Major Warehouses

Area 500

Commercial Revalue for 2026 Assessment Roll

80 Fifth Ave, Milton, WA

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Assessor

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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 with 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. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an 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 that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you 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 727,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

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

RCW 84.40.025 - Access to property

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How Are Commercial Properties Valued?

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

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

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

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

Requirements of State Law

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

Appraisal Area Reports

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

Executive Summary Report

Appraisal Date 1/1/2026 – 2026 Assessment Year – 2027 Tax Roll Year
Specialty Name: Warehouses (100,000 net square feet or larger,) Specialty Area 500
Sales - Improved Summary:
Number of Sales: 18
Number of Sales included in the ratio: 15
Range of Sale Dates: 1/1/2023 – 12/31/2025

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2025 Value	$39,211,100	$38,642,400	101.5%	10.46%	13.38%	1.03
2026 Value	$37,919,800	$38,642,400	98.1%	9.68%	12.66%	1.02
Change	$ 1,291,300		-3.4%	-0.78%	-0.72%	-1.00%
% Change	-3.3%		-3.34%	-7.46%	-5.38%	-0.97%

***COD is a measure of uniformity, the lower the number, the better the uniformity.**

Sales used in analysis: All improved sales that were verified as good sales that did not have characteristic changes, such as change of use, major renovations or repairs, between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are properties that sold as a portion of bulk portfolio sales covering multiple geographic areas/neighborhoods; partial interest; leasehold interest; or have been segregated or merged since being purchased.

Total Population – Average Improved Parcel Summary Data

TOTAL POPULATION SUMMARY DATA			
	Land	Improvement	Total
2025 Value	$4,362,332,360	$10,040,833,940	$14,403,166,300
2026 Value	$4,387,361,360	$9,511,219,640	$13,898,581,000
% Change	0.57%	-5.27%	-3.50%

Number of Parcels in the Ratio Study Population: 342, which includes improved and associated vacant parcels.

Conclusion and Recommendation

The values presented improve uniformity and equity; therefore, it is recommended they should be posted for the 2026 Assessment Year.

Identification of the Area

Name or Designation:

Specialty Area 500 – Warehouse Properties (over 100,000 net square feet)
Area 500 Neighborhoods

- **500-25** Renton, Tukwila, North Bend, Des Moines and Preston
- **500-35** Auburn, Algona, Enumclaw
- **500-45** Kent Valley, Des Moines
- **500-60** Seattle-south of Safeco Field
- **500-85** Eastside of the county (East of Lake Washington)

Maps

A general map of Area 500 neighborhoods is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center or the assessor's website.

Warehouse Specialty Description

From a broad perspective, the industrial real estate sector historically has been defined by warehouse, manufacturing, and R&D (research and development) properties. Specialty 500 encompasses the classification of properties that broadly fall under the label of "warehouse," including storage, distribution, and transit buildings, and, in some cases, light industrial facilities with a building area of at least 100,000 net rentable square feet. In general, these warehouse sub-classifications have commonalities from the standpoint of shared uses and many underlying physical building and spatial attributes.

Storage warehouses are utilitarian facilities that provide a proper environment for storing goods and materials that require protection from the elements. The majority of the buildings are used for storage, with office space occupying generally between 3% and 12% of the total building area.

Warehouses can range from a general-purpose shell providing storage space with minimal lighting, plumbing, and office space to complex, specialized operations. The design of the warehouse space should be planned to best accommodate the products to be safely stored and handled, as well as business service requirements. Warehouse design must support the loads of the materials to be stored, the associated handling equipment and software, receiving and shipping operations with associated trucking, and meet the physical and operational requirements of the operating personnel. With a focus on efficiency and functionality, the warehouse layout would readily facilitate the present use and optimally have flexibility in adapting to future operations and storage needs.

The economics of modern commercial warehouses dictate a minimal turnaround time in processing goods, thus reducing operating costs. The creation of safe and comfortable working environments can additionally result in increased worker productivity. In a competitive real estate market, considerations reach beyond economics into the realm of building image with aesthetics, such as landscaping, becoming increasingly important, especially for corporate clients.

Many regional warehouse structures can be readily utilized for light industrial use with minimal modifications. Light manufacturing activities are comprised of a variety of enterprises, from assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or reprocessing of materials. A variety of industrial uses and activities can be housed within physically identical buildings. Many characteristics are not visible from the exterior of the building, such as well-laid-out circulation spaces, power, floor load, and floor levelness. Most structures housing light industrial uses have at least 15% to 20% office build-out. High ceiling heights afford mezzanine build-out, generally for office use, while still maintaining adequate heights for warehouse functionality.

The warehouse distribution category is comprised of facilities constructed with the objective of storing and distributing goods. In order to support the primary function of the movement of goods at high volumes and/or high frequencies, adequate loading capabilities are a necessity. Building features include dock-high or grade-level doors. Bays adjacent to the loading doors, generally exceeding 5,000 square feet, and clearance heights in excess of 20 feet facilitate the building's primary function. Distribution warehouses typically have more office/sales area than storage warehouses (approximately 15%) to accommodate breakdown and transshipment.

Distribution warehouse facilities may be constructed with refrigeration or cold storage systems that are integrated in the building structure rather than freestanding walk-in units. Warehouses with these features are defined by the basis of the climate control service being rendered. Building characteristics may include interior loading and/or weather-sealed exterior dock areas for temperature control. The purpose of the facility is to function as a stock warehouse for goods to be redistributed to retailers, wholesalers, or shipped directly to consumers. Since the function of this type of warehouse distribution facility is specialized, fewer facilities are needed in each region to accommodate demand. A L:B (land to building) ratio of 2:1 is feasible if the percentage of office to building ratio is on the lower end, since parking requirements would be diminished with less office space.

Mega Warehouse properties are typically 200,000 to over a million square feet and are often designed for major regional distribution and storage centers. Ceiling heights are typically 32 feet or greater to maximize the building's cubic volume, and the buildings are precast or tilt-up concrete construction. This warehouse building type is in high demand by e-commerce retailers, wholesalers, and third-party logistics companies.

Buildings within the transit warehouse category are designed for loading, freight segregation, and closed storage. Freight forwarding has an integral function in supply chain management. Intermodal methods of freight forwarding include the movement of goods between airplanes, trucks, trains, and boats. The rectangular-shaped building creates a cross-dock configuration for efficient flow-through of freight. The building layout facilitates temporary closed storage, freight segregation, and loading. A high quantity of docks in conjunction with dock-high floors facilitates the transfer of cargo rather than the storage of cargo. The specialized design results in a low building-to-dock square foot ratio, which frequently lacks a warehouse component; additional facilities cater to transient personnel (10% to 20% of the building).

Warehouse Evolution

Two different building materials are primarily used to construct warehouses: concrete tilt walls and prefabricated metal construction. From an architectural standpoint, warehouse design is beginning to evolve from simple box-shaped structures to structures with a more polished appearance. Stone and brick are sometimes used as aesthetic features for exterior coverings. Concrete tilt-wall construction has superior durability, built-in noise reduction, and better fire protection. Metal building construction is environmentally friendly and less expensive. Newer metal buildings are nearly 100 percent recyclable.

Developers are starting to incorporate LEED BD+C (Building Design and Construction) principles for new warehouse and distribution center construction. For example, the footprint of a large facility makes it difficult to obtain natural light through the facade. Newer structures can incorporate clear-story glass in a sawtooth roofline to obtain natural light, similar to the design of historic warehouse buildings.

Many LEED features supporting sustainability, such as energy efficiency, can be utilized in retrofitting existing structures. Existing buildings can readily integrate energy-efficient natural daylight fluorescent tubes into existing ceiling fixtures with occupancy sensors to control lighting for portions of the building only when needed. Vast rooftops of existing buildings make excellent locations for solar panels. Cooling and heating costs can be cut with the installation of integrated HVLS (high volume, low speed fans) to assist in controlling the temperature from floor to ceiling. Newer warehouse features include sophisticated materials-handling equipment, broadband connectivity access, and more distribution networks. A wide range of storage alternatives, picking alternatives, material handling equipment, and software exist to meet the physical and operational requirements of the warehouse.

Changes in utility have occurred between older warehouses and those with more recent modern construction. Warehouses have evolved into taller structures to accommodate high-volume tenants and achieve increased efficiency by providing more cubic volume. During the 1970s, the majority of structures were constructed with a clear height of 20 feet. Buildings have grown in clear height up to 36 to 40 feet to provide better utility from a volume standpoint. Specialty warehouses may even exceed 45 feet.

Tenant demand would be needed to justify additional costs associated with building a taller structure. Demand to date has come primarily from consumer products, retail users, and e-commerce tenants. Currently, the decision to construct forty 40-foot clear height is market dependent. Not only does the developer have to realize an acceptable return on the additional investment to construct a taller building, but the rental rates need to be cost-effective for the tenant to increase their volume vertically rather than increasing their floor space square footage.

Area Overview

Investment:

The Puget Sound region is a growing major metropolitan area with a tight industrial market, land constraints affecting future development, and access to intermodal transportation systems. Despite recent economic uncertainty, the warehouse sector continued to experience strong investor demand. Warehouses are playing a key role in portfolios due to their ability to afford long-term inflation protection emanating from low-volatility income generation and triple net leasing structures. The less intensive capital nature of warehouse buildings from the standpoints of management, maintenance, relative ease of accommodating tenant turnover with minimal expense, increasing rental rates, and rising sales prices contributes to warehouse properties being considered a prime, sought-after real estate investment class. Storage warehouse and distribution properties are considered more efficient from both investment and operational standpoints. Therefore, they are more desirable than other types of industrial uses, such as flex-space (office parks), specialized industrial spaces, and heavy manufacturing.

Absorption:

According to Kidder Mathews' 4th quarter 2025 Seattle Industrial Market Trends report, the strong demand within the industrial market has remained stagnated in the region. After 13 straight years of positive absorption and growth in the market, they report net absorption for the year in the negative for the second year in a row, this time at -1.0M square feet. Industrial occupancy drivers are diminishing as well, with new construction starting to slow.

