North Central West Seattle
Area: 48

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

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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 within the attached area report.

Requirements of State Law

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

Appraisal Area Reports

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

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

John Wilson
Assessor

North Central West Seattle – Area 48

2023 Assessment Roll Year

Recommendation is made to post values for Area 48 to the 2024 tax roll:

_____   9/5/2023
Appraiser II: Jennifer Lizotte   Date

_____   9/7/2023
WC District Senior Appraiser: Adam Neel   Date

_____   9/7/2023
Residential Division Director: Jeff Darrow   Date

This report is hereby accepted and the values described in the attached documentation for Area 48 should be posted to the 2024 tax roll.

_____   9/12/2023
John Wilson, King County Assessor   Date

Executive Summary
North Central West Seattle - Area 048
Physical Inspection

Appraisal Date: 1/1/2023

Previous Physical Inspection: 2017

Number of Improved Sales: 981

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	$295,300	$514,500	$809,800			8.19%
2023 Value	$429,500	$380,500	$810,000	$884,200	92.3%	7.59%
$ Change	+$134,200	-$134,000	+$200			
% Change	+45.4%	-26.0%	+0.0%			

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 7.59% is an improvement from the previous COD of 8.19%. The lower the COD, the more uniform are the predicted assessed values. Refer to the table on page 3 of this report for more detail surrounding COD thresholds. Area 48 is a more heterogenous 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	$328,600	$497,400	$826,000
2023 Value	$483,000	$332,900	$815,900
$ Change	+$154,400	-$164,500	-$10,100
% Change	+47.0%	-33.1%	-1.2%

Number of one to three unit residences in the population: 5,909

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 048 – North Central West Seattle, 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 048 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. 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 total value.

Since the last physical inspection in 2017, the demand for land has substantially increased in this area. In late 2019, a portion of Neighborhood Residential (NR*) Single Family zoned parcels were rezoned to Neighborhood Residential Small Lot (RSL*) or Low Rise Multi-family (LR*) zoning, by the city of Seattle. 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 single-family residential zoning. Most of the parcels in Area 48 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.

Area 048 Physical Inspection Ratio Study Report

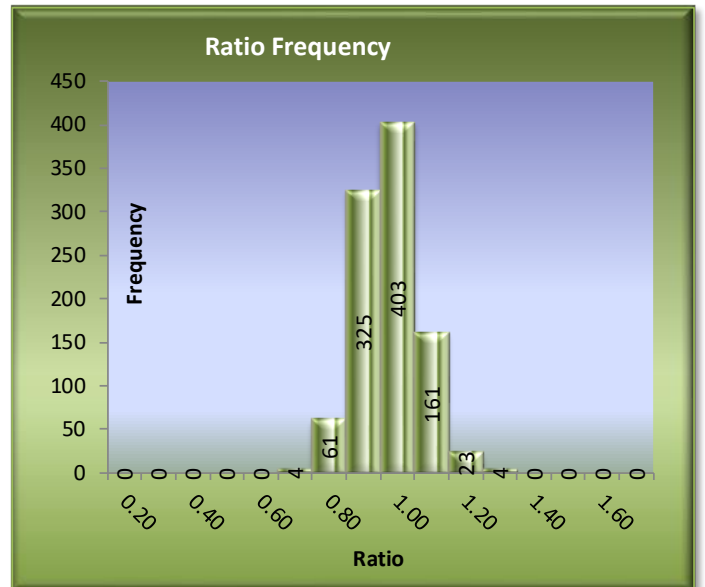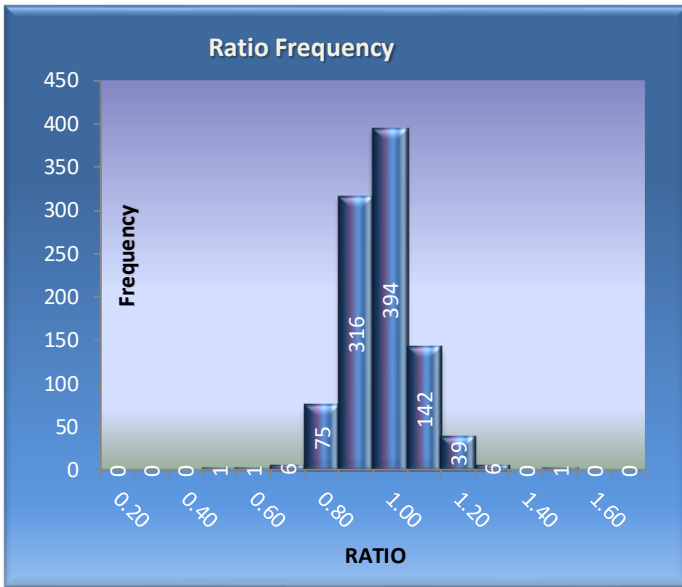## PRE-REVALUE RATIO ANALYSIS

Pre-revalue ratio analysis compares time-adjusted sales from 2020 through 2022 in relation to the previous assessed value as of 1/1/2023.

