022	\$229.70	ECLAIRE APTS	1	15	No market exposure
255	342304	9305	93,806	3207474	\$15,925,965	8/30/2022	\$169.78	PINE RIDGE APTS	1	63	Sale price updated by sales id group
150	144265	0020	0	3207802	\$4,381,747	8/31/2022	\$0.00	Cedar Crossing Roosevelt Condominium	1	11	Corporate affiliates
065	723460	0570	19,600	3209579	\$5,319,200	9/13/2022	\$271.39	THE MADKIN	1	23	Forced sale
015	545730	0615	7,427	3211537	\$273,600	9/23/2022	\$36.84	THE MARQUIS	1	22	Partial interest (1/3, 1/2, etc.)
170	238765	0020	93,265	3211045	\$4,040,023	9/23/2022	\$43.32	ETHIOPIAN VILLAGE	1	44	Tenant
125	407320	0129	8,392	3223202	\$828,263	9/30/2022	\$98.70	MIXED USE APARTMENT	1	24	Easement or right-of-way
035	912610	1040	3,408	3215761	\$2,800,000	10/24/2022	\$821.60	Fairmont Cherry Hill Apts.	3	65	Plans and permits
045	168940	1260	11,445	3217506	\$300,000	11/4/2022	\$26.21	CRESTVIEW CO-OP	1	63	Sale price updated by sales id group
075	423420	0010	2,256	3218481	\$1,000,000	11/11/2022	\$443.26	LAWTON CONDOMINIUM	6	52	Statement to dor
070	600300	2045	25,527	3217803	\$38,021,924	11/14/2022	\$1,489.48	YWCA-low income housing	3	17	Non-profit organization
035	982670	0845	76,496	3218576	\$9,100,000	11/22/2022	\$118.96	BRYANT MANOR APTS- low income	1	54	Affordable housing sales

Sales NOT Used In Analysis

Nbhd	Major	Minor	NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Parcels	Code	Remarks
070	314860	0015	18,086	3218543	\$21,000,000	11/23/2022	\$1,161.12	HARVARD LOFTS (econ unit w/ -0010)	2	54	Affordable housing sales
095	145360	1083	11,256	3219795	\$542,801	12/1/2022	\$48.22	Lake City Village	1	63	Sale price updated by sales id group
425	102605	9061	42,750	3220416	\$13,750,000	12/7/2022	\$321.64	WESTVIEW GARDENS APARTMENTS	1	15	No market exposure
005	066000	1475	429,042	3220739	\$8,787,675	12/14/2022	\$20.48	Ivey-imps on -1485	3	51	Related party, friend, or neighbor
225	234930	0075	5,512	3222188	\$667,000	12/21/2022	\$121.01	FAUNTLEROY APTS	1	22	Partial interest (1/3, 1/2, etc.)
225	762570	2250	6,537	3222189	\$1,205,000	12/21/2022	\$184.34	APARTMENT	1	22	Partial interest (1/3, 1/2, etc.)
225	929730	1995	78,296	3221754	\$23,740,219	12/22/2022	\$303.21	THE MARQ-Assoc	5	22	Partial interest (1/3, 1/2, etc.)
090	362603	9340	8,030	3222663	\$2,345,000	12/23/2022	\$292.03	11 UNIT APT	1	11	Corporate affiliates

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	20	020900	0005	526 YALE AVE N
100	20	020900	0075	527 EASTLAKE AVE E
100	20	024170	0000	110 6TH AVE N
100	20	198320	0605	1145 REPUBLICAN ST
100	20	198320	0610	REPUBLICAN ST
100	20	198320	0615	No Situs Address
100	20	198320	0625	No Situs Address
100	20	198320	0626	No Situs Address
100	20	198320	0635	400 BOREN AVE N
100	20	198320	0645	No Situs Address
100	20	198320	0655	424 BOREN AVE N
100	20	198320	0345	525 BOREN AVE N
100	20	198620	0095	910 JOHN ST
100	20	198620	0105	No Situs Address
100	20	198620	0320	111 TERRY AVE N
100	20	198620	0310	120 TERRY AVE N
100	20	198620	0130	325 WESTLAKE AVE N
100	20	198620	0305	975 JOHN ST
100	20	198620	0331	120 WESTLAKE AVE N
100	20	198820	1285	435 DEXTER AVE N
100	20	198820	1305	403 DEXTER AVE N
100	20	198820	1325	408 AURORA AVE N
100	20	198820	1580	800 HARRISON ST
100	20	198820	1605	430 8TH AVE N
100	20	199120	0300	206 5TH AVE N
100	20	199120	0305	5TH AVE N
100	20	199120	1080	285 8TH AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	20	199120	1085	8TH AVE N
100	20	199120	1095	No Situs Address
100	20	199120	1100	No Situs Address
100	20	199120	1140	222 DEXTER AVE N
100	20	199120	1135	No Situs Address
100	20	199120	0205	101 TAYLOR AVE N
100	20	199120	0600	100 TAYLOR AVE N
100	20	199120	0795	609 THOMAS ST
100	20	199120	1030	109 DEXTER AVE N
100	20	199120	1120	756 JOHN ST
100	20	199120	1405	230 8TH AVE N
100	20	224900	0340	801 DEXTER AVE N
100	20	224900	0370	801 DEXTER AVE N
100	20	224900	0255	717 DEXTER AVE N
100	20	224900	0330	810 DEXTER AVE N
100	20	246740	0015	222 FAIRVIEW AVE N
100	20	246740	0006	222 FAIRVIEW AVE N
100	20	246740	0050	221 MINOR AVE N
100	20	246740	0035	205 MINOR AVE N
100	20	246740	0055	229 MINOR AVE N
100	20	246740	0060	235 MINOR AVE N
100	20	246740	0211	1201 MERCER ST
100	20	246740	0210	No Situs Address
100	20	246740	0236	1206 REPUBLICAN ST
100	20	246740	0237	1206 REPUBLICAN ST
100	20	246740	0285	1212 HARRISON ST
100	20	246740	0300	1212 HARRISON ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	20	246740	0305	1232 HARRISON ST
100	20	246740	0311	1232 HARRISON ST
100	20	246740	0441	219 PONTIUS AVE N
100	20	246740	0445	219 PONTIUS AVE N
100	20	246740	0101	301 MINOR AVE N
100	20	246740	0150	1170 HARRISON ST
100	20	246740	0155	417 MINOR AVE N
100	20	246740	0167	1167 REPUBLICAN ST
100	20	246740	0181	1200 MERCER ST
100	20	246740	0190	603 PONTIUS AVE N
100	20	246740	0230	510 MINOR AVE N
100	20	246740	0235	502 MINOR AVE N
100	20	246740	0240	535 PONTIUS AVE N
100	20	246740	0267	430 MINOR AVE N
100	20	246740	0270	424 MINOR AVE N
100	20	246740	0405	224 MINOR AVE N
100	20	246740	0440	215 PONTIUS AVE N
100	20	246840	0070	133 PONTIUS AVE N
100	20	269310	0068	1120 DENNY WAY
100	20	269310	0065	122 BOREN AVE N
100	20	269310	0100	No Situs Address
100	20	292504	9038	528 PONTIUS AVE N
100	20	292504	9039	518 PONTIUS AVE N
100	20	292504	9097	601 EASTLAKE AVE E
100	20	348180	0055	624 YALE AVE N
100	20	292504	9034	No Situs Address
100	20	412930	0000	630 BOREN AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	20	412932	0000	625 BOREN AVE N
100	20	684770	0015	422 YALE AVE N
100	20	684770	0040	409 EASTLAKE AVE E
100	20	684920	0065	420 PONTIUS AVE N
100	20	684920	0100	409 YALE AVE N
100	20	684920	0005	1255 HARRISON ST
100	20	684970	0100	224 PONTIUS AVE N
100	20	684970	0130	224 PONTIUS AVE N
100	20	684970	0055	111 YALE AVE N
100	20	777675	0000	1170 REPUBLICAN ST
100	20	786350	0075	525 MINOR AVE N
100	20	873231	0000	210 8TH AVE N
100	30	093900	0085	619 3RD AVE
100	30	093900	0100	606 2ND AVE
100	30	093900	0120	107 CHERRY ST
100	30	094200	1090	411 JEFFERSON ST
100	30	156265	0000	410 2ND EXT S
100	30	524780	0985	224 S WASHINGTON ST
100	30	524780	0995	224 S WASHINGTON ST
100	30	524780	1440	442 S MAIN ST
100	30	524780	1430	No Situs Address
100	30	524780	1431	No Situs Address
100	30	524780	1550	520 S MAIN ST
100	30	524780	1555	6TH AVE S
100	30	524780	2245	651 S MAIN ST
100	30	524780	2250	MAIN ST
100	30	524780	0041	111 1ST AVE S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	30	524780	0090	212 ALASKAN WAY S
100	30	524780	0100	80 S MAIN ST
100	30	524780	0955	201 YESLER WAY
100	30	524780	1000	223 YESLER WAY
100	30	524780	1060	204 3RD AVE S
100	30	524780	1370	308 4TH AVE S
100	30	524780	1380	400 S JACKSON ST
100	30	524780	1410	200 4TH AVE S
100	30	524780	1526	101 6TH AVE S
100	30	524780	1655	504 5TH AVE S
100	30	524780	1665	510 5TH AVE S
100	30	524780	1775	718 6TH AVE S
100	30	524780	1865	607 MAYNARD AVE S
100	30	524780	1970	306 6TH AVE S
100	30	524780	1990	315 MAYNARD AVE S
100	30	524780	2005	601 S WASHINGTON ST
100	30	524780	2015	202 6TH AVE S
100	30	524780	2050	100 6TH AVE S
100	30	524780	2065	120 6TH AVE S
100	30	524780	2345	657 S KING ST
100	30	524780	2375	519 7TH AVE S
100	30	524780	2380	665 S KING ST
100	30	524780	2570	705 S WELLER ST
100	30	795300	0000	201 S KING ST
100	30	982070	0090	200 5TH AVE S
100	55	005300	0005	1215 DEXTER AVE N
100	55	005200	0075	1215 DEXTER AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	55	005200	0090	1215 DEXTER AVE N
100	55	005300	0020	1215 DEXTER AVE N
100	55	338690	0105	1215 DEXTER AVE N
100	55	338690	0110	1215 DEXTER AVE N
100	55	338690	0115	1215 DEXTER AVE N
100	55	005300	0025	1209 WESTLAKE AVE N
100	55	302504	9035	No Situs Address
100	55	302504	9042	No Situs Address
100	55	192504	9037	1710 AURORA AVE N
100	55	192504	9052	1735 DEXTER AVE N
100	55	880790	0330	1650 AURORA AVE N
100	55	192504	9050	1744 DEXTER AVE N
100	55	192504	9054	1738 DEXTER AVE N
100	55	192930	0625	2558 DEXTER AVE N
100	55	192930	0630	WESTLAKE AVE N
100	55	192930	0580	2519 DEXTER AVE N
100	55	192930	0591	2505 DEXTER AVE N
100	55	192930	0640	2546 DEXTER AVE N
100	55	192930	0675	2532 DEXTER AVE N
100	55	192930	0700	2514 DEXTER AVE N
100	55	202370	0080	2150 6TH AVE N
100	55	202370	0081	2149 DEXTER AVE N
100	55	204100	0080	2155 WAVERLY PL N
100	55	224950	0075	905 DEXTER AVE N
100	55	224950	0120	912 DEXTER AVE N
100	55	224950	0480	1101 WESTLAKE AVE N
100	55	302504	9005	1414 DEXTER AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	55	302504	9006	1287 WESTLAKE AVE N
100	55	302504	9007	1287 WESTLAKE AVE N
100	55	302504	9008	1414 DEXTER AVE N
100	55	302504	9040	1287 WESTLAKE AVE N
100	55	302504	9041	1287 WESTLAKE AVE N
100	55	302504	9068	1414 DEXTER AVE N
100	55	338690	0070	1319 DEXTER AVE N
100	55	338690	0080	No Situs Address
100	55	352890	0715	2480 BIRCH AVE N
100	55	352890	0685	2483 BIRCH AVE N
100	55	352890	0745	2450 AURORA AVE N
100	55	352890	0860	2475 DEXTER AVE N
100	55	352890	0870	2465 DEXTER AVE N
100	55	352890	0900	2484 DEXTER AVE N
100	55	352890	0905	2480 DEXTER AVE N
100	55	352890	0925	2462 DEXTER AVE N
100	55	352890	0995	2422 DEXTER AVE N
100	55	352890	1010	2410 DEXTER AVE N
100	55	352890	1035	2415 8TH AVE N
100	55	352890	1060	2441 8TH AVE N
100	55	352890	1115	2442 8TH AVE N
100	55	514200	0000	1530 AURORA AVE N
100	55	880790	0055	1511 DEXTER AVE N
100	55	880790	0050	1511 DEXTER AVE N
100	55	880790	0051	650 GALER ST
100	55	880790	0150	1611 8TH AVE N
100	55	880790	0145	1605 8TH AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	55	880790	0200	1600 DEXTER AVE N
100	55	880790	0210	No Situs Address
100	55	880790	0275	1701 DEXTER AVE N
100	55	880790	0270	1701 DEXTER AVE N
100	55	880790	0315	1622 AURORA AVE N
100	55	880790	0320	1628 AURORA AVE N
100	55	880790	0140	766 GARFIELD ST
100	55	880790	0215	1620 DEXTER AVE N
100	55	880790	0285	1713 DEXTER AVE N
100	55	880790	0305	1608 AURORA AVE N
100	55	930130	0895	2004 DEXTER AVE N
100	55	930130	0955	No Situs Address
100	55	930130	0285	2040 8TH AVE N
100	55	930130	0335	1900 8TH AVE N
100	55	930130	0345	1908 8TH AVE N
100	55	930130	0425	1905 8TH AVE N
100	55	930130	0510	2020 WAVERLY PL N
100	55	930130	0535	2010 WAVERLY PL N
100	55	930130	0541	2000 WAVERLY PL N
100	55	930130	0560	2122 8TH AVE N
100	55	930130	0670	2148 WAVERLY PL N
100	55	930130	0690	2144 WAVERLY PL N
100	55	930130	0810	2117 WAVERLY PL N
100	55	930130	0830	710 CROCKETT ST
100	55	930130	0990	2022 DEXTER AVE N
100	55	930130	0995	2030 DEXTER AVE N
100	55	930130	1300	2117 DEXTER AVE N