Sales volume is down this year. There were 7 warehouse sales in 2025 and 10 in 2024. Values have remained relatively flat year-over-year.

Although many of the warehouses in the area are older, interest in them has remained. REITS, which are active players in the Puget Sound market, have started a trend of buying smaller and/or lower quality properties due to a lack of available products. The Puget Sound's locational desirability based on accessibility through multiple modes of transportation (highway, rail, air, sea and port) contributes to the willingness of buyers to purchase buildings at a premium price despite the need for substantial renovations to modernize, modify and/or customize the space for their individual operations.

Income Overview:

After years of rapid rent increases in most markets, they have shown a decline in 2026 throughout the Puget Sound area, with average rents asking at $1.05. Average rents for the region were listed at $1.17 the previous year. Additional signs of softening in the market are showing with slight increases to vacancy year over year. Current vacancy rates are reported at 8.2% for the region according to a Kidder Mathews Market Report for the area, up from 7.9% the previous year.[1] Published average capitalization rates for the area came in as low as 5.0% for industrial properties.[2] Due to the softening market, values have declined slightly, for a second year in a row.

Development Trends:

Seattle's East Duwamish Manufacturing Industrial Center is a high-density, high-demand industrial area within the King County market. Typical land-to-building ratios are among the lowest in King County (under 2:1), with many sites under one acre. The availability of vacant, undeveloped land is increasingly rare. To obtain viable sites to accommodate new development, functionally obsolesced buildings are frequently considered teardowns. Traditional one-story industrial development is evolving with multi-story solutions due to land size constraints. In 2019, Prologis, a REIT, delivered what is said to be the first three-story distribution warehouse development in the United States on a site where obsolesced buildings were removed. In 2023, two more multi-story warehouses were completed in the SODO area.

The industrial sector's popularity with investors in part stems from industrial tenants searching to lease higher quality properties with modern features, including high-dock doors with wider loading capabilities, 36 to 40-foot clear-height ceilings, and state-of-the-art sprinkler systems. Building features can impact the turnaround time for inventory, which in turn increases the bottom line. Therefore, tenants are willing to pay higher rent for properties that fit their criteria. An advantage of industrial properties is that typically expensive renovations or buildouts during tenants' turnover are not required concessions in this market. Developers and investors are taking notes and pushing up sales prices for both land and improvements, including warehouses, which are smaller than 100,000 square feet.

In this low inventory environment, transactions are increasingly occurring via word of mouth, cold calling, offering properties to a select group of buyers with calls for bids, and open listings offering properties without a stated asking price rather than traditionally marketed listings. Investors want a solid foothold in the Puget Sound market and have made a strong impact in the overall market of King County, especially in the Kent Valley market. Newer, modern existing warehouses are more plentiful in the Kent Valley since land is more readily available for development. South King County and Kent Valley are considered highly desirable locations within

[1] Kidder Mathews: Market Trends – Seattle Industrial (Q4 2025)
[2] CBRE: U.S. Cap Rate Survey - (H2 2025)

proximity to multi-modal transport, with the operating ports of Tacoma and Seattle (Northwest Seaport Alliance), the Seattle-Tacoma Airport, and rail. Kent also has a large pool of blue-collar and white-collar workers and proximity to the headquarters of the huge players in this market, like Costco and Amazon.

South King County contains the largest amount of industrial space in the entire state of Washington, with many new businesses coming to the Puget Sound relocating to this area. Helping to fuel growth in the Puget Sound warehouse development is the fact that King County continues to be home to some of the largest, most recognized companies in the world. Many companies want and need to be near these giants, either as competitors or to serve them directly.

E-Commerce and Its Impact on the Industrial Sector:

E-commerce is continuing to drive industrial space absorption. Millennials are emerging as a potent economic force and as a contributing factor behind the creation of new ways to distribute goods to consumers. Increased online shopping activity (particularly since the start of the COVID-19 pandemic) further drives growth in the construction and sale of distribution centers in the region. E-commerce fulfillment is one of the strongest dynamics driving demand for industrial real estate.

Amazon remains at the forefront of e-commerce and continues to exert a profound effect on industrial property construction and retailer strategies. The movement of more retail sales online and through warehouses and fulfillment centers is also creating potentially new strategies in the investment market for owners of properties near major population centers. According to an upcounting.com study, Amazon's e-commerce business accounted for 40.4% of the nation's e-commerce sales in 2025.[3] Statista reports that e-commerce sales accounted for 16.4% (of total retail sales) in 2025. This is up from 16.1% in the previous year.[4]

E-commerce retail is increasingly competing for customers on the basis of shipping time. In order to meet on-demand expectations, distribution centers need to be close to the larger population hubs like King County. Even outside the e-commerce realm, businesses live in an age of need it now goods and services. Despite significant automation, the e-commerce industry's effect on demand for labor has been magnified by its heavy employee counts and severe seasonal spikes, resulting in labor shortages, as compared to traditional warehouse operations. As a result, e-commerce-focused leasing drives local demand for labor at a rate of two or three times that of traditional warehousing operations. Traditional warehouse facilities typically function with an employee count of one per 1,500 to 3,000 square feet. E-fulfillment operations typically have an employee count of one per 700 to 1,000 square feet. The dwindling supply of labor has forced employers to compete with e-commerce fulfillment operations.

[3] Upcounting.com
[4] Analyzify.com

"E-commerce's impact on the U.S. industrial market had been notable during the extended expansion cycle from 2010 to early 2020. During the pandemic recession, it became even more obvious. E-commerce companies accounted for 28.2% of all industrial absorption from 2016 through 2019, and that number increased even more, to approximately 40% from 2020 through 2021 as COVID-19 shifted consumer shopping patterns to more frequent online purchasing. In 2020, a record 97.5 million square feet were leased directly by e-commerce occupiers, while another 77.1 million square feet were transacted throughout 2021. These totals are even more robust when 3PLs, who directly support online retailers, are included."[5] AreaDevelopment.com reports that "Online retail requires roughly three times the amount of warehouse space as physical brick-and-mortar retail. Industry experts estimate that for every 1% increase in the U.S. e-commerce share of retail, an additional 50 to 70 million square feet of industrial space is absorbed."[6]

As a result, big-box distribution centers have become one of the most sought-after investment properties in the country. Owners of warehouse and distribution centers that can be adapted to the rapid movement of goods required in e-commerce may increasingly seek to test the new market demand. Repurposing older assets by development-minded parties may help fill the need for appropriate warehouse space. Distribution centers are increasingly challenged to keep pace with consumer expectations for faster and more accurate delivery.

Cold Storage:

The growth of e-commerce within the grocery sector has created a greater need for cold storage space. Given the combination of Washington State's ports, high population count, and farming centers, there is an estimated 10-12 million square feet of cold storage space statewide. This is the second largest in the nation, trailing only California's estimated 16.5 million square feet.[7]

Third-Party Logistics and Same-Day Delivery:

Third-party logistics (abbreviated 3PL, or sometimes TPL) in logistics and supply chain management is defined as a company's use of third-party businesses to outsource elements of their distribution and fulfillment services. Strong tenant demand persists in the region for last-mile distribution centers. Smaller urban infill locations near major metropolitan areas assist in filling the demand of retailers by supplying facilities along their delivery routes to hit next-day and same-day delivery goals. Some of the larger distribution warehouses in King County, especially in Seattle, are multi-tenant facilities housing "last mile" logistics companies looking to locate next to the population center, to be nimble to ship pallets to stores and direct to consumers. The efficiency of the e-commerce supply chain is dependent on both location and the functionality of the warehouse.

[5] Cushman & Wakefield: What do recent e-commerce trends mean for industrial real estate?
[6] Areadevelopment.com: In Focus: The Impact of E-Commerce on Industrial Real Estate
[7] Cushman & Wakefield: Exploring the Future of Cold Storage

Sale prices in King County are routinely above $180 per square foot, with better quality buildings garnering up to and exceeding $275 per square foot.

According to sales history of major warehouses in the past 3 years, sales fall into the following ranges:

- **South King County** 14 transactions with an average sale price of $198/sf
- **Seattle** 3 transactions with an average sale price $283/sf
- **Eastside** 1 transaction with an average sale price $214/sf

Analysis Process

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: June 23, 2026

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and anticipated use patterns, indicates that the highest and best use of the majority of the appraised parcels is commercial. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of $1,000 is assigned to the improvements.

Standards and Measurement of Data Accuracy: When possible, each sale was verified with the buyer, seller, real estate agent, or tenant. Current data was verified and corrected when necessary, via field inspection.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2023 to 12/31/2025 were considered in all analyses.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 & 6 (USPAP compliant).

Neighborhood Descriptions

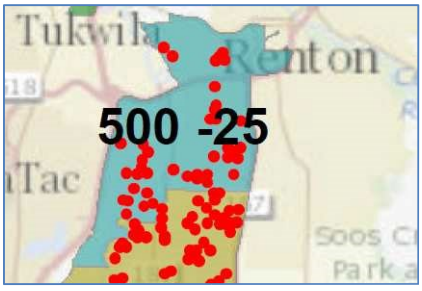
The 342 parcels comprising the warehouse specialty have been segmented into five distinct neighborhood regions. The regions are referred to by their geographic location.

