

# North District Geographic Areas Report

Areas: 10, 14, 17, 19, 80, 85, 90 and 95

*Commercial Revalue for 2021 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and promoting fairness and equity.*

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***John Wilson  
Assessor***

Dear Property Owners,

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

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

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

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

In Service,

John Wilson  
King County Assessor

North District  
2021 Assessment Year

 **King County**  
Department of Assessments

# How Property Is Valued

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

## What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 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](http://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.



# North District Executive Summary Report

Appraisal Date 1/1/2021

## Geographic Appraisal Areas:

- **Area 10:** Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell
- **Area 14:** North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, North City, Pinehurst, Meadowbrook, Jackson Park, Olympic Hills and City of Shoreline
- **Area 17:** University District and Sand Point
- **Area 19:** Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/Loyal Heights/North Ballard, Green Lake
- **Area 80:** Bellevue
- **Area 85:** North Creek-Bothell/Kirkland/North Woodinville
- **Area 90:** Portions of Woodinville, Redmond, Sammamish and unincorporated King County
- **Area 95:** Northeast King County – Issaquah, North Bend, Snoqualmie, Carnation, Duvall, East I-90 Corridor, Skykomish/Stevens Pass

## Conclusion and Recommendation:

Total assessed values for 2021 revalue year have decreased by -2.45%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2021 Assessment Year.

Total North District - Parcel Summary Data				
	2020	2021	\$ Change	% Change
Totals	\$40,616,896,720	\$39,622,608,634	-\$994,288,086	-2.45%

## Identification of the Areas

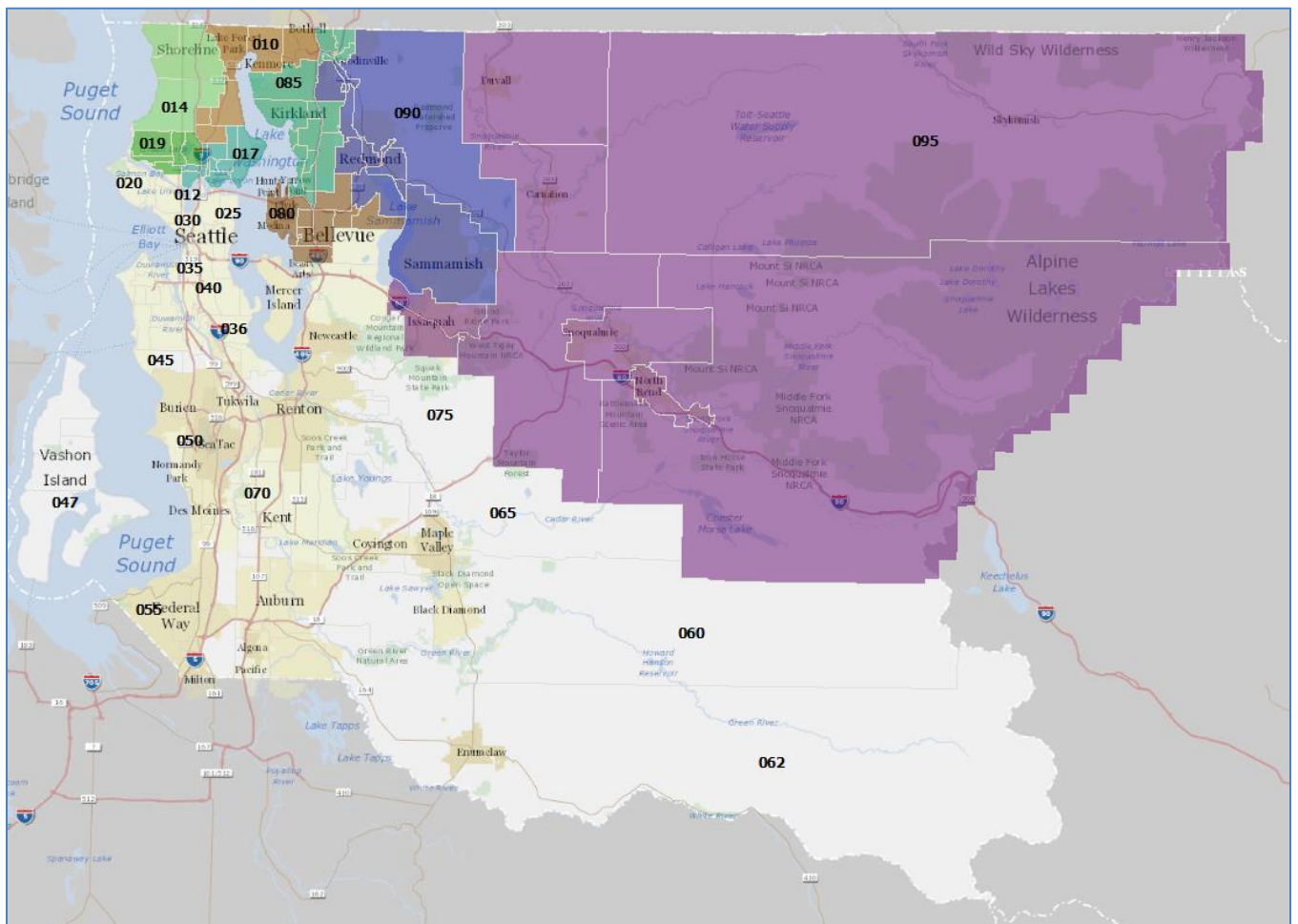
### Location – North King County

#### Boundaries

- West – Puget Sound
- North – King/Snohomish County Line
- East – King/Chelan/Kittitas County Line
- South – Lake Washington Ship Canal, Mercer Island, Cougar Mountain,

#### Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building and the King County Assessor website.



## North District Overview

### Geographic Area 10

Geographic Area 10 is located in the north-central area of King County and generally encompasses the State Route 522 Corridor. The area spans several jurisdictions, including Seattle, Lake Forest Park, Kenmore, and Bothell.

The North District's neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties. The Seattle areas are in the process of transition observed through the demolition of existing residential, commercial, and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. Land values continue to increase with persistent demand that radiates outward from the Seattle downtown core. New mixed-use multi-family, residential and live-work townhouses, senior living apartments, and the latest micro-apartments/micro-congregate housing structures remain the predominant construction projects in the north Seattle area. In addition, the Link Light Rail extension to Northgate is driving more activity and, specifically, the total redevelopment of the Northgate Shopping Mall. As a result, development and revitalization within the City of Seattle are ongoing.

Downtown Bothell has about three significant development projects underway. Two projects with expected completion in 2021 include Boulevard Place Shag senior housing with 285 units and the Pop with 122 units and retail. In addition, the 98th Ave NE office building is in the foundation stage. These projects are located mainly in the expanded downtown area. In addition, Weidner Apartments will likely commence construction soon as all necessary parcels have been assembled.

Lake City has been slowly gaining market activity with similar redevelopment and land sales. Up-zoning along much of NE Lake City Way is planned and will propel sales plus new projects. In addition, the current zoning of 40-foot height restrictions will increase to 65 feet both along the main arterial and in some places for some distance radiating out into the surrounding side streets.

### Geographic Area 14

Area 14 consists of the neighborhoods located in Seattle's Northwest District, Seattle's North District, and the City of Shoreline. Seattle's Northwest District neighborhoods are Pinehurst, Jackson Park, Olympic Hills, North City, Ridgecrest, Briercrest, Bitter Lake, Broadview, Haller Lake, Licton Springs, and North Greenwood. The Northwest District's and North District's neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties.

Most activity in Area 14 during 2020 centered around the Link Light Rail extensions northward from Northgate Station and sales of Owner/User light industrial properties. Light industrial and

properties with warehouse space along Aurora Avenue North or 15th Ave N demonstrated increased market value due to E-Commerce and home construction/service demand. New multifamily development slowed somewhat but not for long during 2020.

Smaller retail and office properties showed a slight drop in value due to increased vacancy caused during the economic shutdown. However, it's believed this will only be a short-term effect of COVID-19. Neighborhood 14-95 (North Seattle) showed the most significant increase; however, there was little change in total assessed value compared to the previous year.

### **Geographic Area 17**

Geographic Area 17 is located in north Seattle entirely within the Seattle city limits and consists of Fremont, Wallingford, Roosevelt, University District, University Village, Ravenna, Wedgwood-View Ridge, Sandpoint-Laurelhurst, and the University of Washington.

Area 17 has few remaining building sites, so new development typically involves tearing down older structures that no longer contribute to the overall market value. The dominant new construction throughout Geographic Area 17 continues to be multi-family housing with ancillary commercial services. There are multiple new mixed-use apartment projects along Stone Way N in Fremont and Wallingford. A new Light Rail station located in the Roosevelt neighborhood at 12th Ave NE and another at NE 66th St and the U-District at NE 43th St and Brooklyn Ave NE are scheduled to open in 2021. Construction of the Light Rail stations and a recent change to higher density zoning have attracted several new high-rise apartment buildings in the U-District. The Standard is two 25-story residential towers with 402 units. Lakeview is a recently permitted project for a 21-story 226-unit apartment building, and 1200 NE 45th St will be a 24-story 237-unit mixed-use apartment. The area surrounding University Village is exploding with new development with multiple projects surrounding University Village; a 7-story mixed-use building with 278 units, a 6-story mixed-use apartment with 98 units, a 7-story mixed-use complex with 236-units, and the Trailside redevelopment project with two mixed-use buildings with a total of 265 units.

Additionally, there is a 136-unit assisted living facility with street-level retail under construction just southeast of University Village. Another assisted living project is under construction in the Sand Point neighborhood. It will be a 3-story assisted living complex with a street-level restaurant located across the Metropolitan Market.

Area 17 property values have remained relatively stable through COVID-19 as the proximity of the University of Washington, downtown, and three light rail stations have made this area very desirable with a promising long-term future.

### **Geographic Area 19**

Area 19, comprising the Seattle neighborhoods of Ballard, Crown Hill, & Fremont, consists of older, established communities with a mix of residential, commercial, and industrial properties.

Investors continue to purchase improved properties for redevelopment. Most will become live/work townhouses, multifamily buildings, mixed-use apartment buildings, retirement facilities, small efficiency dwellings unit (SEDU) apartments, and micro-studio congregate share rooming structures. In addition, several new developments are currently under construction throughout Area 19.

The retail, restaurant, fitness center, and movie theatre properties were hit hardest during COVID-19 that influenced higher vacancy rates in those properties. However, both medical/dental offices and industrial properties continued to operate during the pandemic, with little change to rental rates and values remaining stable. Overall, total assessed values in Area 19 remained steady.

## **Geographic Area 80**

Area 80 encompasses the city of Bellevue and is considered one of the strongest markets in King County. The Bellevue Commercial Business District, or CBD, and the new Bel-Red District are rapidly developing.

Bellevue has apartments, mixed-use, and offices under construction, with more approved for construction to commence in 2021. There are currently ten projects under construction, fifteen projects in review, four have been issued building permits, and another thirteen developments are in the pipeline. In addition, with around 3,000 workers currently located in leased/owned properties in the downtown submarket, recently announced plans to bring 25,000 employees to the city influenced additional investment and development interest.

The Bel-Red District is another significant Bellevue development area that will come to fruition over the next several years. In 2009, Bellevue rezoned this area to spur development and transform an older industrial Neighborhood into a newer, mixed-use commercial area. Their efforts paid off with the formation of the new Spring District, which is the largest project in the Bel-Red District. In 2016, the Puget Sound Business Journal ranked the \$2.3 billion Spring District development as the second-largest construction project in the Puget Sound region, behind the East Link Light Rail extension, which is currently under construction and will open before 2023. In addition, one of the Light Rail station stops will be in the Spring District.

The Spring District consists of 36 acres (16 blocks) of the old Spring Industrial District, which housed the former Safeway Distribution Center. The development will occur in three phases- this mixed-use urban project. Plans include six office buildings, a two-acre park, hotel, retail, and more than 900 multi-family units. New streets and other infrastructure are now present. Most of the original buildings were demolished. In addition, construction on the East Link Light Rail is well underway. In the Bel-Red District, there are eleven projects under construction, eight projects in review, two projects issued building permits, and two projects in the pipeline.

The Bellevue market has remained strong despite the COVID environment. The CBD and the Bel-Red District are driving significant development activity in Area 80. Stable transaction volume and



decreasing marketing times have put upward pressure on land values, particularly within those specified areas. Bellevue is an attractive market for owners/investors because of its location, well-educated workforce, ambiance, and city government commitment to offering a hospitable business climate. High tech companies are particularly attracted to this area as well as foreign and national investors. Vacancy rates have stayed low for office, retail, and industrial uses, and most properties are experiencing increased rental rates. Bellevue's healthy and vibrant economy creates demand for housing, which extends to apartments and condominiums. The number of multi-family buildings under construction is well above average.

A review of market income data for the January 1, 2021 valuation indicates stable income fundamentals for properties in this desirable location, with premiums on developable land and newly built properties. As a result, a healthy commercial real estate market is expected to continue through 2021. The Bellevue CBD and Bel-Red areas remain some of the strongest markets in King County.

### **Geographic Area 85**

Area 85 consists mainly of Kirkland but also includes north Bothell, north Woodinville, and south Kenmore. More than 1,000 apartment units are slated in Bothell for development on the former Seattle Times site, with construction expected to begin soon.

Woodinville saw the Civic Campus Project, also known as The Schoolhouse District, near completion. In addition, Kenmore's The Lodge at Saint Edward's Park was completed. The \$57 million project included a total renovation of the 1930's former seminary building into an 84-room luxury hotel.

Kirkland has several projects that are in various stages of completion: the Totem Lake Mall \$565 million mixed-use lifestyle center redevelopment project, Rose Hill Shopping Center 870-unit redevelopment project, Google's acquisition of a 10-acre former car dealership for the site a third Kirkland campus, Google's recent acquisition of the 400,000 square foot Park Place office buildings, a mixed-use project replacing Hectors on Lake St S, and another mixed-use project replacing Wendy's on Central Ave. Additional projects are also under construction.

### **Geographic Area 90**

Area 90 is located within northeast King County and includes portions Redmond, Woodinville, Sammamish, and unincorporated King County. For appraisal purposes, the area has nine distinct neighborhoods generally grouping similar zoning and market areas. Area 90 is influenced by the greater eastside King County and southern Snohomish County market conditions. Interstates I-405 and I-90, SR520 & SR522 are the primary access roads to this traditionally suburban area.

This geographic area experienced steady growth in commercial land values and a moderate increase in total assessed due to continued development and investment activity. Sound Transit's Downtown Redmond Link Light Rail Extension is currently under construction. It will add two new

light rail stations in southwest Redmond in 2024, following the opening of the Redmond Technology Station opening in 2023.

The City of Woodinville is a semi-rural community, with tourism being a significant draw. Molbak's nursery is located here and is recognized regionally for its garden center. The over 140 wineries and tasting rooms have made Woodinville a major wine tourist destination. The industrial areas north and south of downtown Woodinville are now known as the Warehouse District due to the numerous boutique wineries and breweries. This region is considered unique in commercial wine operations, as the grapes are imported, generally from eastern Washington, and brought here for processing and sales.

The City of Redmond is the largest City in Area 90 and the seventh most populous in King County. Redmond is known as a center of technology and is the location for several nationally known high-tech companies, including Microsoft, Nintendo of America, AT&T Mobility, Stryker (formerly Physio-Control), and Honeywell. Additional significant employers are Terex, United Parcel Service, and Aerojet Rocketdyne. The Redmond Town Center offers a regional shopping center adjacent to the older historic town area. The downtown area of Redmond continued with its rapid growth of new construction spurred by the demand for apartments. As a result, the City has emphasized creating an urban town mixture of retail and residential multi-family developments.

The City of Sammamish is located on the Sammamish Plateau, southeast of Redmond and north of Issaquah. It was incorporated in 1999 and has evolved into an attractive suburban area. The evolving Sammamish Town Center is the central commercial district.

## **Geographic Area 95**

King County has 2,134 square miles, and Area 95 has 1,038 square miles or approximately 49% of the county's land area. Six incorporated cities in Area 95, Issaquah, Snoqualmie, North Bend, Duvall, Carnation, and Skykomish, together with unincorporated communities of Fall City and Preston, make up the urban area in which the majority of the commercial development is located. The two cities within Area 95 that dominate the commercial activity are Issaquah and Snoqualmie.

Commercial values in geographic Area 95 held steady in 2021. Despite this trend, vacancy rates among retail, office, and industrial properties remain low. Retail and industrial rental rate growth diminished due to the COVID-19 pandemic, while office rates declined. Properties impacted the most by the pandemic include leisure and hospitality businesses such as restaurants and daycares. Sales volume in 2021 dropped compared to previous years.

New construction in Area 95 continues despite COVID-19 related delays. Notable projects include the Sno-King Ice Arena in Snoqualmie, which opened in 2020, and the 2005 Poplar Way office building in Issaquah, which reached completion in early 2021 and is leased to REI. In North Bend, work on the new Karakoram headquarters, which remains under construction as of June 2021.