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	55	930130	1305	2101 DEXTER AVE N
100	140	045200	0110	6013 8TH AVE NW
100	140	045200	0340	815 NW 62ND ST
100	140	045200	0385	6111 8TH AVE NW
100	140	045200	0700	800 NW 62ND ST
100	140	045200	0770	840 NW 62ND ST
100	140	045200	0780	842 NW 62ND ST
100	140	045200	1370	1031 NW 65TH ST
100	140	045200	1640	6400 11TH AVE NW
100	140	045500	0610	5806 3RD AVE NW
100	140	045500	0611	5800 3RD AVE NW
100	140	045500	0696	5632 3RD AVE NW
100	140	045500	0730	5609 2ND AVE NW
100	140	045500	0731	5616 3RD AVE NW
100	140	045500	0732	5622 3RD AVE NW
100	140	045800	0030	8022 15TH AVE NW
100	140	045800	0035	8026 15TH AVE NW
100	140	046100	3000	7016 15TH AVE NW
100	140	046100	3010	7016 15TH AVE NW
100	140	046100	0020	7415 8TH AVE NW
100	140	046100	2790	7338 15TH AVE NW
100	140	046100	2960	7011 MARY AVE NW
100	140	046100	3464	1412 NW 70TH ST
100	140	046100	3485	7006 ALONZO AVE NW
100	140	046100	3805	7054 14TH AVE NW
100	140	047500	0060	405 NW MARKET ST
100	140	047500	0415	5310 8TH AVE NW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	140	122503	9002	801 NW 54TH ST
100	140	138380	0032	5417 3RD AVE NW
100	140	206320	0000	1412 NW 62ND ST
100	140	276760	0625	1439 NW 65TH ST
100	140	276760	0630	1431 NW 65TH ST
100	140	276760	0635	1427 NW 65TH ST
100	140	276760	0665	6405 14TH AVE NW
100	140	276760	0690	1430 NW 64TH ST
100	140	276760	0705	1440 NW 64TH ST
100	140	276760	0720	6416 14TH AVE NW
100	140	276760	0725	6410 14TH AVE NW
100	140	276760	0800	6402 14TH AVE NW
100	140	276760	0820	1433 NW 64TH ST
100	140	276760	0835	1425 NW 64TH ST
100	140	276760	0840	1423 NW 64TH ST
100	140	276760	0845	1417 NW 64TH ST
100	140	276760	0850	1413 NW 64TH ST
100	140	276760	0865	1400 NW 63RD ST
100	140	276760	0870	1408 NW 63RD ST
100	140	276760	0875	1416 NW 63RD ST
100	140	276760	0900	1438 NW 63RD ST
100	140	276770	4115	1145 NW 63RD ST
100	140	276770	4160	6201 11TH AVE NW
100	140	276770	4195	1136 NW 62ND ST
100	140	276770	4200	6206 14TH AVE NW
100	140	276770	4215	1443 NW 63RD ST
100	140	276770	4230	1427 NW 63RD ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	140	276770	4235	1421 NW 63RD ST
100	140	276770	4240	1417 NW 63RD ST
100	140	276770	4245	1413 NW 63RD ST
100	140	276770	4260	6201 14TH AVE NW
100	140	276770	4265	1406 NW 62ND ST
100	140	276770	4280	1422 NW 62ND ST
100	140	276770	4290	1432 NW 62ND ST
100	140	276770	4295	1436 NW 62ND ST
100	140	276770	4305	1446 NW 62ND ST
100	140	276770	4335	1431 NW 62ND ST
100	140	276770	4340	1427 NW 62ND ST
100	140	276770	4350	1415 NW 62ND ST
100	140	276770	4380	1412 NW 61ST ST
100	140	276770	4385	1418 NW 61ST ST
100	140	276770	4390	1420 NW 61ST ST
100	140	276770	4395	1426 NW 61ST ST
100	140	276770	4400	1432 NW 61ST ST
100	140	276770	4425	6116 14TH AVE NW
100	140	276770	4430	6112 14TH AVE NW
100	140	276770	4510	6104 14TH AVE NW
100	140	276770	4515	6016 14TH AVE NW
100	140	276770	4520	6010 14TH AVE NW
100	140	276770	4615	1443 NW 61ST ST
100	140	276770	4620	1425 NW 61ST ST
100	140	276770	4635	1423 NW 61ST ST
100	140	276770	4640	1417 NW 61ST ST
100	140	276770	4685	1426 NW 60TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	140	276770	4695	1436 NW 60TH ST
100	140	276770	4700	1440 NW 60TH ST
100	140	276770	4730	1439 NW 60TH ST
100	140	276770	4745	1423 NW 60TH ST
100	140	276770	4770	1400 NW 59TH ST
100	140	276770	4780	1410 NW 59TH ST
100	140	276770	4785	1422 NW 59TH ST
100	140	276770	4935	1154 NW 59TH ST
100	140	276780	0230	5803 5TH AVE NW
100	140	276780	0312	410 NW 58TH ST
100	140	276790	0265	5816 14TH AVE NW
100	140	276790	0565	5717 14TH AVE NW
100	140	276790	0575	1408 NW 57TH ST
100	140	276790	0685	1119 NW 58TH ST
100	140	276790	0765	5700 14TH AVE NW
100	140	276810	0400	5555 14TH AVE NW
100	140	276810	0395	No Situs Address
100	140	276810	0460	No Situs Address
100	140	276810	0030	925 NW 57TH ST
100	140	276810	0050	No Situs Address
100	140	276810	0145	1123 NW 57TH ST
100	140	276810	0535	1111 NW 56TH ST
100	140	276810	0540	1107 NW 56TH ST
100	140	276810	0575	1116 NW MARKET ST
100	140	276810	0580	1122 NW MARKET ST
100	140	276810	0585	1126 NW MARKET ST
100	140	276820	0045	700 NW MARKET ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	140	276830	0135	1139 NW MARKET ST
100	140	276830	0195	1139 NW MARKET ST
100	140	276830	0205	No Situs Address
100	140	276830	0150	1115 NW MARKET ST
100	140	276830	0175	1100 NW 54TH ST
100	140	276830	0180	1116 NW 54TH ST
100	140	276830	0575	5301 11TH AVE NW
100	140	276830	0665	824 NW 52ND ST
100	140	276830	0805	5217 11TH AVE NW
100	140	276960	0115	6045 3RD AVE NW
100	140	276960	0695	6050 6TH AVE NW
100	140	276960	2045	500 NW 62ND ST
100	140	276960	2085	6211 5TH AVE NW
100	140	276960	2130	6231 5TH AVE NW
100	140	276960	2305	6200 6TH AVE NW
100	140	276960	2530	6240 5TH AVE NW
100	140	276960	2775	315 NW 65TH ST
100	140	287710	1220	6501 3RD AVE NW
100	140	287710	1460	400 NW 65TH ST
100	140	287710	1661	6512 5TH AVE NW
100	140	287710	1675	412 NW 65TH ST
100	140	287710	4371	222 NW 70TH ST
100	140	288010	0575	755 NW 70TH ST
100	140	291970	0565	8302 8TH AVE NW
100	140	292270	0505	8307 8TH AVE NW
100	140	292270	3215	7607 8TH AVE NW
100	140	305270	0130	6748 MARY AVE NW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	140	305270	0345	No Situs Address
100	140	305270	0100	6713 14TH AVE NW
100	140	305270	0150	6744 MARY AVE NW
100	140	305270	0175	6734 MARY AVE NW
100	140	305270	0565	6747 14TH AVE NW
100	140	305270	0590	1313 NW 70TH ST
100	140	349130	0109	7730 15TH AVE NW
100	140	349130	0112	7750 15TH AVE NW
100	140	349130	0036	7538 15TH AVE NW
100	140	672870	0145	7003 7TH AVE NW
100	140	751900	0115	7500 6TH AVE NW
100	140	751900	0125	359 NW 76TH ST
100	140	751900	1085	351 NW 80TH ST
100	140	751900	1560	7800 8TH AVE NW
100	140	751900	2175	7501 6TH AVE NW
100	140	751900	2600	7511 6TH AVE NW
100	140	928780	1475	6242 3RD AVE NW
100	145	047600	0050	2616 NW 59TH ST
100	145	047600	0055	2616 NW 59TH ST
100	145	047600	0060	2608 NW 59TH ST
100	145	047600	0158	2642 NW 58TH ST
100	145	047600	0170	2626 NW 58TH ST
100	145	047600	0175	2622 NW 58TH ST
100	145	047600	0180	2616 NW 58TH ST
100	145	047600	0190	2606 NW 58TH ST
100	145	047600	0195	2600 NW 58TH ST
100	145	047600	0215	2617 NW 58TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	047600	0280	5702 28TH AVE NW
100	145	047600	0305	2636 NW 57TH ST
100	145	047700	0045	2645 NW 60TH ST
100	145	048600	0010	3200 NW 65TH ST
100	145	054600	0005	8358 20TH AVE NW
100	145	112503	9009	2417 NW MARKET ST
100	145	117500	0785	3040 NW MARKET ST
100	145	117500	0802	3040 NW MARKET ST
100	145	117500	0870	3040 NW MARKET ST
100	145	117500	0630	2850 NW 56TH ST
100	145	117500	0646	5602 30TH AVE NW
100	145	117500	0800	3037 NW 56TH ST
100	145	117500	0904	2839 NW 56TH ST
100	145	117500	0925	2833 NW 56TH ST
100	145	117500	0930	2829 NW 56TH ST
100	145	117500	1045	3025 NW MARKET ST
100	145	117600	1285	3222 NW 54TH ST
100	145	117600	1287	3210 NW 54TH ST
100	145	117600	0970	5501 32ND AVE NW
100	145	117600	0979	5511 32ND AVE NW
100	145	117600	1200	5401 34TH AVE NW
100	145	117600	1244	3211 NW MARKET ST
100	145	117600	1275	3256 NW 54TH ST
100	145	117600	1308	5925 SEAVIEW AVE NW
100	145	123200	1320	7525 15TH AVE NW
100	145	226700	0140	8500 32ND AVE NW
100	145	226700	0141	3116 NW 85TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	226700	0270	3018 NW 85TH ST
100	145	226700	0450	2940 NW 85TH ST
100	145	226700	0745	8513 28TH AVE NW
100	145	226700	0765	8501 28TH AVE NW
100	145	276760	0045	2405 NW 65TH ST
100	145	276760	0060	6401 24TH AVE NW
100	145	276760	0230	6450 24TH AVE NW
100	145	276760	0270	2021 NW 65TH ST
100	145	276760	0285	2001 NW 65TH ST
100	145	276760	0290	6401 20TH AVE NW
100	145	276760	0355	1915 NW 65TH ST
100	145	276760	0360	1911 NW 65TH ST
100	145	276760	0425	1700 NW 64TH ST
100	145	276760	0426	6407 17TH AVE NW
100	145	276760	0490	6408 20TH AVE NW
100	145	276760	0491	1768 NW 64TH ST
100	145	276760	0525	1521 NW 65TH ST
100	145	276760	0535	1519 NW 65TH ST
100	145	276760	0595	1540 NW 64TH ST
100	145	276760	0710	6400 15TH AVE NW
100	145	276760	0965	1507 NW 64TH ST
100	145	276760	0975	6301 15TH AVE NW
100	145	276760	1305	6316 24TH AVE NW
100	145	276760	1365	6313 22ND AVE NW
100	145	276760	1420	6308 24TH AVE NW
100	145	276760	1490	2406 NW 63RD ST
100	145	276760	1500	2416 NW 63RD ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276760	1585	2407 NW 63RD ST
100	145	276760	1590	2401 NW 63RD ST
100	145	276760	1595	6201 24TH AVE NW
100	145	276760	1605	2412 NW 62ND ST
100	145	276760	1615	2420 NW 62ND ST
100	145	276760	1630	2438 NW 62ND ST
100	145	276760	1710	6201 22ND AVE NW
100	145	276760	1735	2226 NW 62ND ST
100	145	276760	1760	2252 NW 62ND ST
100	145	276760	1770	6210 22ND AVE NW
100	145	276760	1776	2049 NW 63RD ST
100	145	276760	1790	2035 NW 63RD ST
100	145	276760	1885	6202 22ND AVE NW
100	145	276760	1980	1720 NW 62ND ST
100	145	276760	1985	1726 NW 62ND ST
100	145	276760	2190	1509 NW 62ND ST
100	145	276760	2205	1506 NW 61ST ST
100	145	276760	2250	6100 17TH AVE NW
100	145	276760	2280	1747 NW 62ND ST
100	145	276760	2455	6117 20TH AVE NW
100	145	276760	2545	2237 NW 62ND ST
100	145	276760	2575	2201 NW 62ND ST
100	145	276760	2635	6100 24TH AVE NW
100	145	276760	2660	2437 NW 62ND ST
100	145	276760	2675	2417 NW 62ND ST
100	145	276760	2705	2406 NW 61ST ST
100	145	276760	2796	6015 24TH AVE NW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276760	2810	6001 24TH AVE NW
100	145	276760	2940	2216 NW 60TH ST
100	145	276760	3010	2029 NW 61ST ST
100	145	276760	3101	6020 20TH AVE NW
100	145	276760	3110	1761 NW 61ST ST
100	145	276760	3115	1757 NW 61ST ST
100	145	276760	3140	1733 NW 61ST ST
100	145	276760	3145	1727 NW 61ST ST
100	145	276760	3270	1531 NW 61ST ST
100	145	276760	3390	1521 NW 60TH ST
100	145	276760	3485	1763 NW 60TH ST
100	145	276760	3555	1706 NW 59TH ST
100	145	276760	3565	1716 NW 59TH ST
100	145	276760	3595	1746 NW 59TH ST
100	145	276760	3610	1762 NW 59TH ST
100	145	276760	3685	5901 20TH AVE NW
100	145	276760	3705	2018 NW 59TH ST
100	145	276760	3710	2024 NW 59TH ST
100	145	276760	3715	2028 NW 59TH ST
100	145	276760	3720	2032 NW 59TH ST
100	145	276760	3725	2040 NW 59TH ST
100	145	276760	3730	2044 NW 59TH ST
100	145	276760	3735	2050 NW 59TH ST
100	145	276760	3745	5920 24TH AVE NW
100	145	276760	3820	2216 NW 59TH ST
100	145	276760	3845	2250 NW 59TH ST
100	145	276760	3911	2401 NW 60TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276760	3940	2424 NW 59TH ST
100	145	276760	3975	2451 NW 59TH ST
100	145	276760	3990	2437 NW 59TH ST
100	145	276760	4005	2421 NW 59TH ST
100	145	276760	4020	2407 NW 59TH ST
100	145	276760	4065	2438 NW 58TH ST
100	145	276760	4090	2251 NW 59TH ST
100	145	276760	4105	2237 NW 59TH ST
100	145	276760	4110	2233 NW 59TH ST
100	145	276760	4115	2225 NW 59TH ST
100	145	276760	4120	2223 NW 59TH ST
100	145	276760	4125	2219 NW 59TH ST
100	145	276760	4130	2213 NW 59TH ST
100	145	276760	4135	2209 NW 59TH ST
100	145	276760	4140	2203 NW 59TH ST
100	145	276760	4145	2200 NW 58TH ST
100	145	276760	4160	2216 NW 58TH ST
100	145	276760	4170	2226 NW 58TH ST
100	145	276760	4175	2232 NW 58TH ST
100	145	276760	4185	2240 NW 58TH ST
100	145	276760	4205	5814 22ND AVE NW
100	145	276760	4220	2039 NW 59TH ST
100	145	276760	4235	2025 NW 59TH ST
100	145	276760	4240	2021 NW 59TH ST
100	145	276760	4251	5815 20TH AVE NW
100	145	276760	4265	5803 20TH AVE NW
100	145	276760	4266	5809 20TH AVE NW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276760	4275	2008 NW 58TH ST
100	145	276760	4280	2012 NW 58TH ST
100	145	276760	4285	2020 NW 58TH ST
100	145	276760	4290	2026 NW 58TH ST
100	145	276760	4295	2028 NW 58TH ST
100	145	276760	4300	2036 NW 58TH ST
100	145	276760	4305	2038 NW 58TH ST
100	145	276760	4310	5800 22ND AVE NW
100	145	276760	4326	1771 NW 59TH ST
100	145	276760	4340	1757 NW 59TH ST
100	145	276760	4370	1715 NW 59TH ST
100	145	276760	4440	1742 NW 58TH ST
100	145	276760	4450	1750 NW 58TH ST
100	145	276760	4476	5816 17TH AVE NW
100	145	276760	4495	1531 NW 59TH ST
100	145	276760	4515	1511 NW 59TH ST
100	145	276760	4540	1512 NW 58TH ST
100	145	276760	4545	1518 NW 58TH ST
100	145	276760	4625	1515 NW 58TH ST
100	145	276760	4660	1530 NW 57TH ST
100	145	276760	4735	1731 NW 58TH ST
100	145	276760	4770	5701 17TH AVE NW
100	145	276760	4775	1706 NW 57TH ST
100	145	276760	4780	1710 NW 57TH ST
100	145	276760	4800	1732 NW 57TH ST
100	145	276760	4840	5700 20TH AVE NW
100	145	276760	4880	2021 NW 58TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276760	4890	2009 NW 58TH ST
100	145	276760	4940	2034 NW 57TH ST
100	145	276760	4965	2233 NW 58TH ST
100	145	276760	5090	2447 NW 58TH ST
100	145	276760	5125	2411 NW 58TH ST
100	145	276760	5130	
100	145	276760	5150	2410 NW 57TH ST
100	145	276760	5155	2418 NW 57TH ST
100	145	276760	5170	
100	145	276770	0430	1706 NW 56TH ST
100	145	276770	0445	1780 NW 56TH ST
100	145	276770	0616	5512 17TH AVE NW
100	145	276770	0615	5514 17TH AVE NW
100	145	276770	0655	1501 NW 56TH ST
100	145	276770	0680	No Situs Address
100	145	276770	0685	No Situs Address
100	145	276770	0690	No Situs Address
100	145	276770	0795	1701 NW 56TH ST
100	145	276770	0770	1701 NW 56TH ST
100	145	276770	0775	1701 NW 56TH ST
100	145	276770	0785	1701 NW 56TH ST
100	145	276770	0790	1701 NW 56TH ST
100	145	276770	0020	2437 NW 57TH ST
100	145	276770	0045	2411 NW 57TH ST
100	145	276770	0100	2445 NW 57TH ST
100	145	276770	0160	5621 22ND AVE NW
100	145	276770	0255	2041 NW 57TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	276770	0270	2003 NW 57TH ST
100	145	276770	0375	1753 NW 57TH ST
100	145	276770	0395	1731 NW 57TH ST
100	145	276770	0400	1727 NW 57TH ST
100	145	276770	0410	1719 NW 57TH ST
100	145	276770	0415	1707 NW 57TH ST
100	145	276770	0460	1730 NW 56TH ST
100	145	276770	0475	1748 NW 56TH ST
100	145	276770	0711	1537 NW 56TH ST
100	145	276770	0730	1765 NW 56TH ST
100	145	276770	0740	1753 NW 56TH ST
100	145	276770	0765	1737 NW 56TH ST
100	145	276770	0780	No Situs Address
100	145	276770	1150	2428 NW MARKET ST
100	145	285610	0005	6525 24TH AVE NW
100	145	285610	0035	6511 24TH AVE NW
100	145	285610	0065	2405 NW 67TH ST
100	145	285610	0070	6549 24TH AVE NW
100	145	285610	0110	6529 24TH AVE NW
100	145	285610	1195	6727 24TH AVE NW
100	145	285610	1205	6721 24TH AVE NW
100	145	285610	1215	6717 24TH AVE NW
100	145	285610	1235	6701 24TH AVE NW
100	145	285610	1300	6733 24TH AVE NW
100	145	330070	0900	8520 16TH AVE NW
100	145	330070	0910	No Situs Address
100	145	330070	0915	8500 16TH AVE NW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	330070	0974	8541 15TH AVE NW
100	145	330070	1080	1614 NW 85TH ST
100	145	330070	1225	1718 NW 85TH ST
100	145	330070	1379	8502 19TH AVE NW
100	145	356680	0215	2760 NW 85TH ST
100	145	424290	0200	2617 NW 64TH ST
100	145	424290	0225	2600 NW 63RD ST
100	145	424290	0240	2620 NW 63RD ST
100	145	424290	0300	2665 NW 63RD ST
100	145	431105	0000	2014 NW 57TH ST
100	145	444280	0155	2815 NW 85TH ST
100	145	444280	0330	2919 NW 85TH ST
100	145	444380	0255	2761 NW 80TH ST
100	145	444730	0055	3017 NW 85TH ST
100	145	444730	0056	3011 NW 85TH ST
100	145	444980	0010	8344 28TH AVE NW
100	145	444980	0140	2755 NW 85TH ST
100	145	444980	0575	2501 NW 85TH ST
100	145	444980	0585	2415 NW 85TH ST
100	145	602150	3395	7547 24TH AVE NW
100	145	602150	3440	7531 24TH AVE NW
100	145	602150	3463	7515 24TH AVE NW
100	145	602150	3475	7501 24TH AVE NW
100	145	602150	3675	7522 24TH AVE NW
100	145	602150	3681	7526 24TH AVE NW
100	145	690820	0095	3207 NW 64TH ST
100	145	690820	0100	3203 NW 64TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	690820	0185	3215 NW 65TH ST
100	145	751850	0025	6515 15TH AVE NW
100	145	751850	0220	6559 15TH AVE NW
100	145	751850	0280	6721 15TH AVE NW
100	145	751850	0440	6743 15TH AVE NW
100	145	751850	0680	7041 15TH AVE NW
100	145	751850	0770	7329 15TH AVE NW
100	145	751850	0905	7335 15TH AVE NW
100	145	751850	0960	7361 15TH AVE NW
100	145	751850	1530	6737 16TH AVE NW
100	145	751850	3660	6503 19TH AVE NW
100	145	751850	3820	1915 NW 67TH ST
100	145	751850	8640	7002 24TH AVE NW
100	145	751850	8705	6736 24TH AVE NW
100	145	751850	8730	6746 24TH AVE NW
100	145	751850	8740	6754 24TH AVE NW
100	145	751850	8820	2356 NW 67TH ST
100	145	751850	8880	6700 24TH AVE NW
100	145	751850	8895	6710 24TH AVE NW
100	145	751850	8897	6714 24TH AVE NW
100	145	751850	8901	6724 24TH AVE NW
100	145	751850	8902	6530 24TH AVE NW
100	145	751850	8904	6538 24TH AVE NW
100	145	751850	8938	6500 24TH AVE NW
100	145	751850	8941	6520 24TH AVE NW
100	145	755080	0615	3053 NW 65TH ST
100	145	755080	0725	3053 NW 64TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	145	758870	0346	8356 16TH AVE NW
100	145	758870	0347	8356 16TH AVE NW
100	145	758870	0182	8302 16TH AVE NW
100	145	758870	0345	1609 NW 85TH ST
100	145	758870	0349	8355 16TH AVE NW
100	145	780390	0000	6000 24TH AVE NW
100	145	785420	0000	2018 NW 57TH ST
100	145	867340	0015	2611 NW 57TH ST
100	145	867340	0105	2626 NW 56TH ST
100	145	867340	0110	2620 NW 56TH ST
100	145	867340	0115	2616 NW 56TH ST
100	145	867340	0120	2610 NW 56TH ST
100	145	867340	0150	2615 NW 56TH ST
100	145	872840	0000	2640 NW 56TH ST
100	195	012303	9061	9644 18TH AVE SW
100	195	012303	9355	9818 20TH AVE SW
100	195	062304	9057	1318 SW 100TH ST
100	195	062304	9034	No Situs Address
100	195	062304	9035	No Situs Address
100	195	062304	9031	130 SW 112TH ST
100	195	062304	9032	11024 4TH AVE SW
100	195	062304	9112	10858 1ST AVE SW
100	195	062304	9334	11000 1ST AVE SW
100	195	062304	9335	11020 1ST AVE SW
100	195	062304	9350	11060 4TH AVE SW
100	195	062304	9373	11032 1ST AVE SW
100	195	062304	9397	220 SW 112TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	195	072304	9169	11202 2ND LN SW
100	195	072304	9183	125 SW 112TH ST
100	195	072304	9579	158 SW 114TH ST
100	195	159160	0569	11407 16TH AVE SW
100	195	159160	0647	1634 SW 114TH ST
100	195	300480	0265	2001 SW 98TH ST
100	195	345100	0055	1400 SW 106TH ST
100	195	345100	0051	No Situs Address
100	195	345100	0052	No Situs Address
100	195	345100	0053	No Situs Address
100	195	345100	0050	1400 SW 107TH ST
100	195	345100	0175	10619 12TH AVE SW
100	195	345100	0182	1208 SW 107TH ST
100	195	345100	0230	No Situs Address
100	195	345100	0275	10739 14TH AVE SW
100	195	345100	0285	10746 16TH AVE SW
100	195	345100	0300	10790 16TH AVE SW
100	195	345100	0305	10765 14TH AVE SW
100	195	345100	0387	1102 16TH AVE SW
100	195	345100	0388	11006 16TH AVE SW
100	195	345100	0390	11020 16TH AVE SW
100	195	345100	0399	11050 16TH AVE SW
100	195	345100	0475	11060 16TH AVE SW
100	195	345100	0485	1500 SW 112TH ST
100	195	620900	0030	11434 16TH AVE SW
100	195	630340	0180	10443 17TH AVE SW
100	195	630340	0195	10423 17TH AVE SW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	195	630340	0205	10409 17TH AVE SW
100	195	630340	0210	1703 SW 104TH ST
100	195	630340	0303	10636 17TH AVE SW
100	195	630340	0385	1700 SW 107TH ST
100	195	630340	0415	1707 SW 106TH ST
100	195	630340	0890	10704 17TH AVE SW
100	195	630340	0955	10751 16TH AVE SW
100	195	630340	1085	11031 16TH AVE SW
100	195	630340	1090	11025 16TH AVE SW
100	195	630340	1100	11001 16TH AVE SW
100	195	632900	0590	3515 SW OCEAN VIEW DR
100	195	691790	0000	11215 5TH AVE SW
100	195	721140	1225	10216 17TH AVE SW
100	195	721140	1310	1616 SW 104TH ST
100	195	745220	0000	9627 18TH AVE SW
100	195	769420	0160	11195 5TH AVE SW
100	195	769420	0310	421 SW 111TH LN
100	195	769420	0320	11220 5TH AVE SW
100	195	769420	0500	11428 4TH PL SW
100	195	769421	0310	411 SW 110TH LN
100	195	769421	0320	No Situs Address
100	195	790760	0005	11264 4TH AVE SW
100	195	790760	0010	11254 4TH AVE SW
100	195	797320	2830	10238 16TH AVE SW
100	220	132403	9102	3021 SW BRADFORD ST
100	220	177310	1180	5222 DELRIDGE WAY SW
100	220	177310	1185	5226 DELRIDGE WAY SW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	220	177310	1190	5230 DELRIDGE WAY SW
100	220	177310	1195	5232 DELRIDGE WAY SW
100	220	177310	1200	5236 DELRIDGE WAY SW
100	220	177310	1570	5444 DELRIDGE WAY SW
100	220	177310	1555	No Situs Address
100	220	177310	1565	No Situs Address
100	220	177310	0105	4721 DELRIDGE WAY SW
100	220	177310	0115	4729 DELRIDGE WAY SW
100	220	177310	0405	4825 DELRIDGE WAY SW
100	220	177310	0745	5043 DELRIDGE WAY SW
100	220	177310	0750	5047 DELRIDGE WAY SW
100	220	177310	1540	5420 DELRIDGE WAY SW
100	220	177310	1775	5631 DELRIDGE WAY SW
100	220	177310	1790	5643 DELRIDGE WAY SW
100	220	177310	1925	5626 DELRIDGE WAY SW
100	220	177310	1930	5628 DELRIDGE WAY SW
100	220	177310	1935	5632 DELRIDGE WAY SW
100	220	177310	1940	5638 DELRIDGE WAY SW
100	220	177310	1945	5644 DELRIDGE WAY SW
100	220	177360	0080	4500 DELRIDGE WAY SW
100	220	195300	0000	5425 DELRIDGE WAY SW
100	220	244460	0025	4040 26TH AVE SW
100	220	244460	0275	4050 DELRIDGE WAY SW
100	220	284870	0075	3837 23RD AVE SW
100	220	343850	1950	6701 CROFT PL SW
100	220	343850	1960	No Situs Address
100	220	343850	1970	No Situs Address