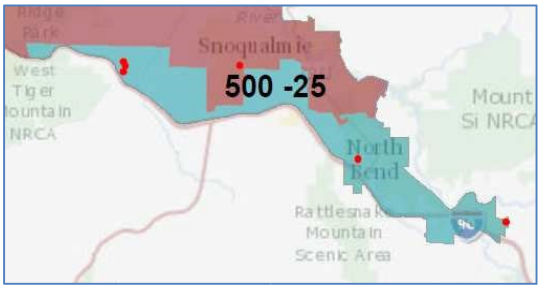
South King County

South King County houses the largest concentration of warehouse properties in both King County and Washington State. Seventy-five percent of the county's warehouse specialty properties are located within the three warehouse sub-markets in the south end, neighborhoods 25, 35, and 45. Kent, neighborhood 45, is the biggest submarket due to the valley's level topography and the availability of larger-sized vacant pieces of land. Considering the locational benefits and parcel sizes available, industrial land in the Kent Valley is among the least expensive in King County. Many institutional investors favor South King County due to its proximity to the major ports of Tacoma and Seattle, as well as Seattle-Tacoma Airport.

The South King County warehouse real estate market remains active. 1.04 million square feet of warehouse space was built in 2025, although by year-end, the absorption rate was -1.341 million square feet, according to a Kidder Mathews Seattle Industrial Report.[8] This development is down approximately 37% since the previous year. The report also indicates that South King County vacancies decreased year-over-year from 8.4% to 7.9% at the end of 2025. However, the region's inventory of larger warehouses is still limited, and vacancy is expected to remain relatively low for this segment of the market.

Specialty Area 500-25





Specialty Area 500-25 includes Tukwila, Renton, North Bend, and Preston. Tukwila and Renton are just south and East of Seattle and the Port of Seattle. North Bend and Preston are further to the east along Interstate 90. Fifty-six parcels are in Area 500-25, with distribution warehouses

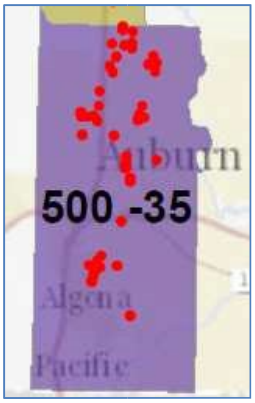
[8] Kidder Mathews: Market Trends Seattle Industrial 4th Quarter 2025

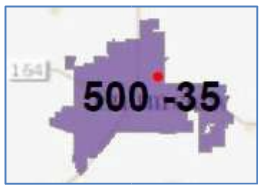
dominating this area. A number of warehouses located within close proximity to Westfield Southcenter Mall in Tukwila have warehouse showrooms with retail merchandise, such as Macy's and JR Furniture.

Neighborhood 25 has 1 recent development:

- Alpental Logistics developed a 115,575 sf distribution warehouse (Parcel 142308-9068). It was completed in the summer of 2024, with a height of 34'.

Specialty Area 500-35





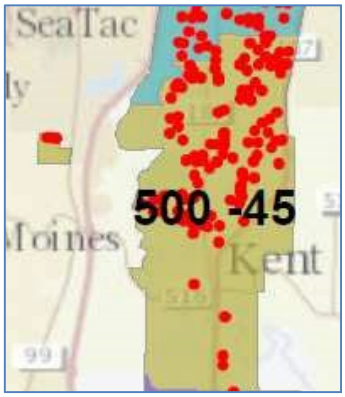
Specialty Area 500-35 includes predominantly Auburn, as well as Algona and one property in Enumclaw. Sixty-six parcels are in Area 500-35. This area is populated by a large number of industrial parks offering a customized space to meet specific tenant needs. Property types include incubator space, major cold storage space, and product distribution facilities. One of the largest warehouse parcels located in Auburn is the Safeway Distribution complex, comprised of nine buildings with over 1,150,100 square feet.

Neighborhood 35 had 10 recent developments:

- In 2023, the Davis Pacific Industrial Warehouse was completed in the town of Pacific (Parcel 352104-9076). It is 159,055 sf and features a 35' building height.
- In 2024 Bridge Development completed a 1,023,692-sf distribution warehouse (Parcel 322104-9137) that is in Milton. This building has a 40' building height.
- In 2024, Prologis completed a 200,393 sf distribution warehouse (Parcel 352204-9021) in Auburn. This building has a 40-foot warehouse height.
- Carpinito Brothers completed a 105,208 sf distribution warehouse (Parcel 352204-9047). It is located in Auburn and has a building height of 35'.
- Woodbridge finished construction of 2 adjacent parcels in Federal Way in 2024.
  -Building A (Parcel 614260-0005) is a 225,882-sf distribution warehouse with a 36' building height.
  -Building B (Parcel 614260-0200) is a 214,050-sf distribution warehouse with a 36' building height.
- In 2025, the Apex 18 warehouse was under construction in the town of Covington (Parcel 352205-9215). It is a 247,502 sf building and features a 40' building height.
- In 2025, Bridge Point Building 2 was under way in the town of Milton (Parcel 750500-0935). It is a 478,517 sf warehouse and features a 38' building height.
- In 2025, Bridge Point Building 3 was in progress in the town of Milton (Parcel 750500-0005). It is a 333,385 sf warehouse and features a 36' building height.

- In 2025, Bridge Point Building 4 was under construction in the town of Milton (Parcel 322104-9130). It is a 124,794 sf warehouse and features a 37' building height.

Specialty Area 500-45

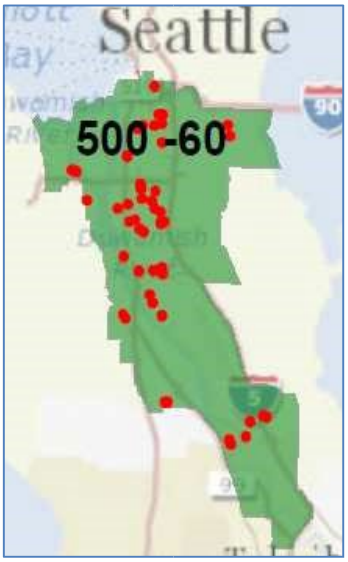


Specialty Area 500-45 is comprised primarily of the Kent Valley and Des Moines to the west of Kent. The new development in Burien, outlined below, is a new addition to this neighborhood. This is the largest of the sub-areas with one hundred forty-one parcels. Level topography, good freeway and rail access, and the availability of a large labor pool contribute to distribution warehouses dominating this area. Light industrial manufacturing facilities, food service, and cold storage warehouses are also located in this neighborhood.

Multiple recent developments have occurred in Neighborhood 45:

- The Pacific Gateway Industrial Park (660007-0240, -0270, -0330) is comprised of 6 new industrial buildings over several parcels and is located in Kent. The entire development is 54 acres and totals 823,606 sf of industrial warehouse space. This project was completed in stages from 2021 to 2023.
- Duke Realty completed a 261,364 sf distribution warehouse in 2023. The building is located in Kent and has a building height of 43'.
- Valley Industrial Park (Parcel 012204-9045): A new 81,000 sf distribution warehouse was in progress completed in 2023 (this is part of the Valley Industrial Park – now 5 buildings). It has a building height of 40'.
- Segale Business Park (Parcel 660021-0040/0050/0070/0090/0100): Five new warehouse distribution buildings in Kent, and completed in 2023, with a combined 771,882 sf.
- Bridge Point SeaTac 300 (Parcel 768620-0705 and -1040):
    - Building A – This 169,613 sf distribution warehouse was completed in 2024. This SeaTac property has a height of 38'.
    - Building B - A 136,731 sf distribution warehouse was also completed in 2024. This adjacent property has a height of 38'.
- In 2025 Bridge Point Kent 180, was under construction (Parcel 631500-0300). It is a 179,284 sf building and features a 47' building height.

Specialty Area 500-60



Specialty Area 500-60 is located in Seattle and the northern portion of unincorporated King County. The majority of the fifty-nine parcels are located within the well-established, high-demand industrial district referred to as the Duwamish Manufacturing Industrial Center (MIC) along both sides of the Duwamish Waterway, which accounts for seventy-seven percent of Seattle's industrially zoned land. The buildings contain a mixture of industrial processing facilities, distribution warehouses, and truck terminals. The close-in market of Seattle is the most established submarket. Historically, building ownership was predominantly comprised of owner/user or local investor ownership. More recently, institutional investors have been gaining a foothold in this market. This high-demand, dense area has a shortage of undeveloped land. Therefore, institutional investors have expanded their typical niche to purchase obsolete buildings to tear down and redevelop.

The Duwamish MIC represents the oldest industrial location in the Puget Sound region. It is adjacent to the southern portions of historic Pioneer Square (the original section of downtown Seattle) and the International District, both of which harken back to the 1800s. Industrial development started close to downtown Seattle near the turn of the twentieth century and over the years expanded to the south, incorporating what are now the Port of Seattle and the areas surrounding the Duwamish Waterway.

Consequently, in the northern portion of this industrial district, many older properties need renovation and redevelopment. Moving southbound, the properties consist of more recently constructed manufacturing and warehouse facilities ranging in age from new to 60 years old.

The buildings in this area are generally 50 + years old and typically have lower ceilings and limited truck loading facilities because the sites are smaller, and land is very expensive. Despite some of the buildings obsolescence due to age, the proximity to freeways and waterways has helped this area thrive even during difficult economic times. Demand for industrial space has remained high with influence from the Port of Seattle and the proximity to the I-5 freeway, Highways 99 and 509. Due to the lack of available land in this neighborhood, there has been little new warehouse development, and as a result, vacancy rates remain competitive with the rest of King County. Lease rates are higher due to the proximity to the Port of Seattle, trains, and freeways.

Several recent developments are in progress or have recently been delivered in neighborhood 60:

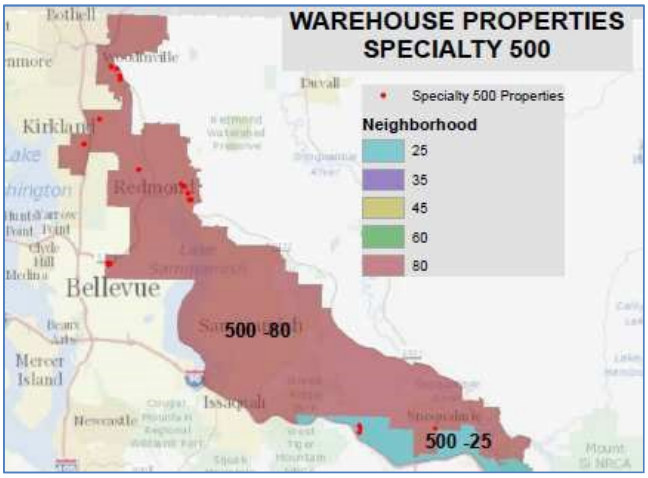
- Prologis' Emerald Gateway Building 2 warehouse on parcel 032304-9024 was completed in 2023. This distribution warehouse is 171,924 sf and has a building height of 38'. It is located in Tukwila.