## Analysis Process

**Effective Date of Appraisal:** January 1, 2021

**Date of Appraisal Report:** June 28, 2021

### Highest and Best Use Analysis

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

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

**Interim Use:** In many instances, a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for office space to justify the construction of a multistory office building at present, but increased demand may be expected within five years. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible.

The property's use prior to its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use in anticipation of change over a relatively short time in the future.

### Standards and Measurement of Data Accuracy

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

### Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2018 to 12/31/2020 were considered in all analyses.
- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

## Improved Parcel Total Values

The sales of improved parcels in the North District were fewer in 2020 compared to 2019 on account of the global Coronavirus pandemic and economic turmoil. In addition, uncertainty was present for most of 2020 due to numerous closures and at times, only essential establishments, such as grocery stores, remained open. Despite all challenges in 2020 posed by the pandemic and considerable drop in business activity, overall property values in the North District fell by a modest -2.45%.

Non-essential retail and hospitality properties were hit particularly hard during the pandemic. As a result, rent growth has slowed, and vacancies have increased. Higher vacancies could cause landlords to adjust rents to attract new tenants. Shopping centers and hotels saw drastic revenue losses due to lockdown restrictions.

Bellevue remains a bright North Crew spot as it attracts high-profile tenants to its downtown and surrounding neighborhoods. High tech companies and a host of other vibrant corporations continue to shift their headquarters from Seattle to this dynamic and business-friendly city. Other North Crew cities, such as Redmond, Issaquah, and Woodinville, continue to add a footprint with ongoing development consisting primarily of multi-family.

Investor optimism remains high, and most North District cities, such as Ballard, Bothell, Redmond, Bellevue, Issaquah, etc., continue to attract capital. Market players expect a nearly complete recovery by the latter part of 2021. Ballard, Fremont, and other north Seattle Neighborhoods are also benefiting from the economic recovery.

### Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records, including location, effective age, building quality, and net rentable area. Sales with characteristics most similar to the subject properties were considered.

The improved sales used range in sale dates from 1/1/2018 to 12/31/2020. Three hundred and thirty-three improved sales in the North District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units, daycares, smaller owner/user commercial buildings, and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

## Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon to value special-use properties where comparable sales data and/or income and expense information are not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings valued by the Cost method might be fraternal halls, gas stations, and new or on-going construction.

## Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI).
2. The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
3. The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation throughout the North Crew for most improved property types, when sufficient income and expense data were available to ascertain market rates.

**Income:** Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

**Vacancy:** Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation.

**Expenses:** Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for the North Crew's income valuation models, the Assessor primarily used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor primarily used full service/gross expenses, however this may vary due to market considerations.



**Capitalization Rates:** When market sales are available, an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate based on the first-year performance during the sales verification process. Also, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute to the capitalization rate applied in the model. For example, a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.



**SEATTLE / REGIONAL CAP RATES 2021**

Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2021	Year-end 2020	West Region	6.00%	-	-	<u>Institutional Grade Properties"</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Regional Mall Community Retail Neighborhood Retail
			6.30%	-	-	
			6.48%	-	-	
			6.79%	-	-	
			-	6.20%	-	
			-	5.64%	-	
			-	-	5.50%	
			-	-	6.30%	
PWC / Korpaz Real Estate Investment Survey	4Q 2020	Seattle	4.50% - 10.00%	-	-	Office
		Pacific NW Region	4.50% - 9.00%	-	-	Office Warehouse
ACLI	4Q 2020	Seattle – Bellevue - Everett MSA	6.91%	----	5.60%	All Classes
		Pacific Region	5.47%	5.30%	6.19%	All Classes

**SEATTLE / REGIONAL/ NATIONAL CAP RATES 2021**

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H3 2020	Seattle	4.25% - 4.75% 4.75% - 5.25%		Infill – Class A Suburban – Class A
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2020	Seattle	5.50%	- 7.90%	Apartments – All Classes Hotels – All Classes Apartments – 1 <sup>st</sup> Tier Properties Apartments – 2 <sup>nd</sup> Tier Properties Apartments – 3 <sup>rd</sup> Tier Properties Hotels – 1 <sup>st</sup> Tier Properties Hotels – 2 <sup>nd</sup> Tier Properties Hotels – 3 <sup>rd</sup> Tier Properties
		West Region	4.00% - 6.50%	-	
			5.00% - 7.00%	-	
			5.30% - 8.00%	-	
			-	6.50% - 9.50%	
			-	7.50% - 11.00%	
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2020	National	4.00% - 8.00 %	5.50% - 12.00%	Apartment – 1 <sup>st</sup> Tier Hotel – 1 <sup>st</sup> Tier
IRR: Viewpoint for 2021	Year-end 2020	Seattle	4.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
			4.75%		
			5.00%		
			5.50%		
IRR: Viewpoint for 2021	Year-end 2020	West Region	4.71%	-	Urban Class A Urban Class B Suburban Class A Suburban Class B
			5.10%	-	
			5.02%	-	
			5.45%	-	
IRR: Viewpoint for 2021	Year end 2020	Seattle		-- --	Full Service Limited Service
PWC / Korpaz Real Estate Investor Survey	4Q 2020	Pacific Region	4.00% - 6.00%	-	Apartments
ACLI	4Q 2020	Seattle-Bellevue Everett	4.19%	----	All Classes
		Pacific	4.55%	----	All Classes

**SEATTLE / REGIONAL/ NATIONAL CAP RATES 2021**

Source	Date	Location	Multifamily	Hospitality	Remarks	
RERC: Real Estate Report Income Vs. Price Realities	4Q 2020					1 <sup>st</sup> Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	5.00% - 9.00% 5.00% - 9.30%	- - 4.00% - 8.80% 4.00% - 9.00% 5.00% - 9.00%	- - - - -	Office CBD – 1 <sup>st</sup> Tier Properties Suburban Office – 1 <sup>st</sup> Tier Properties Warehouse – 1 <sup>st</sup> Tier Properties R&D – 1 <sup>st</sup> Tier Properties Flex – 1 <sup>st</sup> Tier Properties Regional Mall – 1 <sup>st</sup> Tier Properties Power Center – 1 <sup>st</sup> Tier Properties Neigh/Comm. Ctrs. – 1 <sup>st</sup> Tier Properties
IRR: Viewpoint 2021 Commercial Real Estate Trends report	Yr. End 2020	National	6.93% 7.70% 7.17% 7.90%	- - - 6.48% 7.17%	- - - - -	<u>Institutional Grade Properties"</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail
ACLI	4Q 2020	National	5.80% 6.45% 6.23% 5.63% 5.62%	5.27% 5.60% 6.01% 5.91% 5.16%	6.43% 6.60% 5.98% 6.53% 6.70%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2020	National	3.75% - 8.00% 4.00% - 7.50% 6.00% - 9.50% 4.25% - 10.50%	- - - - 3.40% - 7.00%	- - - - -	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 2020 1Q 2020 3Q 2020	National	6.90% 6.15%	6.75%	6.00%	Overall (Average) Bank  Medical Office
The Boulder Group: Net Lease Market Report	3Q 2020	West	5.60%			Medical Office

**NATIONAL AND REGIONAL CAP RATES 2021**

Source	Date	Location	Restaurant	Retail	
The Boulder Group: Net Lease Market Report	4Q 2020	National		6.75%	Big Box
				6.74%	Junior Big Box (20K-40K SF)
				6.83%	Mid Box (40K-80K SF)
	3Q 2020	West		6.63%	Large Format (over 80K SF)
				5.65%	Median
				6.39%	Drug Store
4Q 2020	National	5.80%	Auto Parts Stores		
		West	5.00%	Casual Dining	
1Q 2020	West			4.85%	Quick Service Restaurants
2Q 2020					



## Income approach calibration

Income tables were developed for each of the neighborhoods that comprise the North Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the income approach's property value was less than the land value, a nominal \$1,000 value was allocated to the improvements.

## Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when ample comparable sales were available. However, the income approach was applied to most parcels to equalize comparable properties better. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. An administrative review of the selected values was made by Andrew Murray, Senior Appraiser, for quality control purposes.

## Model Validation

### Total Value Conclusions, Recommendations, and Validation

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



## Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. The level and uniformity standard for commercial properties are:

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

The two major aspects of appraisal accuracy: appraisal level and appraisal uniformity are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

**Appraisal (Assessment) Level:** Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives each dollar of value equal weight in the sample, whereas the median and mean give each parcel equal weight. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high- and low-value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10.

**Appraisal (Assessment) Uniformity:** Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions.

The Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

The third measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity where assessment level decreases with increases in sales price.

## **Preliminary Ratio Analysis**

### **Sales – Ratio Study Summary**

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are: sales that are leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale, or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

### **Sales – Improved Summary for the North Crew**

- **Number of Sales:** 333
- **Range of Sales Dates:** 01/1/2018– 12/31/2020

The results of the preliminary ratio studies within the North District indicated that value adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

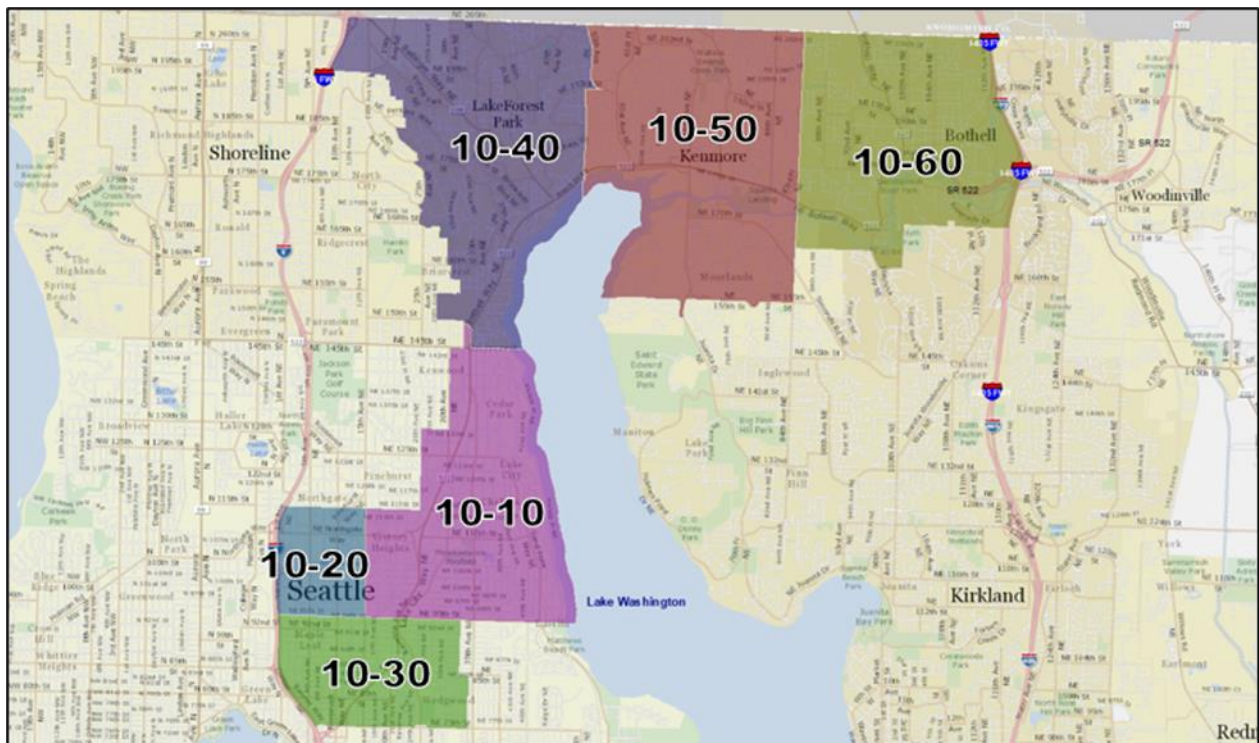
## Area 10

### Name or Designation

- **Area 10:** Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell

### Boundaries:

- **North** – King County and Snohomish County Boundary Line
- **South** – Lake Washington and NE 75th St
- **East** - I-405 and Woodinville Park City Limits
- **West** - I-5 and Shoreline City Limits



## Land Value

Overall land values in Area 10 increased by 2.45%. The Geographical area Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell experienced a change in its land value due primarily to redevelopment. The total recommended assessed land value for the 2022 assessment year is \$3,601,154,900 and increases from the 2021 assessment by +2.45%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

<b>Change in Assessed Land Value by Neighborhood</b>			
<b>Neighborhood</b>	<b>2020</b>	<b>2021</b>	<b>% Change</b>
10-10	\$770,708,700	\$785,805,800	1.96%
10-20	\$995,302,800	\$1,044,802,900	4.97%
10-30	\$525,298,700	\$526,135,700	0.16%
10-40	\$302,964,200	\$304,653,800	0.56%
10-50	\$378,731,800	\$401,154,800	5.92%
10-60	\$542,087,128	\$538,601,900	-0.64%
<b>Total</b>	<b>\$3,515,093,328</b>	<b>\$3,601,154,900</b>	<b>2.45%</b>

## Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0082	31,325	2926716	\$1,150,000	04/26/18	\$36.71	BOB'S TOWING	NC3-40	1	Y	
010	010	145360	0243	23,934	3079325	\$1,861,000	10/29/20	\$77.76	ASSOCIATED ROOFING	NC3-55 (M)	3	Y	
010	010	145360	0245	3,309	3064877	\$485,000	08/17/20	\$146.57	VACANT LAND	NC3-55 (M)	1	Y	
010	010	145360	0663	9,087	2951656	\$1,140,000	09/03/18	\$125.45	GLASTRA HEATING INC	LR2	1	Y	
010	010	145360	0700	11,992	2973775	\$1,500,000	02/11/19	\$125.08	U.S. POST OFFICE	NC3-85	1	Y	
010	010	145360	1281	61,200	3087463	\$10,000,000	09/18/20	\$163.40	FORMERLY VALUE VILLAGE	NC3P-95 (M)	1	Y	
010	010	282604	9046	12,197	2921849	\$1,050,000	03/19/18	\$86.09	HANSEN LAMP AND SHADE	NC3-40	1	Y	
010	010	344800	0135	17,854	3017277	\$2,524,700	10/18/19	\$141.41	PILATES	NC3-75 (M)	2	Y	
010	010	344800	1785	5,218	2938371	\$687,000	06/20/18	\$131.66	SFR as business	LR2	2	Y	
010	010	382170	0145	29,060	2942603	\$3,400,000	07/13/18	\$117.00	VACANT	NC3-65	3	Y	
010	010	882290	1040	11,000	2947643	\$1,950,000	08/09/18	\$177.27	APARTMENT BLDG 5 UNITS	LR3 RC	2	Y	
010	010	890250	0135	35,625	3032185	\$2,520,000	01/30/20	\$70.74	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	1	Y	
010	020	292604	9011	344,323	3026548	\$60,996,000	12/20/19	\$177.15	NORTHGATE APTS	NC3-95 (M)	1	Y	
010	030	318660	0650	38,075	3051741	\$3,640,000	06/15/20	\$95.60	NORTH SEATTLE FRIENDS CHURCH	SF 5000	3	Y	
010	030	510040	3837	16,239	2922526	\$2,085,000	03/27/18	\$128.39	THOMAS MEDICAL DENTAL CENTER	LR2 RC	2	Y	
010	030	510140	0405	23,974	2968407	\$4,700,000	12/11/18	\$196.05	APARTMENT	LR2 (M)	4	Y	
010	030	510140	0435	23,974	2969160	\$4,700,000	12/31/18	\$196.05	APARTMENT	LR2 (M)	4	Y	
010	030	510140	4680	4,500	2953763	\$755,000	09/20/18	\$167.78	ROOSEVELT ASSOCIATES	LR2	1	Y	
010	040	156810	0670	8,706	3055038	\$1,500,000	06/11/20	\$172.29	vacant land	SG-C	1	Y	
010	050	011410	0670	67,296	2930162	\$5,500,000	05/07/18	\$81.73	BANK OF AMERICA	DC	2	Y	
010	050	022604	9066	16,440	2958361	\$450,000	09/28/18	\$27.37	Vacant lot next to substation	R12	1	Y	
010	060	052605	9189	19,330	3040763	\$1,525,000	03/17/20	\$78.89	SFR on commercial zoned land	GDC	1	Y	
010	060	052605	9218	128,625	2960111	\$14,000,000	10/31/18	\$108.84	SFR on commercial zoned land (Mul	GDC	1	34	Use-change after sale; not in ratio
010	060	062605	9077	9,754	3043108	\$650,000	04/13/20	\$66.64	VACANT LAND	DT	2	Y	
010	060	062605	9146	19,166	2927282	\$538,000	04/23/18	\$28.07	VACANT LAND	DT	1	Y	
010	060	062605	9288	47,755	2941000	\$1,500,000	07/03/18	\$31.41	VACANT	GDC	1	Y	
010	060	072605	9094	22,964	3051192	\$325,000	06/09/20	\$14.15	VACANT	GC	1	Y	
010	060	072605	9188	110,023	3023719	\$1,900,000	11/26/19	\$17.27	Vacant	R 2800, OP, CB	1	Y	
010	060	096700	0225	7,200	2933645	\$1,390,000	05/25/18	\$193.06	PROFESSIONAL BUILDING	DC	1	Y	
010	060	097000	0035	3,600	2945836	\$537,500	08/01/18	\$149.31	BOTHELL DENTAL CARE	DN	1	34	Use-change after sale; not in ratio
010	060	192480	0075	15,647	2945591	\$1,500,000	07/31/18	\$95.87	PARKING LOT	DN	2	Y	
010	060	635990	0145	184,695	3080162	\$1,550,000	10/28/20	\$8.39	BOTHELL UNITED METHODIST CHURCH	R 9600	1	Y	
010	080	727610	0230	24,987	2986120	\$2,100,000	04/30/19	\$84.04	OFFICE	TC-3	1	Y	



## Ratio Analysis

- Number of Sales: 36
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 10, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 1,193,600	\$ 1,457,700	81.90%	15.01%	19.75%	1.04%
2021 Value	\$ 1,331,900	\$ 1,457,700	91.40%	6.72%	9.38%	1.02%
Change	\$ 138,300		9.50%	-8.29%	-10.37%	-0.02%
% Change	11.59%		11.60%	-55.23%	-52.51%	-1.92%

\*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 950 excluding specialties and government-owned properties.