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	220	343850	1300	5915 DELRIDGE WAY SW
100	220	343850	2048	6705 DELRIDGE WAY SW
100	220	343850	2400	6901 DELRIDGE WAY SW
100	220	343850	2425	6955 DELRIDGE WAY SW
100	220	754730	0910	3835 17TH AVE SW
100	220	762870	0290	3022 SW CHARLESTOWN ST
100	220	796660	0065	3645 22ND AVE SW
100	220	929730	0640	2980 SW AVALON WAY
100	220	935800	0515	2821 SW YANCY ST
100	220	935800	0505	No Situs Address
100	220	935800	0540	No Situs Address
100	220	935800	2320	2855 SW NEVADA ST
100	220	935800	2330	No Situs Address
100	220	935800	2340	4316 30TH AVE SW
100	220	935800	0615	4060 30TH AVE SW
100	220	935800	1245	4101 28TH AVE SW
100	220	935800	1345	2851 SW DAKOTA ST
100	220	935800	1600	4200 30TH AVE SW
100	220	935800	2260	2821 SW NEVADA ST
100	270	034600	0000	30801 16TH PL SW
100	270	042104	9061	29225 MILITARY RD S
100	270	052104	9118	30331 15TH CT S
100	270	052104	9183	30323 15TH CT S
100	270	052104	9202	30324 15TH CT S
100	270	052104	9203	30330 15TH CT S
100	270	072104	9131	31912 3RD LN SW
100	270	072104	9204	31620 3RD PL SW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	556060	0010	31918 3RD PL SW
100	270	556060	0020	31914 3RD PL SW
100	270	556060	0030	31906 3RD PL SW
100	270	556060	0040	31832 3RD PL SW
100	270	556060	0050	31826 3RD PL SW
100	270	556060	0060	31816 3RD PL SW
100	270	556060	0070	31810 3RD PL SW
100	270	556060	0080	31806 3RD PL SW
100	270	556060	0090	31805 3RD PL SW
100	270	556060	0100	31815 3RD PL SW
100	270	556060	0110	31821 3RD PL SW
100	270	556060	0120	31825 3RD PL SW
100	270	556060	0130	31829 3RD PL SW
100	270	556060	0140	31909 3RD PL SW
100	270	556060	0150	31913 3RD PL SW
100	270	556060	0160	31917 3RD PL SW
100	270	556060	0170	31921 3RD PL SW
100	270	556060	0180	31925 3RD PL SW
100	270	072104	9203	1412 SW 312TH ST
100	270	072104	9245	30911 1ST AVE S
100	270	082104	9051	901 S 308TH ST
100	270	082104	9106	31500 1ST AVE S
100	270	082104	9138	30853 14TH AVE S
100	270	082104	9231	30838 14TH AVE S
100	270	092104	9018	31224 PETE VON REICHBAUER WAY S
100	270	092104	9123	31580 23RD AVE S
100	270	092104	9124	30602 PACIFIC HWY S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	092104	9142	31408 28TH AVE S
100	270	092104	9190	31420 23RD AVE S
100	270	092104	9197	31250 28TH AVE S
100	270	092104	9210	31220 28TH AVE S
100	270	092104	9219	1650 S 308TH ST
100	270	092104	9284	2201 S 312TH ST
100	270	092104	9299	31635 23RD AVE S
100	270	092104	9307	2517 S 316TH LN
100	270	112103	9129	31736 50TH LN SW
100	270	122103	9006	31004 19TH PL SW
100	270	122103	9141	31004 19TH PL SW
100	270	122103	9142	31001 19TH PL SW
100	270	132103	9101	1901 SW 320TH ST
100	270	132103	9102	1901 SW 320TH ST
100	270	132103	9103	1900 SW CAMPUS DR
100	270	182104	9012	1900 SW CAMPUS DR
100	270	132103	9023	2206 SW 334TH PL
100	270	132103	9072	3300 SW 320TH ST
100	270	132201	0010	183 S 340TH ST
100	270	132201	0020	181 S 340TH ST
100	270	132201	0030	179 S 340TH ST
100	270	132201	0040	177 S 340TH ST
100	270	132201	0050	175 S 340TH ST
100	270	132201	0060	173 S 340TH ST
100	270	132201	0070	171 S 340TH ST
100	270	132201	0080	169 S 340TH ST
100	270	132201	0090	167 S 340TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	132201	0100	165 S 340TH ST
100	270	132201	0110	163 S 340TH ST
100	270	132201	0120	153 S 340TH ST
100	270	132201	0130	151 S 340TH ST
100	270	132201	0140	149 S 340TH ST
100	270	132201	0150	147 S 340TH ST
100	270	132201	0160	145 S 340TH ST
100	270	132201	0170	143 S 340TH ST
100	270	132201	0180	141 S 340TH ST
100	270	132201	0190	139 S 340TH ST
100	270	132201	0200	137 S 340TH ST
100	270	132201	0210	135 S 340TH ST
100	270	132201	0220	34246 1ST PL S
100	270	132201	0230	34242 1ST PL S
100	270	132201	0240	34238 1ST PL S
100	270	132201	0250	34234 1ST PL S
100	270	132201	0260	34230 1ST PL S
100	270	132201	0270	34226 1ST PL S
100	270	132201	0280	34222 1ST PL S
100	270	132201	0290	34218 1ST PL S
100	270	132201	0300	34214 1ST PL S
100	270	132201	0310	34210 1ST PL S
100	270	132201	0320	34206 1ST PL S
100	270	132201	0330	34202 1ST PL S
100	270	132201	0340	34136 1ST PL S
100	270	132201	0350	34132 1ST PL S
100	270	132201	0360	34128 1ST PL S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	132201	0370	34124 1ST PL S
100	270	132201	0380	34120 1ST PL S
100	270	132201	0390	34116 1ST PL S
100	270	132201	0400	34112 1ST PL S
100	270	132201	0410	34108 1ST PL S
100	270	132201	0420	34104 1ST PL S
100	270	132202	0010	124 S 339TH CIR
100	270	132202	0020	122 S 339TH CIR
100	270	132202	0030	120 S 339TH CIR
100	270	132202	0040	118 S 339TH CIR
100	270	132202	0050	116 S 339TH CIR
100	270	132202	0060	121 S 339TH CIR
100	270	132202	0070	123 S 339TH CIR
100	270	132202	0080	113 S 339TH CIR
100	270	132202	0090	115 S 339TH CIR
100	270	132202	0100	112 S 339TH CIR
100	270	132202	0110	109 S 339TH CIR
100	270	132202	0120	111 S 339TH CIR
100	270	132202	0130	101 S 339TH CIR
100	270	132202	0140	103 S 339TH CIR
100	270	132202	0150	108 S 339TH CIR
100	270	132202	0160	106 S 339TH CIR
100	270	132202	0170	104 S 339TH CIR
100	270	132202	0180	102 S 339TH CIR
100	270	132202	0190	100 S 339TH CIR
100	270	132202	0200	33727 1ST PL S
100	270	132202	0210	33729 1ST PL S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	132202	0220	12 S 338TH PL
100	270	132202	0230	11 S 338TH PL
100	270	132202	0240	13 S 338TH PL
100	270	132202	0250	15 S 338TH PL
100	270	132202	0260	16 S 338TH PL
100	270	132202	0270	33731 1ST PL S
100	270	132202	0280	17 S 338TH PL
100	270	132202	0290	19 S 338TH PL
100	270	132202	0300	21 S 338TH PL
100	270	132202	0310	23 S 338TH PL
100	270	132202	0320	25 S 338TH PL
100	270	132202	0330	34001 1ST CIR S
100	270	132202	0340	34003 1ST CIR S
100	270	132202	0350	34005 1ST CIR S
100	270	132202	0360	34007 1ST CIR S
100	270	132202	0370	34009 1ST CIR S
100	270	132202	0380	34010 1ST CIR S
100	270	132202	0390	34002 1ST PL S
100	270	132202	0400	34018 1ST CIR S
100	270	132202	0410	34016 1ST CIR S
100	270	132202	0420	34011 1ST CIR S
100	270	132202	0430	34013 1ST CIR S
100	270	132202	0440	34015 1ST CIR S
100	270	132202	0450	34017 1ST CIR S
100	270	132202	0460	34019 1ST CIR S
100	270	132202	0470	34025 1ST PL S
100	270	132202	0480	34027 1ST PL S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	132202	0490	34029 1ST PL S
100	270	132202	0500	34031 1ST PL S
100	270	132202	0510	34033 1ST PL S
100	270	132202	0520	34035 1ST PL S
100	270	132202	0530	28 S 341ST PL
100	270	132202	0540	26 S 341ST PL
100	270	132202	0550	24 S 341ST PL
100	270	132202	0560	22 S 341ST PL
100	270	132202	0570	20 S 341ST PL
100	270	132202	0580	23 S 342ND PL
100	270	132202	0590	21 S 341ST ST
100	270	132202	0600	27 S 341ST PL
100	270	132202	0610	29 S 341ST PL
100	270	132202	0620	34 S 342ND PL
100	270	132202	0630	32 S 342ND PL
100	270	132202	0640	30 S 342ND PL
100	270	132202	0650	25 S 342ND PL
100	270	132202	0660	27 S 342ND PL
100	270	132202	0670	29 S 342ND PL
100	270	132202	0680	31 S 342ND PL
100	270	132202	0690	33 S 342ND PL
100	270	132203	0010	190 S 334TH ST
100	270	147318	0010	1316 S 328TH ST
100	270	147318	0020	1420 S 328TH ST
100	270	152104	9078	32200 MILITARY RD S
100	270	172104	9061	32205 11TH PL S
100	270	172104	9077	32317 11TH PL S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	172104	9082	333 S 320TH ST
100	270	172104	9086	32015 11TH PL S
100	270	172104	9121	33030 1ST AVE S
100	270	172104	9127	32331 11TH PL S
100	270	172104	9130	32930 1ST AVE S
100	270	172104	9131	100 S 330TH ST
100	270	176150	0200	35205 25TH AVE SW
100	270	182104	9025	1300 SW CAMPUS DR
100	270	182104	9064	1300 SW CAMPUS DR
100	270	192104	9006	1300 SW CAMPUS DR
100	270	182104	9035	33131 1ST AVE S
100	270	182104	9042	32420 1ST LN SW
100	270	182104	9053	33131 1ST AVE SW
100	270	192104	9005	1002 SW CAMPUS DR
100	270	192104	9017	125 SW CAMPUS DR
100	270	192104	9047	952 SW CAMPUS DR
100	270	202104	9002	1001 S 336TH ST
100	270	202104	9070	1201 S 336TH ST
100	270	242103	9002	2220 SW 337TH PL
100	270	242103	9101	2501 SW 336TH ST
100	270	250300	0015	1405 S 308TH ST
100	270	250300	0040	1453 S 308TH ST
100	270	252103	9016	35405 23RD AVE SW
100	270	252103	9053	2111 SW 352ND ST
100	270	252103	9060	35434 25TH AVE SW
100	270	255817	0020	1717 S 305TH PL
100	270	255817	0030	1727 S 305TH PL