Additionally, two multi-story warehouses were completed in South Seattle in 2023:

- Seattle based, Avenue 55, built a four-story project called Track 6 at 3847 First Ave S (Parcel 182404-9075). The building was completed in 2023 with 24' ceiling height on the first floor and 14'-16' ceilings on floors 2-4, and measures out at 203,646 sf.
- The other multi-story warehouse was completed in 2023 and was built by Ryan - a national builder, developer, designer and real estate manager based in Minneapolis. Ryan's project (Parcel 132730-0015) is located 65 S Horton St. The 4-story building has 126,841 sf of Net Rentable Area and 21' floor heights.
- Prologis' Emerald Gateway Building 4 warehouse on parcel 032304-9045 was completed in 2025. This distribution warehouse is 230,131 sf and is 43' in building height.
- Terminal 106 was completed in 2025 (Parcel 766670-0390). It is a 694,922 sf warehouse with a 34' building height.

Specialty Area 500-80

Specialty Area 500-80 represents the vast geographic area on the Eastside of King County east of Lake Washington. This neighborhood encompasses cities such as Bellevue, Kirkland, Redmond, Woodinville, and Snoqualmie. Specialty Area 500-80 has the smallest parcel count at twenty parcels. The Eastside has benefited greatly from population growth and an influx of high-tech companies. This area is a mix of older and newer warehouses. Many of the older warehouses have small bays and at-grade door distribution.



There has been no recent warehouse development in neighborhood 80.

Physical Inspection Identification

WAC 458-07-015 requires each property to be physically inspected at least once during a 6-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. This year, the Auburn/Algona area, along with Bellevue/Woodinville/Redmond (Areas 35 and 80), were physically inspected. It consists of 86 parcels.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
500	35	Algona, Auburn, Covington, Enumclaw, Federal Way, Maple Valley, Milton, Pacific	66	342	19.30%
500	80	Bellevue, King County, Redmond, Kirkland, Woodinville	20	342	5.85%
Specialty 500 Physical Inspection Totals			**86**	**342**	**25.15%**

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure uniform assessment of properties based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. The resulting data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. The two major aspects of appraisal accuracy, appraisal level and appraisal uniformity, are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate both the appraisal level and uniformity.

Recommended IAAO Standards on Ratio Studies	
Appraisal Level	0.90 to 1.10
Coefficient of Dispersion	Under 15.0
Price Related Differential	0.98 to 1.03

IAAO July 1990

A Preliminary Ratio Study was completed prior to applying the 2026 recommended values, benchmarking the current assessment level using 2025 posted assessment values. The results are discussed in the Appraisal Level and Appraisal Uniformity sections.

Appraisal (Assessment) Level

Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios, where the weights are proportional to the sales prices. In addition, the weighted mean is also the ratio of the average assessed value to the average sales price. The weighted mean gives equal weight to each dollar

of value in the sample, whereas the median and mean give equal weight to each parcel. Although weighted mean is an important statistic in its own right, it has an integral role in the computation of the Price Related Differential (PRD,) a measure of uniformity between low and high value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 500 shows a weighted mean ratio of 1.015, which is within the IAAO guidelines. The weighted mean ratio indicates that the current assessment level, as measured using recent sales, is within the acceptable range.

Appraisal (Assessment) Uniformity

Measures of dispersion or variability relate to the uniformity of the ratios. Generally, the most useful measure of uniformity is the Coefficient of Dispersion (COD.) The COD measures the absolute average percentage deviation of the ratios from the median ratio within the sales ratio study and indicates how tightly the ratios are clustered around the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. A lower number represents better uniformity. Area 500's preliminary ratio study shows a COD of 13.38%, indicating that the current level of assessment uniformity, as measured using recent sales, falls inside the acceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price-related bias, or the equity between low and high-priced properties. It is the difference between the arithmetic mean of ratios and the weighted mean of ratios, where the sales prices themselves represent the weight. A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price-related bias, or the equity between low and high-priced properties. It is the difference between the arithmetic mean of ratios and the weighted mean of ratios, where the sales prices themselves represent the weight.

The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data, where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressively in the data where assessment level decreases with increases in sales price. As the PRD approaches 1.00, it is a greater indication that specific property ratios of sale price to assessment level are falling within the acceptable range, rather than just the arithmetic mean of the entire population being in the acceptable range. Thus, it is a measurement of property-specific assessment level, as well as an indicator of the uniformity within the pool of recent sales.

The preliminary ratio study for Specialty Area 500 shows a PRD of 1.03, which falls within the recommended IAAO guidelines. This is an indication that the current level of assessment

uniformity, as measured using recent sales, indicates slight regressivity, where assessment levels decrease with increasing sale prices.

In conclusion, the preliminary ratio study shows that the COD and PRD both fall within the IAAO standards for uniformity. The two measures test appraisal uniformity differently. The COD measures the variation of individual assessments around the median, while the PRD measures the variation of the assessments of property groups in relation to each other.

Scope of Data

Land Sales, Analysis, Conclusions

Geographic appraisers are responsible for determining the assessed valuation of land. Analysis and application of land value occur during every annual revaluation cycle, with each individual industrial property assigned to the geographic area in which it is situated. The respective geographic appraiser reports contain a list of vacant sales used and those considered not reflective of the market.

Improved Parcel Total Values

Sales Comparison Approach Model Description

Fifteen improved sales in the subject area, dating from 1/1/23 to 12/31/25, were considered fair market transactions. These sales were considered in the "modeling-analysis" and included in the ratio study. Sales parcels where the improvements or use changed after the sale were not included in the ratio study. Because these changes occurred subsequent to purchase, a current assessed value would no longer accurately reflect property characteristics in existence at the time of sale for purposes of comparison; therefore, not considered representative for purposes of broad consideration in value placement and statistical analysis. However, they are utilized as market value indications based upon existing property characteristics at the time of sale.

All sales were verified with a knowledgeable party and inspected when possible. The model for the Sales Comparison Approach was based on characteristics from the Assessor's records, including location, effective age, building quality, net rentable area, and use. Sales with location, characteristics, and utility most similar to the subject properties generally received primary consideration. Improved commercial sales within geographic areas were also reviewed for relative comparison.

Given the smaller sample size, these sales were not representative of all stratifications within each specialty neighborhood but were used to support income and cost methodologies applied to valuation models. These sales, along with examination of the surrounding geographical area's sale patterns and review of surveys and forecasts referenced herein, support the assumption of improving market conditions for valuation adjustment.

Sales Comparison Calibration

Although a number of improved sales occurred from 2023 through 2025, the Sales Comparison Approach was primarily used as a guideline in broader support of assessed value due to limited sales within some stratifications and neighborhoods. Together with income and cost modeling, the Sales Comparison Approach provides the basis and support for assessed values in Specialty Area 500.

The sales statistics assisted in calibrating the coefficients applied in the Income Approach to value, by setting parameters for the income rates, vacancies, expenses, and capitalization rates. When utilizing the Income Approach, sale prices assist in establishing general upper and lower market boundary ranges for Specialty Area 500. When dictated by the market, neighborhoods were treated independently from one another. In conjunction with market rent surveys, sale prices per square foot of improved net rentable area help set the income parameters and capitalization rates driving the income models developed for the various neighborhoods.

Cost Approach Model Description and Cost Calibration

The Marshall & Swift cost modeling system, built into the Assessor's Real Property application, is calibrated to the Western Region and the Seattle area and adjusted on an annual basis. Depreciation was based on studies done by Marshall & Swift Valuation Service. The Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. Due to the difficulty in accurately determining the depreciation of older warehouse properties, the cost approach to value was given the least weight in the final reconciliation of values. However, cost estimates were relied upon for valuing new construction where comparable sales data and/or sufficient income and expense information is not available.

Income Capitalization Approach Model Description

The Income Approach is considered a reliable approach to valuation in Specialty Area 500, where relevant income and expense data are available to ascertain market rates. Income parameters were derived from the market through market rental surveys, sales, and outside sources.

Warehouse structures house a variety of uses, including distribution, light manufacturing, storage, and open office space. Age and utility influence value and are reflected in the valuation process. At the high end are newer properties offering greater utility, efficiency, better construction quality, and higher appeal to the market.

To calibrate a credible income model, data from recognized published sources must be considered to assist in developing capitalization rates. These publications tend to report data relevant to institutional-grade CBD and suburban real estate.

Income Calibration

Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the warehouse property. Values were applied based on various

characteristics deemed appropriate within each market on a dollar value per square foot of improved net rentable area. Location, use, quality, effective age, and net rentable area were among the factors considered for adjustment. Since sales, in some cases, may not be sufficient in number, valuation may rely on sales with a change of use, older sales, geographic neighborhood sales, when relevant, and those in competing neighborhoods.

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

Income parameters were derived from the market through various methodologies, including direct inquiry with property owners and tenants, the sales verification process, listings, published sources (e.g., CBRE, Colliers, Kidder Matthews, CoStar, and Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Income tables were developed and then applied to the population. Variables utilized within the tables were derived from multiple sources, including direct inquiry, market surveys, and studies, and then subsequently applied to property data. A majority of the properties in Specialty Area 500 were valued utilizing an Income Approach (Direct Capitalization method.) The Income Approach, with support from the Sales Approach, was considered a reliable approach to valuation throughout Specialty Area 500 for improved properties where income and expense data were available.