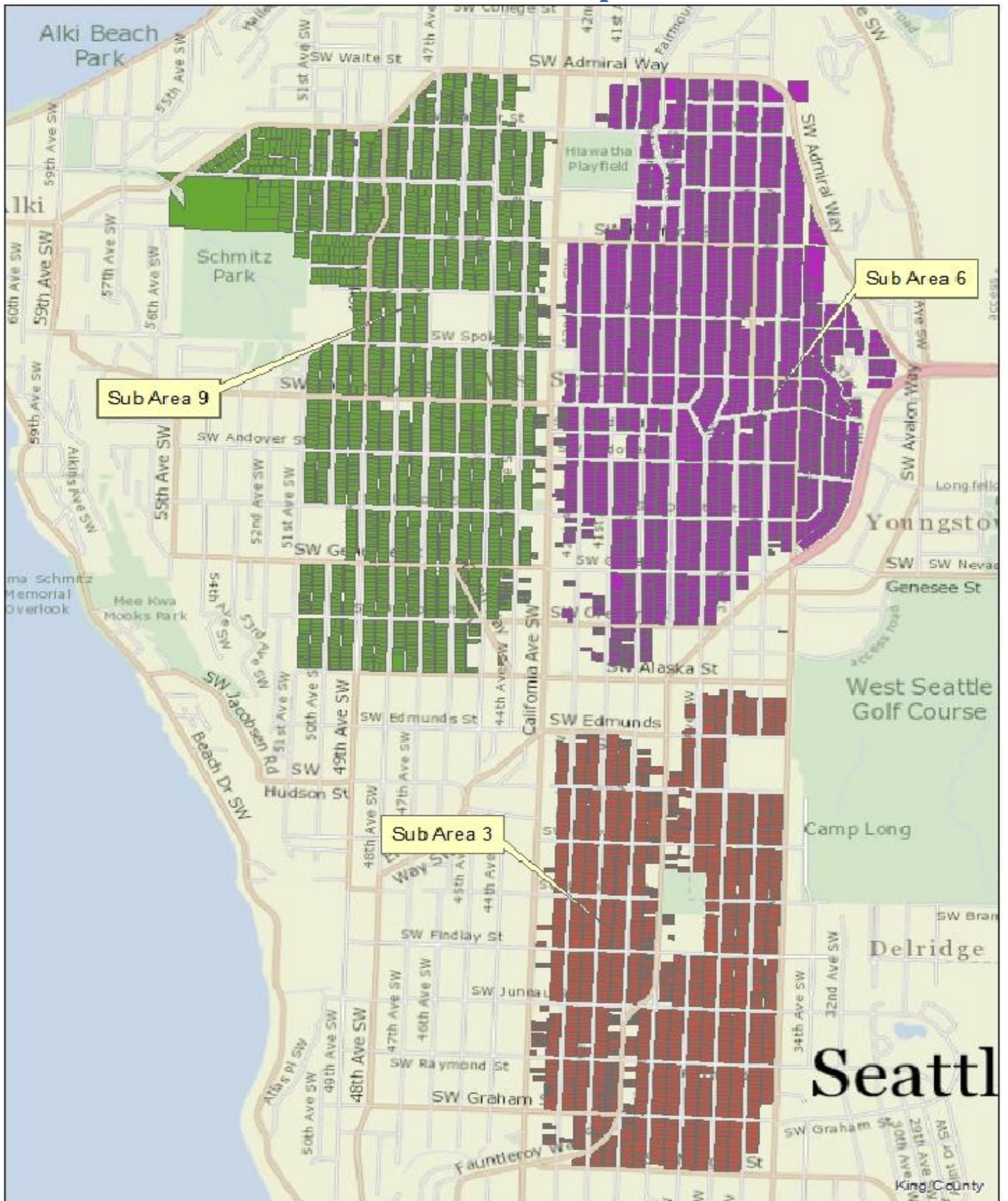| PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	981
Mean Assessed Value	809,800
Mean Adj. Sales Price	884,200
Standard Deviation AV	237,183
Standard Deviation SP	274,196
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.923
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.474
Highest ratio:	1.432
Coefficient of Dispersion	8.19%
Standard Deviation	0.100
Coefficient of Variation	10.77%
Price Related Differential (PRD)	1.009
Price Related Bias (PRB)	-2.68%

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.

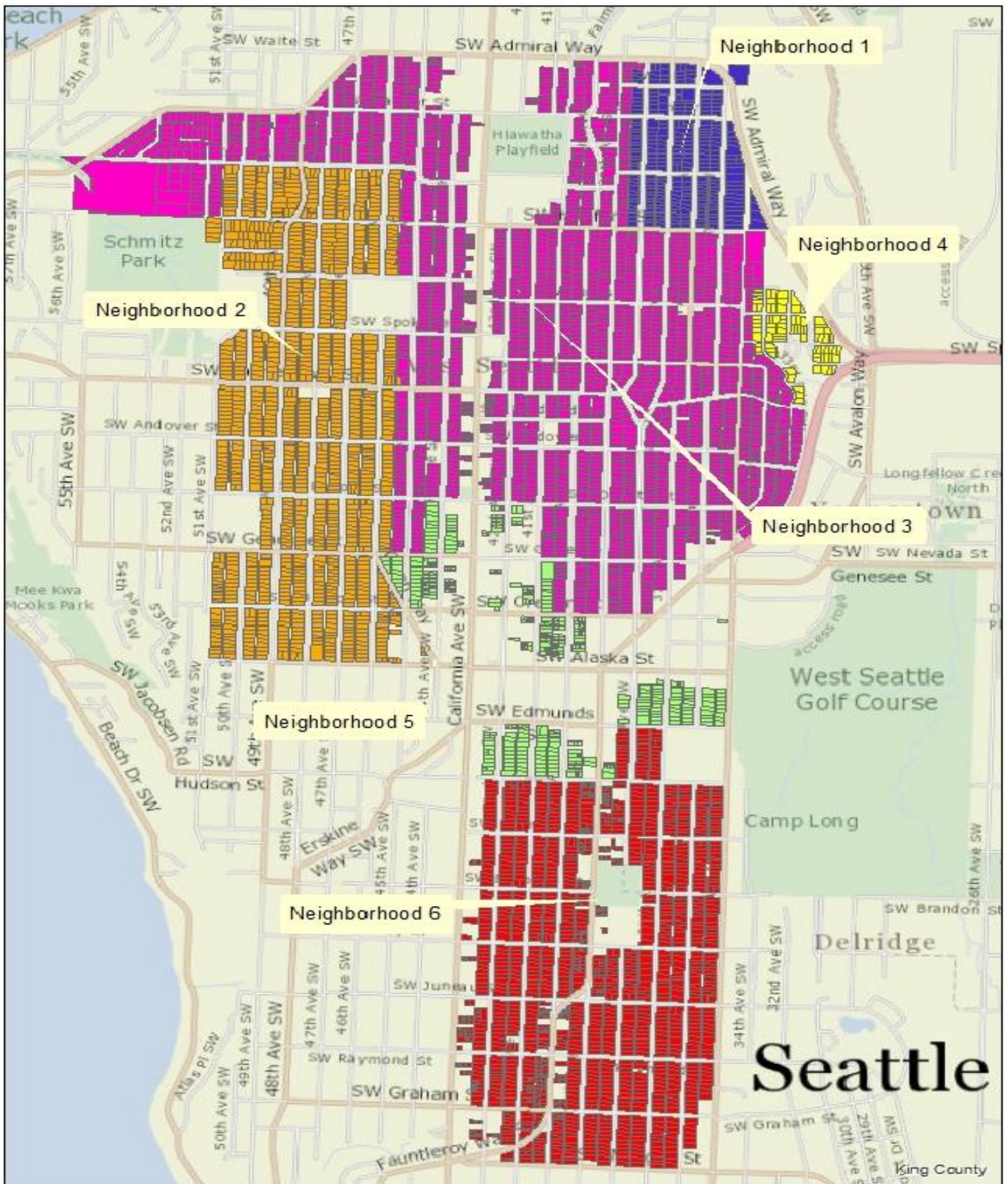| POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	981
Mean Assessed Value	810,000
Mean Sales Price	884,200
Standard Deviation AV	224,228
Standard Deviation SP	274,196
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.923
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.652
Highest ratio:	1.254
Coefficient of Dispersion	7.59%
Standard Deviation	0.089
Coefficient of Variation	9.62%
Price Related Differential (PRD)	1.011
Price Related Bias (PRB)	-5.31%