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

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$297 - \$976	Per Sq Ft
Commercial Condominium Units	\$432 - \$450	Per Sq Ft
Live/Work Townhomes	\$458 - \$570	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 10 results in a total change from the 2020 assessments of +0.24% in Geographic Area 10. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$2,610,907,228	\$2,617,129,700	\$6,222,472	0.24%

# Area 10 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

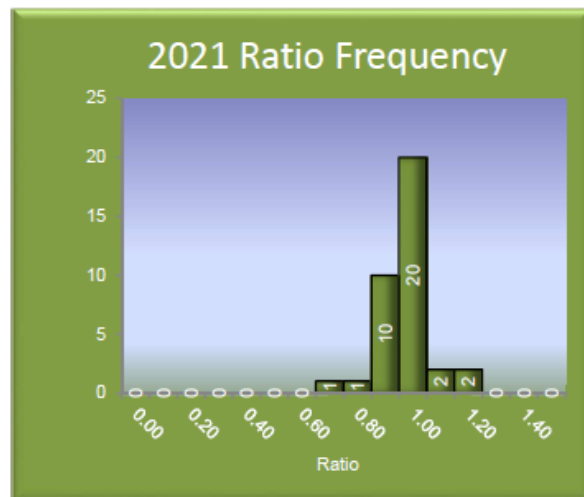
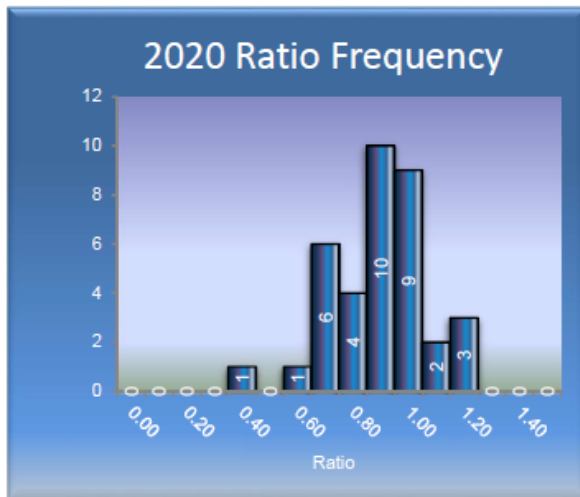
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	36
Mean Assessed Value	1,193,600
Mean Adj. Sales Price	1,457,700
Standard Deviation AV	733,898
Standard Deviation SP	954,787
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.865
Weighted Mean Ratio	0.819
UNIFORMITY	
Lowest ratio	0.3596
Highest ratio:	1.1443
Coefficient of Dispersion	15.01%
Standard Deviation	0.1676
Coefficient of Variation	19.75%
Price Related Differential (PRD)	1.04

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	36
Mean Assessed Value	1,331,900
Mean Sales Price	1,457,700
Standard Deviation AV	828,256
Standard Deviation SP	954,787
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.931
Median Ratio	0.945
Weighted Mean Ratio	0.914
UNIFORMITY	
Lowest ratio	0.6891
Highest ratio:	1.1443
Coefficient of Dispersion	6.72%
Standard Deviation	0.0873
Coefficient of Variation	9.38%
Price Related Differential (PRD)	1.02



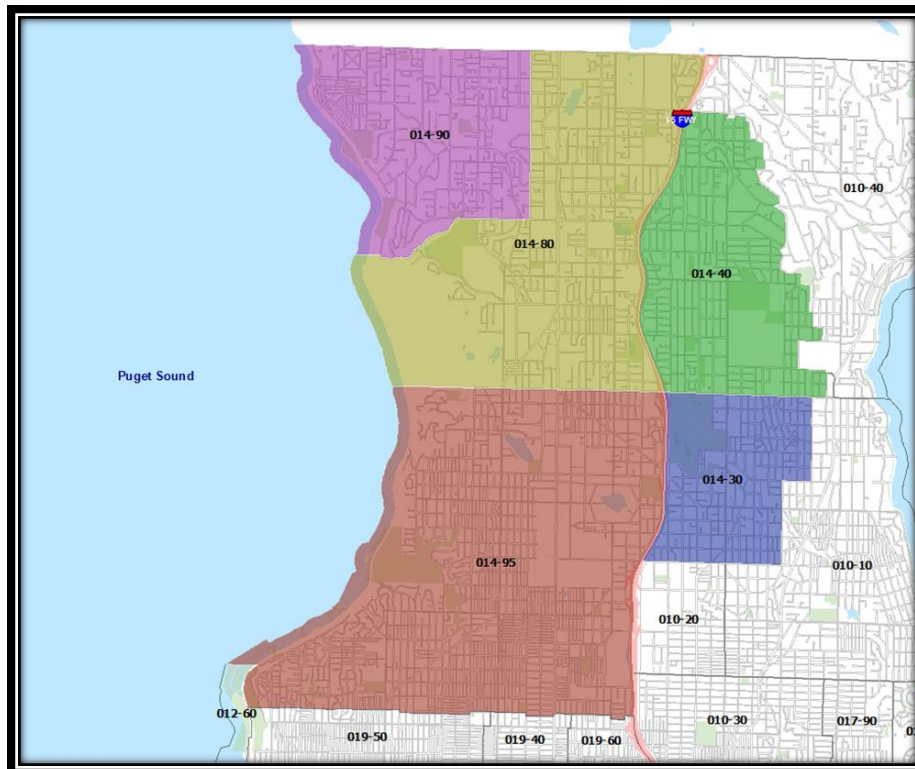
## Area 14

### Name or Designation

Area 14 (North Greenwood, Broadview/Bitter Lake, Haller Lake, Licton Springs, North City, Pinehurst, Meadowbrook, Jackson Park, Olympic Hills, and City of Shoreline)

### Boundaries:

- **North** – King County and Snohomish County Boundary Line
- **South** – NW 87th St
- **East** - I5, 25<sup>th</sup> Ave NE, 30<sup>th</sup> Ave NE
- **West** - Puget Sound



## Land Value

Overall, land values in Area 14 experienced only a fractional change. Growth and redevelopment continue to radiate northward from Seattle. The total recommended assessed land value for the 2021 assessment year is \$4,520,067,450 and result in an increase from the 2020 assessment of +0.71%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
14-30	\$257,003,700	\$257,035,400	0.01%
14-40	\$422,465,250	\$423,323,850	0.20%
14-80	\$988,053,000	\$990,123,000	0.21%
14-90	\$181,180,600	\$181,184,400	0.00%
14-95	\$2,639,673,600	\$2,668,400,800	1.09%
<b>Total</b>	<b>\$4,488,376,150</b>	<b>\$4,520,067,450</b>	<b>0.71%</b>

## Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
014	030	679810	0765	16,259	2984849	\$1,600,000	04/15/19	\$98.41	YARD SIGNS-T-SHIRTS- COLOR COF	NC2-40	1	Y	
014	030	679810	0780	8,580	2927888	\$646,000	04/20/18	\$75.29	HONDA SPECIALISTS	NC2-40	1	Y	
014	030	679810	0795	6,000	2930932	\$600,000	05/01/18	\$100.00	ENAT DELI	NC2-40	1	Y	
014	040	616390	1801	34,330	2927200	\$1,030,000	04/11/18	\$30.00	VACANT LOT	R18	1	Y	
014	040	616390	1812	9,553	2927310	\$320,000	04/11/18	\$33.50	VACANT LOT	R18	1	Y	
014	080	072604	9043	46,822	2948782	\$2,250,000	08/20/18	\$48.05	Retail Store - Tear down	MB	1	Y	
014	080	164350	0190	71,981	2921088	\$5,450,000	03/23/18	\$75.71	Warehouse/Showroom	MB	1	Y	
014	080	182604	9081	86,112	2967521	\$11,500,000	12/21/18	\$133.55	VACANT COMMERCIAL LAND	MB	4	29	Seg/merge after sale; not in ratio
014	080	329370	0044	1,380	3012985	\$25,000	09/30/19	\$18.12	VACANT	R48	1	Y	
014	080	728390	0430	17,000	2952646	\$1,240,000	08/27/18	\$72.94	DENTAL CLINIC	TC-3	1	Y	
014	080	728390	0610	40,911	2930124	\$2,450,000	05/03/18	\$59.89	NW CAR CREDIT	MB	1	Y	
014	080	728390	0630	41,711	2951148	\$3,000,000	09/05/18	\$71.92	Storage Warehouse Bldg.	MB	1	29	Seg/merge after sale; not in ratio
014	080	728390	0720	80,250	3025245	\$9,500,000	12/11/19	\$118.38	APPLIANCE STORE/PAINT STORE/G	MB	2	Y	
014	080	937170	0020	26,565	2917900	\$2,363,000	02/23/18	\$88.95	GERBER TOWING	MB	2	Y	
014	095	192604	9356	6,186	2940429	\$665,000	07/03/18	\$107.50	THE CELLAR HOMEBREW	NC2P-40	1	Y	
014	095	192604	9452	54,151	3024595	\$5,684,651	12/06/19	\$104.98	Vacant land - East side of streed	C1-75 (M)	3	Y	
014	095	291520	0005	16,249	3070382	\$2,759,800	09/16/20	\$169.84	OFFICE BUILDING	C1-55 (M)	2	Y	
014	095	291720	0025	12,947	2927679	\$2,050,000	04/26/18	\$158.34	The Ould Triangle Tavern	C1-40	1	Y	
014	095	630000	0635	6,293	2921140	\$970,000	03/26/18	\$154.14	SEATTLE MILK FUND	C1-40	1	Y	
014	095	641460	0333	12,912	3008786	\$1,025,000	08/12/19	\$79.38	7-11 CONVENIENCE STORE	NC1-40	1	26	Imp changed after sale; not in ratio
014	095	891100	0360	15,481	2985330	\$2,500,000	04/25/19	\$161.49	JENSEN'S SMOKE HOUSE	C1-40	2	Y	

## Ratio Analysis

- Number of Sales: 26
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 14, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 3,908,700	\$ 4,685,100	83.40%	13.62%	19.80%	1.02%
2021 Value	\$ 4,166,300	\$ 4,685,100	88.90%	5.86%	9.15%	1.02%
Change	\$ 257,600		5.50%	-7.76%	-10.65%	0.00%
% Change	6.59%		6.59%	-56.98%	-53.79%	0.00%

\*COD is a measure of uniformity; lower numbers represent better uniformity.

Number of Parcels in the Ratio Study Population: 1,003 excluding specialties and government-owned properties.

Commercial condominium units, live/work townhouse units, and SFR's used for commercial purposes were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
	Range	Unit of Measure
Commercial Condominium Units	\$185 - \$450	Per Sq Ft
Live/Work Townhomes	\$286 - \$475	Per Sq Ft
Single-Family Residence Conversions	\$170 - \$500	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year results in a total change from the 2020 assessments of 0.00% in Geographic Area 14. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,927,416,650	\$3,927,272,950	-\$143,700	0.00%

# Area 14 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

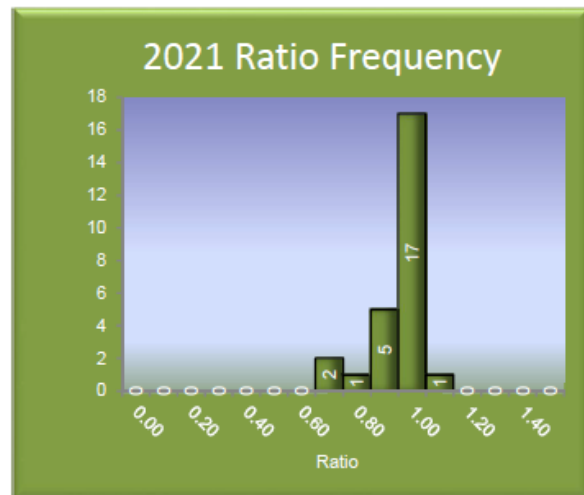
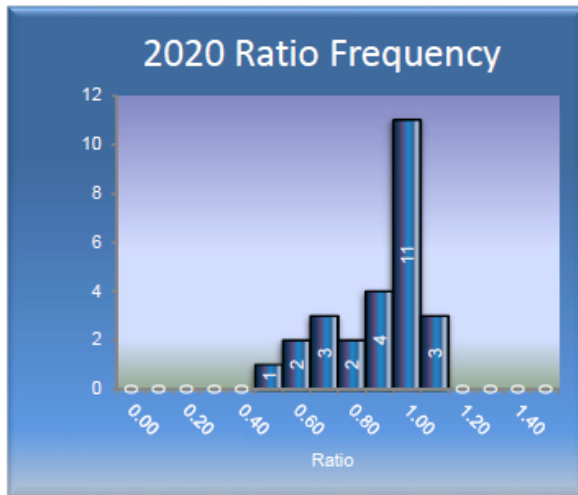
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	26
<i>Mean Assessed Value</i>	3,908,700
<i>Mean Adj. Sales Price</i>	4,685,100
<i>Standard Deviation AV</i>	5,836,454
<i>Standard Deviation SP</i>	6,668,536
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.853
<i>Median Ratio</i>	0.908
<i>Weighted Mean Ratio</i>	0.834
UNIFORMITY	
<i>Lowest ratio</i>	0.4404
<i>Highest ratio:</i>	1.0918
<i>Coefficient of Dispersion</i>	13.62%
<i>Standard Deviation</i>	0.1689
<i>Coefficient of Variation</i>	19.80%
<i>Price Related Differential (PRD)</i>	1.02

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	26
<i>Mean Assessed Value</i>	4,166,300
<i>Mean Sales Price</i>	4,685,100
<i>Standard Deviation AV</i>	5,898,431
<i>Standard Deviation SP</i>	6,668,536
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.908
<i>Median Ratio</i>	0.913
<i>Weighted Mean Ratio</i>	0.889
UNIFORMITY	
<i>Lowest ratio</i>	0.6790
<i>Highest ratio:</i>	1.0097
<i>Coefficient of Dispersion</i>	5.86%
<i>Standard Deviation</i>	0.0831
<i>Coefficient of Variation</i>	9.15%
<i>Price Related Differential (PRD)</i>	1.02









## Land Value

Overall land values in Area 17 decreased. Most values were stable; however, parcels over 1.5 acres in size were reduced, resulting in an overall decrease of -9.01% to land values.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

<b>Change in Assessed Land Value by Area</b>			
<b>Neighborhood</b>	<b>2020</b>	<b>2021</b>	<b>% Change</b>
17-10	\$1,027,914,700	\$984,942,700	-4.18%
17-20	\$498,444,800	\$503,113,200	0.94%
17-40	\$2,115,994,100	\$2,065,383,300	-2.39%
17-50	\$1,045,948,700	\$1,056,341,300	0.99%
17-60	\$643,593,900	\$637,465,800	-0.95%
17-70	\$1,395,137,300	\$1,321,416,800	-5.28%
17-80	\$419,810,000	\$415,822,800	-0.95%
17-90	\$392,550,500	\$372,371,900	-5.14%
17-100	\$3,282,753,700	\$2,521,625,300	-23.19%
17-110	\$1,703,517,399	\$1,518,430,499	-10.86%
<b>Total</b>	<b>\$12,525,665,099</b>	<b>\$11,396,913,599</b>	<b>-9.01%</b>

## Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	040	114200	0645	8,240	2909576	\$4,800,000	01/03/18	\$582.52	Small office building	SM-U 75-240 (M1)	1	Y	
017	090	684470	0155	11,832	2910729	\$1,700,000	01/09/18	\$143.68	Wong's Kitchen	NC1-30	1	Y	
017	070	102504	9099	8,887	2910977	\$2,600,000	01/12/18	\$292.56	WELLS FARGO BANK & RETAIL	NC2P-30	1	Y	
017	060	882390	1515	11,562	2915993	\$3,950,000	02/12/18	\$341.64	KAPPA ALPHA ORDER	LR3	2	Y	
017	020	686520	0730	8,800	2920314	\$1,550,000	03/17/18	\$176.14	RETAIL	NC2P-30	1	Y	
017	040	365870	0080	6,120	2921052	\$3,300,000	03/26/18	\$539.22	TEDDY'S TAVERN & SHOE STORE	NC3P-85	1	Y	
017	070	243620	0990	12,300	2927792	\$3,500,000	04/25/18	\$284.55	VACANT COMMERCIAL	C2-40	2	Y	
017	090	044100	0015	9,875	2933318	\$1,290,000	05/24/18	\$130.63	Conv SFR to offices	LR2 RC	3	Y	
017	070	243620	0975	8,000	2933047	\$2,200,000	05/29/18	\$275.00	MWM - Interior Design and Decoration	C2-40	1	Y	
017	040	420740	1355	9,672	2936354	\$3,300,000	06/06/18	\$341.19	5-PLEX	MR (M1)	2	Y	
017	050	871460	0065	3,720	2938311	\$1,100,000	06/13/18	\$295.70	RETAIL/OFFICE	NC2P-40	1	Y	
017	050	881640	0755	7,440	2936701	\$3,449,700	06/14/18	\$463.67	DR CAMPBELL DENTIST & 2 APTS.	NC3P-65	1	Y	
017	040	286210	0550	7,500	2939516	\$2,400,000	06/16/18	\$320.00	PICCOLO'S PIZZA	NC2-40	1	Y	
017	070	919120	1425	7,500	2943237	\$1,800,000	07/23/18	\$240.00	APT	NC2P-40	1	Y	
017	050	881640	0850	4,120	2944292	\$1,274,800	07/24/18	\$309.42	ROOMING HOUSE	LR2	1	29	Seq/merge after sale; not in ratio
017	010	869030	0005	13,250	2947186	\$4,500,000	08/10/18	\$339.62	FRANDON MIXED TENANT OFFICES	NC2P-40	1	Y	
017	040	420740	1341	9,672	2952185	\$3,300,000	09/06/18	\$341.19	6-PLEX	MR (M1)	2	Y	
017	050	871460	0070	3,720	2954899	\$1,200,000	09/28/18	\$322.58	VACANT THEATRE	NC2P-40	1	Y	
017	050	881640	0715	14,734	2954900	\$6,239,000	09/28/18	\$423.44	RETAIL & PUB	NC3P-65	3	Y	
017	050	773360	0005	14,025	2966644	\$10,800,000	12/14/18	\$770.05	WA FED SAVINGS & LOAN & QDOB	SM-U 95-320 (M1)	1	Y	
017	040	952810	3015	9,272	2967141	\$4,000,000	12/20/18	\$431.41	R/R SFR House	NC3-65	2	Y	
017	040	952810	2670	15,150	2968009	\$6,279,550	12/21/18	\$414.49	FUTURE DEVELOPMENT SITE	MR (M2)	4	Y	
017	010	803370	0051	2,784	2968978	\$950,000	01/03/19	\$341.24	EPISCOPAL BOOKSTORE	C1-40	1	Y	
017	050	773360	0020	1,200	2972341	\$840,000	01/29/19	\$700.00	HOTEL DECA PARKING	SM-U 95-320 (M1)	1	Y	
017	050	674670	2000	2,846	2980438	\$1,000,000	03/27/19	\$351.37	REDEVELOPMENT	NC2-40	1	Y	
017	040	674670	2015	2,843	2982431	\$1,125,000	04/10/19	\$395.71	Vacant Service Garage	NC2-40	1	Y	
017	010	397540	0385	13,600	2993058	\$5,140,000	06/11/19	\$377.94	FUTURE 48 UNIT APARTMENT (OLD)	NC2P-55 (M)	1	Y	
017	040	913810	0505	8,979	3009264	\$3,850,000	06/11/19	\$428.78	Roosevelt Vision Source	NC2-55 (M)	1	Y	
017	040	922140	0035	6,620	2996295	\$3,550,000	06/27/19	\$465.88	SUNLITE CAFE / other retail and office	NC3P-85	1	Y	
017	040	952810	3126	6,734	2997150	\$3,364,000	07/01/19	\$499.55	Seattle Institute of Oriental Medicine	NC3P-85	1	Y	
017	050	881640	0730	7,440	3004323	\$5,200,000	08/06/19	\$698.92	MIXED-USE REDEVELOPMENT	NC3P-65	1	Y	
017	050	881640	1150	16,386	3009358	\$16,500,000	09/06/19	\$1,006.96	KEY BANK	SM-U 95-320 (M1)	1	Y	
017	100	152504	9008	16,486	3018109	\$7,600,000	10/18/19	\$461.00	PRO-ROBICS HEALTH CLUB	NC2P-40 (M)	1	Y	
017	050	114200	0945	8,240	3018905	\$7,110,000	10/31/19	\$862.86	RANICE APARTMENTS	SM-U/R 75-240 (M1)	2	Y	
017	050	114200	0965	8,240	3018908	\$7,828,000	10/31/19	\$950.00	Triplex	SM-U/R 75-240 (M1)	2	Y	
017	050	114200	0975	4,120	3018909	\$3,914,000	10/31/19	\$950.00	ROOMING HOUSE & SINGLE FAMILY	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0980	8,240	3018970	\$7,828,000	10/31/19	\$950.00	STARLIGHTER APARTMENTS	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0990	4,120	3018936	\$3,914,000	10/31/19	\$950.00	SFR converted to apartments	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0995	4,120	3018944	\$3,914,000	10/31/19	\$950.00	TRIPLEX	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1000	8,240	3018942	\$7,828,000	10/31/19	\$950.00	CEDRUS APARTMENTS	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1010	4,120	3018947	\$3,914,000	10/31/19	\$950.00	ROOMING HOUSE	SM-U/R 75-240 (M1)	1	Y	
017	070	793300	0125	16,391	3021329	\$3,500,000	11/06/19	\$213.53	vacant land	NC2P-55 (M)	1	Y	
017	100	797470	0186	22,899	3026817	\$7,625,000	12/20/19	\$332.98	HAWTHORNE HILLS VETERINARY	NC2P-40 (M)	1	Y	
017	040	409230	1410	5,000	3027563	\$1,940,000	12/23/19	\$388.00	APT	MR (M1)	1	Y	
017	050	881640	0210	33,311	3027121	\$17,700,000	12/23/19	\$531.36	UNIVERSITY CHRISTIAN CHURCH	NC2-65	2	Y	
017	020	782120	0340	11,500	3032352	\$3,900,000	01/30/20	\$339.13	MIXED USE REDEVELOPMENT	NC2P-55 (M)	1	Y	
017	060	882390	1720	4,320	3034436	\$1,249,000	02/13/20	\$289.12	Rooming House	LR3 (M)	1	Y	
017	010	803370	0100	29,942	3036441	\$13,750,000	02/28/20	\$459.22	STONEWAY ELECTRIC SUPPLY	NC2-75 (M1)	1	Y	
017	040	671670	0056	4,800	3045052	\$1,735,000	04/16/20	\$361.46	WEDELL AUTO ELECTRIC	NC2-55 (M)	1	Y	
017	040	042504	9050	14,250	3048172	\$2,743,200	05/21/20	\$192.51	MATADOR	LR3 (M)	1	Y	
017	010	182504	9074	34,163	3054813	\$5,533,000	06/30/20	\$161.96	RETAIL / WAREHOUSE	IC-65 (M)	1	26	Imp changed after sale; not in ratio
017	060	882390	1690	4,320	3056881	\$1,300,000	07/08/20	\$300.93	ROOMING HOUSE	LR3 (M)	1	Y	
017	010	182504	9095	35,077	3056973	\$10,500,000	07/13/20	\$299.34	Office/Warehouse	NC2P-55 (M)	3	Y	
017	060	717480	0629	660	3062957	\$725,000	08/06/20	\$1,098.48		LR2 (M)	1	Y	
017	060	717480	0624	1,017	3065255	\$775,000	08/14/20	\$762.05		LR2 (M)	1	Y	
017	090	858540	0005	13,903	3072760	\$3,167,000	09/18/20	\$227.79	NORTHEAST PROFESSIONAL BLDG	NC1-40 (M)	2	Y	
017	070	092504	9356	16,553	3074678	\$5,000,000	09/30/20	\$302.06	MINI-LUBE & vacant currently used as	C1-75 (M)	1	Y	
017	070	092504	9406	84,507	3073536	\$25,000,000	09/30/20	\$295.83	OFFICE DEPOT	C1-75 (M)	2	Y	
017	050	114200	1610	4,120	3073521	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1615	4,120	3073522	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1620	4,120	3073523	\$3,912,750	10/01/20	\$949.70	5 Unit Apartment	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1625	4,120	3073524	\$3,911,500	10/01/20	\$949.39	FIVE-PLEX	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1635	4,120	3073461	\$3,911,500	10/01/20	\$949.39	Villa Camini	SM-U/R 75-240 (M1)	1	Y	
017	040	179750	0646	3,000	3081218	\$1,250,000	11/03/20	\$416.67	Tornado Restaurant	NC2P-75 (M1)	1	Y	
017	040	674670	1940	3,000	3089457	\$879,000	12/16/20	\$293.00	REDEVELOPMENTN SFR	LR2	1	Y	
017	060	717480	0565	17,940	3090978	\$7,478,800	12/23/20	\$416.88	VILLAGE VISTA APTS	LR3 (M)	1	Y	
017	060	717480	0590	20,000	3091144	\$3,300,000	12/23/20	\$165.00	JO ANN	LR3 (M)	4	Y	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$375.90	ELECTRIC PEN	NC2P-55 (M)	1	Y	
017	040	674670	2000	561	3103468	\$825,000	02/24/21	\$1,470.59	ROOSEVELT CONGREGATE ROW H	NC2-40	1	Y	
017	040	674670	2001	561	3103313	\$825,000	02/24/21	\$1,470.59	CONGREGATE TOWNHOUSE SITE	NC2-40	1	Y	
017	040	674670	2002	866	3103285	\$825,000	02/24/21	\$952.66	CONGREGATE TOWNHOUSE	NC2-40	1	Y	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$444.98	BUFFALO EXCHANGE	NC3P-65	1	Y	
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522.25	CHRISTIAN SCIENCE ORGANIZATION	NC3P-65	1	Y	

## Ratio Analysis

- Number of Sales: 46
- Range of Sales Dates: 1/1/2018- 4/30/2021

Below is the ratio study for Area 17, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 1,685,600	\$ 1,966,000	85.70%	10.05%	13.58%	1.03%
2021 Value	\$ 1,769,400	\$ 1,966,000	90.00%	7.61%	10.70%	1.03%
Change	\$ 83,800		4.30%	-2.44%	-2.88%	0.00%
% Change	4.97%		5.02%	-24.28%	-21.21%	0.00%

\*COD is a measure of uniformity; lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,154 excluding specialties and government-owned properties.

Commercial condominium units, live/work townhouse units, and small owner/user properties were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific Neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Small owner/user commercial	\$411 - \$706	Per Sq Ft
Commercial Condominium Units	\$385 - \$646	Per Sq Ft
Live/Work Townhomes	\$424 - \$633	Per Sq Ft

Application of the recommended values for the 2021 assessment year results in a total change from the 2020 assessments of -11.51% in Geographic Area 17. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$9,839,989,275	\$8,707,332,399	-\$1,132,656,876	-11.51%

# Area 17 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

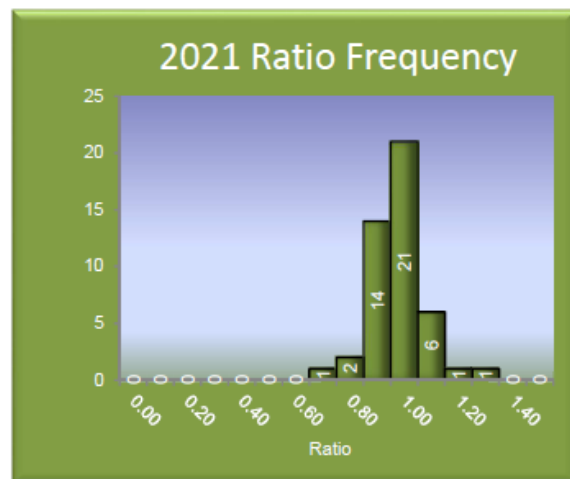
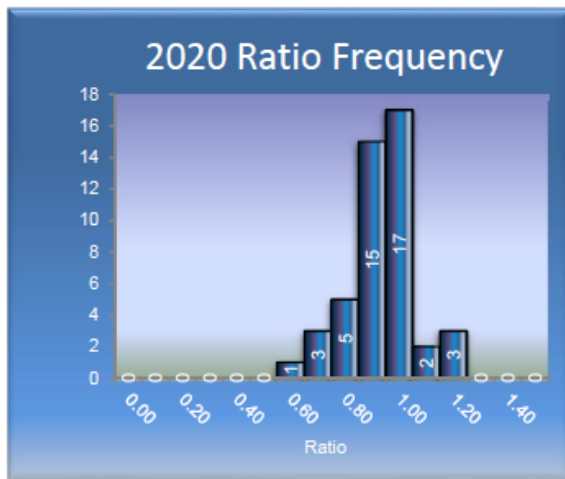
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	46
Mean Assessed Value	1,685,600
Mean Adj. Sales Price	1,966,000
Standard Deviation AV	1,673,483
Standard Deviation SP	2,040,820
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.879
Median Ratio	0.886
Weighted Mean Ratio	0.857
UNIFORMITY	
Lowest ratio	0.5522
Highest ratio:	1.1457
Coefficient of Dispersion	10.05%
Standard Deviation	0.1194
Coefficient of Variation	13.58%
Price Related Differential (PRD)	1.03

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	46
Mean Assessed Value	1,769,400
Mean Sales Price	1,966,000
Standard Deviation AV	1,775,676
Standard Deviation SP	2,040,820
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.931
Median Ratio	0.927
Weighted Mean Ratio	0.900
UNIFORMITY	
Lowest ratio	0.6688
Highest ratio:	1.2289
Coefficient of Dispersion	7.61%
Standard Deviation	0.0996
Coefficient of Variation	10.70%
Price Related Differential (PRD)	1.03



## Area 19

### Name or Designation

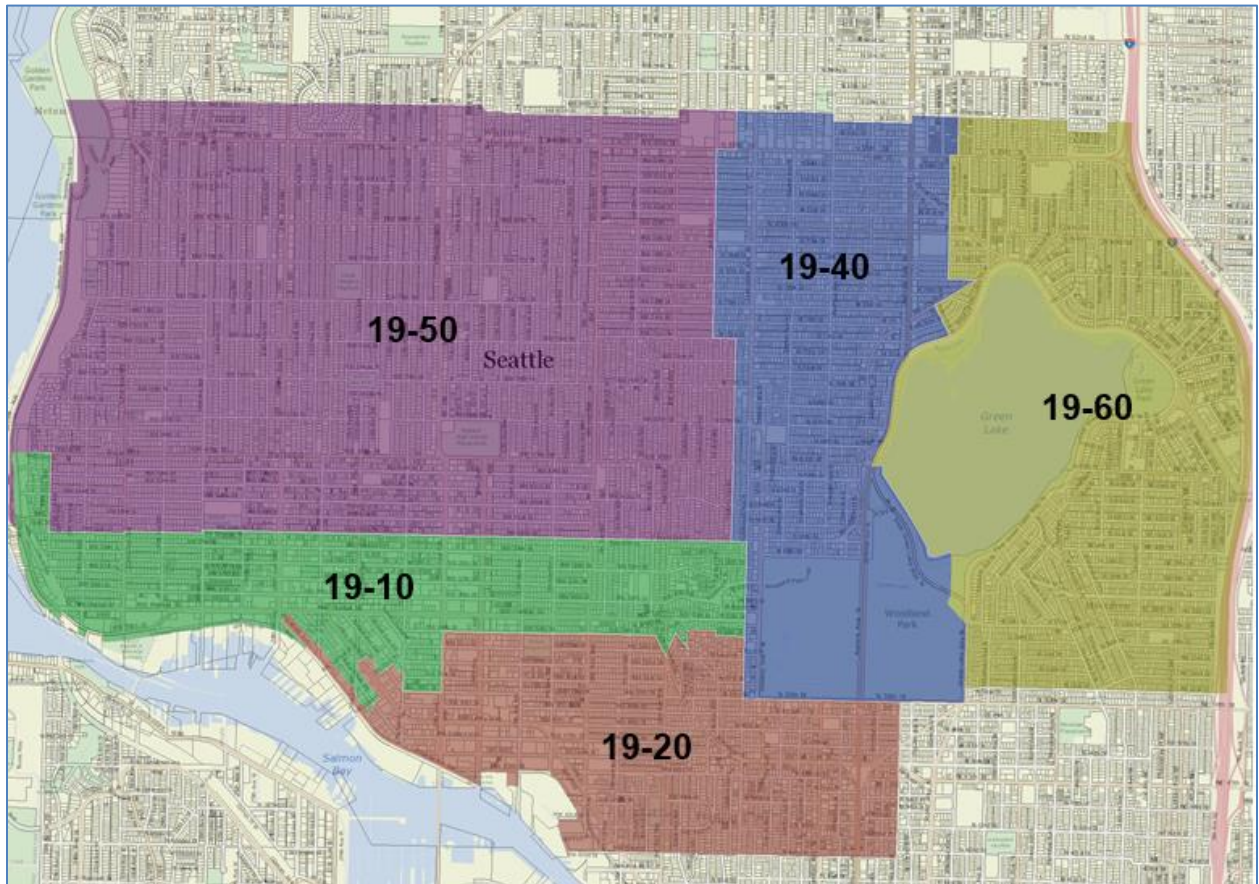
- **Area 019:** Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/Loyal Heights/North Ballard, Green Lake