Application of a Land to Building Ratio guideline of 2:1 to improved properties, based on appraiser judgment, was employed in the valuation of improved properties in order to maximize the highest and best use as reflected by the market. The guideline is supported by the typical land-to-building ratios of properties located in Area 35. Further corroboration determined by the results of a countywide study noted the average F.A.R. is .47 for all of urban King County commercial and mixed-use zones, and .46 for industrial zones (King County Buildable Lands Presentation reflecting Commercial/Industrial Development Activity: 1996-2000, 11/29/2009).

Income: Similar uses were grouped together, and income rates were correlated to the effective age and building quality of the commercial property.

Income parameters were derived from the marketplace through various methodology including direct inquiry with property owners and tenants, the sales verification process, as well as listings, and published sources (i.e. CBRE, Colliers, Kidder Matthews, and Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the Assessor used triple net expenses.

Capitalization Rates: During the verification process of market sales, an attempt was made to ascertain the capitalization rate. Additionally, capitalization rate data were collected from local and regional Pacific Northwest published market surveys (CBRE, RERC).

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1970, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2015, for example) will warrant a lower capitalization rate.

The following tables demonstrate ranges of capitalization rates and trends compiled with information collected on both local and broad regional scales. This information is reconciled with data specific to the real estate market in the development of the income model. The range of lease and capitalization rates in the income model reflects the range of property characteristics in each area.

SEATTLE / REGIONAL CAP RATES 2026

Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey.	H2 2025					
		Seattle	7.00% -8.00%	-	-	CBD – Class A
			9.00% - 10.00%	-	-	CBD – Class A Value-add
			7.00% - 8.00%		-	Suburban – Class A
			9.00% - 10.00%			Suburban – Class A Value-add
				5.00% - 5.50%		Class A
				5.50% - 6.25%		Class B
					5.00% - 5.75 %	Retail Neighborhood/Community – Class A
IRR: Viewpoint for 2026	Year-end 2025	Seattle				Institutional Grade Properties
			8.00%	-	-	CBD Office – Class A
			8.50%	-	-	CBD Office – Class B
			8.00%	-	-	Suburban Office – Class A
			8.50%	-	-	Suburban Office – Class B
			-	7.00%	-	Flex Industrial
			-	6.00%	-	Industrial
			-	-	6.75%	Regional Mall
			-	-	7.00%	Community Retail
					7.00%	Neighborhood Retail
CoStar	Year-End 2025	Seattle Puget Sound	7.60%	-	-	General Office
			6.20%	-		Office Buildings – Class A/4 & 5 Star
			8.30%	-	-	Office Buildings – Class B/ 3 Star
			8.00%		-	Office Buildings – Class C/1 & 2 Star
			8.30 %	-	-	Office Buildings – Medical
			-	8.20%	-	Industrial
			-	6.40%	-	Flex Industrial
			-	-	6.80%	General Retail
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2025					1st Tier properties are defined as new or newer quality const. in prime to good location; 2nd Tier properties are defined as aging, former 1st tier in good to average locations; 3rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
RERC: Real Estate Report	4Q 2025	Seattle	7.00%	-	-	Office CBD – 1st Tier Properties
			7.60%	-	-	Suburban Office – 1st Tier Properties
			_	5.50%	-	Warehouse – 1st Tier Properties

SEATTLE / REGIONAL CAP RATES 2026						
Source	**Date**	**Location**	**Office**	**Industrial**	**Retail**	**Remarks**
Valuation Rates & Metrics			_	6.80%	-	R&D – 1st Tier Properties
			_	6.60%	-	Flex – 1st Tier Properties
				-	6.60%	Regional Mall – 1st Tier Properties
			-	-	7.30%	Power Center – 1st Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1st Tier Properties
		West	5.80% - 9.50%	-	-	Office CBD – 1st Tier Properties
			6.80% - 9.80%	-	-	Office CBD – 2nd Tier Properties
			6.80% - 10.70%	-	-	Office CBD – 3rd Tier Properties
			5.90% - 8.50%	-	-	Suburban Office – 1st Tier Properties
			6.90% - 9.70%	-	-	Suburban Office – 2nd Tier Properties
			6.90% - 10.70%	-	-	Suburban Office – 3rd Tier Properties
			-	4.80% - 7.50%	-	Warehouse – 1st Tier Properties
			-	5.90% - 8.50%	-	Warehouse – 2nd Tier Properties
			-	5.50% - 9.50%	-	Warehouse – 3rd Tier Properties
			-	6.00% - 7.20%	-	R&D – 1st Tier Properties
			-	6.50% - 9.20%	-	R&D – 2nd Tier Properties
			-	7.00% - 10.20%	-	R&D – 3rd Tier Properties
			-	6.00% - 7.20%	-	Flex – 1st Tier Properties
			-	6.00% - 9.10%	-	Flex – 2nd Tier Properties
			-	6.50% - 10.10%	-	Flex – 3rd Tier Properties
			-	-	6.50% - 9.00%	Regional Mall – 1st Tier Properties
				-	7.70% - 9.70%	Regional Mall – 2nd Tier Properties
				-	8.50% - 10.20%	Regional Mall – 3rd Tier Properties
				-	6.80% - 8.00%	Power Center – 1st Tier Properties
				-	7.50% - 9.00%	Power Center – 2nd Tier Properties
				-	7.80% - 10.00%	Power Center – 3rd Tier Properties
				-	5.50% - 7.30%	Neigh/Comm. Ctr. – 1st Tier Properties
				-	6.50% - 8.30%	Neigh/Comm. Ctr. – 2nd Tier Properties
				-	6.50% - 9.00%	Neigh/Comm. Ctr. – 3rd Tier Properties

SEATTLE / REGIONAL CAP RATES 2026						
Source	**Date**	**Location**	**Office**	**Industrial**	**Retail**	**Remarks**
IRR: Viewpoint for 2026	Year-end 2025	West Region				Institutional Grade Properties
			7.75%	-	-	CBD Office – Class A
			8.15%	-	-	CBD Office – Class B
			7.84%	-	-	Suburban Office – Class A
			8.18%	-	-	Suburban Office – Class B
			-	6.21%	-	Flex Industrial
			-	5.80%	-	Industrial
			-	-	6.52%	Community Retail
			-	-	6.54%	Neighborhood Retail
PWC Real Estate Investment Survey	4Q 2025	Seattle	6.25% - 10.00%	-	-	Office
				-	-	
		Pacific NW Region	6.25% - 10.00%	-	-	Office
			-	-	-	
				4.75% - 6.00%		Warehouse
ACLI	4Q 2025	Seattle – Bellevue - Everett MSA	8.49%	5.89%	6.06%	All Classes
		Pacific Region	7.53%	5.73%	6.62%	All Classes

SEATTLE / REGIONAL CAP RATES 2026						
Source	**Date**	**Location**	**Office**	**Industrial**	**Retail**	**Remarks**
Newmark V&A North America Market Survey	1Q 2025	Seattle	7.50% 8.50% 7.50% 8.50%		 6.00% 6.50% 6.25% 6.75%	Office CBD Class A Office CBD Class B Office Suburban Class A Office Suburban Class B Grocery Anchor Strip Class A Grocery Anchor Strip Class B Unanchored Strip Class A Unanchored Strip Class B
				5.50% 6.00%		Warehouse Logistics Class A Warehouse Logistics Class B

WEST / NATIONAL CAP RATES 2026						
Source	**Date**	**Location**	**Office**	**Industrial**	**Retail**	**Remarks**
RERC: Real Estate Report Income Vs. Price Realities	4Q 2025					1st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	5.30% - 8.00% 7.00% - 8.30% 5.50% - 6.50% - - - - - -	- - 4.50% - 6.00% 4.50% - 6.80% 4.50% - 7.00% - - -	- - - - - - 6.50% - 8.00% 6.00% - 8.00% 5.50% - 7.80%	Office CBD Suburban Office Medical Office Warehouse R&D Flex Regional Mall Power Center Neigh/Comm. Ctrs.
IRR: Viewpoint 2025 Commercial Real Estate Trends report	Yr. End 2025	National West Region	8.19% 8.83% 8.19% 8.83% - - - -	- - - - 6.21% 5.80% - -	- - - - - - 6.52% 6.54%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Community Retail Neighborhood Retail
ACLI	4Q 2025	National	7.56% 7.22% 7.50% 9.88% 7.17%	5.90% 5.76% 6.54% 6.03% 5.83%	6.63% 6.82% 6.60% 6.57% 6.61%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC Real Estate Investor Survey	4Q 2025	National	5.00% - 9.50% 5.00% -9.50% 6.25% - 10.25% 5.50% - 10.00% - - - - -	- - - - 4.00% - 6.50% - - - 	- - - - - 4.75% - 10.00% 5.50% - 8.00% 5.00% - 10.00% 6.25% - 9.00 %	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2025	National	7.90%	7.20%	6.57%	Overall (Average)

WEST / NATIONAL CAP RATES 2026						
Source	**Date**	**Location**	**Office**	**Industrial**	**Retail**	**Remarks**
IRR	1Q 2026	National		6.95% 6.43%		Flex Industrial Industrial
Newmark V&A North America Market Survey	1Q 2025	West Region	7.82% 8.36% 7.91% 8.45%	 5.48% 5.96%	 6.23% 6.60% 6.68% 7.14%	CBD Class A CBD Class B Suburban Class A Suburban Class B Warehouse/Logistics Class A Warehouse/Logistics Class B Grocery Anchor Strip Class A Grocery Anchor Strip Class B Unanchored Strip Class A Unanchored Strip Class B
		National			7.00% 6.75% 7.50% 9.00% 7.50% 9.00% 6.50% 7.50% 8.50%	Regional Mall Class A Power Centers Tier 1 Power Centers Tier 2 Power Center Tier 3 Lifestyle Centers Tier 1 Lifestyle Centers Tier 2 Single Tenant Retail Tier 1 Single Tenant Retail Tier 2 Single Tenant Retail Tier 3
The Boulder Report	4Q 2025	National	6.60% 6.75% 5.85%			All Corporate Casual Dining All Franchised QSR All Corporate QSR

Income Approach Calibration

Income tables were developed to represent each neighborhood within the area for the purposes of direct income capitalization. The tables were calibrated, setting economic base rents, vacancy rates, expenses, and capitalization rates by using adjustments based on size, effective year built, and quality of construction as recorded in the Assessor's records. Properties containing a number of differing sections uses may have multiple tables that contribute to the valuation of the property as a whole. An example of this would be a warehouse with a mezzanine office and main floor office, where three tables would be used.