Ratio Frequency (Pre-revalue)

Ratio Frequency (Post-revalue)

King County

Department of Assessments

Neighborhood Map

Area Information

Name or Designation

Area 048 – North Central West Seattle

Boundaries

The neighborhood boundaries are irregular. The Northern boundary is SW Admiral Way. The eastern boundary is SW Admiral Way and 35th Ave SW. The southern boundary is SW Morgan St. The Western boundary begins at SW Morgan St. heading north along California Ave SW to SW Alaska St. then follows SW Alaska St. west to 51st Ave SW.

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.

Area Description

Area 48, North Central West Seattle, includes much of the interior core of the north end of West Seattle and excludes the waterfront and most of the perimeter hillsides. The area has good access to downtown Seattle, Highway 99, and I-5 via the West Seattle Bridge. In addition, it has its own business and commercial centers, including the West Seattle Junction, and the Morgan Street Junction. The West Seattle Junction runs through the core of Area 48 and has a number of restaurants, boutique shops, groceries, local pubs, a historic movie house, as well as other retail stores.

West Seattle offers many attractions which include the West Seattle Golf Course, Schmitz Park, and proximity to Alki waterfront parks, beaches, recreation, and dining opportunities.

This area is typically heterogeneous in nature with the housing being a mixture of single-family residences, multi-family duplex and triplex residences, townhouses, condominiums, and apartments. This area continues to be attractive to new buyers due to its close proximity to the City of Seattle, and to shopping and recreational opportunities. It offers older housing stock along with new construction which are now typically townhouses. The increasing demand for housing in this area is resulting in the redevelopment of lots with higher-density zoning. The older improvements on these lots are being removed and the lots are being segregated for multiple townhouse construction.

More than 98% of the parcels are improved. It is an established urban neighborhood with mostly single-family houses. The housing stock consists of 84% Single-family residences, 2% multi-family duplex and triplex residences, and 13% Townhouse units.

Single-Family residences: Grades range from 4 to 12. The vast majority are grade 7 quality. Approximately 75% of all single-family houses were built prior to 1960.

Townhouses are typically grade 8 quality and the majority of them were built from early 2000 to current. Most are attached units but there are also stand-alone structures.

Of the improved parcels approximately 83% of the zoning is NR2 / NR3/ RSL (single-family). The majority are NR3. 16% of the parcels are LR1*, LR2*, or LR3* (multi-family) zoning, and 1% is commercially zoned (NC1*, NC2*, NC2P*, NC3*). The non-single-family zoned parcels are primarily located along Fauntleroy Ave SW and California Ave SW. The commercially zoned parcels are heavily

influenced by their zoning and surrounding commercial activity, special attention and consideration should be given on a parcel basis for its potential for commercial use.

Area 48 contains 6,005 parcels of which less than 2% are vacant or have only an accessory structure on site.

Location, views (Primary: City of Seattle and Puget Sound; Secondary: Territorial and Cascade & Olympic Mountains), zoning, topography, lot size, and traffic are primary influences on land values. Although this area includes some topography at the northeastern boundary, it is mostly flat to moderately sloped.

Area 48 is divided into three Sub Areas:

Sub Area 3 is located in the south region of Area 48 with the West Seattle Junction being its northern boundary. It includes all of neighborhood 6 and a small portion of neighborhood 5. This sub-area has the highest concentration of townhouses.

Sub Area 6 is north of Sub Area 3 and has California Ave SW as its western boundary. It includes neighborhood 1, neighborhood 4, a majority of neighborhood 3, and a portion of neighborhood 5. It has the greatest number of parcels. This location provides easterly views of the city of Seattle and Elliot Bay.

Sub Area 9 is located in the west of California Ave SW. It includes all of neighborhood 2, the remainder of neighborhood 3, and a portion of neighborhood 5. This sub-area borders Schmitz Park and many parcels enjoy westerly views of the Puget Sound and the Olympic Mountains.

Based primarily on location and building grade, 6 neighborhoods have been identified within Area 48. 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.

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.

Area 48 contains 6,005 parcels of which less than 2% are vacant. Location, views, zoning, topography, lot size, and traffic are primary influences on land values. Area 48 had 33 vacant land sales available for analysis in the last three years. Of these, 5 were true vacant sales, and all but 1 was Single-family zoned. The Sales Comparison approach was utilized to determine land values which were supplemented by the analysis of allocated land values from improved properties. Tear-down sales were also analyzed as supporting evidence; this is the primary source for new construction sites in the area. There were 28 tear-down sales (18 Single-Family zoned and 10 multi-Family zoned).

