

Capitol Hill

Area: 13

Residential Revalue for 2023 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., Room 708, KSC – AS – 0708

Seattle, WA 98104

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

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



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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson

King County Assessor



How Property Is Valued

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

What Are Mass Appraisal Techniques?

In King County, the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial, and industrial properties. More specifically for residential property, we break up King County into 88 residential market areas and annually develop market models from the sale of properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated homes within the same appraisal area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six-year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections, we update our property assessment records for each property. In cases where an appraiser has a question, they will leave or mail a card requesting the property owner contact them.

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the Department of Revenue which may invoke the power granted by chapter [84.08](#) RCW.

How Are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

Type of property - General	Type of property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-producing properties	Larger Areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies*, 2013, Table 1-3

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

Requirements of State Law

Within Washington State, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.



King County

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

John Wilson
Assessor

Capitol Hill - Area 13

2023 Assessment Roll Year

The recommendation is made to post values for Area 13 to the 2024 tax roll:

Appraiser II: Kathy Moreno

8/31/2023

Date

WC District Senior Appraiser: Adam Neel

8/31/2023

Date

Residential Division Director: Jeff Darrow

9/5/2023

Date

This report is hereby accepted and the values described in the attached documentation for Area 13 should be posted to the 2024 tax roll.

John Wilson, King County Assessor

9/6/2023

Date



Executive Summary

Capitol Hill - Area 13

Physical Inspection

Appraisal Date: 1/1/2023
Previous Physical Inspection: 2017
Number of Improved Sales: 1,064
Range of Sale Dates: 1/1/2020 – 12/31/2022 Sales were time adjusted to 1/1/2023.

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2022 Value	\$501,100	\$738,600	\$1,239,700			10.73%
2023 Value	\$655,300	\$500,100	\$1,155,400	\$1,262,100	92.6%	9.16%
\$ Change	+\$154,200	-\$238,500	-\$84,300			
% Change	+30.8%	-32.3%	-6.8%			

The Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2023 COD of 9.16% is an improvement from the previous COD of 10.73%. The lower the COD, the more uniform the predicted assessed values. Refer to the table on page 3 of this report for more detail surrounding COD thresholds. Area 13 is a more heterogeneous area and the COD threshold prescribed by the IAAO should be no more than 15%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2020 to 12/31/2022 (at a minimum) were considered in all analyses. Sales were time-adjusted to 1/1/2023.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2022 Value	\$665,400	\$738,900	\$1,404,300
2023 Value	\$811,900	\$480,900	\$1,292,800
\$ Change	+\$146,500	-\$258,000	-\$111,500
% Change	+22.0%	-34.9%	-7.9%

Number of one to three-unit residences in the population: 5,896

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a six-year revaluation cycle. During the recent inspection of Area 13 – Capitol Hill, appraisers were in the area, confirming data characteristics, developing new valuation models, and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 13 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. The land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from the total value.

Since the last physical inspection in 2017, the demand for land has substantially increased in this area. The Capitol Hill area is undergoing much development as a result of zoning changes by the City of Seattle. The new, higher-density zoning is promoting new in-fill development. Most of the parcels in Area 13 have already been developed, and there is a shortage of vacant land for future development. Therefore, builders purchase older

and smaller homes, tear them down, and then build new single-family residences, townhomes, and higher-density structures such as apartment buildings. In the past several years new single-family residences and townhomes have sold soon after they were built due to the higher demand for properties within the area. This increased demand for Seattle housing has produced higher prices for land acquisition. Concurrent with this high demand is an increase in raw materials and labor costs, resulting in a rising housing market.

Along with higher density zoning, in 2019 the City of Seattle's modified AADU and DADU (Attached Accessory Dwelling Unit and Detached Accessory Dwelling Unit) guidelines have encouraged both attached and detached additional dwelling units, even in residential zoning. Market trends and permitted construction demonstrate that many parcels are adding additional dwelling units. These additional dwelling units are sometimes intended for multi-generational living or rental income, and also converted to residential condominiums and sold in a comparable fashion to typical townhomes.

Area 13 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

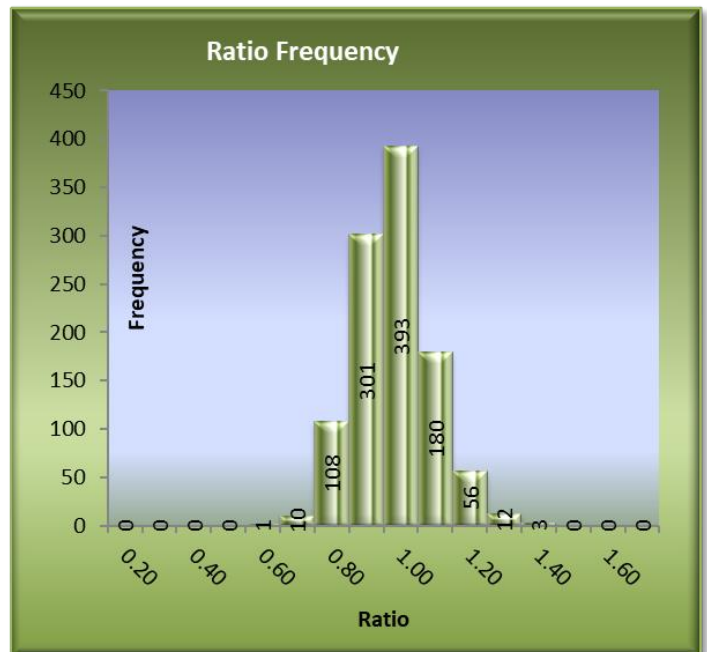
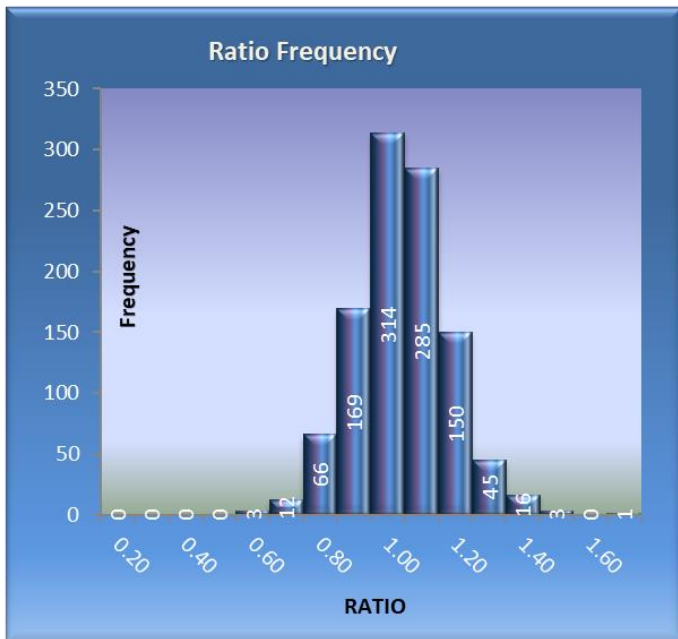
Pre-revalue ratio analysis compares time-adjusted sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	1064
<i>Mean Assessed Value</i>	1,239,700
<i>Mean Adj. Sales Price</i>	1,262,100
<i>Standard Deviation AV</i>	576,495
<i>Standard Deviation SP</i>	596,668
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.994
<i>Median Ratio</i>	0.989
<i>Weighted Mean Ratio</i>	0.982
UNIFORMITY	
<i>Lowest ratio</i>	0.556
<i>Highest ratio:</i>	1.767
<i>Coefficient of Dispersion</i>	10.73%
<i>Standard Deviation</i>	0.137
<i>Coefficient of Variation</i>	13.78%
<i>Price Related Differential (PRD)</i>	1.012
<i>Price Related Bias (PRB)</i>	-0.67%