When the value of the property by the income approach was less than the land value, a nominal $1,000 value was allocated to the improvements.

Many improved warehouse-type properties also required excess/surplus land adjustment for land-to-building ratios above the 2:1 guideline referenced earlier in this report. The income model assumes a land-to-building ratio threshold based on the market (2:1). The excess/surplus land calculation is performed after generating an income value, then adding usable land area in excess of the ratio, for estimating total parcel value. The result reflects value from the basic economic unit, plus additional contributing value from excess or surplus land as valued by the market. Land value is market-based, while usable land area is property-specific and subjectively determined by the appraiser.

The predominant property use is industrial, which includes distribution warehouses, light industrial and storage warehouses, storage buildings of all types, service buildings, and utility buildings. Rents applied are lowest for older properties in poor condition, and highest for modern structures with more desirable configurations. No warehouses are currently classified with excellent building quality, and those of good quality are rare. The vast majority of rents fall within the average to average-good classifications. Capitalization rates applied to these properties also reflect investment risk, being higher for older, poorer quality buildings and lower for newer, better-quality buildings.

The following tables outline a summary of the typical income parameters for the major property types (before stratification) used in the income tables, which in turn provided the basis for the income value estimate calculations. It should be noted that due to the nature of commercial real estate, not all properties fall within typical parameters. The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using stratification of adjustments based on effective age and construction quality as recorded in the Assessor's records.

Industrial lease rates are typically quoted on a monthly price per square foot basis. The tables below display the rents on an annual price per square foot. The majority of office build-out is considered an add-on to the warehouse rates, and the tables below have considered that.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers, and the appraiser's independent market research. Quality, effective year built, condition, and location are variables considered in the application of the income model to the parcels in the population.

Typical Income Parameters				
Section Use	**Rent Range**	**Vacancy and Collection Loss**	**Expenses per SF**	**Capitalization Rate %**
Warehouse Uses	$10.00-$19.50	5-10%	10%	5-6.5%
Storage Mezzanine	$11.00-$18.50	5-10%	10%	5-6.5%
Office/Office Mezz	$20.00-$27.00	5-10%	10%	5-6.5%

***Note: All rents are expressed as annual and triple net.**

Reconciliation

All warehouse specialty properties were revalued this year. Each parcel was individually reviewed for correctness of model application before final value selection and reviewed by the senior appraiser prior to posting. The factors analyzed in the process of establishing value utilizing the model constructs were subject to adjustment by the appraiser.

The Market Sales Approach is considered the most reliable indicator of value; however, the income approach was applied to most parcels in order to better equalize comparable properties. Income approach modeling reflected a valuation level within indicated market ranges. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

Primary consideration in valuation was based on an Income Model with the application of the Direct Capitalization technique. The Income Approach ensures greater uniformity and equalization of values. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess/surplus land, inferior/superior location, or physical/functional obsolescence. In the case of interim use properties, they might be purchased for investment value or future income rather than current income. Appraisal judgment prevailed when determining when to depart from the Assessor's table-generated income model.

Market rents (both in place and asking) collected for income models were used as a guide in establishing the modeled economic parameters. The rents applied vary somewhat but fall within an acceptable range of established market indicators. Capitalization rates were based upon market sales, when possible, and historical levels, and adjusted to reflect current market conditions referenced by local and national surveys of the greater Seattle/Puget Sound region.
The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with surplus/excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table-generated income model.

The recommended values improve the standard statistical measures for valuation performance and are within IAAO standards.

MODEL VALUATION

Total Value Conclusions, Recommendations, and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation**.** For each parcel, a value was selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate and methodology are appropriate to individual parcels and may adjust particular parcel characteristics and conditions as they occur in the valuation area. Senior Appraiser, Marie Ramirez, reviewed the process and results for quality control and administrative purposes. Management has reviewed the standard statistical measures for valuation performance.

In the 2026 valuation model, the income approach is used to value the majority of the income-producing properties, with support from the market sales approach parameters. The income approach also ensures greater uniformity and equalization of values. With stagnating market

fundamentals, values by the income method are generally leveling off, although they sometimes are below the value of the sales. In the case of interim use properties, they might be purchased for investment value or future income rather than the current income stream.

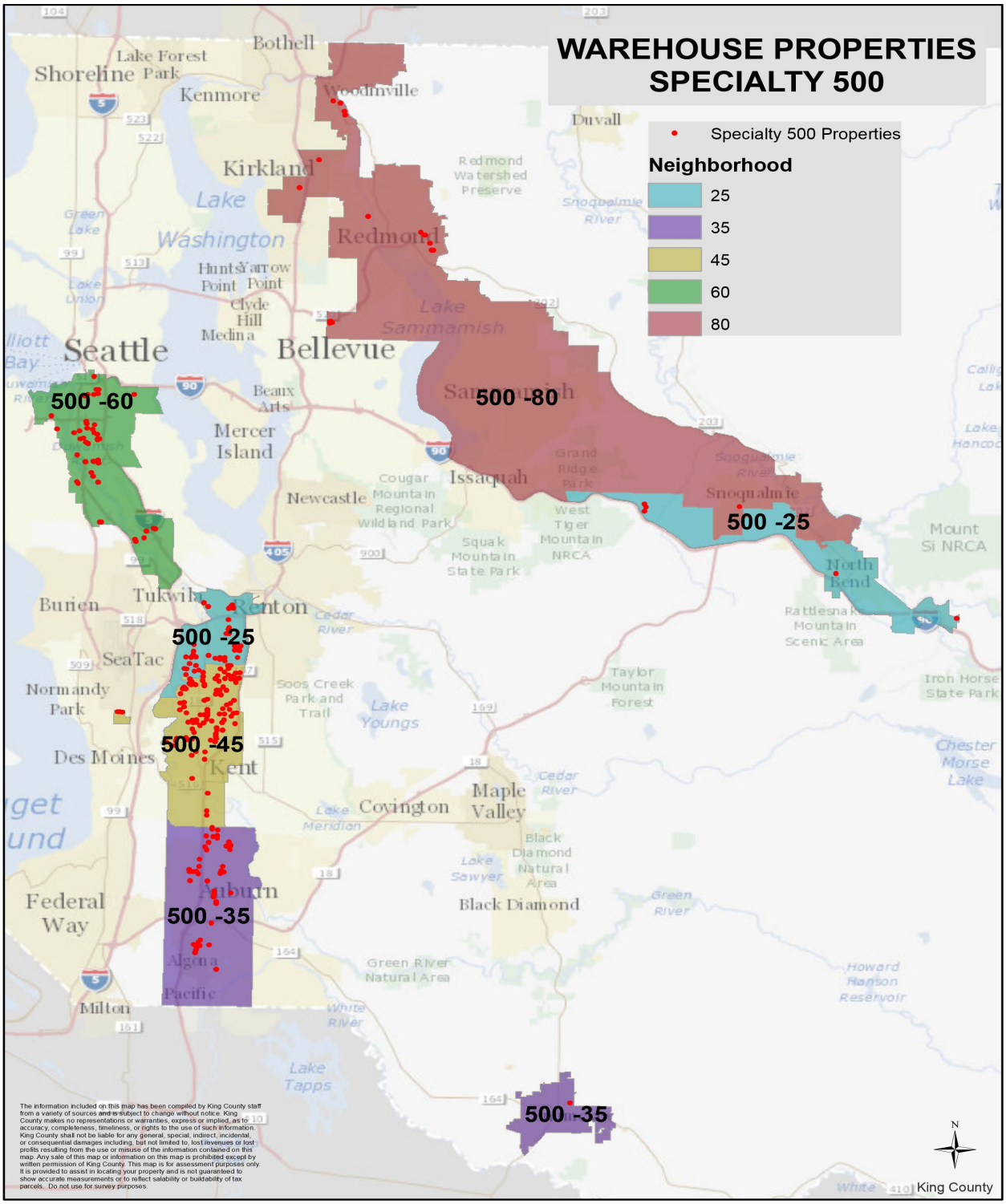
The standard statistical measures of valuation performance are presented in both the 2025 and 2026 Ratio Analysis charts included in this report. Improved sales used for calculating the Ratio Results originate from a three-year period prior to the Appraisal Date. A list of both improved sales used and those considered not reflective of the market is included in subsequent sections.

A preliminary Ratio Study was completed just prior to the application of the 2026 recommended values. This study benchmarks the current assessment level using 2025 posted values. The ratio study, completed after application of the 2026-year recommended values, determines the difference the new values would have on the assessment level and uniformity. Application of the values described above resulted in the following changes under Assessment Level: The Weighted Mean decreased from 1.015 to .981; under Uniformity: The Coefficient of Dispersion decreased from 10.46% to 9.68%, and the Coefficient of Variation decreased from 13.38% to 12.66%. The remaining measure of uniformity, the Price-Related Differential, decreased from 1.03 to 1.02. With the application of 2026 recommended values, all indicators fall within normal performance standards for income properties within larger urban jurisdictions, as recommended by the IAAO (International Association of Assessing Officers). Overall, the indicators reflect an improved Assessment Level and Uniformity over previous levels.

The Assessor has applied the Ratio Model as a sale-based tool for measuring relative appraisal level and parcel equalization. The above Ratio Study results are considered reasonable in view of the frequency pattern exhibited by sales prior to the Appraisal Date, and a ratio sample size good enough to provide statistical significance, particularly in view of the heterogeneous pattern of property characteristics.