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	255817	0040	1737 S 305TH PL
100	270	255817	0050	1747 S 305TH PL
100	270	255817	0060	1757 S 305TH PL
100	270	255817	0070	1761 S 305TH PL
100	270	255817	0090	1740 S 305TH PL
100	270	255817	0100	1730 S 305TH PL
100	270	255817	0110	1728 S 305TH PL
100	270	255817	0120	1718 S 305TH PL
100	270	261670	0580	4702 S 302ND LN
100	270	282104	9070	35810 16TH AVE S
100	270	282104	9116	35929 21ST PL S
100	270	282104	9184	2020 S 360TH ST
100	270	292104	9107	35703 16TH AVE S
100	270	304020	0025	29421 PACIFIC HWY S
100	270	304020	0074	29317 18TH AVE S
100	270	304020	0075	29325 18TH AVE S
100	270	304020	0079	29404 PACIFIC HWY S
100	270	327800	0000	1066 S 320TH ST
100	270	332104	9021	No Situs Address
100	270	332104	9051	2800 ALDER ST
100	270	332204	9092	28425 18TH AVE S
100	270	332204	9041	28425 PACIFIC HWY S
100	270	332204	9048	28405 18TH AVE S
100	270	332204	9085	28405 18TH AVE S
100	270	332204	9039	28120 18TH AVE S
100	270	332204	9042	28620 PACIFIC HWY S
100	270	332204	9081	28120 18TH AVE S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	332204	9157	28606 PACIFIC HWY S
100	270	332204	9166	28623 MILITARY RD S
100	270	344840	0020	30030 38TH AVE S
100	270	344840	0100	30030 38TH AVE S
100	270	344840	0730	3811 S 301ST PL
100	270	422291	0010	29505 21ST AVE S
100	270	422291	0020	29505 21ST AVE S
100	270	422291	0030	29505 21ST AVE S
100	270	441200	0000	28700 34TH AVE S
100	270	551560	0055	31655 MILITARY RD S
100	270	552900	0070	2500 S 286TH PL
100	270	552900	0080	2508 S 286TH PL
100	270	552900	0090	2516 S 286TH PL
100	270	552900	0100	2524 S 286TH PL
100	270	552900	0110	2532 S 286TH PL
100	270	552900	0200	28621 25TH PL S
100	270	632850	0010	28120 18TH AVE S
100	270	720480	0095	2211 S STAR LAKE RD
100	270	720480	0111	2405 S STAR LAKE RD
100	270	720480	0004	27314 24TH AVE S
100	270	720480	0186	27606 PACIFIC HWY S
100	270	720480	0200	27830 PACIFIC HWY S
100	270	720480	0210	27912 PACIFIC HWY S
100	270	768280	0200	2500 S 272ND ST
100	270	768280	0230	2136 S 272ND ST
100	270	769500	0000	29089 17TH PL S
100	270	785360	0086	1821 S 310TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	785360	0087	31008 18TH AVE S
100	270	785360	0091	31002 18TH AVE S
100	270	785360	0125	1651 S 308TH ST
100	270	785360	0130	30823 18TH AVE S
100	270	785360	0070	1808 S 311TH PL
100	270	785360	0071	1818 S 311TH PL
100	270	785360	0072	1828 S 311TH PL
100	270	785360	0075	31010 18TH AVE S
100	270	785360	0085	1825 S 310TH ST
100	270	785360	0110	1811 S 308TH CT
100	270	785360	0115	1813 S 308TH CT
100	270	787620	0000	28422 16TH AVE S
100	270	787621	0000	28426 16TH AVE S
100	270	787680	0010	28617 16TH AVE S
100	270	787680	0020	28625 16TH AVE S
100	270	787680	0030	28631 16TH AVE S
100	270	787680	0040	28639 16TH AVE S
100	270	787680	0050	28641 16TH AVE S
100	270	787680	0060	28717 16TH AVE S
100	270	787680	0070	28723 16TH AVE S
100	270	797820	0076	33311 18TH LN S
100	270	797820	0182	2217 S 333RD ST
100	270	797820	0184	2237 S 333RD ST
100	270	797820	0186	2253 S 333RD ST
100	270	797880	0300	1800 S 330TH ST
100	270	797880	0360	32905 19TH PL S
100	270	797880	0460	1911 S 330TH ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	270	797880	0480	1924 S 331ST ST
100	270	866503	0000	31701 PETE VON REICHBAUER WAY S
100	270	867860	0000	2120 SW 352ND ST
100	270	929170	0000	34720 2ND LN S
100	285	030100	0010	508 27TH ST SE
100	285	030100	0040	404 27TH ST SE
100	285	030100	0080	2613 D ST SE
100	285	030100	0090	2609 D ST SE
100	285	030100	0100	2605 D ST SE
100	285	030100	0110	2601 D ST SE
100	285	030100	0125	510 27TH ST SE
100	285	080840	0010	1540 29TH ST SE
100	285	080840	0020	1536 29TH ST SE
100	285	101800	0245	1502 B ST SE
100	285	101800	0315	1602 B ST SE
100	285	101800	0330	223 17TH ST SE
100	285	145020	0010	506 21ST ST SE
100	285	156565	0010	2232 NOBLE CT SE
100	285	156565	0020	2236 NOBLE CT SE
100	285	156565	0030	2220 NOBLE CT SE
100	285	156565	0040	2216 NOBLE CT SE
100	285	156565	0050	2210 NOBLE CT SE
100	285	156565	0060	2206 NOBLE CT SE
100	285	156565	0070	2130 NOBLE CT SE
100	285	156565	0080	2134 NOBLE CT SE
100	285	156565	0090	2228 NOBLE CT SE
100	285	182105	9041	624 L PL SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	182105	9195	1101 8TH ST SE
100	285	182105	9281	510 M ST SE
100	285	192105	9023	1936 F ST SE
100	285	192105	9176	No Situs Address
100	285	192105	9195	2030 F ST SE
100	285	192105	9098	930 12TH ST SE
100	285	192105	9294	1002 12TH ST SE
100	285	192105	9295	970 12TH ST SE
100	285	192105	9301	1001 17TH ST SE
100	285	192105	9051	1409 AUBURN WAY S
100	285	192105	9014	920 B ST SE
100	285	192105	9040	1214 G ST SE
100	285	192105	9041	1304 M ST SE
100	285	192105	9042	245 15TH ST SE
100	285	192105	9046	1006 12TH ST SE
100	285	192105	9063	1420 17TH ST SE
100	285	192105	9068	402 21ST ST SE
100	285	192105	9092	1103 9TH ST SE
100	285	192105	9100	1210 M ST SE
100	285	192105	9102	902 M ST SE
100	285	192105	9103	2455 F ST SE
100	285	192105	9123	502 21ST ST SE
100	285	192105	9135	1809 H ST SE
100	285	192105	9138	501 21ST ST SE
100	285	192105	9144	404 22ND ST SE
100	285	192105	9173	303 17TH ST SE
100	285	192105	9206	1919 HOWARD RD