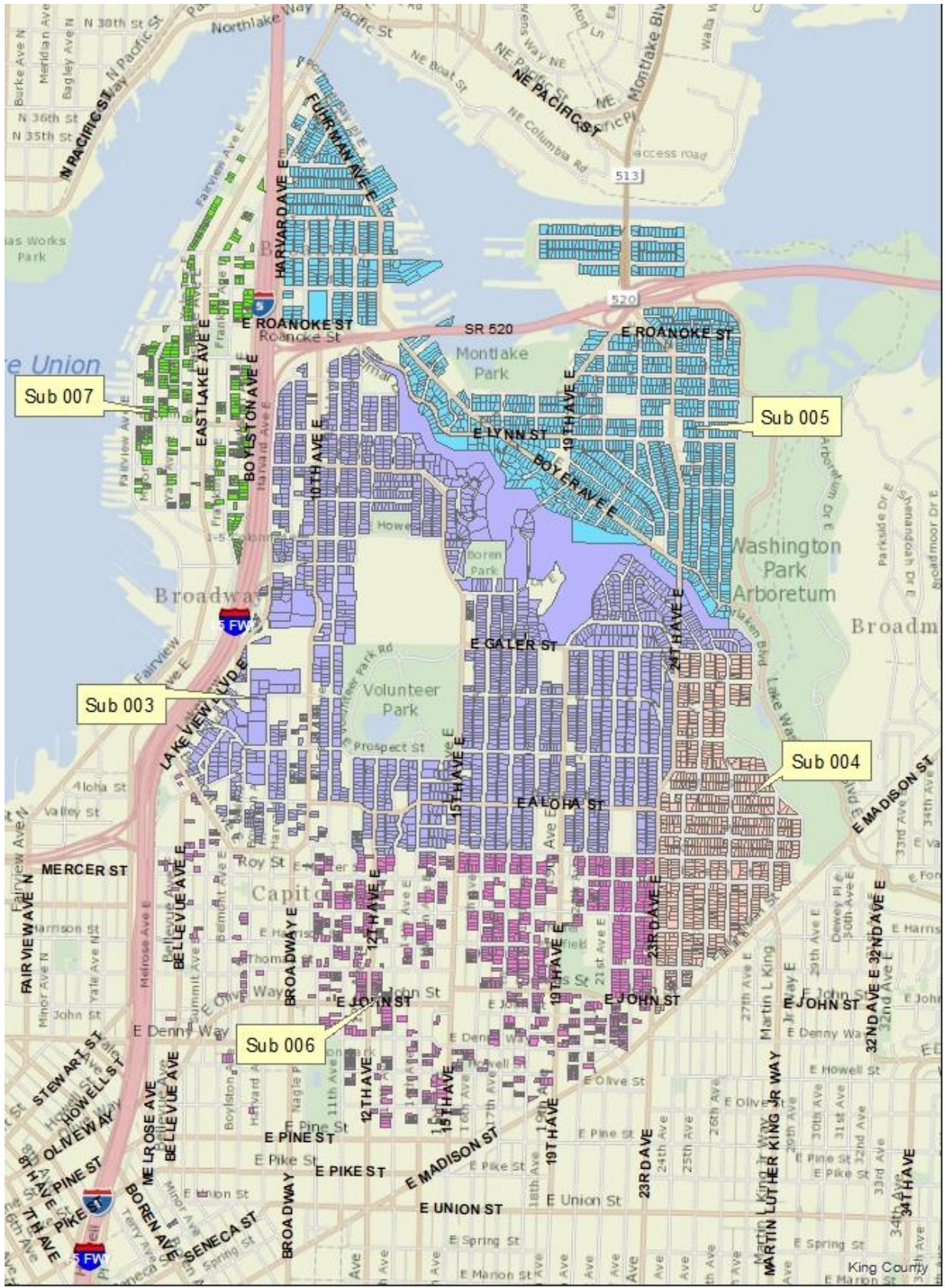
POST-REVALUE RATIO ANALYSIS

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

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	1064
<i>Mean Assessed Value</i>	1,155,400
<i>Mean Sales Price</i>	1,262,100
<i>Standard Deviation AV</i>	518,345
<i>Standard Deviation SP</i>	596,668
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.930
<i>Median Ratio</i>	0.926
<i>Weighted Mean Ratio</i>	0.915
UNIFORMITY	
<i>Lowest ratio</i>	0.599
<i>Highest ratio:</i>	1.382
<i>Coefficient of Dispersion</i>	9.16%
<i>Standard Deviation</i>	0.109
<i>Coefficient of Variation</i>	11.71%
<i>Price Related Differential (PRD)</i>	1.016
<i>Price Related Bias (PRB)</i>	-3.47%