This area has a wide diversity of zoning. The predominant zoning is single-family residential (NR2, NR3, & RSL*). There are also Low Rise Multi-family designations which allow higher density development (LR1*, LR2*, LR3*). It has been the trend for the last several years for parcels in this type of zoning to be segregated to allow for townhouse development. While these designations allow for different site sizes per unit it was discovered during the analysis of the sales that actual development differed from what the zoning states. Due to different caveats in the zoning code, some sites were developed to a higher density, and some were not. There did not seem to be a distinction between sale prices of the differing multi-family zoning designations.

Residential Commercial zoning codes consist of NC1*, NC2*, NC2P*, and NC3*; there are only 85 of these parcels with 83% of those developed as townhouse plats.

Single-Family Zoning

Land value was determined from available data of vacant and tear-down sales together with adjustments for neighborhood influences. Neighborhood adjustments were determined by examining land sales and were supplemented by the analysis of allocated land values from improved properties. Adjustments for land characteristics such as views and traffic were made in a similar manner.

Actual lot square footage was rounded down to the next Land Schedule grouping. Thus, a 5,200 SF lot would go to the 5,000 SF level on the table. Atypical lots, parcels smaller than 1,000 SF, and lots larger than the enclosed table were valued per appraiser's judgment.

A typical Single-Family (NR2, NR3, RSL*) zoned, non-view 5,000 square-foot lot has a base land value of $464,000 to $567,000 based on neighborhood location.

Multi-Family/Commercial Zoning (Excluding Townhouse Plats)

A separate analysis was done for land other than single-family zoning. Though typically townhouse parcels, this analysis included LR1*, LR2*, LR3*, and various commercial-zoned properties where the highest and best use has been determined to be a residential use. This analysis resulted in a land table based upon square footage as well as the number of buildable sites available from the original lot. Adjustments for neighborhood, views, traffic, etc. were done in the same manner as single-family zoned properties.

The actual lot square footage was rounded down to the next land schedule grouping. Thus, a 4,200 square foot, Multi-Family/ Residential Commercial zoned lot would go to the 4,000 square foot level on the land table.

A typical Multi-Family (LR1*, LR2*, LR3, NC1*, NC2*, NC2P*, and NC3*) zoned, non-view 5,000 square foot lot has a base land value of $566,000 to $629,000 based on neighborhood location.

Townhouse Plats

A separate analysis was done for townhouse-improved properties. Although the lots varied in size no adjustments were made for size as the larger lots typically had parking pads or ingress/ egress paths or driveways. Adjustments for views and traffic considerations, etc. were done in the same manner as single-family zoned properties. No adjustment was made for the neighborhood for Townhouse parcels. A typical non-view, Townhouse parcel has a base land value of $263,000.

In 2019 the City of Seattle increased the zoning density limit or "up-zoned" many single-family and multi-family zoned parcels in Area 48. 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.

It is too early to determine what impact the new zoning regulations will have on property values. However, when affordable housing is 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

All parcels were coded for topography based upon GIS analysis of King County topography contours overlay and city of Seattle overlays. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Topography issues can cause a reduction in values by either reducing the site's utility or by significantly increasing the costs to develop the parcel into a building site. Those parcels in which topography has a negative impact on values were adjusted from -5% to -95% or an effective lot size was considered for loss of utility (based on sales and appraiser judgment).

Land Model

Model Development, Description and Conclusions

Thirty-three vacant land sales from Area 48 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, 6 neighborhoods have been identified within Area 48. 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 coding. This coding is for the parcel's position within the plat as an end unit, middle unit, or stand-alone unit, and will be described in more detail in the land value model calibration portion.

Neighborhood 1 is an older established neighborhood with exclusively single-family zoning. It is located in the northeast portion of Area 48. This location provides many homes with views of downtown Seattle and Elliot Bay. A majority of the homes were built prior to 1930. This neighborhood also has some of the highest grades for the area, but the majority of the homes are grade 7's and 8's. The average time-adjusted sales price of improved parcels in this neighborhood is $1,154,000.

Neighborhood 2 is located on the west side of Area 48 and includes Schmitz Park. Homes are typically grade 7 and are one-story with basement designs. The majority of the homes were built between 1940 and 1960. There is not much topography or views in this neighborhood. This zoning is predominantly single-family. The average time-adjusted sales price of improved parcels in this neighborhood is $908,000.

Neighborhood 3 is the largest neighborhood and includes the northern and eastern portion of Area 48 excluding neighborhoods 1 and 4. The homes are typically grade 7's and 8's with a majority built prior to 1950. Homes along the northern and western portions may have views of the City of Seattle, Elliot Bay, and the Cascade Mountain Range. Approximately 6% of the parcels are townhouses. There are local businesses and commercial areas located along California Ave SW. The average time-adjusted sales price of improved parcels in this neighborhood is $944,000.

Neighborhood 4 is located on the eastern tip of neighborhood 3. This small neighborhood is characterized by narrower streets, no sidewalks, and topography challenges. A majority of homes enjoy views of the Cascade Mountains and surrounding territory. There is a wide mix of housing with grades ranging from grade 5 to grade 10. Approximately 12% of the parcels are undeveloped. A majority of the parcels are coded with topography. The average time-adjusted sales price of improved parcels in this neighborhood is $1,076,000.

Neighborhood 5 is located around the West Seattle Junction. This diverse neighborhood has the greatest percentage of parcels with non-single-family zoning. This neighborhood has good access to

dining, shopping, and entertainment. Townhouses account for 53% of the improved parcels. Townhouse parcels are typically grade 8 and were built after 2000. Non-townhouse parcels were mostly built between 1900 and 1930 with the predominant improvement grade being 7. The average time-adjusted sales price of non-townhouse parcels is $917,000 while townhouse parcels are $701,000.

Neighborhood 6 is located the furthest south in Area 48. Approximately 24% of the improved properties are townhouses. A majority of the homes are grade 7's and were built before 1950. The age, grade, and size of homes, along with the southern location, makes this the most affordable neighborhood in Area 48. The average time-adjusted sales price of non-townhouse parcels is $897,000 while townhouse parcels are $703,000.