### Area 19 Neighborhoods

- **19-10** Ballard
- **19-20** Fremont/Industrial Ballard
- **19-40** Greenwood/Phinney Ridge
- **19-50** Crown Hill/North Ballard
- **19-60** Green lake

### Boundaries:

- **North** – NW 87<sup>th</sup> Street/N 87<sup>th</sup> Street
- **South** – NW 42<sup>nd</sup> Street/N 42<sup>nd</sup> Street
- **East** - Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50<sup>th</sup> Street
- **West** - Seaview Ave NW, Shilshole Bay N to Puget Sound





## Land Value

Overall land values in Area 19 increased by 2.73%. The Geographical areas 19-20, 19-40, 19-50, and 19-60 experienced a change to land valuation due to rezoning, redevelopment, and land sales. The total recommended assessed land value for the 2021 assessment year is \$5,787,442,970 and increases from the 2020 assessment by +2.73%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
19-10	\$1,759,189,900	\$1,775,774,900	0.94%
19-20	\$1,032,567,800	\$1,073,316,300	3.95%
19-40	\$995,717,600	\$1,027,072,200	3.15%
19-50	\$1,190,946,400	\$1,237,171,800	3.88%
19-60	\$655,187,270	\$674,107,770	2.89%
<b>Total</b>	<b>\$5,633,608,970</b>	<b>\$5,787,442,970</b>	<b>2.73%</b>

## Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	047600	0105	5,000	2912098	\$1,435,000	01/12/18	\$287.00	R/R SFR House	LR2	1	29	Seg/merge after sale; not in ratio
019	010	112503	9009	28,334	2909492	\$11,750,000	01/04/18	\$414.70	BALLARD TRANSFER & STORES	NC3P-65	1	Y	
019	010	117500	0740	4,850	2919452	\$1,130,000	03/13/18	\$232.99	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	010	276760	3815	5,000	2922848	\$1,300,000	03/19/18	\$260.00	R/R SFR House Tear Down	LR2	1	29	Seg/merge after sale; not in ratio
019	010	276760	4580	3,900	2963056	\$1,060,000	11/14/18	\$271.79	Sfr	LR2	1	29	Seg/merge after sale; not in ratio
019	010	276770	0295	7,800	2976419	\$3,650,000	03/05/19	\$467.95	Former U-FRAME-IT & PILGRIMS NU	NC3P-65	2	Y	
019	010	276770	0355	13,400	2972720	\$5,900,000	02/05/19	\$440.30	LAW OFFICES (CONVERTED SFR HOU	NC3P-65	4	Y	
019	010	276770	0845	18,901	2934881	\$8,300,000	06/08/18	\$439.13	FED EX KINKOS RETAIL & RESTAURAN	NC3P-85	1	29	Seg/merge after sale; not in ratio
019	010	276770	0855	13,585	2977630	\$6,000,000	03/15/19	\$441.66	BALLARD BLOSSOM	NC3P-85	1	Y	
019	010	276770	1030	10,000	2939144	\$4,225,000	06/29/18	\$422.50	THE KRESS BUILDING	NC3P-65	1	Y	
019	010	276770	1561	6,000	2956890	\$1,917,500	10/04/18	\$319.58	5 PLEX	LR3	1	Y	
019	010	276810	0050	5,750	3015041	\$1,350,000	10/01/19	\$234.78	5 UNIT APT	LR2 (M1)	1	Y	
019	010	276810	0140	5,000	3040564	\$1,040,000	03/18/20	\$208.00	R/R SFR House	LR2 (M1)	1	34	Use-change after sale; not in ratio
019	010	276830	0005	5,000	2997846	\$1,425,000	06/25/19	\$285.00	R/R SFR House Tear Down Sale	NC2-55 (M2)	1	34	Use-change after sale; not in ratio
019	010	276830	0030	4,040	3022482	\$962,000	11/18/19	\$238.12	R/R SFR House Tear Down	NC2-55 (M2)	1	Y	
019	010	276830	0035	11,247	3022488	\$2,738,000	11/19/19	\$243.44	R/R SFR House	NC2-55 (M2)	2	Y	
019	010	276830	0125	20,000	3049308	\$7,000,000	05/29/20	\$350.00	FIRESTONE MASTER CARE SERVICE	NC3-75 (M)	1	Y	
019	010	276830	0175	5,000	2972041	\$1,725,000	01/23/19	\$345.00	PIONEER MASONRY AND RESTORATI	NC3-65	1	Y	
019	010	301930	0110	4,000	2994380	\$825,000	06/04/19	\$206.25	R/R SFR House	LR2 (M1)	1	34	Use-change after sale; not in ratio
019	020	085000	0110	4,950	2989013	\$1,600,000	05/18/19	\$323.23	R/R SFR TEAR DOWN	LR1 (M)	1	Y	
019	020	122503	9003	4,960	3049283	\$1,085,000	05/11/20	\$218.75	R/R SFR House	LR2 (M1)	1	Y	
019	020	122503	9036	4,995	2922465	\$1,100,000	03/28/18	\$220.22	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	020	122503	9037	5,177	2922457	\$1,000,000	03/27/18	\$193.16	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	020	226700	0440	4,200	2951082	\$1,150,000	08/29/18	\$273.81	R/R SFR Tear Down Sale	LR2	1	Y	
019	020	251600	0080	6,311	2951080	\$875,000	09/04/18	\$138.65	Storage Warehouse	IG2 U/65	1	Y	
019	020	276830	0505	5,000	2938463	\$1,350,000	06/26/18	\$270.00	Outrageously Fit	C1-65	1	Y	
019	020	276830	0570	5,000	2938169	\$1,002,066	06/22/18	\$200.41	PARKING for parcels #276830-0525, #	IB U/45	1	Y	
019	020	276830	1085	5,000	3077032	\$970,000	10/13/20	\$194.00	RESIDENCE AND WAREHOUSE	IB U/45	1	Y	
019	020	276830	1160	5,007	2987462	\$850,000	05/08/19	\$169.76	R/R SFR House	LR1 (M)	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	276830	1165	4,981	2987463	\$850,000	05/08/19	\$170.65	R/R SFR House	LR1 (M)	1	29	Seg/merge after sale; not in ratio
019	020	276830	1187	4,992	2962344	\$1,150,000	11/14/18	\$230.37	NW 52ND STREET TOWNHOUSE	LR1	1	29	Seg/merge after sale; not in ratio
019	020	276830	1375	3,191	2962827	\$650,000	11/14/18	\$203.70	R/R SFR House	LR1 (M)	1	Y	
019	020	276830	1605	2,950	3005266	\$1,100,000	08/16/19	\$372.88	Gregs Marine office	IG2 U/65	1	Y	
019	020	276830	2525	18,800	3009732	\$4,300,000	09/11/19	\$228.72	NIX STG LOT - SEE 2535	IG2 U/65	3	Y	
019	020	276830	2525	18,800	2921074	\$2,200,000	03/21/18	\$117.02	NIX STG LOT - SEE 2535	IG2 U/65	3	Y	
019	020	276830	2900	36,801	3058483	\$5,309,000	07/17/20	\$144.26	JACK IN THE BOX/7-11 Primary- w/Se	IG2 U/65	6	69	Net Lease Sale; not in ratio
019	020	569350	0320	12,500	2943475	\$3,648,400	07/17/18	\$291.87	HILLSIDE TERRACE	LR2	1	34	Use-change after sale; not in ratio
019	020	569400	0520	13,377	2990983	\$2,167,155	05/30/19	\$162.01	PARK PLAZA MOTEL L-E	C1-40	1	Y	
019	020	569400	0865	6,922	3003470	\$2,292,500	08/05/19	\$331.19	PARKING FOR 4333 FREMONT	NC2P-55 (M)	1	Y	
019	020	569400	0875	6,945	3003474	\$2,292,500	08/05/19	\$330.09	SERVICE REPAIR GARAGE	NC2P-55 (M)	1	Y	
019	020	569500	0280	3,000	2967184	\$500,000	12/17/18	\$166.67	R/R SFR House Tear Down	LR2	1	29	Seg/merge after sale; not in ratio
019	020	952110	0155	5,000	2957229	\$1,200,000	10/12/18	\$240.00	R/R SFR TEAR DOWN	LR1 (M)	1	Y	
019	020	952110	0320	5,000	2984220	\$1,400,000	04/21/19	\$280.00	R/R SFR House Tear Down	LR1	1	Y	
019	020	952110	0920	15,400	3006232	\$2,100,000	08/20/19	\$136.36	RETAIL/STORAGE	C1-40	2	Y	
019	020	952110	1035	7,700	2918319	\$1,500,000	03/08/18	\$194.81	SEATTLE MOTION PICTURE SERVICE	C1-40	2	Y	
019	020	952110	1310	5,000	2948222	\$2,300,000	08/16/18	\$460.00	vacant-commercial	C1-40	1	29	Seg/merge after sale; not in ratio
019	040	099300	0380	5,125	2960148	\$1,110,000	10/23/18	\$216.59	R/R duplex	LR3	1	29	Seg/merge after sale; not in ratio
019	040	099300	1695	19,000	3079189	\$3,285,000	10/29/20	\$172.89	BLUMENTHAL UNIFORMS AND EQUIP	NC3P-75 (M)	1	Y	
019	040	287710	3940	3,413	2974525	\$1,100,000	01/02/19	\$322.30	PHINNEY RIDGE PROFESSIONAL CEN	NC2-40	1	Y	
019	040	291920	0865	7,443	3077808	\$3,950,000	10/22/20	\$530.70	OFFICE (SINGLE TENANT)	NC2P-55 (M)	2	Y	
019	040	291920	1265	4,167	2945383	\$790,000	07/27/18	\$189.58	RETAIL (SQUIRREL'S BUY & SELL) & SF	NC2P-40	1	Y	
019	040	312604	9367	7,008	2917729	\$1,377,500	02/23/18	\$196.56	Fourplex	LR2	1	34	Use-change after sale; not in ratio
019	040	336390	0205	8,351	2941914	\$2,400,000	07/13/18	\$287.39	A 1 PIANOS	NC2-40	1	34	Use-change after sale; not in ratio
019	040	339290	0120	10,231	3026585	\$1,520,000	12/18/19	\$148.57	RETAIL STORE (THE GUITAR STORE &	C1-55 (M)	1	Y	
019	040	379700	0010	5,899	2970704	\$990,000	01/09/19	\$167.83	PAST SEATTLE CITY LIGHT SUB-STATION	NC3P-40	2	Y	
019	040	379700	1305	4,110	3004981	\$700,000	08/14/19	\$170.32	RETAIL STORE & SFR HOUSE	NC3P-55 (M)	1	Y	
019	040	567600	0215	11,138	3026615	\$1,730,000	12/18/19	\$155.32	RETAIL STORE/RESTAURANT (Boardr	C1-55 (M)	1	Y	
019	040	643050	0342	12,240	3024751	\$3,200,000	12/04/19	\$261.44	ENCORE MEDIA GROUP	NC2-55 (M)	1	Y	
019	040	643150	0361	45,353	2930944	\$11,550,000	05/18/18	\$254.67	open space-dance studio (former DO	NC2-40	1	Y	
019	040	732190	0035	3,750	2912811	\$1,050,000	01/25/18	\$280.00	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0040	3,750	2912896	\$1,010,000	01/25/18	\$269.33	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0085	3,750	2912818	\$1,000,000	01/24/18	\$266.67	R/R Sfr Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	952310	0535	3,400	2980239	\$1,090,000	03/24/19	\$320.59	R/R SFR House Tear Down	LR3	1	29	Seg/merge after sale; not in ratio
019	040	952410	0115	3,760	2911136	\$1,350,000	01/12/18	\$359.04	sfr	C1-65	1	34	Use-change after sale; not in ratio
019	050	046100	2810	4,250	2949206	\$925,000	08/22/18	\$217.65	R/R Duplex	NC2P-40	1	Y	
019	050	054600	0165	4,005	2955263	\$850,000	09/24/18	\$212.23	R/R Duplex Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	094600	0270	4,700	3037433	\$845,000	03/03/20	\$179.79	LAW OFFICE	NC1-55 (M)	1	Y	
019	050	123200	1130	2,499	3045767	\$710,000	05/04/20	\$284.11	ARCHIE'S PLUMBING	NC2-55 (M)	1	Y	
019	050	123200	1130	2,499	2914266	\$600,000	02/07/18	\$240.10	ARCHIE'S PLUMBING	NC2-40	1	Y	
019	050	123200	1145	6,662	2967872	\$1,750,000	12/12/18	\$262.68	OFFICE & APARTMENT	NC2-40	2	Y	
019	050	123200	1180	9,996	2935727	\$3,300,000	05/23/18	\$330.13	Vacant	NC2-40	3	29	Seg/merge after sale; not in ratio
019	050	123200	1200	7,005	2910247	\$2,100,000	01/10/18	\$299.79	CROWN HILL HARDWARE STORE	NC2P-40	2	Y	
019	050	276760	0610	15,000	3027285	\$3,615,000	12/17/19	\$241.00	restaurant	NC3P-55 (M)	1	Y	
019	050	276760	0660	4,800	2950740	\$1,350,000	08/28/18	\$281.25	FOURPLEX	LR2 RC	1	Y	
019	050	276760	0710	10,000	2913683	\$2,050,000	01/30/18	\$205.00	CORRY'S DRY CLEANERS	NC3P-40	1	Y	
019	050	276760	1531	5,500	2927823	\$1,480,000	04/18/18	\$269.09	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2225	4,750	2930297	\$1,100,000	05/11/18	\$231.58	R/R SFR Triplex Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2760	4,650	2927517	\$1,000,000	04/21/18	\$215.05	FOUR PLEX/Conv. SFR	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2770	4,650	2986722	\$1,030,000	05/02/19	\$221.51	R/R SFR House & ADU	LR2 (M)	1	29	Seg/merge after sale; not in ratio
019	050	276760	2986	4,150	2939398	\$900,000	06/21/18	\$216.87	R/R Triplex	LR1	1	Y	
019	050	276960	2482	2,646	3067169	\$660,000	08/31/20	\$249.43	RETAIL STORE	NC2P-40 (M)	1	Y	
019	050	277660	0110	3,600	2965979	\$885,625	12/10/18	\$246.01	WILD MOUNTAIN CAFE	NC2-40	1	Y	
019	050	287710	1200	5,000	2915554	\$1,100,000	02/16/18	\$220.00	R/R Triplex	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	050	291970	2545	8,219	2929998	\$1,850,000	04/21/18	\$225.09	Georgia's Greek Deli/Restaurant	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	292170	0011	4,881	3035805	\$2,300,000	02/21/20	\$471.21	Townhouse Plat	LR2 RC (M)	7	Y	
019	050	305270	0070	7,500	2950987	\$2,000,000	08/27/18	\$266.67	The Shop Automotive	NC2-40	2	29	Seg/merge after sale; not in ratio
019	050	305270	0205	5,000	3045095	\$1,000,000	04/09/20	\$200.00	R/R SFR House	LR2 (M)	1	34	Use-change after sale; not in ratio
019	050	330070	0785	7,920	2933871	\$1,600,000	05/31/18	\$202.02	Aroma Valley Spa	C1-40	1	Y	
019	050	330070	0974	6,854	2936669	\$2,900,000	06/05/18	\$423.11	RETAIL/RESTAURANT	NC3P-40	1	Y	
019	050	330070	1092	5,000	2948557	\$1,100,000	08/16/18	\$220.00	R/R duplex	LR2	1	Y	
019	050	369390	1870	8,350	2920490	\$1,657,500	03/19/18	\$198.50	BUSINESS SUPPORT SERVICE	NC1-30	2	29	Seg/merge after sale; not in ratio
019	050	444730	0031	6,000	2915973	\$1,150,000	02/13/18	\$191.67	R/R SFR House Tear Down	LR2	1	34	Use-change after sale; not in ratio
019	050	690820	0201	3,656	3069674	\$775,000	09/15/20	\$211.98	Segged from Parent Parcel #690820	NC1-40 (M)	1	Y	
019	050	751850	0430	4,360	2925406	\$779,000	04/13/18	\$178.67	SFR HOUSE STRUCTURE USED AS COM	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	751850	0440	4,366	2949577	\$1,125,000	08/15/18	\$257.67	4 UNIT APT	NC2-40	1	Y	
019	050	751850	0450	4,367	2910963	\$715,000	01/10/18	\$163.73	PIONEER PLUMBING & HEATING	NC2P-40	1	34	Use-change after sale; not in ratio
019	050	751850	0530	4,380	2939652	\$1,150,000	06/27/18	\$262.56	SFR HOUSE CONVERTED TO COMMERC	NC2P-40	1	Y	
019	050	751850	3715	6,964	2927834	\$1,600,000	04/26/18	\$229.75	SMOKEN PETE'S BBQ	NC1-30	1	29	Seg/merge after sale; not in ratio
019	050	751850	8943	5,100	2931277	\$1,400,000	05/15/18	\$274.51	4-PLEX	LR3	1	29	Seg/merge after sale; not in ratio
019	050	751900	1690	4,028	2929473	\$975,000	05/03/18	\$242.06	R/R SFR TEAR DOWN	LR2 RC (M)	1	34	Use-change after sale; not in ratio
019	050	937630	0831	6,381	2955066	\$1,750,000	09/12/18	\$274.25	New Parcel Segged From Parent Par	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	060	952810	0700	3,281	2972283	\$1,200,000	01/25/19	\$365.74	Mixed Use Open Office/One Reside	NC2-40	1	Y	



## Ratio Analysis

- Number of Sales: 47
- Range of Sales Dates: 1/1/2018- 3/31/2021

Below is the ratio study for Area 19, which improves uniformity and the

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 2,069,200	\$ 2,240,200	92.40%	10.11%	13.71%	1.00%
2021 Value	\$ 2,079,500	\$ 2,240,200	92.80%	6.14%	7.74%	1.00%
Change	\$ 10,300		0.40%	-3.97%	-5.97%	0.00%
% Change	0.50%		0.43%	-39.27%	-43.54%	0.00%

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

Number of Parcels in the Ratio Study Population: 1,228 excluding specialties and government-owned properties.