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	192105	9216	425 22ND ST SE
100	285	192105	9231	307 15TH ST SE
100	285	192105	9266	2021 F ST SE
100	285	192105	9270	2020 F ST SE
100	285	192105	9271	304 15TH ST SE
100	285	192105	9281	2217 F ST SE
100	285	192105	9307	1501 21ST ST SE
100	285	192105	9317	401 22ND ST SE
100	285	192105	9318	409 22ND ST SE
100	285	192105	9319	417 22ND ST SE
100	285	192105	9328	412 22ND ST SE
100	285	192105	9329	420 22ND ST SE
100	285	192105	9330	428 22ND ST SE
100	285	192105	9332	1902 A ST SE
100	285	192105	9353	1339 17TH ST SE
100	285	202105	9031	2901 AUBURN WAY S
100	285	212105	9109	3607 AUBURN WAY S
100	285	212105	9113	3605 AUBURN WAY S
100	285	212105	9019	3702 AUBURN WAY S
100	285	212105	9035	3611 AUBURN WAY S
100	285	212105	9047	3320 AUBURN WAY S
100	285	212105	9075	4021 AUBURN WAY S
100	285	212105	9104	2435 POPLAR ST SE
100	285	212105	9114	3731 AUBURN WAY S
100	285	212105	9128	2443 POPLAR ST SE
100	285	212105	9129	2417 POPLAR ST SE
100	285	212105	9130	2425 POPLAR ST SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	212105	9161	2142 NOBLE CT SE
100	285	212105	9162	2144 NOBLE CT SE
100	285	212105	9163	2146 NOBLE CT SE
100	285	228514	0000	802 21ST ST SE
100	285	272105	9107	5725 AUBURN WAY S
100	285	272105	9158	5591 34TH ST SE
100	285	272105	9185	5532 34TH ST SE
100	285	289530	0000	2301 F ST SE
100	285	302105	9038	2939 R ST SE
100	285	302105	9277	2929 R ST SE
100	285	302105	9040	1506 30TH ST SE
100	285	302105	9221	1509 30TH ST SE
100	285	302105	9222	1501 30TH ST SE
100	285	302105	9246	1230 30TH ST SE
100	285	302105	9247	1312 30TH ST SE
100	285	302105	9248	1322 30TH ST SE
100	285	302105	9249	1431 30TH ST SE
100	285	302105	9250	1421 30TH ST SE
100	285	302105	9251	1409 30TH ST SE
100	285	302105	9258	1420 30TH ST SE
100	285	302105	9022	1120 37TH ST SE
100	285	302105	9042	1501 31ST ST SE
100	285	302105	9045	1526 31ST ST SE
100	285	302105	9055	2922 M ST SE
100	285	302105	9072	313 37TH ST SE
100	285	302105	9090	537 37TH ST SE
100	285	302105	9107	1001 37TH ST SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	302105	9112	3714 D ST SE
100	285	302105	9122	1036 37TH ST SE
100	285	302105	9133	2934 O ST SE
100	285	302105	9206	903 29TH ST SE
100	285	302105	9210	1530 29TH ST SE
100	285	302105	9213	421 37TH ST SE
100	285	302105	9218	539 37TH ST SE
100	285	302105	9225	3030 M ST SE
100	285	302105	9226	1301 31ST ST SE
100	285	302105	9245	1210 30TH ST SE
100	285	302105	9259	2960 M ST SE
100	285	302105	9260	3860 D PL SE
100	285	302105	9264	521 37TH ST SE
100	285	302105	9270	501 37TH ST SE
100	285	302105	9280	1235 29TH ST SE
100	285	302105	9281	1251 29TH ST SE
100	285	302105	9289	2926 O ST SE
100	285	302105	9290	2952 O ST SE
100	285	302105	9296	1518 31ST ST SE
100	285	302105	9297	3870 D PL SE
100	285	302105	9303	1007 37TH ST SE
100	285	302105	9312	2944 O ST SE
100	285	302105	9314	509 37TH ST SE
100	285	302105	9315	429 37TH ST SE
100	285	302105	9324	545 37TH ST SE
100	285	302105	9326	918 37TH ST SE
100	285	302105	9327	902 37TH ST SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	302105	9353	702 37TH ST SE
100	285	302105	9354	716 37TH ST SE
100	285	302105	9355	712 37TH ST SE
100	285	302105	9381	1004 37TH ST SE
100	285	302105	9382	1014 37TH ST SE
100	285	302105	9386	1028 37TH ST SE
100	285	302105	9387	1024 37TH ST SE
100	285	302105	9388	1020 37TH ST SE
100	285	302105	9393	3858 D PL SE
100	285	314160	0200	111 10TH ST SE
100	285	314160	0775	215 8TH ST SE
100	285	331360	0135	504 25TH ST SE
100	285	331360	0155	2511 D ST SE
100	285	331360	0175	407 26TH ST SE
100	285	331360	0300	2615 F ST SE
100	285	331360	0560	2826 F ST SE
100	285	426100	0010	521 23RD ST SE
100	285	426100	0020	509 23RD ST SE
100	285	426100	0030	501 23RD ST SE
100	285	426100	0040	433 23RD ST SE
100	285	426100	0050	425 23RD ST SE
100	285	426100	0060	417 23RD ST SE
100	285	426100	0070	409 23RD ST SE
100	285	426100	0080	401 23RD ST SE
100	285	426101	0010	404 23RD ST SE
100	285	426101	0020	412 23RD ST SE
100	285	426101	0030	420 23RD ST SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	426101	0040	426 23RD ST SE
100	285	426101	0050	428 23RD ST SE
100	285	426101	0060	504 23RD ST SE
100	285	426101	0070	512 23RD ST SE
100	285	426101	0080	520 23RD ST SE
100	285	500170	0010	1717 H ST SE
100	285	665500	0100	703 47TH ST SE
100	285	711650	0210	517 F ST SE
100	285	715330	0010	2824 D PL SE
100	285	715330	0020	2826 D PL SE
100	285	715330	0030	2828 D PL SE
100	285	715330	0040	2830 D PL SE
100	285	715330	0050	2832 D PL SE
100	285	715330	0060	2810 D ST SE
100	285	732680	0010	3802 D PL SE
100	285	732680	0020	3806 D PL SE
100	285	732680	0030	3810 D PL SE
100	285	732680	0040	3814 D PL SE
100	285	732680	0050	3818 D PL SE
100	285	732680	0060	3822 D PL SE
100	285	732680	0070	3826 D PL SE
100	285	732680	0080	3830 D PL SE
100	285	732680	0090	3834 D PL SE
100	285	732680	0100	3838 D PL SE
100	285	732680	0110	3842 D PL SE
100	285	732680	0120	3846 D PL SE
100	285	732680	0130	3850 D PL SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	285	732680	0140	3854 D PL SE
100	285	869520	0065	2219 D ST SE
100	285	869520	0068	309 23RD ST SE
100	285	869520	0025	130 21ST ST SE
100	285	910750	0010	1435 21ST ST SE
100	285	915010	0060	805 F ST SE
100	290	000100	0076	2022 I ST NE
100	290	000100	0077	2102 I ST NE
100	290	000100	0001	1032 22ND ST NE
100	290	000100	0059	1110 18TH ST NE
100	290	000100	0069	1032 22ND ST NE
100	290	000100	0083	1720 I ST NE
100	290	000100	0101	2025 M ST NE
100	290	000100	0108	919 28TH ST NE
100	290	000100	0112	2802 I ST NE
100	290	000100	0113	915 28TH ST NE
100	290	000400	0014	3740 H ST NE
100	290	000400	0086	3601 I ST NE
100	290	001600	0260	1409 2ND ST NE
100	290	001600	0610	1 R ST NE
100	290	049200	0080	210 A ST NW
100	290	049200	0215	109 2ND ST NW
100	290	049200	0236	125 A ST NW
100	290	049200	0238	116 2ND ST NW
100	290	092105	9049	30819 124TH AVE SE
100	290	092105	9012	30819 124TH AVE SE
100	290	092105	9071	30819 124TH AVE SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	092105	9055	No Situs Address
100	290	092105	9185	12110 SE 312TH ST
100	290	092105	9164	31920 124TH AVE SE
100	290	092105	9215	No Situs Address
100	290	092105	9040	12212 SE 310TH ST
100	290	092105	9081	12725 SE 312TH ST
100	290	092105	9109	12525 SE 312TH ST
100	290	092105	9153	12902 SE 312TH ST
100	290	092105	9239	12722 SE 312TH ST
100	290	102970	0000	920 28TH ST NE
100	290	122104	9027	102 10TH ST NE
100	290	132104	9060	44 5TH ST NE
100	290	132104	9062	32 5TH ST NW
100	290	132104	9089	22 5TH ST NW
100	290	132104	9090	12 5TH ST NW
100	290	132104	9091	2 5TH ST NW
100	290	172105	9130	1601 4TH ST SE
100	290	172105	9133	303 T ST SE
100	290	172105	9143	327 S ST SE
100	290	172105	9163	1608 8TH ST NE
100	290	172105	9202	309 T ST SE
100	290	172105	9262	305 T ST SE
100	290	182105	9284	710 HENRY RD
100	290	182105	9286	698 HENRY RD
100	290	182105	9051	201 E MAIN ST
100	290	182105	9178	514 8TH ST NE
100	290	182105	9179	425 H ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	182105	9210	638 M ST NE
100	290	182105	9247	621 I ST NE
100	290	182105	9283	635 7TH ST NE
100	290	182105	9287	636 8TH ST NE
100	290	182105	9290	634 M ST NE
100	290	182105	9291	630 M ST NE
100	290	182105	9292	502 8TH ST NE
100	290	182105	9303	713 F PL NE
100	290	182105	9310	717 F PL NE
100	290	214980	0011	105 N ST SE
100	290	214980	0242	1108 3RD ST SE
100	290	214980	0283	1334 3RD ST SE
100	290	214980	0285	1348 3RD ST SE
100	290	264800	0008	511 M ST NE
100	290	264800	0115	1111 4TH ST NE
100	290	264800	1005	1005 E MAIN ST
100	290	289171	0040	2520 M PL NE
100	290	289171	0050	2530 M PL NE
100	290	289171	0060	2537 M PL NE
100	290	289171	0070	2545 M PL NE
100	290	289171	0080	2556 M PL NE
100	290	289171	0090	2562 M PL NE
100	290	289174	0020	2301 24TH ST NE
100	290	289174	0030	2302 24TH ST NE
100	290	289174	0040	2306 N ST NE
100	290	289174	0050	2402 N ST NE
100	290	289174	0060	2406 N ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	289174	0070	2410 N ST NE
100	290	289174	0080	2414 N ST NE
100	290	289174	0090	2418 N ST NE
100	290	289174	0100	2422 N ST NE
100	290	289174	0120	2413 N ST NE
100	290	289174	0130	2409 N ST NE
100	290	289174	0170	2212 O ST NE
100	290	289174	0180	2216 O ST NE
100	290	289174	0190	2220 O ST NE
100	290	289174	0200	2302 O ST NE
100	290	289174	0210	2308 O ST NE
100	290	289174	0220	2311 O ST NE
100	290	289174	0230	2307 O ST NE
100	290	289174	0240	2301 O ST NE
100	290	289174	0250	2223 O ST NE
100	290	289174	0260	2219 O PL NE
100	290	289174	0270	2215 O PL NE
100	290	289174	0280	2209 O PL NE
100	290	289174	0290	2205 O PL NE
100	290	289177	0010	919 31ST ST NE
100	290	289177	0020	915 31ST ST NE
100	290	289177	0030	911 31ST ST NE
100	290	289177	0040	907 31ST ST NE
100	290	289177	0050	903 31ST ST NE
100	290	289177	0060	3102 I ST NE
100	290	289177	0070	3030 I ST NE
100	290	289177	0080	904 31ST ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	289177	0090	908 31ST ST NE
100	290	289177	0100	912 31ST ST NE
100	290	289177	0110	916 31ST ST NE
100	290	289177	0120	920 31ST ST NE
100	290	289177	0130	919 30TH ST NE
100	290	289177	0140	915 30TH ST NE
100	290	289177	0150	913 30TH ST NE
100	290	289177	0160	911 30TH ST NE
100	290	289177	0170	905 30TH ST NE
100	290	289177	0180	3002 I ST NE
100	290	289177	0190	2918 I ST NE
100	290	289177	0200	904 30TH ST NE
100	290	289177	0210	908 30TH ST NE
100	290	289177	0220	914 30TH ST NE
100	290	289177	0230	916 30TH ST NE
100	290	289177	0240	918 30TH ST NE
100	290	322207	9054	29725 SE LAKE RETREAT NORTH DR
100	290	328430	0055	605 W MAIN ST
100	290	333940	0861	1609 8TH ST NE
100	290	333990	0175	808 I ST NE
100	290	333990	0199	908 I ST NE
100	290	333990	0386	812 10TH ST NE
100	290	333990	0387	812 10TH ST NE
100	290	333990	0388	812 10TH ST NE
100	290	333990	0390	812 10TH ST NE
100	290	333990	0005	1433 8TH ST NE
100	290	333990	0008	1535 8TH ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	333990	0215	936 10TH ST NE
100	290	333990	0230	1002 10TH ST NE
100	290	333990	0361	734 10TH ST NE
100	290	333990	0420	801 I ST NE
100	290	333990	0530	513 8TH ST NE
100	290	333990	0760	733 10TH ST NE
100	290	333990	0761	733 10TH ST NE
100	290	333990	0762	733 10TH ST NE
100	290	333990	0766	733 10TH ST NE
100	290	333990	0826	1016 HARVEY RD NE
100	290	333990	1184	1206 HARVEY RD NE
100	290	333990	1185	1214 HARVEY RD NE
100	290	333990	1187	1202 HARVEY RD NE
100	290	333990	1255	950 14TH ST NE
100	290	333990	1340	922 14TH ST NE
100	290	333990	1345	930 14TH ST NE
100	290	333990	1350	938 14TH ST NE
100	290	334100	0020	32115 105TH PL SE
100	290	391020	0020	732 22ND ST NE
100	290	391020	0025	802 22ND ST NE
100	290	391020	0030	812 22ND ST NE
100	290	391020	0035	820 22ND ST NE
100	290	391020	0060	801 21ST ST NE
100	290	391020	0065	815 21ST ST NE
100	290	391020	0070	827 21ST ST NE
100	290	391500	0220	215 F ST SW
100	290	391500	0340	506 1ST ST SW