The total value for Specialty Area 500's 2025 assessment year was $14,403,166,300, and the total recommended assessed value for the 2026 assessment year is $13,898,581,000. Applying these recommended values for the 2026 assessment year (taxes payable in 2027) results in a total change from the 2025 assessments of -3.50%.

CHANGE IN TOTAL ASSESSED VALUE			
2025 Total Value	2026 Total Value	$ Change	% Change
$14,403,166,300	$13,898,581,000	- $ 504,585,300	-3.50%



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. This map is for assessment purposes only. It is provided to assist in locating your property and is not guaranteed to show accurate measurements or to reflect salability or buildability of tax parcels. Do not use for survey purposes.

Specialty 500 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

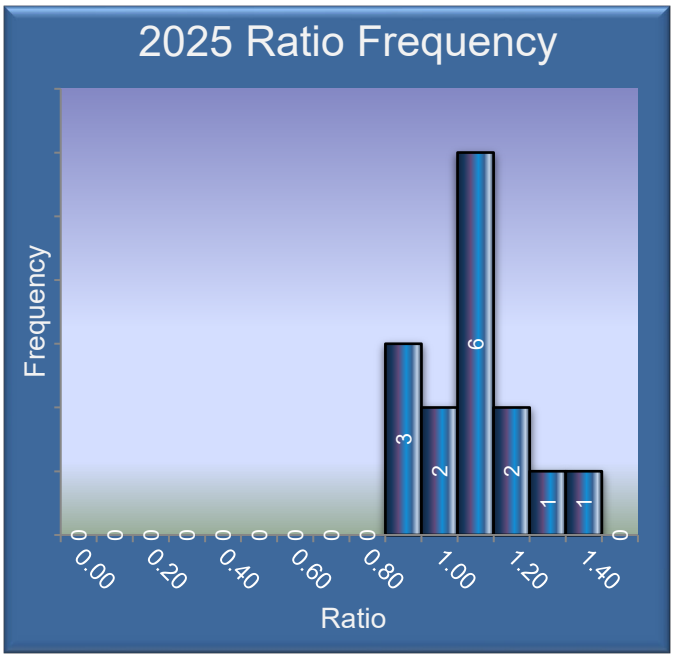
Pre-revalue ratio analysis compares sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

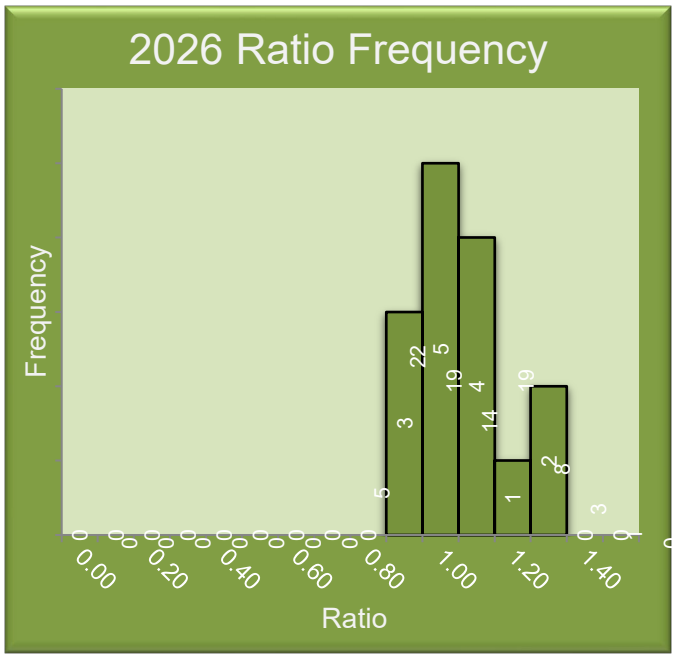
POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2023 through 2025 and reflects the assessment level after the property has been revalued to 1/1/2026.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	15
Mean Assessed Value	39,211,100
Mean Adj. Sales Price	38,642,400
Standard Deviation AV	17,267,843
Standard Deviation SP	18,612,890
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.040
Median Ratio	1.029
Weighted Mean Ratio	1.015
UNIFORMITY	
Lowest ratio	0.8552
Highest ratio:	1.3052
Coefficient of Dispersion	10.46%
Standard Deviation	0.1392
Coefficient of Variation	13.38%
Price Related Differential (PRD)	1.03

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	15
Mean Assessed Value	37,919,800
Mean Sales Price	38,642,400
Standard Deviation AV	16,845,442
Standard Deviation SP	18,612,890
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.004
Median Ratio	0.995
Weighted Mean Ratio	0.981
UNIFORMITY	
Lowest ratio	0.8202
Highest ratio:	1.2459
Coefficient of Dispersion	9.68%
Standard Deviation	0.1270
Coefficient of Variation	12.66%
Price Related Differential (PRD)	1.02





USPAP

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 is 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 within the prior three years, as an appraiser or in any other capacity are listed below: Trevor Swedberg, Commercial Appraiser II; Marie Ramirez, Senior Appraiser.
- Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.
- Any and all activities required under the respective Certificates of Appointment, under sworn oath, appointing these appraisers to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Senior and Commercial Appraiser II in the management and valuation of Specialty 500, Warehouses

with 100,000 net square feet or larger. Such duties, responsibilities, and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.

_____

Trevor Swedberg **Date**

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver. Code	Remarks
500	025	122550	0010	135,875	3351550	$20,900,000	10/06/25	$153.82	SEATTLE GATEWAY CENTER 2 PP#06072821	AI-1	Warehouse	1	70	Building Only; not in ratio
500	025	172304	9630	325,494	3351378	$67,200,000	10/06/25	$206.46	SEATTLE GATEWAY CENTER 1 PP#26686816	AI-2	Warehouse	1	70	Building Only; not in ratio
500	025	262304	9015	122,740	3359170	$27,080,000	12/10/25	$220.63	CABOT CABOT & FORBES BLDG X-2	TUC-WP	Warehouse	1	Y	
500	025	262304	9115	108,492	3314753	$20,250,000	01/22/25	$186.65	RED DOT CORP.	TUC-WP	Warehouse	1	Y	
500	035	030351	0180	126,000	3279972	$26,650,000	04/29/24	$211.51	UNI-SELECT-WAREHOUSE	M1	Warehouse	1	Y	
500	035	112104	9024	162,400	3361415	$27,000,000	12/26/25	$166.26	SCHUCK'S DIST WHSE	M1	Warehouse	1	Y	
500	035	122104	9035	228,175	3301613	$47,512,000	09/23/24	$208.23	WHITE RIVER PARK	M1	Warehouse	2	Y	
500	035	158260	0080	385,986	3292097	$83,100,000	07/18/24	$215.29	AUBURN PARK 167	M1	Warehouse	2	Y	
500	035	232973	0080	203,497	3278639	$45,000,000	04/23/24	$221.13	EMERALD CORPORATE PARK, BLDG 'C'.	M1	Warehouse	1	Y	
500	035	936000	0035	204,458	3318056	$43,750,000	02/20/25	$213.98	AUBURN PARK 44	M1	Warehouse	1	Y	
500	045	132204	9062	303,840	3295864	$70,850,000	08/22/24	$233.18	234 DISTRIBUTION CENTER	I1	Warehouse	1	Y	
500	045	788880	0510	130,600	3350087	$22,500,000	10/01/25	$172.28	UNITED WAREHOUSE	I2	Warehouse	1	Y	
500	045	887980	0200	115,004	3312152	$19,952,822	12/19/24	$173.50	VAN DOREN BLDG. E	I1	Warehouse	1	Y	
500	045	887980	0220	228,055	3312129	$44,257,178	12/19/24	$194.06	PROGRESSIVE INTERNATIONAL	I1	Warehouse	1	Y	
500	060	200597	0030	202,620	3303112	$81,500,000	10/16/24	$402.23	OXBOW DISTRIBUTION WAREHOUSE	MIC/H	Warehouse	4	70	Building Only; not in ratio
500	060	213620	0695	119,661	3284573	$23,000,000	05/23/24	$192.21	Distribution Center	MML U/85	Warehouse	2	Y	
500	060	536720	4080	174,448	3283023	$44,500,000	04/24/24	$255.09	SEATTLE DISTRIBUTION CENTER	MML U/85	Warehouse	1	Y	
500	080	152605	9053	159,528	3266356	$34,233,372	12/28/23	$214.59	THE RESERVE AT WOODINVILLE (WAREHOUSE)	I	Warehouse	1	Y	

Improved Sales Calc for Area 500 with Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver. Code	Remarks
500	025	242304	9008	167,443	3263828	$6,907,438	11/04/23	$41.25	DCT INDUSTRIAL WAREHOUSE	IM	Industrial(Gen	1	46	Non-representative sale
500	035	132104	9019	286,350	3295346	$58,500,000	08/15/24	$204.30	AUBURN 18 DISTRIBUTION CENTER	M1	Warehouse	1	59	Bulk portfolio sale
500	045	092204	9108	551,988	3362459	$109,900,000	12/29/25	$199.10	Des Moines Creek Business Park (Building 1C)-PF	B-P	Warehouse	4	59	Bulk portfolio sale
500	045	768620	1040	306,344	3342475	$125,000	09/30/24	$0.41	BRIDGE POINT SEATAC 300 - BUILDING A	I	Warehouse	2	68	Non-gov't to gov't
500	045	887980	0150	128,746	3373322	$23,275,000	04/08/26	$180.78	WEST COAST PAPER	I1	Warehouse	1	15	No market exposure