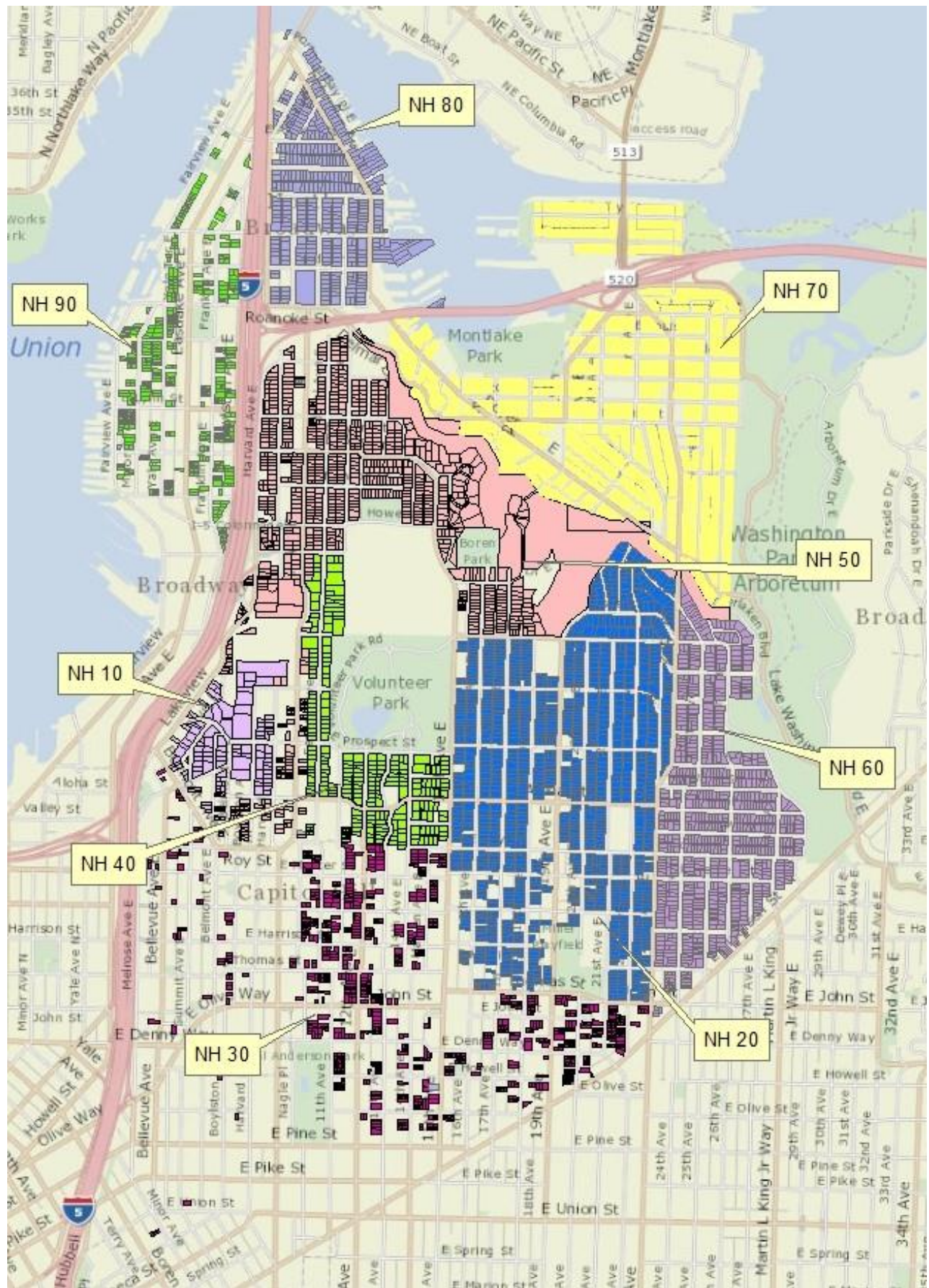


Area 13 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

Neighborhood Map



Area Information

Name or Designation

Area 13 – Capitol Hill

Boundaries

Area 13 is bounded by the Ship Canal to the North, Portage Bay to the Northeast, the Washington Arboretum to the East, East Madison Street to the South, and Lake Union to the West. The Southwest corner of the Area is bound by East Howe Street, West of I-5, and on the East side of I-5 it ends at the corner of I-5 and East Madison Street.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center at 201 S. Jackson St. in Seattle.

Area Description

Capitol Hill is located just north of Seattle's Central Business District. It encompasses the neighborhoods of Eastlake, Portage Bay, Montlake, Capitol Hill, and the north end of First Hill. It is a densely populated urban neighborhood with easy access to public transportation, freeways, and major arterials throughout the city. It has numerous shops, restaurants, bars, parks, and cultural venues.

The Eastlake neighborhood and north First Hill were added to Area 13 after their respective, previous physical inspections. Eastlake was moved from Area 12 – Queen Anne and north First Hill was moved from Area 15 – Central District. The Eastlake neighborhood is located east of Lake Union with houseboats on the west side of the neighborhood and I-5 to the east. It has a combination of business and residential properties; all residential properties are zoned for multi-family development. It has easy access to I-5 which borders the east side of the neighborhood.

The Portage Bay neighborhood is bordered on the North and East sides by Portage Bay and the Ship Canal. There are houseboats on the East side of the neighborhood. It provides easy access to I-5 and SR 520 which border the West and South ends of the neighborhood.

Montlake is home to the Seattle Yacht Club and the Northwest Fisheries Science Center. It is located along the Montlake Cut of the Lake Washington Ship Canal, bounded to the north by Portage Bay, to the east by the Washington Park Arboretum, and to the south and west by Interlaken Park. It provides access to the University of Washington via the Montlake Bridge and SR 520.

Capitol Hill encompasses the historic Harvard-Belmont district, Volunteer Park and Observatory, the Seattle Asian Museum, and Federal Avenue. It is the largest neighborhood and has a large business core with restaurants, music, and shopping. It provides easy access to the light rail, I-5, SR 520, and East Madison Street.

The north end of First Hill is primarily a business district with very few single-family improvements. It is bordered by East Madison Street to the south and southeast, 12th Ave East, East Pike Street to the North, and I-5 to the West.

Area 13 is a diverse area with many amenities and neighborhoods that appeal to a wide variety of living styles. There is easy access to I-5 and SR 520 which provide good access to employment centers,

Area Information... Continued

shops, cultural venues, and entertainment both inside the area and outside the area including the University of Washington, Lake Union, and downtown Seattle. Portions of the area are impacted by topography / steep slopes, traffic noise, and various commercial influences. The area has waterfront living in the form of both floating (houseboats) and non-floating residences. It also provides views of the surrounding territory, the Cascade and Olympic Mountain Ranges, Lake Union, Portage Bay, the Montlake Cut, Lake Washington, and some views of Puget Sound and the Seattle Skyline.

Most of the area is fully developed with many of the remaining vacant parcels being considered unbuildable. New construction of single-family and townhome improvements typically follow a teardown of an existing improvement.

Area 13 has a wide range of building grades from grade 5 to grade 13.99, and range in years built from the early 1900's to 2023. The typical grade of homes in the area is grade 8, and most of the single-family improvements were built prior to 1930. Most Townhouses are grade 9s and were built after 2010.

Approximately 63% of the improved parcels are zoned Single-Family (NR3). The typical Single-Family zoned lot size ranges between 5000sf and 7000sf. The new RSL zoning is beginning to spur new in-fill development and modified ADU guidelines have encouraged both attached and detached additional dwelling units, even in residential zoning.

Townhouse plats make up approximately 23% of the improved parcels, with the majority located in Sub Area 6. Most are attached units but there are also stand-alone structures. The typical townhouse lot sizes range from 1000sf - 1599sf and most have LR1/ LR2/ LR3 zoning.

Area 13 is divided into five sub-areas and nine neighborhoods. Sub-areas 3, 6, and 7 are within close proximity to the south Lake Union business district where there are a number of large employers including Amazon and numerous biotech companies. The area has approximately 6,604 parcels and consists mostly of single-family parcels on SF zoning, with some commercial areas along Lake Union west of I-5, north of E. Madison St. along 19th Ave E, along 12th Ave and E John St. Land values in this area are impacted by neighborhood location, views, topography, and traffic. At least 63% of the properties are zoned SF and approximately 28% are L-zoned, with the remaining zoned commercial or neighborhood commercial. Approximately 2% of the area is made up of vacant parcels or has only an accessory improvement.

Sub Area 3 is in the central portion of Area 13 along I-5 and includes the Harvard-Belmont district, the area around Volunteer Park, and Federal Avenue. It is one of the larger sub-areas and is most closely associated with the urban core of Capitol Hill. This area has easy access to public transportation as well as to Interstate-5 for north/south destinations and to State Route 520 to access the east side.

Sub Area 4 is the smallest sub-area and is located just north of E Madison Street and along the west side of the Arboretum. It has relatively easy access to public transportation and the downtown business district via E Madison Street.

Sub Area 5 is in the north portion of Area 13, it includes the Montlake and Portage Bay neighborhoods and the area's waterfront properties along Portage Bay and the Montlake Cut. The east side of this neighborhood is adjacent to the Arboretum. It has easy access to the University of Washington via the University Bridge and Montlake Boulevard, as well as easy access to Interstate 5 and State Route 520.

Area Information... Continued

Sub Area 6 is in the southwest corner of Area 13, it is one of the larger sub-areas. It includes the North First Hill neighborhood and the southern portion of Capitol Hill. It is subject to commercial influences and encompasses Cal Anderson Park, the Capitol Hill Link Station, and the Kaiser Permanente Campus. In 2019 there was an upzoning of the area from single-family to multi-family.

Neighborhood Descriptions

Based primarily on location and building grade, 9 neighborhoods have been identified within Area 13. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them.

The attached neighborhood map indicates the identified neighborhoods.

Neighborhood 10 is located on the southwest corner of Area 13. This includes the Harvard-Belmont landmark district and some of Seattle's premier historic dwellings. Most properties are single-family zoned and typically have grade 8 or better improvements. The average time-adjusted is \$1,514,000.

Neighborhood 20 is located on the east side of Volunteer Park and directly west of Neighborhood 60. This is a homogenous neighborhood and is almost exclusively single-family zoning. Homes in this neighborhood are typically grade 8, 9, or 10. The average time-adjusted sales price in this neighborhood is \$2,014,000.

Neighborhood 30 is located directly north of East Madison, east of I-5, and west of 23rd Avenue. It is comprised of single-family and multi-family improvements with impacts from commercial development. This neighborhood has the highest percentage of townhouses. Of the 1,586 parcels, 52% are townhouses. The average time-adjusted sales price in this neighborhood is \$948,000.