Land Value Model Calibration

Single Family Land Schedule	
Lot Size	Value
1	$1,000
500	$70,000
1,000	$140,000
1,500	$207,000
2,000	$275,000
2,500	$306,000
3,000	$363,000
3,500	$411,000
4,000	$453,000
4,500	$489,000
5,000	$516,000
5,500	$544,000
6,000	$571,000
6,500	$599,000
7,000	$626,000
7,500	$653,000
8,000	$670,000
8,500	$689,000
9,000	$707,000
9,500	$724,000
10,000	$740,000
11,000	$770,000
12,000	$798,000
13,000	$823,000
14,000	$846,000
15,000	$868,000
16,000	$888,000
17,000	$907,000
18,000	$925,000
19,000	$942,000
20,000	$958,000
21,000	$973,000
22,000	$988,000
23,000	$1,002,000
24,000	$1,015,000
25,000	$1,028,000
26,000	$1,040,000
27,000	$1,052,000

Multi-Family/Commercial Land Schedule	
Lot Size	Value
1	$1,000
500	$107,000
1,000	$154,000
1,500	$220,000
2,000	$275,000
2,500	$317,000
3,000	$372,000
3,500	$423,000
4,000	$470,000
4,500	$549,000
5,000	$629,000
5,500	$709,000
6,000	$789,000
6,500	$868,000
7,000	$948,000
7,500	$1,015,000
8,000	$1,077,000
8,500	$1,136,000
9,000	$1,192,000

Neighborhood	Adjustment
1	110% of BLV
2	95% of BLV
3	100% of BLV
4	90% of BLV
5	100% of BLV
6	90% of BLV

*The Nghb adjustment is to be applied to both Single Family & Multi-Family/Commercial zoned parcels.

Townhouse Plat

(no neighborhood adjustment to be applied)

$263,000

*Townhouse location is indicated by the digit of the Nghb (0=middle unit, 2=end unit, 3=stand alone unit). Ex: 100 indicates a middle unit, 102 indicates an end unit, 103 indicates a stand alone unit.

Land values are not interpolated between square foot lot sizes.

Land Value Model Calibration... Continued

Mountain (Cascades & Olympics)	Adjustment
Average	105%
Good	110%
Excellent	115%
Territorial	
Average	105%
Good	110%
Excellent	115%
Sm Lk/Rvr/Crk	
Average	105%
Good	110%
Excellent	115%
Seattle Skyline	
Average	120%
Good	135%
Excellent	170%
Puget Sound	
Fair	115%
Average	125%
Good	140%
Excellent	160%
*Primary views are not cumulative. If there are multiple views only the highest adjustment is applied.	

Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-20%
Walk In	-10%
Private	100%
Public	100%
Traffic	
Moderate	-5%
High	-10%
Extreme	-15%
Unbuildable	
Yes	-90%
Restrictive Size/Shape	
Yes	-20%
Other Problems	
Yes	-5% to -95%
Other Nuisance	
Yes	-5% to -95%
Topography	
Yes	-5% to -95%
Water Problems	
Yes	-10%
Easement	
Yes	-5%
Stream	
Yes	-10%
Landslide	
Yes	-10%
Steep Slope (if no topo adj noted)	
Yes	-10%
Wetland Designation	
Case by Case Per Appraiser Judgement	

*Negative Adjustments are cumulative except unbuildable which is to be applied after net positve & negative adjustment.

Land Value Model Calibration... Continued

Land Value Calculation Example 1 (Single Family Zoning)

Zoning: NR3
Lot Size: 9000
Neighborhood: 1
Townhouse: N
Traffic: None
Topography: Y; effective lot size=5000
View: Fair PS, Good Seattle, Excellent Territorial & Cascades

Calculation

Land w/ NBHD Adj	$516,000*1.1=$567,000
Total Negative Adj	0%
Total Positive Adj	+35%
Net Adj	+35%
New BLV=	$567,000*1.35=$765,000

Land Value Calculation Example 2 (Multi-Family Zoning)

Zoning: LR1
Lot Size: 6340
Neighborhood: 6
Townhouse: N
Traffic: High
Topography: None
View: None

Calculation

Land w/ NBHD Adj	$789,000*.90=$710,000
Total Negative Adj	-10%
Total Positive Adj	+0%
Net Adj	-10%
New BLV=	$710,000*.90=$639,000

Land Value Calculation Example 3 (Townhouse Plat)

Zoning: LR2*
Lot Size: 3279
Neighborhood: 602
Townhouse: Y
Traffic: Moderate
Topography: None
View: None

Calculation

Land w/ NBHD Adj	$263,000
Total Negative Adj	-5%
Total Positive Adj	+0%
Net Adj	-5%
New BLV=	$263,000*.95=$249,000

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. All sales were verified, if possible, by calling either the purchaser or seller, inquiring in the field, or calling the real estate agent. 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, such as first-floor area, second-floor area, total basement area, and number of bathrooms. 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 from 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 1970's. 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. A multiplicative model was developed for this area using market sales data adjusted to 1/1/2023. The model is cost based.

The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market values from sales and property characteristics. The valuation model incorporates characteristics that influence property values in the area. These characteristics include location, replacement cost, age, grade, and condition. A list of variables for this model and their definitions is included below. The complete model equation and exception parcel parameters are also included in the section below.

Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports, and statistical diagnostics were analyzed to determine which specific variables would be included in the final valuation model.

981 sales from 1/2020 to 1/2023 were used to value a majority of the improved 1-3-unit parcels in Area 48. The sales sample represented the population well for most characteristics. Data used in the valuation models reflects the property characteristics at the time of the sale. There may be some

properties where the current data is different than the sales data due to the property being remodeled or changed in some manner and those properties were not included in this analysis.

There were some cases where the valuation model was not applicable. Those tended to be where the population was not adequately represented by the sales samples. Some examples of this are where the grade of the house is less than grade 5 quality, multiple buildings, and condition lower than average. Other valuation tools such as cost and cost less depreciation were available to aid in selecting a value for these types of properties or a factor of cost or cost less depreciation. Properties with more than one living unit were generally valued at EMV. Properties with more than one detached improvement were typically valued at EMV for primary unit and cost or cost less depreciation (RCN or RCNLD) for the additional units. In all cases, appraiser judgment was used in selecting the value for each parcel and when EMV was not used a note was left in Real Property describing the valuation method.