SPECIALTY 500 - WAREHOUSES - 2026 PHYSICAL INSPECTION						
Spec Area	Spec Nbhd	Major	Minor	PropName	AddrLine	District Name
500	35	000460	0042	VALLEY CENTRE CORPORATE PARK	2820 B ST NW	AUBURN
500	35	000460	0043	VALLEY CENTRE CORP PARK - DISTRIBU	2530 B ST NW	AUBURN
500	35	000460	0044	WAREHOUSE-manufacturing bld	2306 B ST NW	AUBURN
500	35	000460	0045	VALLEY CENTRE CORP PARK - DISTRIBU	2302 B ST NW	AUBURN
500	35	012104	9038	HRP #6 wetand 22%	1302 29TH ST NW	AUBURN
500	35	022104	9147	EVO	2601 WEST VALLEY HWY N	AUBURN
500	35	030150	0010	OPUS PARK 167 BUILDING NO. 1	1604 15TH ST SW	AUBURN
500	35	030151	0050	PACIFIC GULF DISTRIBUTION CENTER	851 MILWAUKEE AVE N	ALGONA
500	35	030151	0130	THARCO	501 10TH AVE N	ALGONA
500	35	030151	0230	SEATTLE COLD STORAGE	502 10TH AVE N	ALGONA
500	35	030151	0240	ELECTROLUX	800 MILWAUKEE AVE N	ALGONA
500	35	030351	0180	PIKE DISTRIBUTION CENTER WAREHOU	1701 PIKE ST NW	AUBURN
500	35	072105	9026	THE PETERSON COMPANY	1102 D ST NE	AUBURN
500	35	112104	9001	warehouse	2415 WEST VALLEY HWY N	AUBURN
500	35	112104	9024	SCHUCK'S DIST WHSE	2402 R ST NW	AUBURN
500	35	122104	9008	COSTCO WHOLESALERS 9% wetland	1802 M ST NW	AUBURN
500	35	122104	9017	DISTRIBUTION WAREHOUSE	1201 C ST NW	AUBURN
500	35	122104	9019	CARDINAL HEALTH WAREHOUSE	801 C ST NW	AUBURN
500	35	122104	9024	DISTRIBUTION	1005 C ST NW	AUBURN
500	35	122104	9032	COMPETITION SPECIALTIES	2402 WEST VALLEY HWY N	AUBURN
500	35	122104	9035	WHITE RIVER PARK	2002 WEST VALLEY HWY N	AUBURN
500	35	132104	9019	AUBURN 18 DISTRIBUTION CENTER	521 8TH ST SW	AUBURN
500	35	132104	9054	SIMMONS WAREHOUSE/OFFICE	425 C ST NW	AUBURN
500	35	132104	9080	WOODGRAIN WAREHOUSE	525 C ST NW	AUBURN
500	35	158060	0095	CEVA	3102 WEST VALLEY HWY N	AUBURN
500	35	158260	0065	AUBURN PARK 167	3703 I ST NW	AUBURN
500	35	158260	0080	AUBURN PARK 167	3941 I ST NW	AUBURN
500	35	232973	0010	FED-EX Distribution Center	3702 C ST NE	AUBURN
500	35	232973	0020	EMERALD CORPORATE PARK - BLDG. A	504 42ND ST NE	AUBURN
500	35	232973	0030	Emerald Corporate Park - Bldg 'B'	501 42ND ST NE	AUBURN
500	35	232973	0040	Emerald Corporate Park - Global Gatev	4103 C ST NE	AUBURN
500	35	232973	0080	EMERALD CORPORATE PARK, BLDG 'C'.	4104 C ST NE	AUBURN
500	35	242006	9010	PARKER - HELAC CYLINDER DIVISION	225 BATTERSBY AVE	ENUMCLAW
500	35	242104	9001	LOGISTICENTER BLDG B	520 8TH ST SW	AUBURN
500	35	242104	9004	AUBURN 18 BUSINESS PARK #1	2701 C ST SW	AUBURN
500	35	242104	9019	ALGONA 1	652 MILWAUKEE AVE	ALGONA
500	35	242104	9068	BridgePoint Warehouse	701 15TH ST SW	AUBURN
500	35	242104	9082	ALGONA DISTRIBUTION CENTER -B	840 INDUSTRY DR N	ALGONA
500	35	242104	9083	EZ-ACCESS	700 MILWAUKEE AVE N	ALGONA
500	35	242104	9090	WAREHOUSE-AMB VALLEY DIST. CENTI	2202 PERIMETER RD S	AUBURN
500	35	242104	9098	AUBURN 18 BUSINESS PARK #2	1901 C ST SW	AUBURN
500	35	252104	9049	ALPHABRODER	500 MILWAUKEE AVE N	ALGONA
500	35	252104	9096	SAFEWAY DISTRIBUTION CENTER	3647 C ST SW	AUBURN
500	35	322104	9130	BRIDGE DEVELOPMENT BUILDING 4	70 5TH AVE	MILTON
500	35	322104	9137	BRIDGE DEVELOPEMENT (BUILDING 1)	80 5TH AVE	MILTON
500	35	352104	9013	VACANT LAND (Econ unit w/ 352104-9		PACIFIC
500	35	352104	9076	DAVIS PACIFIC INDUSTRIAL WAREHOU	539 WEST VALLEY HWY S	PACIFIC
500	35	352104	9080	VACANT INDUSTRIAL (Econ unit w/ 35	543 WEST VALLEY HWY	PACIFIC
500	35	352204	9021	WAREHOUSE	4195 WEST VALLEY HWY N	AUBURN
500	35	352204	9022	DCT HUDSON DISTRIBUTION CENTER	6408 S 287TH ST	AUBURN
500	35	352204	9024	NORTH AUBURN LOGISTICS wetland 15	6603 S 287TH ST	AUBURN
500	35	352204	9047	Warehouse	6620 S 287TH ST	AUBURN
500	35	352205	9215	APEX 18	28009 COVINGTON WAY SE	COVINGTON
500	35	362204	9020	DISTRIBUTION WAREHOUSE/15% WET	4510 FRONTAGE RD	AUBURN
500	35	511327	0020	WAREHOUSE	23226 WITTE RD SE	MAPLE VALLEY
500	35	614260	0005	Woodbridge Building A	33815 32ND AVE S	FEDERAL WAY

SPECIALTY 500 - WAREHOUSES - 2026 PHYSICAL INSPECTION						
Spec Area	Spec Nbhd	Major	Minor	PropName	AddrLine	District Name
500	35	614260	0200	Woodbridge Building B	33855 WEYERHAEUSER WAY S	FEDERAL WAY
500	35	664960	0010	A & M WAREHOUSE	5002 D ST NW	AUBURN
500	35	664960	0030	PARK 277 - BUILDING 3	5103 D ST NW	AUBURN
500	35	664960	0040	PARK 277 - DISTRIBUTION WAREHOUS	5001 D ST NW	AUBURN
500	35	664960	0050	PARK 277 - BUILDINGS 6, 7, 8	4601 D ST NW	AUBURN
500	35	664960	0060	DISTRIBUTION WAREHOUSE	4402 D ST NW	AUBURN
500	35	664960	0070	warehouse	4810 D ST NW	AUBURN
500	35	750500	0005	BRIDGE DEVELOPMENT BUILDING 3	50 5TH AVE	MILTON
500	35	750500	0935	BRIDGE DEVELOPMENT BUILDING 2	60 5TH AVE	MILTON
500	35	936000	0035	AUBURN PARK 44	814 44TH ST NW	AUBURN
500	80	062506	9012	UNITED PARCEL SERVICE	18001 NE UNION HILL RD	REDMOND
500	80	072506	9129	Fed Ex distribution warehouse	18795 NE 73RD ST	REDMOND
500	80	152605	9026	WINSOME TRADING	16111 WOODINVILLE-REDMOND RD	WOODINVILLE
500	80	152605	9053	THE RESERVE AT WOODINVILLE (WARE	15902 WOODINVILLE-REDMOND RD NE	WOODINVILLE
500	80	152605	9088	WOODINVILLE CORPORATE CENTER IV	15300 WOODINVILLE-REDMOND RD	WOODINVILLE
500	80	152605	9100	WOODINVILLE CORPORATE CENTER III	15010 WOODINVILLE-REDMOND RD	WOODINVILLE
500	80	221295	0073	industrial	18460 NE 76TH ST	REDMOND
500	80	221295	0080	GENIE INDUSTRIES BUILDING #3)	18340 NE 76TH ST	REDMOND
500	80	272505	9008	NORTH COAST ELECTRIC (parking)	13356 NE SPRING BLVD	BELLEVUE
500	80	272505	9054	NORTH COAST ELECTRIC	1703 135TH PL NE	BELLEVUE
500	80	272505	9213	NORTH COAST ELECTRIC & T MOBILE	1605 135TH PL NE	BELLEVUE
500	80	272505	9218	NORTH COAST ELECTRIC bld-9213	1737 135TH PL NE	BELLEVUE
500	80	272505	9236	NORTH COAST ELECTRIC	1760 135TH PL NE	BELLEVUE
500	80	272505	9237	NORTH COAST ELECTRIC	13504 NE SPRING BLVD	BELLEVUE
500	80	389310	0820	PAR-MAC INDUSTRIAL PARK	10830 117TH AVE NE	KIRKLAND
500	80	720170	0085	warehouse and office bld	15110 NE 90TH ST	REDMOND
500	80	720232	0140	Light Manufacturing Buildiing	22857 NE MARKETPLACE DR	KING COUNTY
500	80	866335	0100	TOTEM LAKE COMMERCE CENTER	12521 128TH LN NE	KIRKLAND
500	80	880200	0010	CARDINAL CORPORATE PARK C (GENIE	18750 NE 65TH ST	REDMOND
500	80	880200	0020	CARDINAL CORPORATE PARK	18700 NE 65TH ST	REDMOND

King County

Department of Assessments
KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104
OFFICE (206) 296-7300 **FAX (206) 296-0595**
Email: assessor.info@kingcounty.gov

John Wilson
Assessor

As we start preparations for the 2026 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 the 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 for the entire population.
- Time adjust sales to January 1, 2026, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson

King County Assessor