Neighborhood 40 is located directly south and west of Volunteer Park and contains the parcels on Federal Ave. It is comprised mostly of high-grade dwellings. Of the 236 parcels in this neighborhood, all but 7 are single-family zoned. This is considered the most desirable neighborhood with nearly half of the homes being grade 10 or better, with a significant number of higher grades up to Grade 13. There are several older mansions, and many of these homes were among the first built on Capitol Hill. The average time-adjusted sales price in this neighborhood is \$2,593,000.

Neighborhood 50 is located on the north and west side of Capitol Hill along Interstate 5. Many of the parcels have view amenities, including Seattle Skyline, Lake Washington, and Small Lake River (Lake Union) views, and a significant amount are impacted by traffic noise from Interstate 5. Approximately 31% of the parcels in this neighborhood are L-zoned. The housing stock is comprised mostly of grade 8 or 9, and approximately 18% are townhouses. The average time-adjusted sales price in this neighborhood is \$1,336,000.

Neighborhood 60 is the neighborhood comprised of the most modest-grade dwellings. A large portion of this neighborhood was previously considered part of Area 15 – Central District, and therefore can have significant shifts in the allocation of value between land and improvements. Most of the dwellings in this neighborhood are Grade 7 or 8. There have been several tear-downs in this area with new townhouses or single-family modern dwellings recently constructed. Parcels in this neighborhood are predominantly single-family zoned, but there are several townhouse plats along E Madison Street

Area Information... Continued

in the south portion of the neighborhood. The average time-adjusted sales price in this neighborhood is \$1,294,000.

Neighborhood 70 is generally located directly west of the north portion of the Arboretum and across the Montlake Cut, of the University of Washington. This area includes the Montlake neighborhood. Nearly all the parcels in this neighborhood are single-family zoned. Homes in this neighborhood are typically grade 7, 8, or 9, with some higher grades up to grade 12 represented. A significant amount of the parcels are impacted by traffic noise. The average time-adjusted sales price in this neighborhood is \$1,435,000.

Neighborhood 80 is located in the northwest corner of Area 13. It is a smaller neighborhood of mainly single-family zoning. Most of the dwellings are grade 8 or 9, many of which are impacted by traffic noise. This neighborhood includes most of the waterfront parcels in Area 13. The average time-adjusted sales price in this neighborhood is \$1,375,000.

Neighborhood 90 is located east of Lake Union and west of I-5 in the east portion of Area 13. This neighborhood was previously part of Area 12 – Queen Anne. All the parcels here are multi-family zoned, which is driving further development. Most of the dwellings are grade 8 or 9. The average time-adjusted sales price in this neighborhood is \$1,061,000.

Land Valuation

Vacant sales from 1/1/2020 to 12/31/2022 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2023. Due to the scarcity of vacant land sales, sales occurring after 1/1/2017 and sales in close proximity to Area 13 were also considered when developing the land model for Area 13.

Area 13 contains 6,604 parcels of which 5,956 have single-family improvements, 379 have multi-family improvements, 123 have more than one improvement, 6 have an accessory improvement only, and 140 are vacant. Location, lot size, zoning, traffic, and views are primary influences on land value in this area. Additional influences include topography, and proximity to commercial and industrial areas. In the last 3 years, there were 37 land sales which were used to develop the land model for Area 13. These sales included true vacant sites along with improved sales where it was the intention of the purchaser to remove the improvement (tear down sales). The Sales Comparison approach was utilized to determine land values and adjustments for land characteristics.

This area has a wide diversity of zoning. The predominant zoning in this area is single-family residential (NR3). Most of the multi-family zoning in Area 13 is Residential Small Lot (RSL) and low-rise multifamily designations (LR1*, LR2*, and LR3*) which allow for higher-density development. There is also midrise residential zoning (MR*), and commercial zoning (C1*/ C2*/ NC1/ NC2*/ NC2P/ NC3*/ NC3P/ RB). It has been the trend to tear down the older homes and divide the site for new townhouse construction on non-single-family zoned parcels. It was discovered during analysis of the sales that there did not seem to be a distinction between the sale prices of the differing multi-family zoning designations.

Approximately 7% of the improved residential parcels are located on sites with midrise, commercial, or industrial zoning. These are known as "RC" properties and are scattered throughout this area with the highest concentration in the south end of Capitol Hill. Heavily influenced by its zoning and surrounding commercial/industrial activity, special attention and consideration was given on an individual parcel basis for the potential for commercial use. In some cases of non-single-family zoned parcels, the land values were equalized with the single-family land schedule as these parcels did not show activity of being developed further or at the appraiser's discretion depending on size, how the parcel is currently developed, and surrounding neighborhood trends.

A typical 5,000 square foot, non-view, NR3 zoned lot has a value of \$868,000, with variation for specific neighborhood locations. A typical non-view, L-zoned lot of 2,100 sf has a value of \$466,000 with variation for specific neighborhood locations.

Sites improved with Townhouse dwellings were equalized regardless of size since typically, a larger townhouse site is impacted by easements and parking that also benefit the smaller sites in a plat. Townhouse land was adjusted based on neighborhood ranging from \$428,000 to \$495,000 then adjustments were applied for impacts such as views and traffic, etc.

In 2019 the City of Seattle increased the zoning density limit or "up-zoned" many single-family and multi-family zoned parcels in Area 13. The city has also revised virtually all the multi-family zoning to include "Mandatory Affordable Housing" (MHA) requirements. MHA requires most new construction to include affordable housing or for the developer to contribute to a city fund for affordable housing. The RSL (residential small lot) zoned parcels have also been revised to include MHA coding. According to the City of Seattle Zoning definitions, RSL parcels with the MHA coding may also be required to participate in providing affordable housing. The MHA zoning is denoted with a suffix of (M), (M1), or (M2). The MHA suffix determines the payment or performance amount. When affordable housing is

Land Model... Continued

included in the site development the density limits for most projects are increased, or unlimited depending on the type of project being developed, the zoning, and the MHA suffix.

Green building also affects development standards in multifamily zones. Developers may voluntarily meet a green building standard in exchange for additional development capacity, such as extra floor area or height. Developments must demonstrate adherence to the LEED, Built Green, Passive House, Living Building Challenge, or Evergreen Sustainable Development certification program. For more information regarding City of Seattle zoning please refer to the City of Seattle zoning website: [http://www.seattle.gov/sdci/codes/codes-we-enforce-\(a-z\)/zoning](http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/zoning)

Topography Adjustments

All parcels were recognized for topography based upon GIS analysis of the City of Seattle Steep Slope Overlay. Parcels in which topography was recognized were analyzed to determine if an adjustment was needed. Those parcels in which the topography has a negative impact on value were adjusted from -5% to -90%.

"Percent Base Land Value" impact field (%BLV) summarizes all positive and negative adjustment applied to the parcel. Neighborhood adjustment is not included in % BLV.

Land Model

Model Development, Description, and Conclusions

Approximately, 28% of the Area 13 population is impacted by traffic, roughly 7% of the population is impacted by proximity to commercial use parcels (other nuisance) or other problems, and 20% are impacted by topography. Approximately 14% of the population have some sort of view amenity. The predominant zoning in the area is Single-Family / NR3 which accounts for 63% of the population. Multi-family zoning in Area 13 includes Residential Small Lots (RSL) zoning which represents less than 2%, Low-rise (LR1*/ LR2*/ LR3*) zoning which represents 28% of the population, midrise zoning (MR) which represents 5% of the population, General Commercial (C1* / C2*) & Neighborhood Commercial (NC*) zoning represents 2% of the population.

37 vacant land sales from Area 13 were used to derive land value. Data on lot size, zoning, location, topography, access, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Tear-down sales were also considered when developing the land schedule. The land abstraction method was used for tear-down sales.

Based primarily on location and building grade, 9 neighborhoods have been identified within Area 13. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. A map of these neighborhoods is included in this report.