Commercial condominium units were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific Neighborhood.

Property Type	Value Range	
	Range	Unit of Measure
Commercial Condominium Units	\$170 - \$475	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 19 results in a total change from the 2020 assessments of +0.87% in Geographic Area 19. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$4,222,348,770	\$4,258,877,470	\$36,528,700	0.87%

# Area 19 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

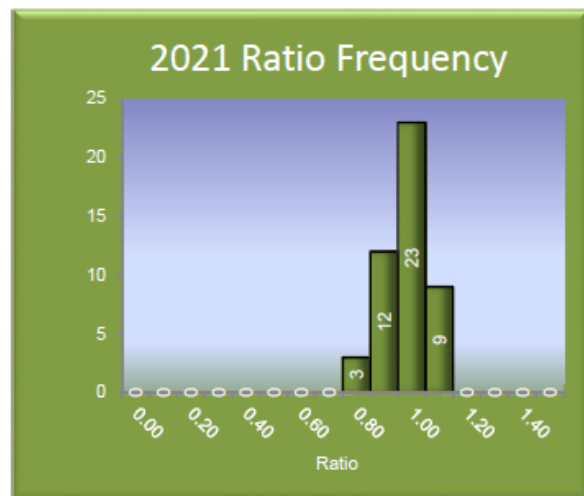
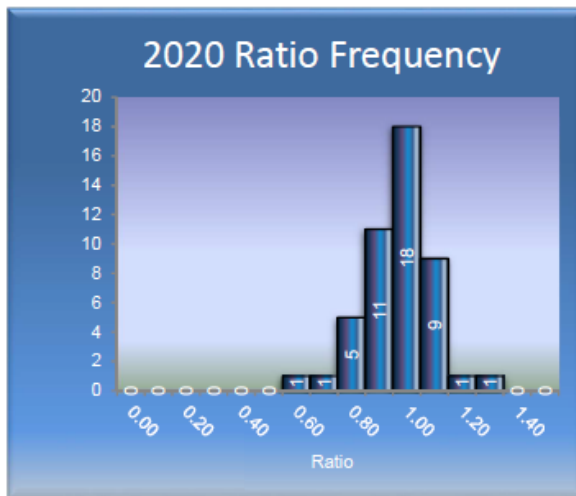
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	2,069,200
Mean Adj. Sales Price	2,240,200
Standard Deviation AV	1,691,677
Standard Deviation SP	1,692,710
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.920
Median Ratio	0.933
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.5272
Highest ratio:	1.2595
Coefficient of Dispersion	10.11%
Standard Deviation	0.1261
Coefficient of Variation	13.71%
Price Related Differential (PRD)	1.00

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	2,079,500
Mean Sales Price	2,240,200
Standard Deviation AV	1,642,817
Standard Deviation SP	1,692,710
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.957
Weighted Mean Ratio	0.928
UNIFORMITY	
Lowest ratio	0.7466
Highest ratio:	1.0283
Coefficient of Dispersion	6.14%
Standard Deviation	0.0721
Coefficient of Variation	7.74%
Price Related Differential (PRD)	1.00



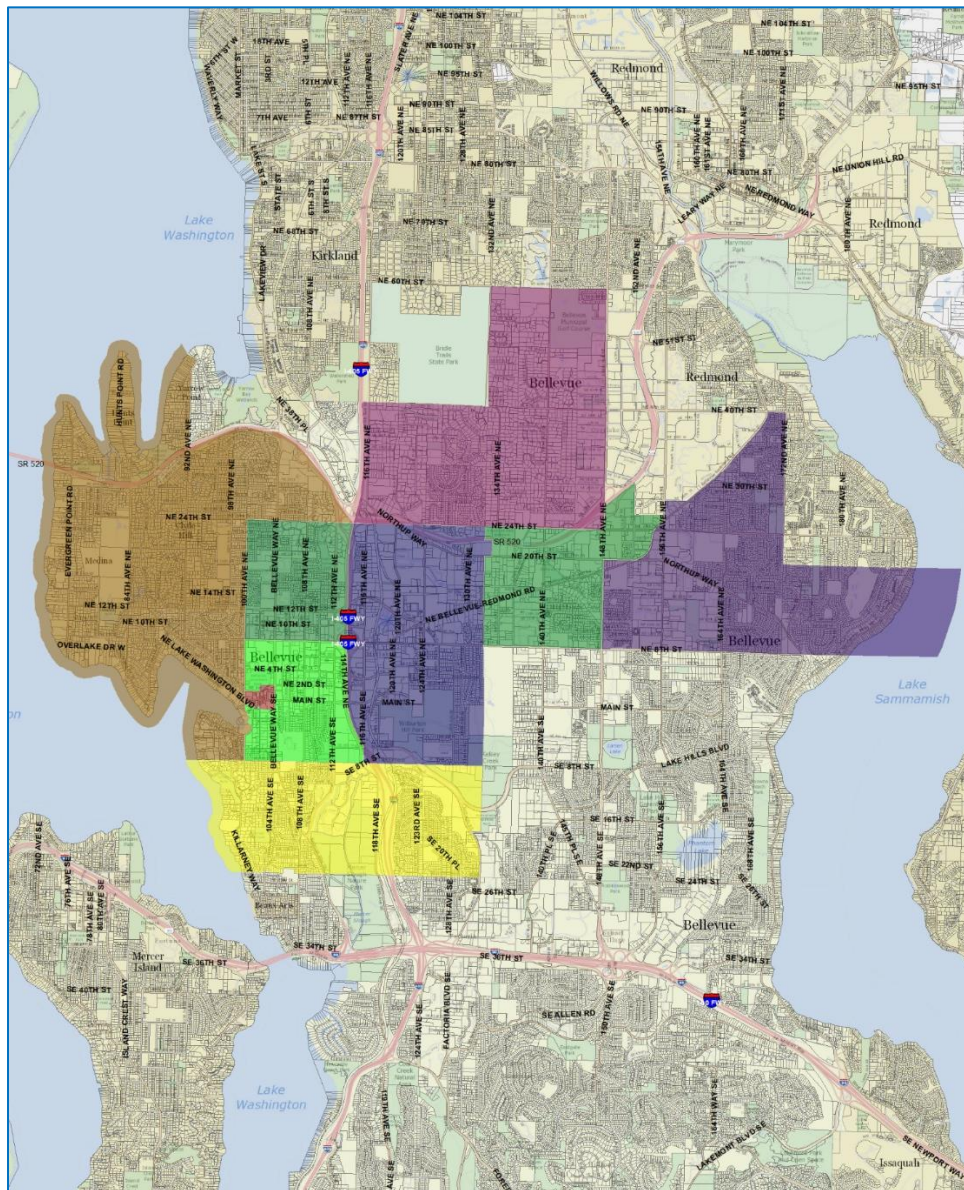
## Area 80

### Name or Designation

- **Area 80:** Bellevue

### Boundaries:

- **North** – NE 40<sup>th</sup> up to 132<sup>nd</sup> Ave NE, NE 60<sup>th</sup> East 132<sup>nd</sup> Ave NE, and Bel Red-Road east of 148<sup>th</sup> Ave NE
- **South** – SE 24<sup>th</sup> St west of 132<sup>nd</sup> Ave SE and NE 8<sup>th</sup> to the east.
- **East** - Lake Sammamish
- **West** - Lake Washington



## Land Value

Overall land values in Area 80 decreased by -1.25%. As a result, geographical area 80 experienced a slight decline in its land valuation. The total recommended assessed land value for the 2021 assessment year is \$13,796,724,300 and decreased from the 2020 assessment year by -1.25%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
80-10	\$4,872,359,500	\$4,887,783,600	0.32%
80-20	\$365,946,600	\$367,988,700	0.56%
80-30	\$921,250,300	\$921,305,600	0.01%
80-40	\$2,375,433,000	\$2,174,490,800	-8.46%
80-50	\$1,268,381,600	\$1,268,388,200	0.00%
80-60	\$518,596,000	\$518,650,700	0.01%
80-70	\$2,777,142,900	\$2,776,796,800	-0.01%
80-80	\$481,890,500	\$490,380,000	1.76%
80-90	\$390,174,450	\$390,939,900	0.20%
<b>Total</b>	<b>\$13,971,174,850</b>	<b>\$13,796,724,300</b>	<b>-1.25%</b>

## Neighborhood Land Sales

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

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Area	Property Name	Zone	Par. Ct.	Ver. Code
080	010	067900	0025	17,945	2945402	\$11,000,000	08/01/18	\$612.98	SUSHI MARU RESTAURANT (Core)	DNTN-MU	1	Y	
080	010	067900	0060	13,304	2970604	\$6,200,000	01/10/19	\$466.03	RETAIL STORES (Core)	DNTN-MU	1	Y	
080	010	154410	0217	174,915	2973252	\$116,000,000	02/12/19	\$663.18	DOXA JOHN DANZ BUILDING - ASSOC WITH 0214 (Core)	DNTNO-1	2	Y	
080	010	154410	0221	63,675	3025240	\$65,000,000	12/12/19	\$1,020.81	PARKING LOT (Core)	DNTNO-1	3	Y	
080	010	154410	0351	13,887	3004802	\$7,854,000	08/07/19	\$565.56	LOCKSMITH SHOP (Dist C)	DNTN-MU	1	Y	
080	010	154510	0026	46,938	2972648	\$36,000,000	02/06/19	\$766.97	PARK ROW SHOPPING CENTER (Core)	DNTN-MU	1	Y	
080	010	239960	0035	20,040	3024525	\$10,100,000	12/09/19	\$503.99	DANSEREAU BLDG (Core)	DNTN-MU	3	Y	
080	010	322505	9076	91,643	2920239	\$60,510,736	03/19/18	\$660.29	PRUDENTIAL BUILDING (Core)	DNTNO-1	2	Y	
080	010	322505	9080	109,032	2920273	\$67,489,265	03/19/18	\$618.99	PARKING LOT (Core)	DNTNO-1	1	Y	
080	010	322505	9220	44,502	3024776	\$53,497,530	12/10/19	\$1,202.14	FIRST MUTUAL CENTER (Core)	DNTNO-1	1	Y	
080	010	522330	0045	6,750	3054890	\$3,250,000	06/29/20	\$481.48	BELLEVUE ANIMAL HOSPITAL (Dist A)	DNTN-MU	1	Y	
080	010	868280	0040	14,787	2913101	\$4,400,000	01/24/18	\$297.56	BEL-CREST COURT APTS	R-30	1	Y	
080	040	154460	0103	33,938	3073267	\$12,800,000	09/30/20	\$377.16	BELLEVUE VISTA APTS (Dist B)	DNTN-MU	1	Y	
080	040	200200	0010	15,844	2994044	\$11,260,000	06/17/19	\$710.68	DENTAL ARTS CENTER CONDOMINIUM (Dist B)	DNTN-MU	3	Y	
080	040	292505	9193	19,413	2947212	\$2,600,000	08/13/18	\$133.93	SFR CONV DAYCARE	O	2	Y	
080	040	292505	9280	129,411	2954872	\$39,150,000	09/28/18	\$302.52	LE CHATEAU APTS (Dist B)	DNTN-R	3	Y	
080	040	570900	0085	15,966	3012261	\$7,800,000	09/18/19	\$488.54	COLUMBIA STATE BANK (Dist C)	DNTN-MU	1	Y	
080	040	570900	0184	32,164	3082941	\$28,250,000	11/16/20	\$878.31	RETAIL STORES (Dist B)	DNTN-MU	1	Y	
080	020	066600	0045	14,967	2980225	\$7,000,000	03/29/19	\$467.70	RESTAURANT (Dist A)	DNTN-OB	2	Y	
080	020	154510	0121	10,000	2916277	\$5,400,000	02/23/18	\$540.00	PAGLIACCI'S PIZZA (Dist A)	DNTN-OB	1	Y	
080	030	262505	9092	35,719	3008143	\$3,250,000	08/28/19	\$90.99	GERMAN SCHOOL	O	2	Y	
080	050	067210	0006	15,625	2972719	\$2,525,000	02/05/19	\$161.60	WHSE & STORAGE	BR-RC-2	1	Y	
080	050	067310	0073	22,467	3032106	\$2,769,788	01/31/20	\$123.28	CASH COMPANY PAWN BROKER	OV1	1	Y	
080	050	262505	9044	61,727	3045000	\$10,400,000	04/30/20	\$168.48	VACANT LAND (FORMER TEXACO/BROWN BEAR)	OV2	1	Y	
080	050	272505	9089	45,302	3058032	\$5,000,000	07/14/20	\$110.37	PARKING LOT	BR-CR	1	Y	
080	050	272505	9198	61,426	3040912	\$12,300,000	03/31/20	\$200.24	VACANT LAND	BR-RC-2	1	Y	
080	050	272505	9239	51,432	2950040	\$7,600,000	08/27/18	\$147.77	FERGUSON	BR-RC-2	1	Y	
080	050	272505	9245	29,773	2933933	\$5,300,000	05/24/18	\$178.01	CORAGGIO TEXTILES	BR-RC-2	1	Y	
080	050	272505	9263	24,977	2926313	\$3,900,000	04/12/18	\$156.14	SUNMARK UPHOLSTERY	BR-CR	1	Y	
080	050	067210	0010	242,273	3069325	\$46,350,000	09/11/20	\$191.31	PACE BELL BUILDING	BR-CR	7	Y	
080	070	282505	9055	111,247	2910226	\$11,350,000	01/10/18	\$102.03	OFFICE / TEAR DOWN	BR-ORT	3	Y	
080	070	282505	9072	71,553	2952909	\$5,250,000	09/13/18	\$73.37	VACANT INDUSTRIAL LAND	BR-GC	1	Y	
080	070	282505	9084	73,181	3069686	\$11,000,000	09/10/20	\$150.31	VACANT LAND	BR-ORT	1	Y	
080	070	282505	9276	68,746	2952454	\$6,000,000	09/14/18	\$87.28	NICHOLAS MACHINE AND TECHNOLOGY CO	BR-MO	1	Y	
080	070	282505	9297	179,281	2939544	\$14,073,750	06/27/18	\$78.50	SFR Converted to OFFICE	BR-R	1	Y	
080	070	332505	9169	29,450	3015406	\$6,350,000	10/15/19	\$215.62	BURGER KING RESTAURANT	GC	1	Y	
080	080	054010	0555	11,100	2959747	\$4,750,000	10/29/18	\$427.93	TULLY'S COFFEE	B1	1	Y	
080	080	438920	0727	134,510	2984683	\$8,500,000	04/29/19	\$63.19	GRACE LUTHERAN	R-3.5	1	Y	
080	090	042405	9009	228,690	3069441	\$400,000	09/10/20	\$1.75	VACANT LAND	R-15	1	Y	



## Ratio Analysis

- Number of Sales: 64
- Range of Sales Dates: 1/9/2018 - 12/16/2020

Below is the ratio study for Area 80, which improves uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 4,746,100	\$ 5,399,100	87.90%	9.41%	11.95%	1.00%
2021 Value	\$ 4,961,000	\$ 5,399,100	91.90%	8.56%	10.84%	1.03%
Change	\$ 214,900		4.00%	-0.85%	-1.11%	0.03%
% Change	4.53%		4.55%	-9.03%	-9.29%	3.00%

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

Number of Parcels in the Ratio Study Population: 1,306 excluding specialties and government-owned properties.