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	391500	0355	207 E ST SW
100	290	391500	0440	108 E ST SW
100	290	395390	0090	307 S DIVISION ST
100	290	418440	0085	416 4TH ST NE
100	290	509750	0000	110 R ST SE
100	290	512540	0050	2436 AUBURN WAY N
100	290	512540	0175	2201 I ST NE
100	290	512540	0192	2239 I ST NE
100	290	512540	0194	2243 I ST NE
100	290	512540	0196	2247 I ST NE
100	290	512540	0210	2301 I ST NE
100	290	512540	0225	2325 I ST NE
100	290	512540	0260	2415 I ST NE
100	290	512540	0265	809 24TH ST NE
100	290	512540	0270	801 24TH ST NE
100	290	512540	0275	2441 I ST NE
100	290	512540	0280	2451 I ST NE
100	290	512540	0285	2431 I ST NE
100	290	512540	0355	2516 I ST NE
100	290	512540	0360	2502 I ST NE
100	290	512540	0363	2510 I ST NE
100	290	512540	0430	2330 I ST NE
100	290	512540	0435	2326 I ST NE
100	290	512540	0445	2260 I ST NE
100	290	512540	0450	2302 I ST NE
100	290	512540	0455	2250 I ST NE
100	290	512540	0490	901 22ND ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	540210	0070	12 D ST NW
100	290	540900	0010	1802 I ST NE
100	290	540900	0020	1812 I ST NE
100	290	540900	0030	905 18TH ST NE
100	290	540900	0040	925 18TH ST NE
100	290	540900	0050	931 18TH ST NE
100	290	540900	0060	935 18TH ST NE
100	290	540900	0070	1001 18TH ST NE
100	290	540900	0080	1007 18TH ST NE
100	290	540900	0090	1011 18TH ST NE
100	290	540900	0100	1015 18TH ST NE
100	290	554730	0230	118 D ST SW
100	290	554730	0250	102 D ST SW
100	290	605340	0290	521 B ST NE
100	290	605340	0405	505 N DIVISION ST
100	290	605340	0460	502 N DIVISION ST
100	290	605340	0485	717 A ST NE
100	290	608540	0020	709 F PL NE
100	290	664871	0011	No Situs Address
100	290	664871	0020	952 28TH ST NE
100	290	664871	0030	944 28TH ST NE
100	290	664871	0040	936 28TH ST NE
100	290	664871	0061	951 26TH PL NE
100	290	664871	0070	967 26TH PL NE
100	290	664871	0080	975 26TH PL NE
100	290	664871	0095	983 26TH PL NE
100	290	664871	0100	991 26TH ST NE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	290	664871	0110	935 26TH ST NE
100	290	664871	0130	928 28TH ST NE
100	290	664871	0151	912 28TH ST NE
100	290	664871	0161	902 28TH ST NE
100	290	723734	0000	1107 A ST NE
100	290	733140	0511	100 AUBURN WAY S
100	290	733140	0535	100 AUBURN WAY S
100	290	733140	0130	7 AUBURN AVE
100	290	733140	0495	24 AUBURN WAY S
100	290	733140	0575	207 D ST SE
100	290	781570	0115	36 W MAIN ST
100	290	781570	0030	2 E MAIN ST
100	290	781570	0225	109 S DIVISION ST
100	290	781620	0130	107 W MAIN ST
100	290	869920	0030	725 F PL NE
100	290	872827	0000	2712 I ST NE
100	290	894413	0000	1741 22ND ST NE
100	290	894626	0000	1221 A ST NE
100	290	917260	0010	308 PARK AVE
100	290	917260	0015	316 PARK AVE
100	290	936000	0194	35 49TH ST NE
100	290	936000	0197	31 49TH ST NE
100	290	936000	0198	45 49TH ST NE
100	290	936060	0256	802 45TH ST NE
100	290	936060	0305	4750 AUBURN WAY N
100	305	000660	0106	25842 87TH AVE S
100	305	106135	0000	10031 SE 258TH PL