Parcels improved with townhouse dwellings have received an additional neighborhood coding in the last place digit of the neighborhood code. Only townhouses have this 3-digit neighborhood code. This coding is for the parcel's position within the plat as an end unit, middle unit, or stand-alone unit. The

Land Model... Continued

townhouse location is recorded in the third-place digit of the neighborhood code to indicate a Middle Unit (LocC "0"), End Unit (LocC "2"), and Detached Unit (LocC "3"). This method was used in regression analysis to determine if a market-derived adjustment was necessary for either type of unit. Regression analysis did not show that an adjustment for the unit location was necessary at this time for area 81 based on sales.

The actual lot square footage was rounded down to the next land schedule grouping. Thus, a 5,698 square foot lot would go to the 5,500 square foot strata on the land table based on zone designation.

Land Value Model Calibration

Single Family Zoning	
Lot Size (Sq Ft)	Base Land Value
1	\$450,000
500	\$572,000
1,000	\$615,000
1,500	\$661,000
2,000	\$703,000
2,500	\$756,000
3,000	\$805,000
3,500	\$847,000
4,000	\$883,000
4,500	\$949,000
5,000	\$1,010,000
5,500	\$1,060,000
6,000	\$1,109,000
6,500	\$1,153,000
7,000	\$1,212,000
8,000	\$1,265,000
9,000	\$1,320,000
10,000	\$1,393,000
11,000	\$1,446,000
12,000	\$1,494,000
13,000	\$1,538,000
14,000	\$1,569,000
15,000	\$1,600,000
16,000	\$1,633,000
17,000	\$1,659,000
18,000	\$1,698,000
19,000	\$1,732,000
20,000	\$1,750,000
21,000	\$1,766,000
22,000	\$1,781,000
23,000	\$1,797,000
24,000	\$1,814,000
25,000	\$1,828,000
26,000	\$1,843,000
27,000	\$1,858,000
28,000	\$1,871,000
29,000	\$1,884,000
30,000	\$1,897,000
32,000	\$1,906,000
33,000	\$1,916,000
34,000	\$1,925,000
35,000	\$1,935,000
36,000	\$1,941,000
37,000	\$1,947,000
38,000	\$1,953,000
39,000	\$1,958,000
40,000	\$1,962,000

Non-SF Zoning	
Lot Size (Sq Ft)	Base Land Value
1	\$630,000
500	\$658,000
1,000	\$685,000
1,500	\$760,000
2,000	\$845,000
2,400	\$939,000
2,800	\$1,033,000
3,200	\$1,144,000
3,600	\$1,272,000
4,000	\$1,414,000
4,400	\$1,541,000
4,800	\$1,695,000
5,200	\$1,865,000
5,600	\$2,050,000
6,000	\$2,255,000
6,400	\$2,500,000
6,800	\$2,750,000
7,200	\$2,997,000
7,600	\$3,296,000
8,000	\$3,400,000
8,400	\$3,522,000
8,800	\$3,685,000
9,200	\$3,748,000
9,600	\$3,999,000
10,000	\$4,074,000
10,400	\$4,237,000
10,800	\$4,385,000
11,200	\$4,535,000
11,600	\$4,689,000
12,000	\$4,848,000
12,400	\$5,012,000
12,800	\$5,182,000
13,200	\$5,358,000
13,600	\$5,540,000
14,000	\$5,728,000
14,400	\$5,922,000
14,800	\$6,123,000
15,200	\$6,331,000
15,600	\$6,546,000
16,000	\$6,768,000
16,400	\$6,998,000
16,800	\$7,235,000
17,200	\$7,480,000
17,600	\$7,734,000
18,000	\$7,996,000
18,400	\$8,267,000
18,800	\$8,548,000
19,200	\$8,838,000
19,600	\$9,138,000
20,000	\$9,448,000

Single Family Neighborhood Adjustments	Base Land Value Adjustment
10	110%
20	100%
30	90%
40	120%
50	90%
60	90%
70	90%
80	90%
90	100%

Multi Family neighborhood Adjustments	Base Land Value Adjustment
10	90%
20	120%
30	80%
40	120%
50	80%
60	100%
70	90%
80	100%
90	95%

Townhouse Lot Value by Neighborhood	Base Land Value
10	\$450,000
20	\$450,000
30	\$450,000
40	\$450,000
50	\$495,000
60	\$428,000
70	\$450,000
80	\$495,000
90	\$450,000

Land values are not interpolated.

Waterfront valued from uplands schedule, then per waterfront footage.
Nghb 70 \$10,000/wff
Nghb 80 \$12,000/wff

Land Value Model Calibration ... Continued

Traffic	
No Traffic	0%
Moderate	-10%
High	-20%
Extreme	-30%

Access	
Restricted	-70%
Legal/ Undev	-40%
Walk-In	-20%
Private	0%
Public	0%

Puget Sound	
Non-view	0%
Fair	10%
Average	20%
Good	30%
Excellent	40%

Portage Bay/ Lake Union	
Non-view	0%
Average	20%
Good	30%
Excellent	40%

Lake Washington	
Non-view	0%
Fair	20%
Average	30%
Good	40%
Excellent	60%

Seattle Skyline	
Non-view	0%
Average	20%
Good	40%
Excellent	60%

Cascade	
Non-view	0%
Average	5%
Good	10%
Excellent	15%

Olympics	
Non-view	0%
Average	5%
Good	10%
Excellent	15%

Territorial	
Non-view	0%
Average	5%
Good	10%
Excellent	15%

Multi-Family Historic District or Designation Valued as Single Family

NR3 sites less than 2,500sf that are unimproved will be valued as unbuildable

Views

the case of Seattle Skyline and Puget Sound views which are additive.

Large lots/ Acreage-Developable Parcels:

Land Value considers the number of potential building sites less development costs. As always, appraiser judgement applies and there may be exceptions to this rule/ methodology.

Small lots and Irregula Shapes/ Sizes

Appraiser judgement may override any land schedule value.

Land Value Calculations

First the land value based on zoning or TH plat, then neighborhood + water front footage adjustments, finally nuisances and views are combined and applied to the previously adjusted land value.

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with [sales lists](#), [eSales](#), and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, including but not limited to, items such as finished area, unfinished area, basement/attached garage area, the number of bathrooms, etc. The cost for each component is further calibrated to the 13 grades to account for the quality of construction. Reconstruction Cost New (RCN) is calculated by adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New Less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances, etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970s. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description, and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2023.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed these characteristics were influential in the market.

Single Family/ Duplex/ Triplex Model:

- Condition
- Age
- Traffic
- Low Grade
- Present Use

Townhomes Model:

- Condition
- Neighborhood
- Primary View
- Grade
- Unit Location

Supplemental models were developed to value multi-improvement parcels.

Improved Parcel Total Value Model Calibration

Non-Townhouse Model

Variable	Definition
Age C	Age Variable (Depreciation)
BaseLandC	2023 Base Land Value
TotalRcnC	Total Building Replacement Cost New
ConditionC	Condition continuous
HvyTrafYN	Traffic > 0
LowGrade	Building Condition < 9
NH20	Neighborhood = 20
NH30	Neighborhood = 30
NH60	Neighborhood = 60
NH90	Neighborhood = 90
PresentUseNotSF	Present Use not Single-Family

Multiplicative Model

$(1-0.075) * \text{EXP}(2.47981381852524 - 0.12694956699615 * \text{AgeC} + 0.276720369108061 * \text{BaseLandC} + 0.35021424865577 * \text{ConditionC} - 0.0992483943595395 * \text{HvyTrafYN} - 0.0345193960857902 * \text{LowGrade} + 0.0806826640303023 * \text{NH20} - 0.0510973667990737 * \text{NH30} - 0.0909858200248769 * \text{NH60} - 0.158179519488821 * \text{NH90} - 0.0679052619784494 * \text{PresentUseNotSF} + 0.509425502288843 * \text{TotalRcnC}) * 1000$

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

EMV values were not generated for the following:

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Single family improvements (including duplexes and triplexes) with Net Condition, Obsolescence or Percent Complete

Appraiser Judgment Prevails

Improved Parcel Total Value Model Calibration...