Commercial condominium units, live/work townhouse units, and small owner/user properties were generally valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$300 - \$750	Per Sq Ft
Commercial Condominium Units	\$325 - \$600	Per Sq Ft
Daycare Centers	\$375 - \$775	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 80 results in a total change from the 2020 assessments of -1.74% in Geographic Area 80. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$8,515,365,435	\$8,367,508,000	-\$147,857,435	-1.74%

# Area 80 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

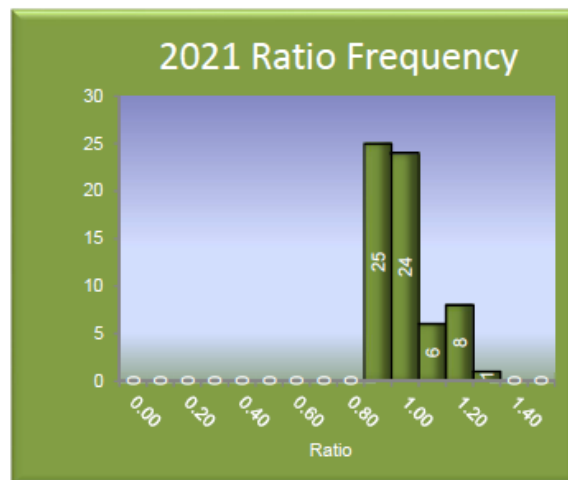
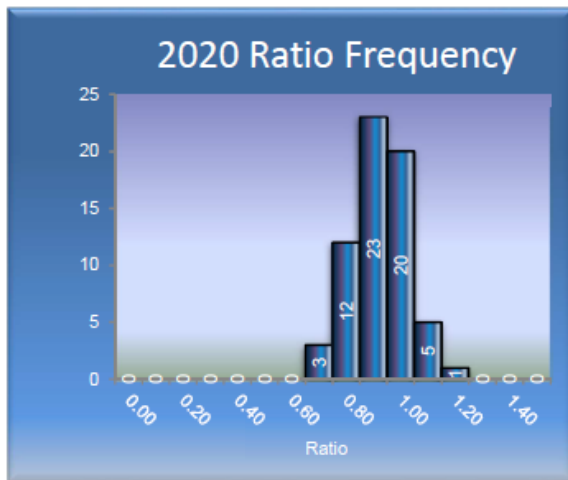
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	64
Mean Assessed Value	4,746,100
Mean Adj. Sales Price	5,399,100
Standard Deviation AV	6,530,961
Standard Deviation SP	7,326,593
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.881
Median Ratio	0.877
Weighted Mean Ratio	0.879
UNIFORMITY	
Lowest ratio	0.6620
Highest ratio:	1.1653
Coefficient of Dispersion	9.41%
Standard Deviation	0.1053
Coefficient of Variation	11.95%
Price Related Differential (PRD)	1.00

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	64
Mean Assessed Value	4,961,000
Mean Sales Price	5,399,100
Standard Deviation AV	6,824,358
Standard Deviation SP	7,326,593
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.920
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.8102
Highest ratio:	1.2124
Coefficient of Dispersion	8.56%
Standard Deviation	0.1028
Coefficient of Variation	10.84%
Price Related Differential (PRD)	1.03





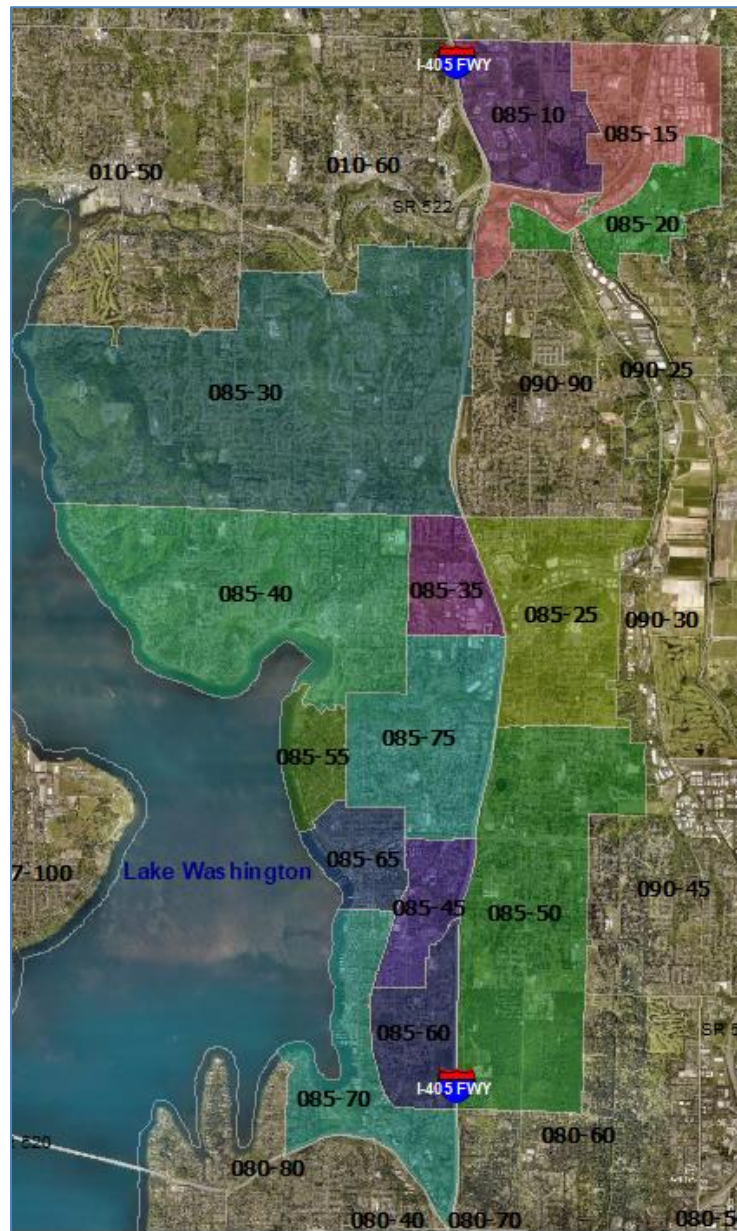
## Area 85

### Name or Designation

- **Area 85:** North Creek-Bothell/Kirkland/North Woodinville

### Boundaries:

- **North** – Snohomish County and Kirkland
- **South** – Bellevue
- **East** - Woodinville, Interstate 405, and Redmond
- **West** - Bothell and Lake Washington



## Land Value

Overall land values in Area 85 increased by 0.42%. Geographical area 85 experienced a slight change in land value. The total recommended assessed land value for the 2021 assessment year is \$5,093,689,300, increasing from the 2020 assessment of +0.42%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

<b>Change in Assessed Land Value by Neighborhood</b>			
<b>Neighborhood</b>	<b>2020</b>	<b>2021</b>	<b>% Change</b>
85-10	\$301,882,400	\$301,889,600	0.00%
85-15	\$220,980,800	\$223,018,200	0.92%
85-20	\$392,732,200	\$392,757,400	0.01%
85-25	\$543,800,900	\$543,323,100	-0.09%
85-30	\$311,319,900	\$311,536,900	0.07%
85-35	\$213,375,400	\$213,665,400	0.14%
85-40	\$361,367,900	\$361,455,500	0.02%
85-45	\$324,644,200	\$323,674,400	-0.30%
85-50	\$362,518,100	\$379,951,500	4.81%
85-55	\$55,297,800	\$55,298,300	0.00%
85-60	\$89,119,100	\$89,123,500	0.00%
85-65	\$830,926,900	\$833,574,100	0.32%
85-70	\$891,409,000	\$891,489,800	0.01%
85-75	\$172,924,600	\$172,931,600	0.00%
<b>Total</b>	<b>\$5,072,299,200</b>	<b>\$5,093,689,300</b>	<b>0.42%</b>

## Neighborhood Land Sales

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

Area	Nbhd	Majr	Minc	Land Area	E #	Sale Price	Sale Date	SP / Ld. Are	Property Nam	Zone	Present Use	Par. C	Ver. Cod	Remarks
085	010	697920	0151	218,691	3013080	\$15,750,000	09/30/19	\$72.02	SEATTLE TIMES - VA	R-AC, OP, CB, LI	Vacant(Industrial)	1	Y	
085	010	697920	0151	218,691	3068161	\$11,698,363	09/03/20	\$53.49	SEATTLE TIMES - VA	R-AC, OP, CB, LI	Vacant(Industrial)	1	Y	
085	020	052605	9186	15,035	2923142	\$650,000	04/06/18	\$43.23	SFR on commercia	GDC	Single Family(Res Use/Zone)	1	Y	
085	020	102605	9043	93,681	3045149	\$13,410,000	04/27/20	\$143.15	WOODINVILLE MA	CBD	Retail(Line/Strip)	3	Y	
085	020	726910	0030	26,500	2973803	\$559,000	02/12/19	\$21.09	VACANT LAND	CBD	Vacant(Commercial)	2	Y	
085	025	282605	9181	209,309	2921247	\$10,000,000	03/22/18	\$47.78	VERIZON	TL 6A	Utility, Public	1	34	Use-change after sale; not in ratio
085	025	692840	0026	32,992	2961638	\$5,825,000	11/09/18	\$176.56	TOTEM GREEN ASS	TL 1A	Medical/Dental Office	1	34	Use-change after sale; not in ratio
085	025	866327	0011	48,172	3082540	\$2,990,000	11/03/20	\$62.07	vacant land	TL 8	Vacant(Commercial)	1	Y	
085	025	866335	0130	42,462	3064371	\$5,650,000	08/17/20	\$133.06	NW AERIALS GYMN	TL 7B	Health Club	1	Y	
085	025	894441	0000	76,050	2923802	\$10,000,000	04/06/18	\$131.49	VILLAGE AT TOTEM	TL 2	Shopping Ctr(Community)	2	Y	
085	030	202605	9036	19,443	2959051	\$1,370,000	10/12/18	\$70.46	VAC RETAIL & DUP	BC 1	Retail Store	1	34	Use-change after sale; not in ratio
085	035	282605	9225	171,211	2970252	\$10,000,000	01/15/19	\$58.41	BUICK GMC OF KIR	TL 4B	Auto Showroom and Lot	2	34	Use-change after sale; not in ratio
085	035	292605	9126	115,869	3023844	\$6,175,000	12/03/19	\$53.29	VACANT LAND	TL 10A	Vacant(Commercial)	4	Y	
085	045	012000	0150	37,858	2999920	\$8,200,000	07/17/19	\$216.60	Vacant land	LIT	Vacant(Industrial)	1	Y	
085	045	012000	0200	71,366	2932805	\$5,376,600	05/29/18	\$75.34	FGI.com	LIT	Industrial(Gen Purpose)	2	Y	
085	045	082505	9313	10,632	3028271	\$1,225,296	12/24/19	\$115.25	VACANT	HENC 3	Vacant(Commercial)	1	Y	
085	045	123510	0071	5,671	3005598	\$75,000	08/16/19	\$13.23	Vacant	LIT	Vacant(Commercial)	1	Y	
085	050	123850	0100	30,984	2968100	\$815,000	12/18/18	\$26.30	SFR - VALUE IN LAN	RH 1B	Vacant(Single-family)	1	Y	
085	050	123850	0110	302,163	3026653	\$40,000,000	12/20/19	\$132.38	COSTCO - KIRKLAN	RH 3	Vacant(Commercial)	5	34	Use-change after sale; not in ratio
085	050	124190	0051	10,767	3018770	\$1,150,000	10/28/19	\$106.81	Health Source	RH 8	Single Family(C/I Use)	1	Y	
085	055	388580	0880	17,175	2948591	\$2,575,000	08/08/18	\$149.93	KILBURN MEDICAL	MSC 1	Single Family(C/I Use)	1	34	Use-change after sale; not in ratio
085	055	388580	8120	16,830	2944845	\$5,300,000	07/31/18	\$314.91	SPEER OFFICE BLDG	MSC 3	Office Building	1	Y	
085	065	124870	0052	56,858	3060039	\$40,000,000	07/29/20	\$703.51	Park Place Center	CBD 5A	Office Building	1	Y	
085	065	788260	0083	29,259	3026209	\$4,000,000	12/11/19	\$136.71	APARTMENT	PLA 6D	Apartment	1	Y	
085	070	172505	9071	12,405	2983472	\$4,000,000	04/12/19	\$322.45	FRESHWINDS	RM 3.6	Apartment	1	Y	

## Ratio Analysis

- Number of Sales: 60
- Range of Sales Dates: 3/22/2018- 11/3/2020

Below is the ratio study for Area 85, which improves uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 4,120,200	\$ 4,787,800	86.10%	11.42%	18.87%	98.00%
2021 Value	\$ 4,261,000	\$ 4,787,800	89.00%	7.29%	10.18%	99.00%
Change	\$ 140,800		2.90%	-4.13%	-8.69%	1.00%
% Change	3.42%		3.37%	-36.16%	-46.05%	1.02%

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

Number of Parcels in the Ratio Study Population: 1,201 excluding specialties and government-owned properties.

Commercial condominium units, live/work townhouse units, and SFR's used for commercial purposes were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Range	Unit of Measure
Use	Range	Unit of Measure
Single-Family Residence Conversion	\$320-\$560	Per Square Foot
Daycare Centers	\$200-\$500	Per Square Foot
Service Garages	\$150-\$1,000	Per Square Foot
Industrial	\$100-\$215	Per Square Foot
Office	\$220-\$250	Per Square Foot
Retail	\$220-\$335	Per Square Foot

## Total Value

Application of the recommended values for the 2021 assessment year of Area 85 results in a total change from the 2020 assessments of +0.19% in Geographic Area 85. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$4,487,125,000	\$4,495,812,500	\$8,687,500	0.19%

# Area 85 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

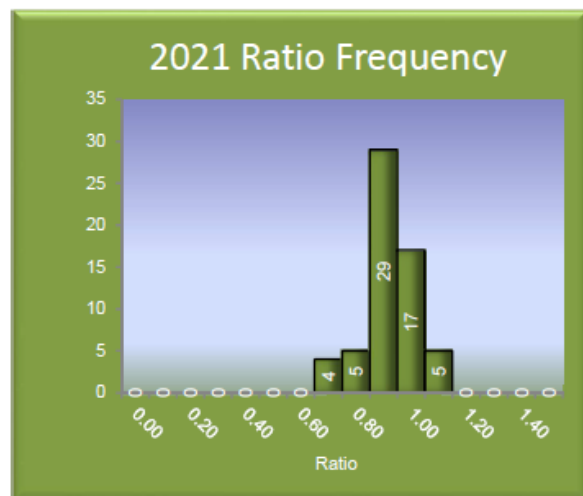
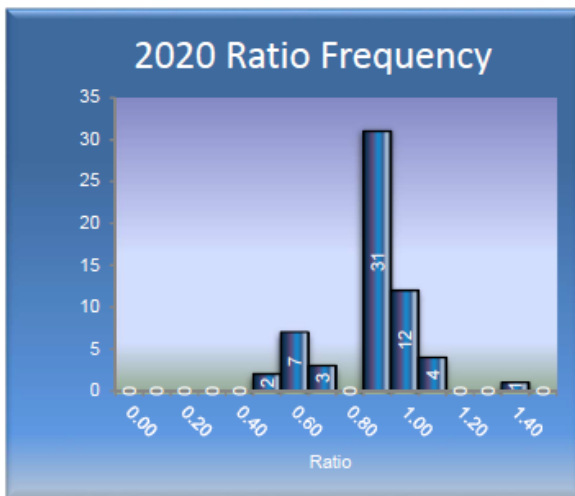
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	60
Mean Assessed Value	4,120,200
Mean Adj. Sales Price	4,787,800
Standard Deviation AV	5,259,592
Standard Deviation SP	5,930,310
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.844
Median Ratio	0.885
Weighted Mean Ratio	0.861
UNIFORMITY	
Lowest ratio	0.4692
Highest ratio:	1.3697
Coefficient of Dispersion	11.42%
Standard Deviation	0.1592
Coefficient of Variation	18.87%
Price Related Differential (PRD)	0.98