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
AgeC_NonTH	Age or Renovated Age of Improvement; Non Townhouse
BaseLandC	2023 Base Land Value
ComboCost_NonTH	Building Cost New + Accy Cost less depreciation; Non Townhouse
ConditionC	Condition
CvdPkgYN	Covered Parking
Grade10orGreater_YN	Grade 10/ Grade 11/ Grade 12
Grade8YN	Grade 8
Grade9YN	Grade 9
GradeLessThan7YN	Grade 6/ Grade 5
HvyTrafYN	Traffic>0
Nghb2YN_NonTH	Neighborhood 2; Non Townhouse
Nghb3YN_TH	Neighborhood 3; Townhouse
Nghb4YN_NonTH	Neighborhood 4; Non Townhouse
OldAgeGreaterThanGrade5YN	Year Built<1930; Grade>5; Condition>Fair; Neighborhood=1,3,or 5; Non Townhouse
TH_YN	Present Use=Townhouse
TotalRcnldC_TH	Total RCNLD; Townhouse
TotLivC	Total Finished Living Area

Multiplicative Model

(1-0.075) * EXP(3.99041368736918 - 0.107889233759663 * AgeC_NonTH + 0.175066098721132 * BaseLandC + 0.234052224957623 * ComboCost_NonTH + 0.26948475738312 * ConditionC + 0.012187636477118 * CvdPkgYN + 0.0932979844951862 * Grade10orGreater_YN + 0.0249065044639315 * Grade8YN + 0.0627669830953906 * Grade9YN - 0.0121842387773838 * GradeLessThan7YN - 0.0147118266301971 * HvyTrafYN + 0.0104881340399549 * Nghb2YN_NonTH + 0.0264081329395469 * Nghb3YN_TH - 0.036993850486671 * Nghb4YN_NonTH + 0.0335107123999177 * OldAgeGreaterThanGrade5YN - 0.326314143708383 * TH_YN + 0.275116639198036 * TotalRcnldC_TH + 0.163943841345341 * 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:

- Buildings with grade less than 5
- Buildings with poor condition
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 400 square feet
- Buildings with Net Condition or Percent Complete

Supplemental Models and Exceptions

Variable	Supplemental
Accessory Improvement Only	RCNLD (Reconstruction Cost New Less Depreciation
Grade 4	RCNLD or $1,000
Poor Condition	RCNLD or $1,000
Fair Condition	Total EMV * .90
Multiple Imps	Land + (Imp 1 EMV + Imp 2 RCNLD)
Net Condition > 0	Land + (Imp EMV * % Net Condition); If 50% Net Condition or less: RCNLD (RCNLD calculates the %)
Pct Complete > 0	Imp EMV * % complete; Imp Count>1 then (Imp 1 EMV * %) + (Imp 2 RCNLD)
EMV < Baseland	Imp value $1,000 - $10,000 or RCNLD

Appraiser judgment prevails.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2023
Date of Appraisal Report: September 5, 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.

- Jennifer Lizotte – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection, and report writing.
- Larry Swegle – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- David Ek – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- Megan Persian – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, and total valuation.
- Amenia Trotter – Appraiser I: Sales verification, appraisal analysis, land appraisal, and physical inspection.

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 or improvement values of $10,000 or less posted for the 2022 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 the highest and best use of the overwhelming majority of the appraised parcels is single-family residential. Any other opinion of 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.

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.

Physical Inspection Process... Continued

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 plat), 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 048 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 the 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 **Error! Reference source not found.** is:

(0.872530469751064-0.000392179823613473*(((SaleDate>=44119)*(SaleDate<=44696))*SaleDate+(SaleDate<44119)*44119+(SaleDate>44696)*44696-44927)+0.000484855007037057*((SaleDate>=44696)*SaleDate+(SaleDate<44696)*44696-44927))/(0.872530469751064-0.000392179823613473*(-231))

For example, a sale of $600,000 which occurred on October 1, 2020 would be adjusted by the time trend factor of 1.119, resulting in an adjusted value of $$671,000 ($600,000 * 1.119=$$671,400) – truncated to the nearest $1000.

Area 048 Market Value Changes Over Time

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2020	1.119	11.9%
2/1/2020	1.119	11.9%
3/1/2020	1.119	11.9%
4/1/2020	1.119	11.9%
5/1/2020	1.119	11.9%
6/1/2020	1.119	11.9%
7/1/2020	1.119	11.9%
8/1/2020	1.119	11.9%
9/1/2020	1.119	11.9%
10/1/2020	1.119	11.9%
11/1/2020	1.112	11.2%
12/1/2020	1.100	10.0%
1/1/2021	1.087	8.7%
2/1/2021	1.074	7.4%
3/1/2021	1.063	6.3%
4/1/2021	1.050	5.0%
5/1/2021	1.038	3.8%
6/1/2021	1.025	2.5%
7/1/2021	1.013	1.3%
8/1/2021	1.001	0.1%
9/1/2021	0.988	-1.2%
10/1/2021	0.976	-2.4%
11/1/2021	0.963	-3.7%
12/1/2021	0.951	-4.9%
1/1/2022	0.938	-6.2%
2/1/2022	0.926	-7.4%
3/1/2022	0.914	-8.6%
4/1/2022	0.902	-9.8%
5/1/2022	0.889	-11.1%
6/1/2022	0.892	-10.8%
7/1/2022	0.907	-9.3%
8/1/2022	0.923	-7.7%
9/1/2022	0.939	-6.1%
10/1/2022	0.954	-4.6%
11/1/2022	0.969	-3.1%
12/1/2022	0.984	-1.6%
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	26	2.65%
1910-1919	116	11.82%
1920-1929	119	12.13%
1930-1939	26	2.65%
1940-1949	136	13.86%
1950-1959	101	10.30%
1960-1969	17	1.73%
1970-1979	11	1.12%
1980-1989	20	2.04%
1990-1999	24	2.45%
2000-2009	135	13.76%
2010-2019	162	16.51%
2020-2022	88	8.97%
	981	