Continued

Townhouse Model

Variable	Definition
TotalRcnldC	Total Building Cost New Less Depreciation
BaseLandC	2023 Base Land Value
NH80TH	Neighborhood = 80
SeaSky_SmLkRvYN	Primary View Rating
THLowGrade	Building Grade < 8
TH_Middle	Loc C = 0; Middle Townhouse Units
TotLiv	Total Living Area

Multiplicative Model

$(1-0.075) * \text{EXP}(1.38190795593116 + 0.206053146158786 * \text{BaseLandC} + 0.287586096351443 * \text{ConditionC} - 0.103700897770516 * \text{NH80TH} + 0.117503986899147 * \text{SeaSky_SmLkRvYN} - 0.100066369061052 * \text{THLowGrade} - 0.0327687674859444 * \text{TH_Middle} + 0.540491799312798 * \text{TotalRcnldC} + 0.313354569441101 * \text{TotLivC}) * 1000$

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

EMV values were not generated for the following:

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value

Appraiser Judgment Prevails

Supplemental Models and Exceptions

Supplementals included in real property (Included in EMV):

For PresentUse <> 29

Grade > 10	EMV * 1.04
(Nghb = 50) and (HvyTraf > 1)	EMV * 0.96
Grade < 7	EMV * 0.85

For TH/PresentUse = 29

Grade > 10	EMV * 1.04
Major = 191210	EMV * 0.95
Nghb = 100, 101, or 102	EMV * 1.05

Supplementals Not Programmed in Real Prop:

For PresentUse <> 29

Multiple Improvements Imp 1 EMV Imp 1 + Imp 2 RCNLD*3

Lots under 2,500sf in single-family zoning are unbuildable per the City of Seattle ordinance. Value as unbuildable if they are single-family and use 90-95% reduction.

Estate Parcels*

NH 40 on Federal	Base Land Value * 1.5 for the land value
NH 40 not of Federal	Base Land Value * 1.2 for the land value
NH 40 Improvement value	EMV * 1.4 for total value

NH10/Harvard-Belmont	Base Land Value * 2 for the land value
NH 50 and NH 60	Base Land Value * 1.5 for the land value
estate lots * 2 and	EMV * 1.4 for total value

*Some are combined adjustments; most are one or the other. The ones with both were higher-gradeimps (12-13).

For TH/PresentUse=29

THs less than 800 total living square feet imp RCNLD*.8

Parcels 202504-9213 through -9221	EMV * 0.9
Parcels 685270-0261 through -0268	EMV * 0.9
Parcels 290220-0394 through -0398	EMV * 0.9

Stacked THs BLV per Multi-Family schedule; Total RCNLD * 1.5

Other Supplementals

Multi-Family lots less than 2,001 sf equalized to single-family for all Neighborhoods except NH30 (it already had an adjustment). The note will be: "Multi-Family small lot, land equalized to Single-Family"

Base Land Value > EMV	BLV + \$1,000
ACCY only parcels	BLV + RCNLD imp

Economic Unit/Excess Land: Value primary parcel land with both lot sf combined, change the land value, calculate total EMV. Change the land value back to the original land value, calculate total EMV. The contributory land value is the difference between these 2 values.

Unbuildable Tracts \$499

Open space for plat, coded unbuildable. Valued at \$499 per department policy.

Access road for plat, coded unbuildable. Valued at \$499 per department policy.

Water retention pond for plat. Coded unbuildable. Valued at \$499 per department policy.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2023

Date of Appraisal Report: August 31, 2023

Appraisal Team Members and Participation

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

- Kathy Moreno – Appraiser II: Team lead, coordination, valuation model development, and testing. Land and total valuation appraisals. Sales verification, physical inspection, and report writing.
- Andy Rose – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- Jim Eckels – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- Kevin Johnson – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- Orion Schade – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
 2. Mobile Home parcels
 3. Multi-Parcel or Multi Building parcels
 4. New construction where less than a 100% complete house was assessed for 2022
 5. Existing residences where the data for 2022 is significantly different than the data for 2023 due to remodeling
 6. Parcels with improvement values, but no characteristics
 7. Parcels with either land values of \$10,000 or less and improvement values less than \$1,000 posted for the 2023 Assessment Roll
 8. Short sales, financial institution re-sales, and foreclosure sales verified or appearing to be not at market
- (Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))*

Highest and Best Use Analysis

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

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

Physical Inspection Process... Continued

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller, or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2020 to 12/31/2022 (at minimum) were considered in all analyses.
- Sales were time-adjusted to 1/1/2023.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 & 6.

Area 13 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time. Market conditions prevalent in the last three years indicated that the best methodology for tracking market movement through time is a modeling technique using splines. Put simply, this is a way of drawing best-fit lines through the data points in situations where there may be several different trends going on at different times. Splines are the use of two or more straight lines to approximate trends and directions in the market. Splines are best suited to react to sudden market changes. To create larger and more reliable data sets for time trending, it was necessary in most instances to combine geographic areas that were performing similarly in the marketplace. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2023**.

The time adjustment formula for non-townhouse parcels in Area 13 is:

$$\frac{(0.795928725149504 - 0.00019819246082157 * ((\text{SaleDate} \leq 44136) * \text{SaleDate} + (\text{SaleDate} > 44136) * 44136 - 44927) - 0.000358340000129013 * ((\text{SaleDate} \geq 44136) * (\text{SaleDate} \leq 44713) * \text{SaleDate} + (\text{SaleDate} < 44136) * (44136) + (\text{SaleDate} > 44713) * (44713) - 44927) + 0.000716169726164105 * ((\text{SaleDate} \geq 44713) * \text{SaleDate} + (\text{SaleDate} < 44713) * 44713 - 44927))}{(0.795928725149504 - 0.00019819246082157 * (-791) - 0.000358340000129013 * (-214))}$$

For example, a sale of \$600,000 which occurred on October 1, 2021, would be adjusted by the time trend factor of 0.936, resulting in an adjusted value of \$561,000 ($\$600,000 * 0.936 = \$561,600$) – truncated to the nearest \$1000.

The time adjustment formula for townhouse parcels in Area 13 is:

$$\frac{(0.831449947246588 - 0.000118271229914439 * ((\text{SaleDate} \leq 44228) * \text{SaleDate} + (\text{SaleDate} > 44228) * 44228 - 44927) - 0.000327980306927706 * ((\text{SaleDate} \geq 44228) * (\text{SaleDate} \leq 44696) * \text{SaleDate} + (\text{SaleDate} < 44228) * (44228) + (\text{SaleDate} > 44696) * (44696) - 44927) + 0.00061751691723041 * ((\text{SaleDate} \geq 44696) * \text{SaleDate} + (\text{SaleDate} < 44696) * 44696 - 44927))}{(0.831449947246588 - 0.000118271229914439 * (-699) - 0.000327980306927706 * (-231))}$$

For example, a sale of \$600,000 which occurred on October 1, 2021, would be adjusted by the time trend factor of 0.931, resulting in an adjusted value of \$558,000 ($\$600,000 * 0.931 = \$558,600$) – truncated to the nearest \$1000.