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	305	132204	9018	412 NOVAK LN
100	305	132204	9019	1001 1ST AVE N
100	305	132204	9076	835 4TH AVE N
100	305	132204	9109	705 STATE AVE N
100	305	132204	9133	815 WOODFORD AVE N
100	305	132204	9153	813 WOODFORD AVE N
100	305	132204	9164	826 WOODFORD AVE N
100	305	132204	9166	818 WOODFORD AVE N
100	305	132204	9167	1111 W JAMES ST
100	305	132204	9171	717 STATE AVE N
100	305	132204	9176	851 4TH AVE N
100	305	132204	9178	817 WOODFORD AVE N
100	305	132204	9200	829 4TH AVE N
100	305	132204	9202	837 4TH AVE N
100	305	132204	9203	827 4TH AVE N
100	305	132204	9230	861 4TH AVE N
100	305	132204	9231	855 4TH AVE N
100	305	132204	9353	923 4TH AVE N
100	305	134930	0005	627 W TITUS ST
100	305	142204	9050	23529 60TH AVE S
100	305	142204	9051	23605 62ND AVE S
100	305	161200	0515	413 PROSPECT AVE N
100	305	169995	0000	2028 W MEEKER ST
100	305	182205	9016	23240 88TH AVE S
100	305	182205	9363	1020 CENTRAL AVE N
100	305	182205	9015	1024 CENTRAL AVE N
100	305	182205	9151	22804 90TH WAY S

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	305	182205	9338	22416 88TH AVE S
100	305	182205	9379	22701 92ND AVE S
100	305	186390	0060	534 6TH AVE S
100	305	186390	0140	523 4TH AVE S
100	305	186390	0150	517 4TH AVE S
100	305	186390	0155	509 4TH AVE S
100	305	186390	0160	503 4TH AVE S
100	305	192205	9018	9229 S 244TH ST
100	305	192205	9047	106 KENSINGTON AVE S
100	305	192205	9055	9045 CANYON DR
100	305	192205	9074	25426 98TH AVE S
100	305	192205	9107	125 SUMMIT AVE N
100	305	192205	9182	1208 E SMITH ST
100	305	192205	9191	127 KENSINGTON AVE S
100	305	192205	9276	102 SUMMIT AVE N
100	305	192205	9322	108 KENSINGTON AVE S
100	305	192205	9357	308 SUMMIT AVE N
100	305	222204	9018	24849 46TH AVE S
100	305	222204	9165	25320 LAKE FENWICK RD S
100	305	222204	9166	4821 KENT-DES MOINES RD
100	305	232204	9093	2200 W MEEKER ST
100	305	232204	9094	2124 W MEEKER ST
100	305	232204	9018	25102 62ND AVE S
100	305	232204	9034	24615 64TH AVE S
100	305	232204	9063	24440 RUSSELL RD S
100	305	232204	9082	6248 S 242ND PL
100	305	232204	9086	24620 RUSSELL RD

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	305	232204	9095	2124 W MEEKER ST
100	305	232204	9096	2200 W MEEKER ST
100	305	272204	9149	27148 48TH AVE S
100	305	346280	0213	411 S 262ND ST
100	305	289150	0000	335 S 262ND ST
100	305	292205	9055	26224 106TH PL SE
100	305	292205	9059	10433 SE KENT-KANGLEY RD
100	305	292205	9095	26435 104TH AVE SE
100	305	292205	9128	No Situs Address
100	305	295190	0060	102 MADISON AVE
100	305	346280	0305	1406 MAPLE LN S
100	305	346280	0214	No Situs Address
100	305	346280	0220	1419 MAPLE LN S
100	305	346280	0228	420 S 262ND ST
100	305	346280	0229	420 S 262ND ST
100	305	346280	0240	8440 S 266TH ST
100	305	346280	0245	8430 S 266TH ST
100	305	346280	0250	8420 S 266TH ST
100	305	346280	0286	1622 MAPLE LN S
100	305	382300	0010	1245 WEILAND ST
100	305	383098	0070	443 RAMSAY WAY
100	305	383200	0218	720 WASHINGTON AVE N
100	305	414095	0060	6305 S 238TH PL
100	305	543620	0160	1610 W JAMES PL
100	305	543620	0163	1414 W JAMES ST
100	305	543620	0164	1610 W JAMES ST
100	305	543620	0021	1405 W MORTON ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	305	543620	0110	1231 W JAMES ST
100	305	543620	0165	1615 W SMITH ST
100	305	543620	0360	1027 W SMITH ST
100	305	543620	0559	1247 W SMITH ST
100	305	543620	0563	24420 64TH AVE S
100	305	543620	0565	24510 64TH AVE S
100	305	543620	0570	1401 W MEEKER ST
100	305	543620	0843	6830 S 251ST ST
100	305	614660	0220	209 W JAMES ST
100	305	677790	0050	4822 S 252ND PL
100	305	677790	0020	No Situs Address
100	305	677790	0030	No Situs Address
100	305	677790	0040	No Situs Address
100	305	677790	0060	4811 S 252ND PL
100	305	677790	0070	4809 S 252ND PL
100	305	716520	0085	711 W MEEKER ST
100	305	755740	0075	719 4TH AVE N
100	305	775780	0060	21926 84TH AVE S
100	305	775780	0074	21902 84TH AVE S
100	305	809170	0000	1255 WEILAND ST
100	305	914710	0050	703 WOODFORD AVE N
100	305	914710	0055	709 WOODFORD AVE N
100	305	914710	0080	704 STATE AVE N
100	305	914710	0085	718 STATE AVE N
100	305	914710	0100	406 E GEORGE ST
100	305	914710	0120	748 STATE AVE N
100	305	917960	0450	405 E TITUS ST

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	305	917960	0650	317 E TITUS ST
100	305	917960	0910	412 E MEEKER ST
100	305	917960	1865	407 STATE AVE N
100	305	918370	6000	8721 S 259TH ST
100	305	919710	0200	639 3RD AVE S
100	305	919710	0201	631 3RD AVE S
100	305	919710	0051	731 5TH AVE S
100	305	919710	0052	733 5TH AVE S
100	305	919710	0110	636 5TH AVE S
100	305	919710	0111	640 5TH AVE S
100	305	919710	0112	644 5TH AVE S
100	305	919710	0120	702 5TH AVE S
100	305	919710	0160	739 3RD AVE S
100	305	919710	0320	724 2ND AVE S
100	305	919710	0322	723 1ST AVE S
100	305	919710	0323	729 1ST AVE S
100	305	919710	0326	717 1ST AVE S
100	305	919710	0327	711 1ST AVE S
100	305	919710	0328	703 1ST AVE S
100	305	919710	0373	619 1ST AVE S
100	305	982570	0050	323 1ST AVE S
100	305	982570	0520	420 W SMITH ST
100	305	982570	1131	615 W HARRISON ST
100	305	982570	1365	309 5TH AVE S
100	305	982570	1405	233 5TH AVE S
100	340	072405	9115	3209 SHOREWOOD DR
100	340	122404	9111	3220 81ST PL SE

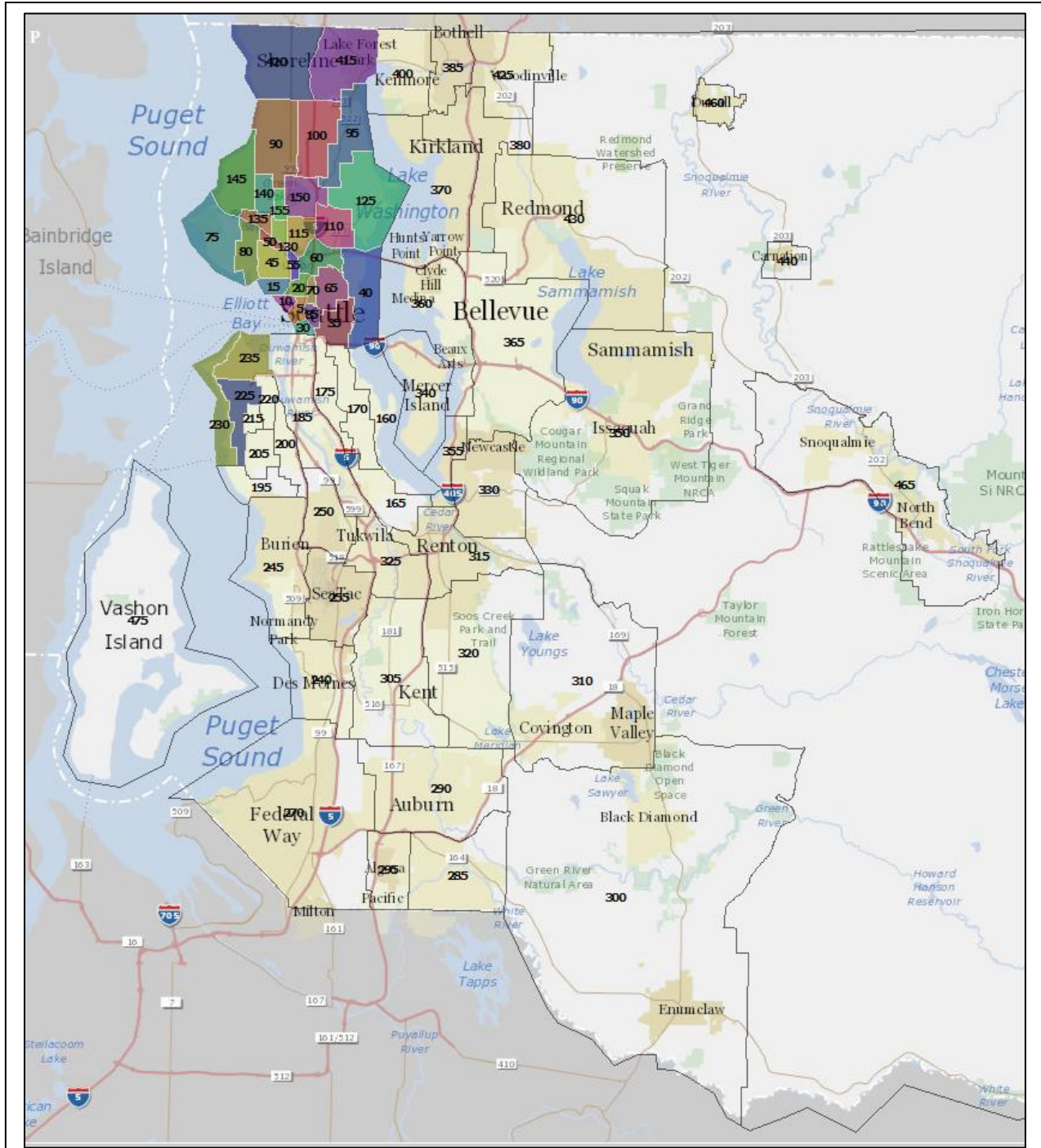
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Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	340	217450	3185	2751 61ST AVE SE
100	340	217450	3210	6106 SE 28TH ST
100	340	531510	1245	2758 78TH AVE SE
100	340	531510	1250	No Situs Address
100	340	531510	1491	7650 SE 27TH ST
100	340	531510	1493	2558 76TH AVE SE
100	340	531510	1626	2630 77TH AVE SE
100	340	531510	1605	No Situs Address
100	340	531510	1615	7785 SUNSET HWY
100	340	531510	1625	No Situs Address
100	340	531510	0505	2601 76TH AVE SE
100	340	531510	0525	2441 76TH AVE SE
100	340	531510	1096	3011 78TH AVE SE
100	340	531510	1206	2836 78TH AVE SE
100	340	531510	1345	2720 76TH AVE SE
100	340	545230	0025	3021 81ST PL SE
100	340	545230	0040	3030 81ST PL SE
100	340	545230	0055	3050 81ST PL SE
100	340	545230	0080	3045 81ST PL SE
100	340	545230	0105	3033 81ST PL SE
100	340	545230	0126	3015 81ST PL SE
100	340	545230	0200	3043 81ST PL SE
100	340	545230	0215	3059 ISLAND CREST WAY
100	340	545380	0005	7505 SE 28TH ST
100	340	545380	0010	2820 75TH AVE SE
100	340	545380	0016	2811 75TH PL SE
100	340	545380	0020	2805 75TH PL SE