Population

Year Built/Ren	Frequency	% Population
1900-1909	206	3.49%
1910-1919	892	15.10%
1920-1929	915	15.48%
1930-1939	230	3.89%
1940-1949	955	16.16%
1950-1959	743	12.57%
1960-1969	155	2.62%
1970-1979	103	1.74%
1980-1989	148	2.50%
1990-1999	228	3.86%
2000-2009	627	10.61%
2010-2019	541	9.16%
2020-2022	166	2.81%
	5,909	
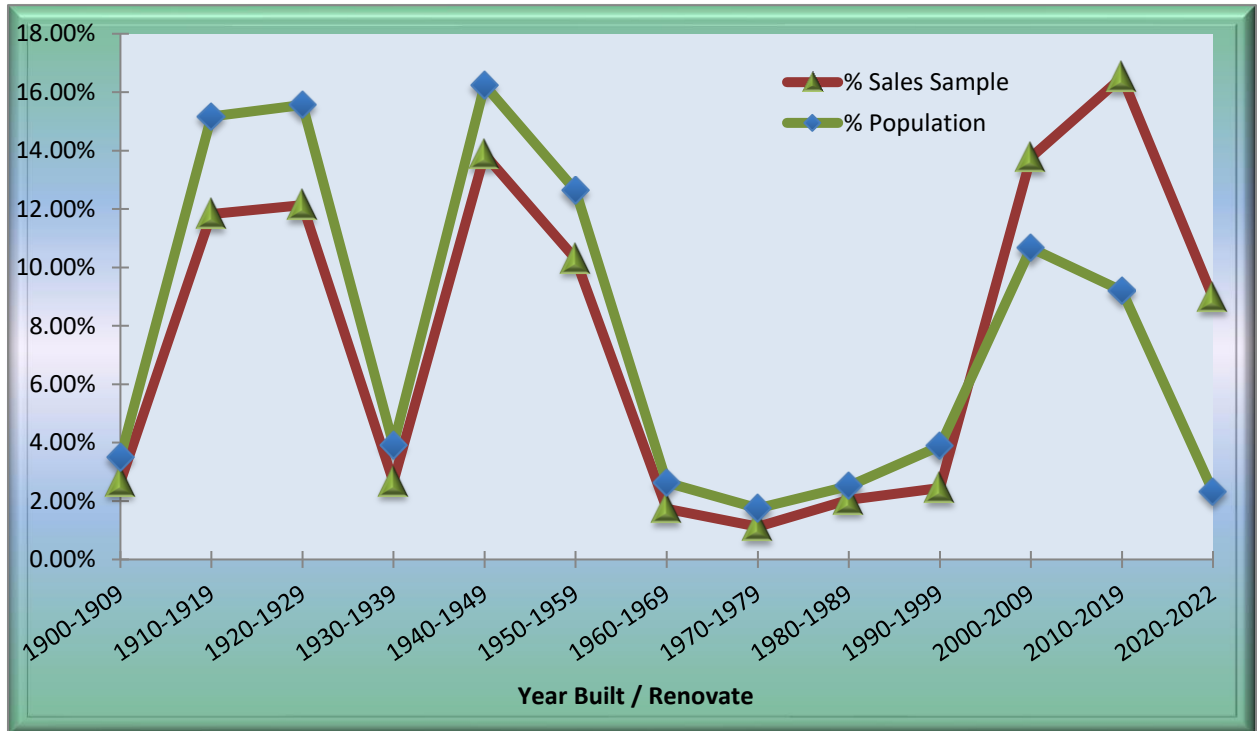
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.
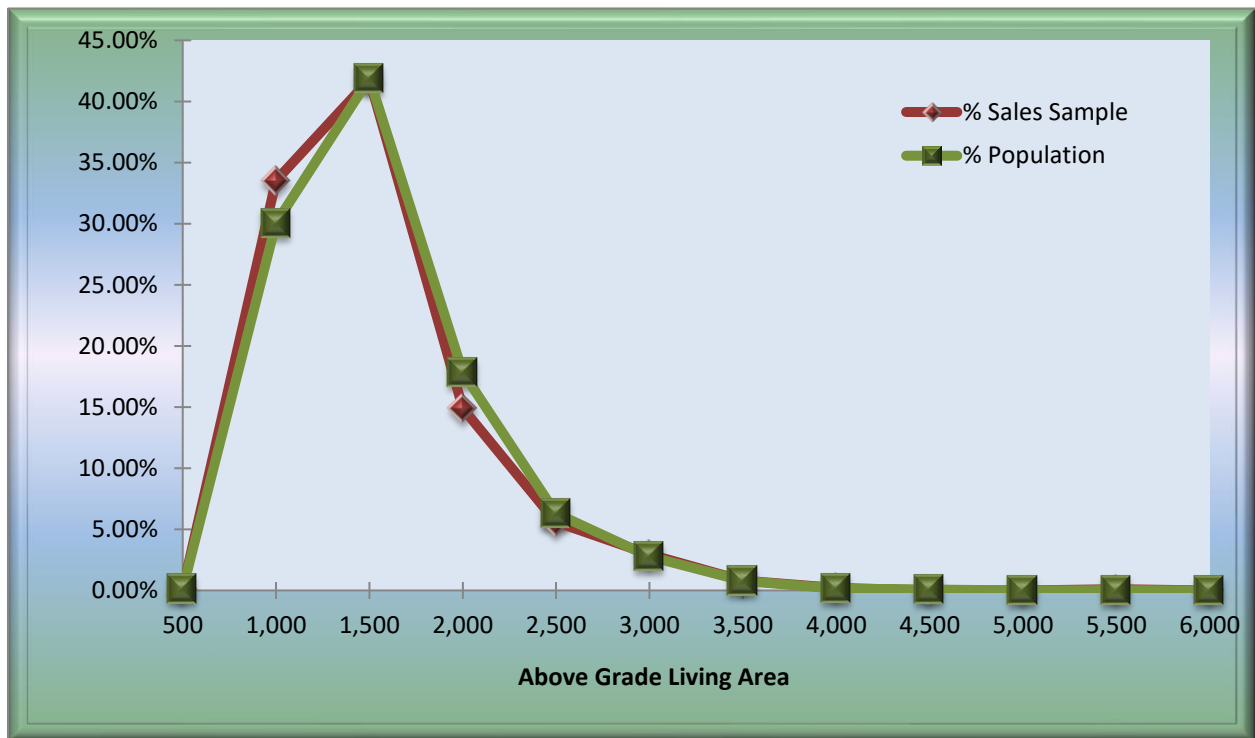
Sales Sample Representation of Population

Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	1	0.10%
1,000	329	33.54%
1,500	410	41.79%
2,000	146	14.88%
2,500	55	5.61%
3,000	29	2.96%
3,500	8	0.82%
4,000	2	0.20%
4,500	0	0.00%
5,000	0	0.00%
5,500	1	0.10%
6,000	0	0.00%
	981	

Population

AGLA	Frequency	% Population
500	8	0.14%
1,000	1,776	30.06%
1,500	2,475	41.89%
2,000	1,053	17.82%
2,500	373	6.31%
3,000	164	2.78%
3,500	46	0.78%
4,000	9	0.15%
4,500	4	0.07%
5,000	0	0.00%
5,500	1	0.02%
6,000	0	0.00%
	5,909	

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.
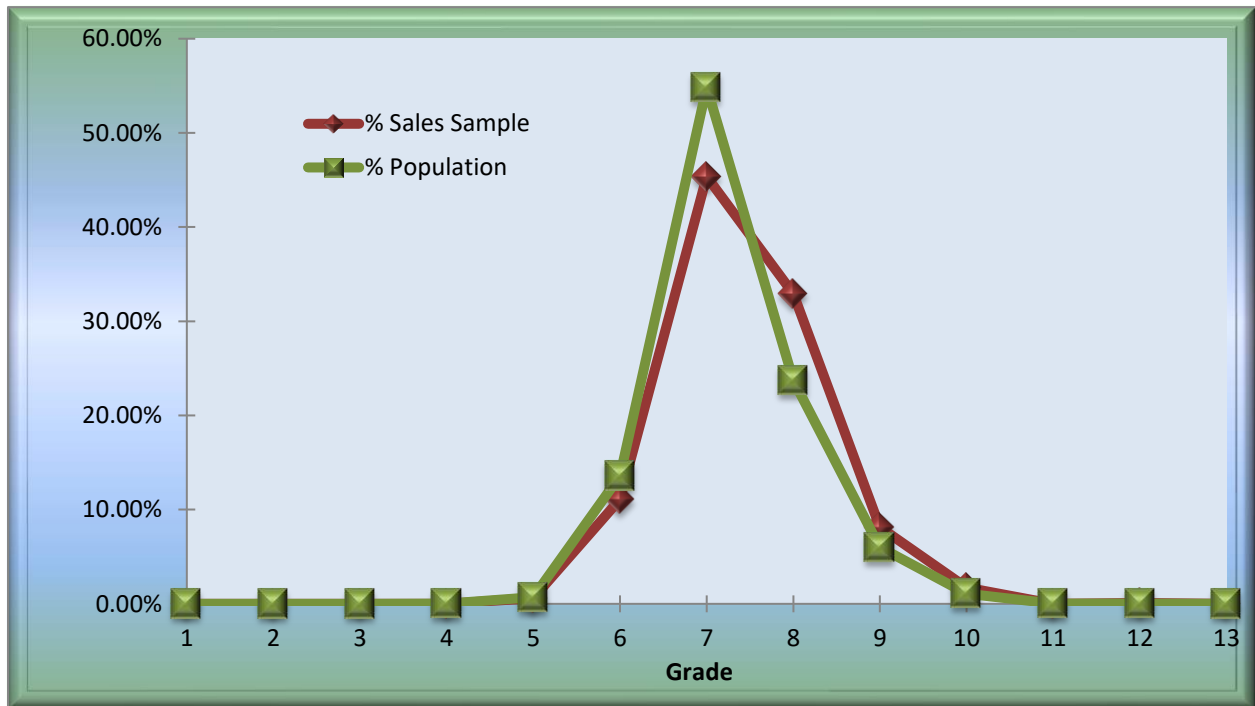
Sales Sample Representation of Population

Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.61%
6	109	11.11%
7	445	45.36%
8	323	32.93%
9	80	8.15%
10	17	1.73%
11	0	0.00%
12	1	0.10%
13	0	0.00%
	981	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	42	0.71%
6	802	13.57%
7	3,242	54.87%
8	1,401	23.71%
9	354	5.99%
10	64	1.08%
11	1	0.02%
12	1	0.02%
13	0	0.00%
	5,909	

The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate 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 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 92.3% .

Application of these recommended values for the 2023 assessment year (taxes payable in 2024) results in an average total change from the 2022 assessments of -1.2%. This decrease 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 8.19% to 7.59%.

The Appraisal Team recommends the 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.

Grade 5/ Year Built 1937/ TLA 580

Grade 6/ Year Built 1919/ TLA 620

Grade 7/ Year Built 1952/ TLA 1350

Grade 7/ Townhouse/ Year Built 2002/ TLA 1590

Grade 8/ Year Built 2008 / TLA 3410

Grade 8 / Townhouse/Year Built 2019/ TLA 1260

Grade 9/ Year Built 2022/ TLA 3000

Grade 9/ Townhouse/Year Built 2019/ TLA 1860

Grade 10/ Year Built 2009/ TLA 3220

Grade 10/ Townhouse/Year Built 2017/ TLA 1720

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.*

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- 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:
  - Larry Swegle, David Ek, Megan Persian, Amenia Trotter
  - Data Collection
  - Sales Verification
  - Appeals Response Preparation / Review
  - Appeal Hearing Attendance
  - 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:
  - Jennifer Lizotte
  - 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

Jennifer Lizotte   9/5/2023

Appraiser II   Date

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
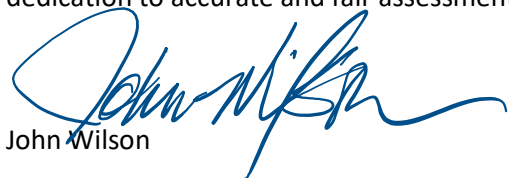**Email: assessor.info@kingcounty.gov**

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