Area 13 Market Value Changes Over Time

For Non-Townhouse parcels:

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2020	1.111	11.1%
2/1/2020	1.105	10.5%
3/1/2020	1.099	9.9%
4/1/2020	1.093	9.3%
5/1/2020	1.087	8.7%
6/1/2020	1.081	8.1%
7/1/2020	1.076	7.6%
8/1/2020	1.070	7.0%
9/1/2020	1.064	6.4%
10/1/2020	1.058	5.8%
11/1/2020	1.052	5.2%
12/1/2020	1.042	4.2%
1/1/2021	1.031	3.1%
2/1/2021	1.020	2.0%
3/1/2021	1.010	1.0%
4/1/2021	0.999	-0.1%
5/1/2021	0.989	-1.1%
6/1/2021	0.978	-2.2%
7/1/2021	0.968	-3.2%
8/1/2021	0.957	-4.3%
9/1/2021	0.946	-5.4%
10/1/2021	0.936	-6.4%
11/1/2021	0.925	-7.5%
12/1/2021	0.914	-8.6%
1/1/2022	0.904	-9.6%
2/1/2022	0.893	-10.7%
3/1/2022	0.883	-11.7%
4/1/2022	0.872	-12.8%
5/1/2022	0.862	-13.8%
6/1/2022	0.851	-14.9%
7/1/2022	0.872	-12.8%
8/1/2022	0.894	-10.6%
9/1/2022	0.915	-8.5%
10/1/2022	0.936	-6.4%
11/1/2022	0.958	-4.2%
12/1/2022	0.978	-2.2%
1/1/2023	1.000	0.0%

Area 13 Market Value Changes Over Time

For Townhouse parcels:

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2020	1.058	5.8%
2/1/2020	1.055	5.5%
3/1/2020	1.051	5.1%
4/1/2020	1.048	4.8%
5/1/2020	1.044	4.4%
6/1/2020	1.040	4.0%
7/1/2020	1.037	3.7%
8/1/2020	1.033	3.3%
9/1/2020	1.029	2.9%
10/1/2020	1.026	2.6%
11/1/2020	1.022	2.2%
12/1/2020	1.018	1.8%
1/1/2021	1.015	1.5%
2/1/2021	1.011	1.1%
3/1/2021	1.002	0.2%
4/1/2021	0.991	-0.9%
5/1/2021	0.981	-1.9%
6/1/2021	0.971	-2.9%
7/1/2021	0.961	-3.9%
8/1/2021	0.951	-4.9%
9/1/2021	0.941	-5.9%
10/1/2021	0.931	-6.9%
11/1/2021	0.921	-7.9%
12/1/2021	0.911	-8.9%
1/1/2022	0.900	-10.0%
2/1/2022	0.890	-11.0%
3/1/2022	0.881	-11.9%
4/1/2022	0.870	-13.0%
5/1/2022	0.861	-13.9%
6/1/2022	0.867	-13.3%
7/1/2022	0.885	-11.5%
8/1/2022	0.905	-9.5%
9/1/2022	0.924	-7.6%
10/1/2022	0.943	-5.7%
11/1/2022	0.962	-3.8%
12/1/2022	0.981	-1.9%
1/1/2023	1.000	0.0%

Sales Sample Representation of Population

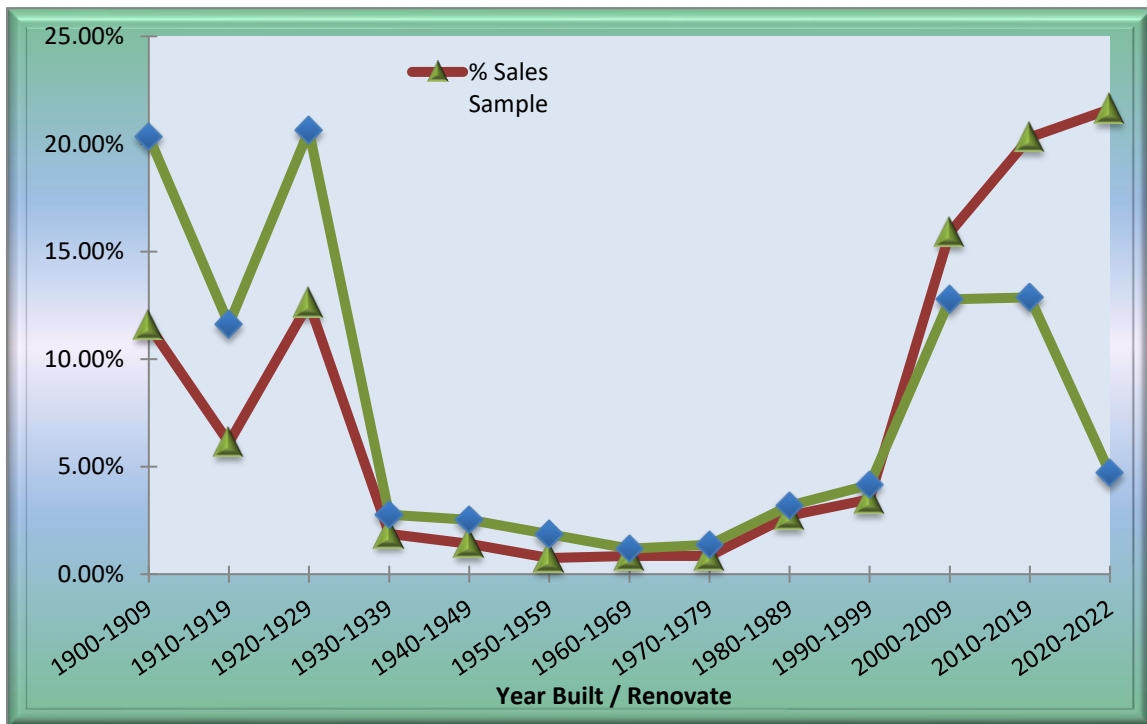
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	123	11.56%
1910-1919	65	6.11%
1920-1929	134	12.59%
1930-1939	20	1.88%
1940-1949	15	1.41%
1950-1959	8	0.75%
1960-1969	9	0.85%
1970-1979	9	0.85%
1980-1989	29	2.73%
1990-1999	37	3.48%
2000-2009	169	15.88%
2010-2019	216	20.30%
2020-2022	230	21.62%
1,064		

Population

Year Built/Ren	Frequency	% Population
1900-1909	1,200	20.35%
1910-1919	685	11.62%
1920-1929	1,216	20.62%
1930-1939	163	2.76%
1940-1949	149	2.53%
1950-1959	110	1.87%
1960-1969	70	1.19%
1970-1979	81	1.37%
1980-1989	188	3.19%
1990-1999	245	4.16%
2000-2009	753	12.77%
2010-2019	759	12.87%
2020-2022	277	4.70%
5,896		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was not found to be influential during the modeling process.