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY				
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	340	545380	0025	2717 76TH AVE SE
100	355	052305	9076	1083 LAKE WASHINGTON BLVD N
100	355	082305	9055	1133 LAKE WASHINGTON BLVD N
100	355	088660	0025	1202 N 10TH PL
100	355	229650	0200	2100 LAKE WASHINGTON BLVD N
100	355	322405	9050	4016 LAKE WASHINGTON BLVD N
100	355	322405	9059	4008 LAKE WASHINGTON BLVD N
100	355	334210	0176	3216 LAKE WASHINGTON BLVD N
100	355	334210	2510	3404 BURNETT AVE N
100	355	334210	3240	1406 N 30TH ST
100	355	334330	0800	7920 110TH AVE SE
100	355	334450	0315	1300 N 20TH ST
100	355	334450	0390	1400 LAKE WASHINGTON BLVD N
100	355	753290	0000	1201 N 10TH PL
100	425	025551	0000	17410 133RD AVE NE
100	425	092605	9002	18101 126TH AVE NE
100	425	092605	9180	12714 NE 180TH ST
100	425	092605	9021	12109 WOODINVILLE DR
100	425	092605	9047	13305 NE 171ST ST
100	425	092605	9062	12315 NE WOODINVILLE DR
100	425	102605	9177	18245 142ND AVE NE
100	425	102605	9178	14001 NE 183RD ST
100	425	951710	0005	18300 140TH AVE NE
100	425	102605	9002	18250 142ND AVE NE
100	425	102605	9045	18100 142ND AVE NE
100	425	102605	9046	17917 140TH LN NE
100	425	102605	9061	14309 NE WOODINVILLE-DUVALL RD

2023 PHYSICAL INSPECTION - APARTMENT SPECIALTY

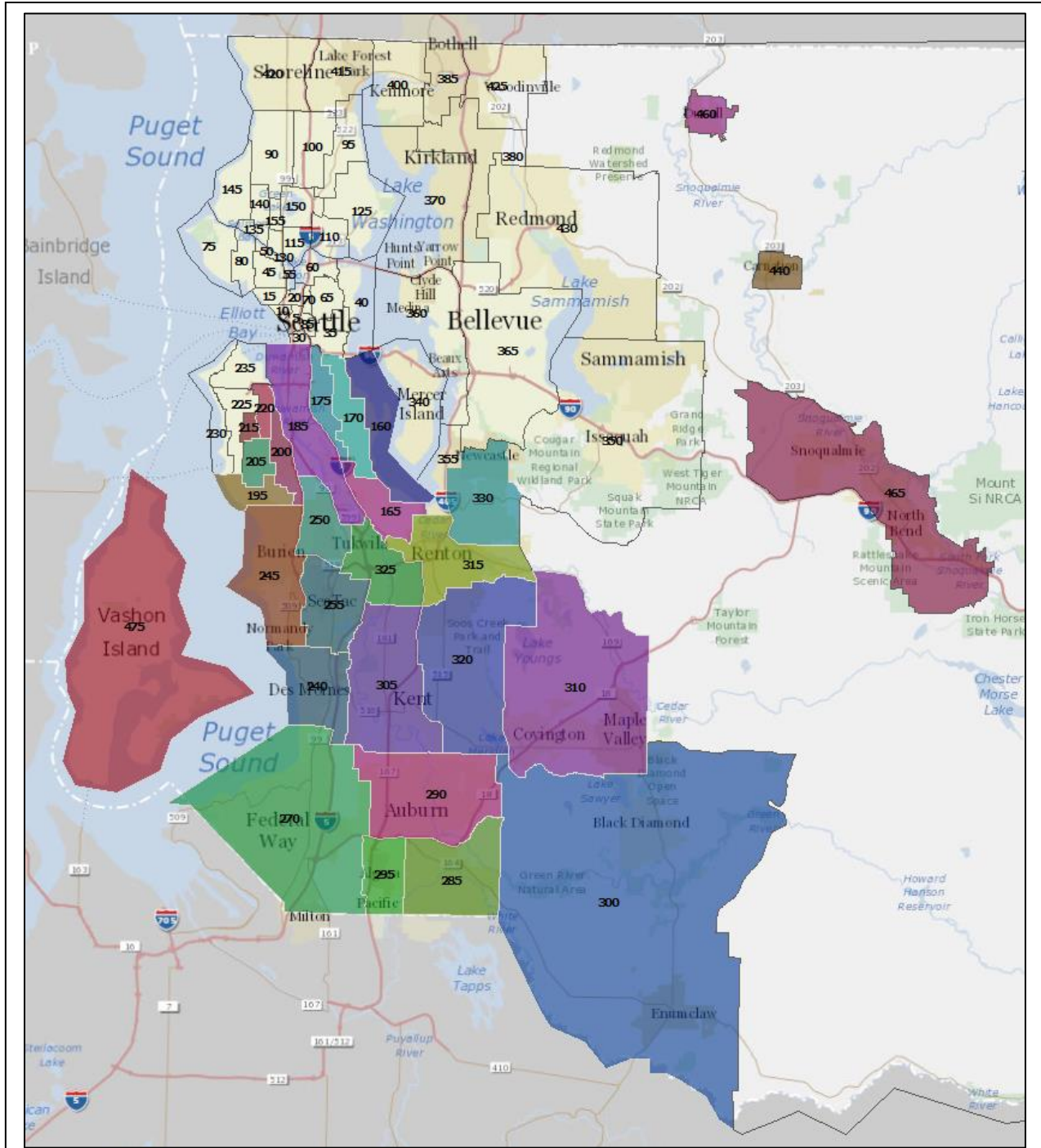
Spec Area	Apt Nbhd	Major	Minor	SitusAddress
100	425	102605	9073	17910 142ND AVE NE
100	425	102605	9161	18105 142ND AVE NE
100	425	159940	0050	17409 133RD AVE NE
100	425	172605	9002	15515 JUANITA-WOODINVILLE WAY NE
100	425	212605	9238	12648 NE 144TH ST
100	425	289640	0710	18746 144TH AVE NE
100	425	289640	0720	14390 NE 189TH PL
100	425	289640	0730	18746 144TH AVE NE
100	425	387643	0000	12423 NE 143RD ST
100	425	697920	0150	19010 120TH AVE NE
100	425	697920	0152	No Situs Address
100	425	697920	0155	No Situs Address
100	425	720594	0010	14625 NE 145TH ST
100	425	720594	0020	No Situs Address
100	425	720594	0030	No Situs Address
100	425	951610	0010	13311 NE 173RD ST
100	425	951610	0020	17120 133RD AVE NE
100	425	951610	0030	17255 135TH AVE NE
100	425	951610	0050	17140 135TH AVE NE
100	425	951610	0060	17260 137TH AVE NE
100	425	951610	0070	13687 NE VILLAGE SQUARE DR
100	425	951810	0035	12629 NE WOODINVILLE DR
100	425	951810	0045	NE WOODINVILLE DR
100	425	951810	0050	No Situs Address

Specialty Area 100 – Apartments – Maps



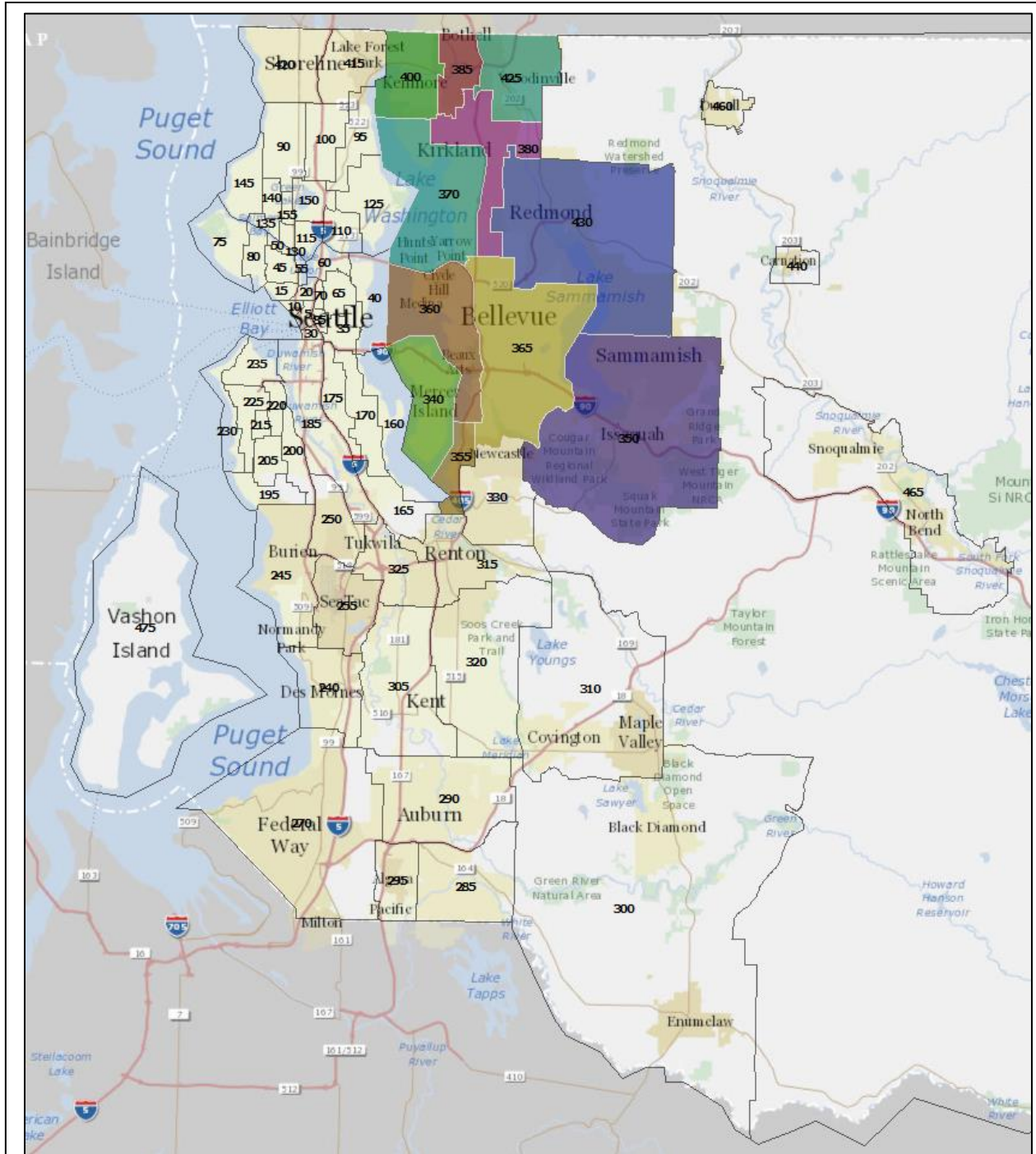
Central Region Apartment Neighborhoods

Specialty Area 100 – Apartments – Maps



South Region Apartment Neighborhoods

Specialty Area 100 – Apartments – Maps



East Region Apartment Neighborhoods

Glossary of Terms

Account number:	Account numbers in King County consist of ten digits. There is an 11 th and 12 th digit that for most purposes can be ignored. The first six digits are often called the major number and refer to a particular plat, a donation claim, or unplatted property in which case the major number describes the section, township, and range. The next four digits are called the minor number and refer to a specific property.
Assessment date:	The effective date of appraisal for the assessed values making up the tax rolls. In Washington the assessment date is January 1 st of each year except for new construction which is assessed as of July 31 st . The value established on the assessment date is used to calculate the following year's taxes.
Capitalization rate:	A rate used to convert an estimate of net income to an estimate of market value. Net income is divided by the capitalization rate to arrive at a value estimate.
Coefficient of Dispersion:	A normalized statistical measure of uniformity – the ratio of the sum of differences between median ratios and observed ratios to the sample size.
Coefficient of Variation:	A normalized statistical measure of uniformity – the ratio of the standard deviation of ratios to the mean ratio.
Cost approach:	An approach to value that involves determining the cost to replace a building, less depreciation, plus land value.
Comparable sale:	A recently sold property that is similar to a property being appraised. Differences in characteristics are accounted for by adjusting the sale price of the comparable sale.
Economic Unit:	A grouping of two or more parcels, typically contiguous and under the same ownership, which contribute toward the viability of a single property. Parcel value reflects the parcels' contribution to the overall property value. "Multiparcel" economic units have a primary improved parcel and one or more vacant parcels. "Consolidated" economic units have multiple improved parcels which operate together in the same complex.
Income approach:	An approach to value based on the concept that a property's value is the present worth of future benefits. The net income that a property is capable of generating is capitalized into value. The net income is divided by the capitalization rate.
Multiple regression:	In real estate valuation, a type of statistical analysis which uses multiple data points from multiple observations (e.g. sales) to "predict" values for the larger population.
Ratio study:	A study of the relationship between assessed values and market values (as indicated by sale prices). The assessed value is divided by the sale price.
Rent comparable:	The rent of a property that is similar to a property being appraised. Differences in characteristics should be accounted for by adjusting the rent of the rent comparable.
Sales comparison approach:	An approach to value that involves comparing the characteristics of a property with the characteristics of other properties that sold (comparable sales).