Sales Sample Representation of Population

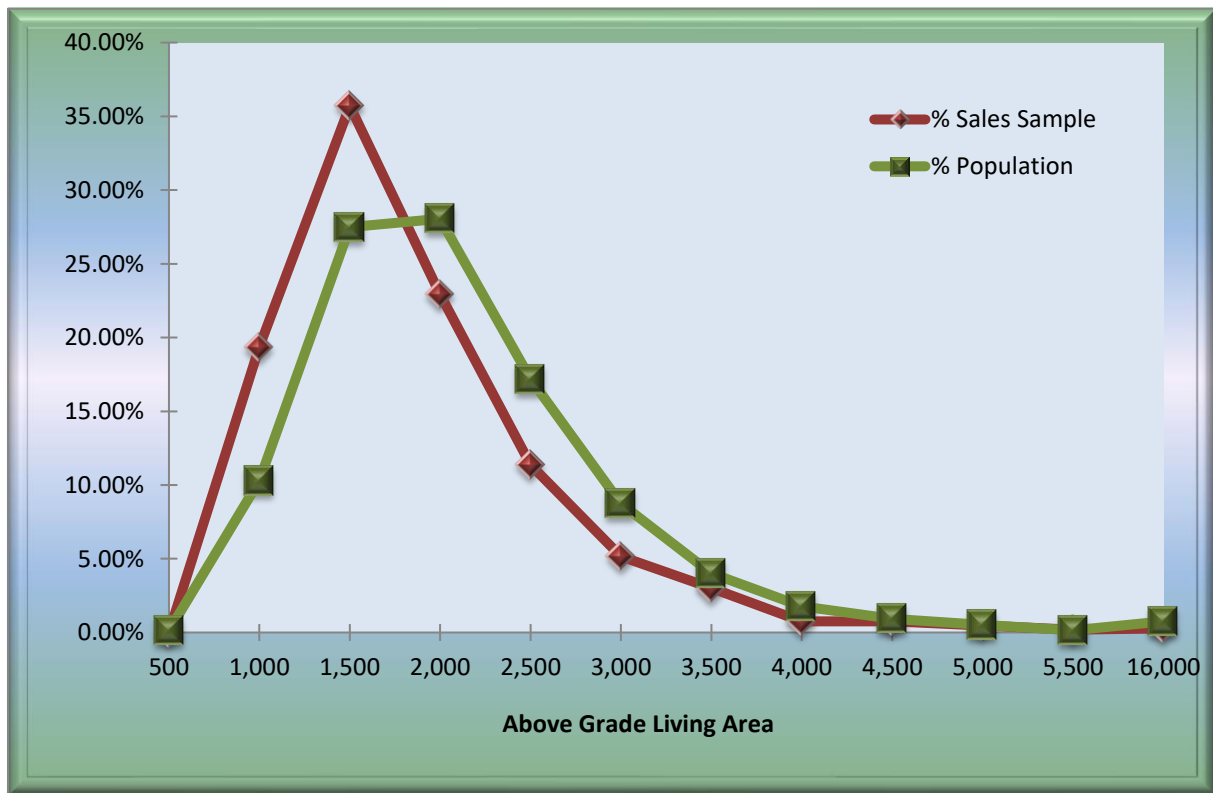
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	206	19.36%
1,500	380	35.71%
2,000	244	22.93%
2,500	121	11.37%
3,000	55	5.17%
3,500	32	3.01%
4,000	8	0.75%
4,500	8	0.75%
5,000	5	0.47%
5,500	2	0.19%
16,000	3	0.28%
1,064		

Population

AGLA	Frequency	% Population
500	7	0.12%
1,000	606	10.28%
1,500	1,621	27.49%
2,000	1,654	28.05%
2,500	1,013	17.18%
3,000	515	8.73%
3,500	237	4.02%
4,000	105	1.78%
4,500	55	0.93%
5,000	30	0.51%
5,500	9	0.15%
16,000	44	0.75%
5,896		



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

Sales Sample Representation of Population

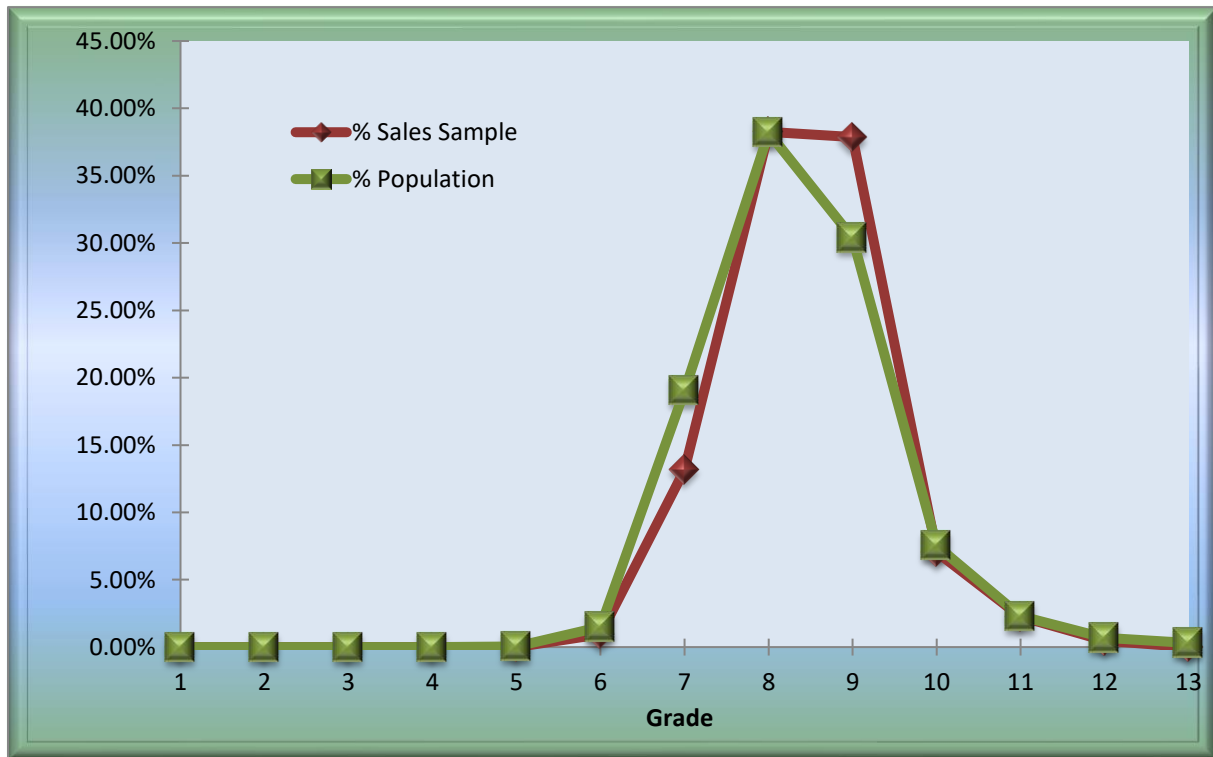
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	10	0.94%
7	140	13.16%
8	407	38.25%
9	403	37.88%
10	75	7.05%
11	24	2.26%
12	5	0.47%
13	0	0.00%
1,064		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.05%
6	88	1.49%
7	1,122	19.03%
8	2,252	38.20%
9	1,792	30.39%
10	444	7.53%
11	136	2.31%
12	41	0.70%
13	18	0.31%
5,896		



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

Results

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

The assessment level target for all Residential areas in King County, including this area, is 0.925. The International Association of Assessing Officers recommends a range of 0.90 to 1.10. Due to rounding or other statistical influences, the median for a particular area may be slightly above or below this target. The median assessment level for this area is 92.6%.

Application of these recommended values for the 2023 assessment year (taxes payable in 2023) results in an average total change from the 2022 assessments of -7.9%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2023 recommended values. This study benchmarks the prior assessment level using 2022 posted values (1/1/2022) compared to current adjusted sale prices (1/1/2023). The study was also repeated after the application of the 2023 recommended values. The results show an improvement in the COD from 10.73% to 9.16%.

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

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

Area 13 Housing Profile



Grade 5/ Year Built 1914/ TLA 560 SF



Grade 6/ Year Built 1920/ TLA 1140 SF



Grade 7/ Year Built 1900/ TLA 1580 SF



Grade 8/ Year Built 2017/ TLA 3100 SF



Grade 9/ Year Built 1928/ TLA 4090 SF



Grade 10/ Year Built 1905/ TLA 3600 SF

Area 13 Housing Profile.....



Grade 11/ Year Built 1936/ TLA 4570 SF



Grade 12/ Year Built 1919/ TLA 6470 SF



Grade 13/ Year Built 1909/ TLA 9780 SF

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

8/31/2023

Appraiser II

Date



King County

Department of Assessments

King County Administration Bldg.
201 S. Jackson St., Room 708, KSC – AS – 0708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

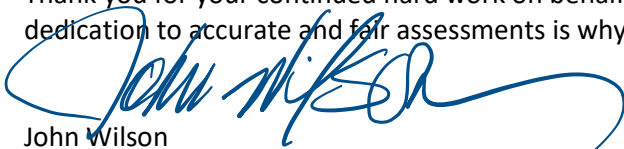
John Wilson
Assessor

As we start preparations for the 2023 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2023 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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



John Wilson