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	60
Mean Assessed Value	4,261,000
Mean Sales Price	4,787,800
Standard Deviation AV	5,508,891
Standard Deviation SP	5,930,310
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.878
Median Ratio	0.889
Weighted Mean Ratio	0.890
UNIFORMITY	
Lowest ratio	0.6429
Highest ratio:	1.0873
Coefficient of Dispersion	7.29%
Standard Deviation	0.0895
Coefficient of Variation	10.18%
Price Related Differential (PRD)	0.99





## Area 90

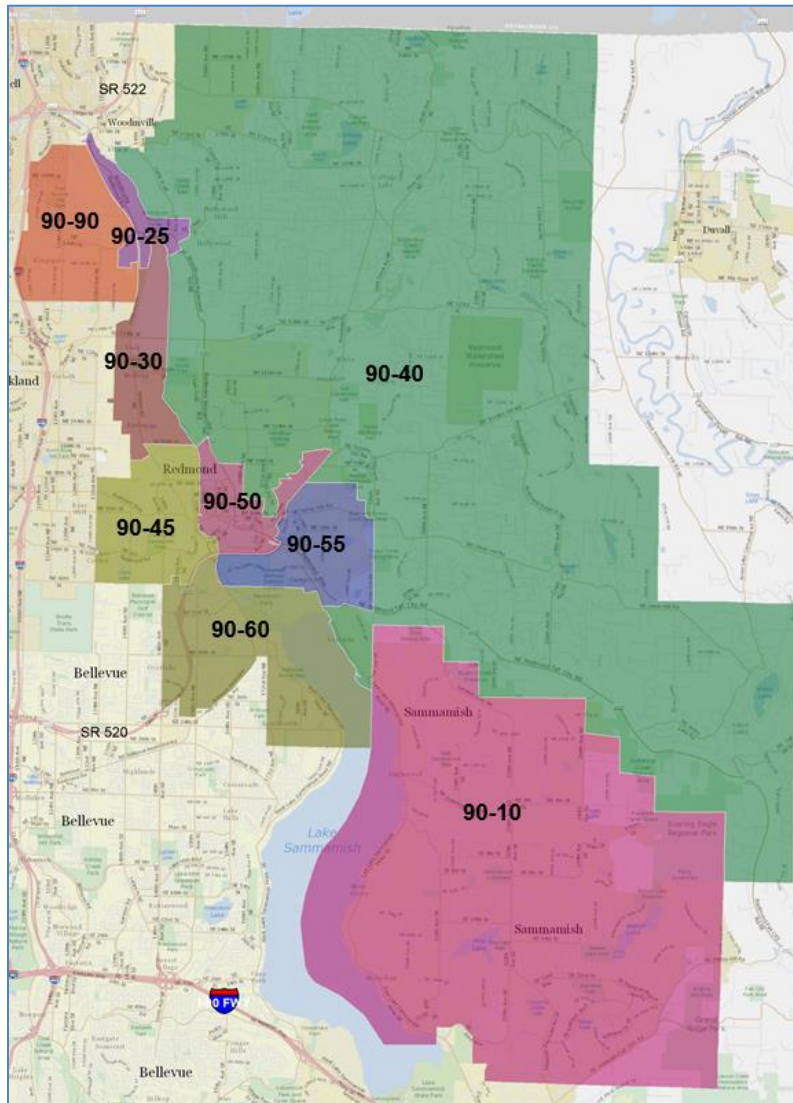
### Name or Designation

- **Area 90:** Portions of Woodinville, Redmond, Sammamish, and unincorporated King County

### Boundaries:

- **North** – King County/ Snohomish County (NE 205th St.)
- **South** – City of Issaquah
- **East** – Generally following the W Snoqualmie River Road to SE Issaquah- Fall City Rd.
- **West** – Western boundaries of the cities of Woodinville and Redmond, extending to I-405

**Area 90 Map**



## Land Value

Overall land values in Area 90 increase by 9.00%. The geographical area of Area 90 experienced a general increase in land values due to increased sales and development activity. As a result, the total recommended assessed land value for the 2021 assessment year is \$8,190,520,500, rising from the 2020 assessment by 9.00%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
90-10	\$674,209,750	\$690,635,200	2.44%
90-25	\$236,192,100	\$262,441,400	11.11%
90-30	\$237,887,700	\$266,644,400	12.09%
90-40	\$487,288,700	\$495,601,900	1.71%
90-45	\$780,078,900	\$811,702,200	4.05%
90-50	\$2,041,554,800	\$2,207,279,500	8.12%
90-55	\$1,094,505,200	\$1,214,613,900	10.97%
90-60	\$1,761,570,500	\$2,033,607,100	15.44%
90-90	\$200,943,600	\$207,994,900	3.51%
<b>Total</b>	<b>\$7,514,231,250</b>	<b>\$8,190,520,500</b>	<b>9.00%</b>



## Neighborhood Land Sales

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

Vacant Land Sales									
Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone
090	050	927070	0105	12,750	2913258	\$2,042,750	02/01/18	\$160.22	RVBD
090	050	927070	0095	25,500	2913410	\$4,105,500	02/02/18	\$161.00	RVBD
090	010	332506	9109	28,000	2924272	\$1,439,000	03/26/18	\$51.39	TC B
090	010	332506	9091	193,117	2926722	\$9,513,100	04/25/18	\$49.26	TC A1
090	050	671970	0095	7,200	2939536	\$900,000	06/28/18	\$125.00	AP
090	050	927070	0080	27,032	2944074	\$9,000,000	07/20/18	\$332.94	RVBD
090	055	072506	9033	520,190	2947079	\$22,000,000	08/13/18	\$42.29	NDD1
090	025	951820	0080	479,586	2997607	\$16,158,170	06/27/19	\$33.69	TB
090	030	272605	9024	678,365	3003286	\$23,300,000	08/05/19	\$34.35	BP
090	045	022505	9171	153,700	3007288	\$7,900,000	08/28/19	\$51.40	MP
090	050	719890	0170	35,439	3016638	\$5,700,000	10/22/19	\$160.84	SMT
090	050	719890	0180	30,000	3016637	\$4,350,000	10/22/19	\$145.00	SMT
090	055	122505	9102	156,603	3026188	\$21,000,000	12/18/19	\$134.10	MDD2
090	055	072506	9138	18,805	3026903	\$10,000	12/19/19	\$0.53	MDD3
090	050	720241	0160	213,880	3028028	\$17,000,000	12/30/19	\$79.48	TWNC
090	050	012505	9111	10,800	3030727	\$1,950,000	01/09/20	\$180.56	TSQ
090	030	272605	9008	57,146	3038983	\$1,600,000	03/13/20	\$28.00	TL 7B
090	050	779240	0230	18,600	3073042	\$3,343,044	09/24/20	\$179.73	OT
090	055	072506	9141	179,936	3073160	\$9,176,719	09/28/20	\$51.00	MP
090	050	719890	0292	13,064	3087997	\$1,205,000	12/10/20	\$92.24	TR
090	050	671970	0130	14,400	3089572	\$2,000,000	12/14/20	\$138.89	TSQ
090	050	122505	9094	99,186	3092302	\$19,886,766	12/30/20	\$200.50	AP
090	050	122505	9201	32,485	3092303	\$6,513,234	12/30/20	\$200.50	AP

## Ratio Analysis

- Number of Sales: 28
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 90, which improves uniformity.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 3,652,000	\$ 4,194,000	87.10%	13.05%	20.21%	1.02%
2021 Value	\$ 3,862,800	\$ 4,194,000	92.10%	10.55%	14.11%	1.02%
Change	\$ 210,800		5.00%	-2.50%	-6.10%	0.00%
% Change	5.77%		5.74%	-19.16%	-30.18%	0.00%

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

Number of Parcels in the Ratio Study Population: 764 excluding specialties and government-owned properties.

Daycare facilities, commercial condominium units, and smaller owner/user properties were generally valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
	Use	Unit of Measure
Daycare Facilities	\$200 - \$350	Per Sq Ft
Commercial Condominium Units	\$300 - \$500	Per Sq Ft
Owner/User Commercial	\$275 - \$575	Per Sq Ft
Owner/User Industrial/Flex	\$200 - \$345	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 90 results in a total change from the 2020 assessments of 6.31% in Geographic Area 90. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,921,948,800	\$4,169,487,800	\$247,539,000	6.31%

# Area 90 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

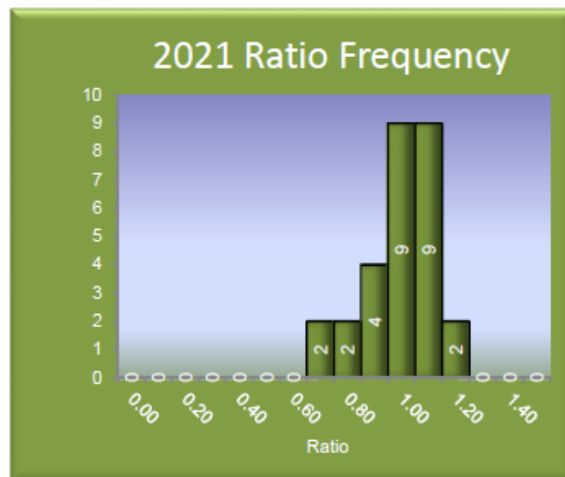
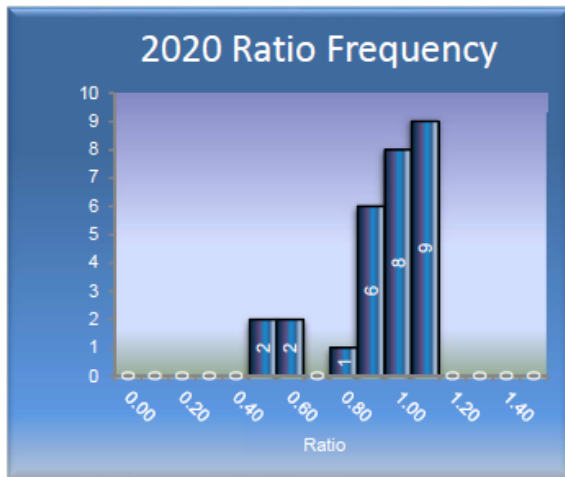
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	28
Mean Assessed Value	3,652,000
Mean Adj. Sales Price	4,194,000
Standard Deviation AV	4,915,705
Standard Deviation SP	5,447,187
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.889
Median Ratio	0.931
Weighted Mean Ratio	0.871
UNIFORMITY	
Lowest ratio	0.4334
Highest ratio:	1.0911
Coefficient of Dispersion	13.05%
Standard Deviation	0.1796
Coefficient of Variation	20.21%
Price Related Differential (PRD)	1.02

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	28
Mean Assessed Value	3,862,800
Mean Sales Price	4,194,000
Standard Deviation AV	5,072,297
Standard Deviation SP	5,447,187
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.944
Median Ratio	0.960
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.6291
Highest ratio:	1.1298
Coefficient of Dispersion	10.55%
Standard Deviation	0.1332
Coefficient of Variation	14.11%
Price Related Differential (PRD)	1.02



## Area 95

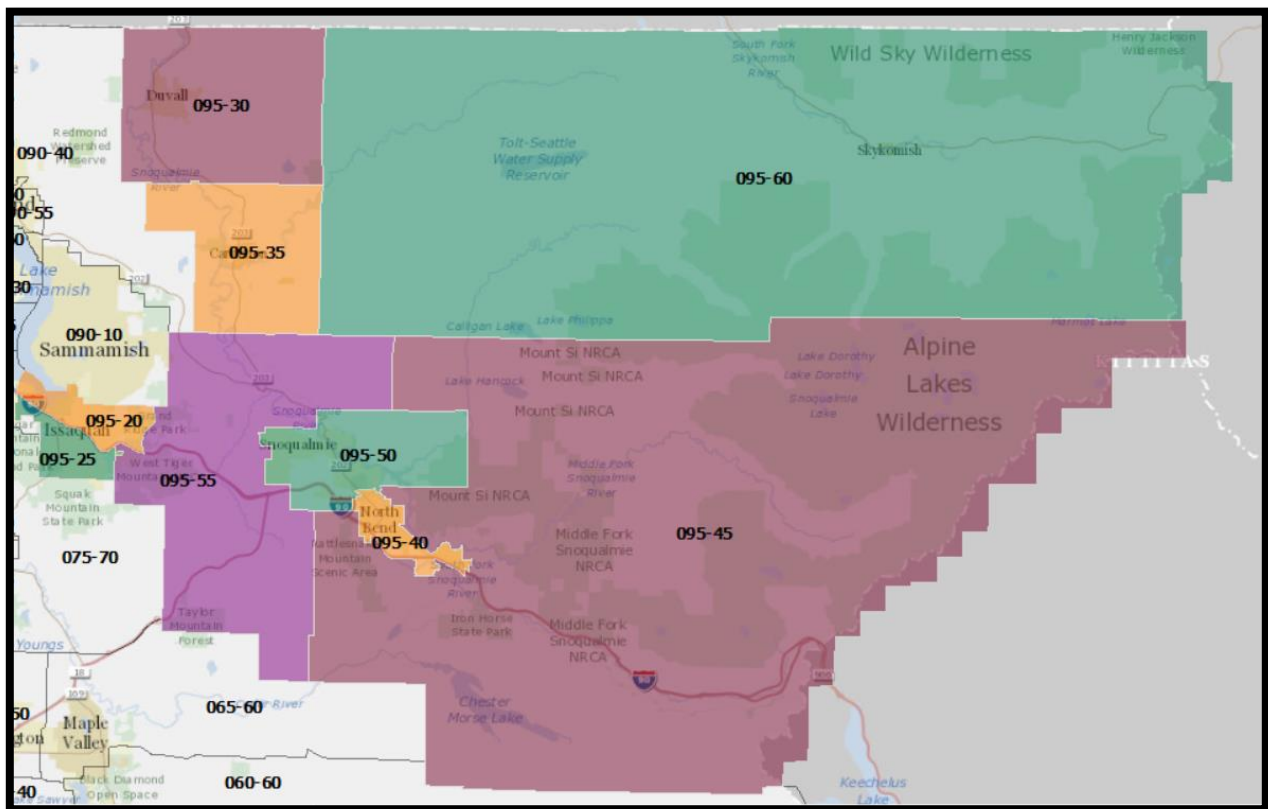
### Name or Designation

- **Area 95:** Northeast King County – Issaquah, North Bend, Snoqualmie, Carnation, Duvall, East I-90 Corridor, Skykomish/Stevens Pass

### Boundaries:

- **North** – Snohomish County/King County Boundary Line
- **South** – Cedar River and Chester Morse Lake
- **East** - Chelan and Kittitas/King County Boundary Line
- **West** - Lake Sammamish, Ames Lake, Taylor Mountain Forest

Area 95 Map



## Land Value

Overall land values in Area 95 decreased by -0.04%. The geographical area of Northeast King County experienced little change to its land valuation due to decreased sales activity. The total recommended assessed land value for the 2021 assessment year is \$2,536,652,800 which results in a decrease from the 2020 assessment of -0.04%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

<b>Change in Assessed Land Value by Neighborhood</b>			
<b>Neighborhood</b>	<b>2020</b>	<b>2021</b>	<b>% Change</b>
95-20	\$878,132,900	\$876,437,200	-0.19%
95-25	\$1,040,789,600	\$1,040,498,500	-0.03%
95-30	\$60,338,000	\$60,338,900	0.00%
95-35	\$49,278,000	\$49,073,900	-0.41%
95-40	\$212,568,000	\$214,009,800	0.68%
95-45	\$17,409,400	\$17,518,600	0.63%
95-50	\$200,923,600	\$200,672,000	-0.13%
95-55	\$68,047,800	\$68,010,600	-0.05%
95-60	\$10,093,300	\$10,093,300	0.00%
<b>Total</b>	<b>\$2,537,580,600</b>	<b>\$2,536,652,800</b>	<b>-0.04%</b>

## Neighborhood Land Sales

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

Vacant Land Sales									
Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone
095	020	272406	9201	35,829	2970943	\$750,000	01/08/19	\$20.93	IC
095	025	276965	0020	82,134	2916201	\$2,300,000	02/09/18	\$28.00	MU
095	025	380090	0010	138,879	2939159	\$3,580,000	06/29/18	\$25.78	MF-M
095	025	380090	0080	763,903	2939160	\$1,920,000	06/29/18	\$2.51	MF-M
095	025	884390	0530	24,898	2977425	\$1,950,000	03/14/19	\$78.32	MUR
095	025	884430	0032	27,656	2980119	\$1,806,000	03/14/19	\$65.30	MUR
095	025	202406	9057	52,272	3006508	\$1,700,000	08/16/19	\$32.52	VR
095	030	242606	9058	41,535	2914607	\$650,000	02/14/18	\$15.65	LI
095	030	213070	0485	6,287	2921721	\$145,000	03/21/18	\$23.06	UT-1
095	035	865730	0210	45,225	2911890	\$575,000	01/17/18	\$12.71	MU
095	035	212507	9063	1,472,328	3054385	\$14,000,000	06/29/20	\$9.51	R12
095	040	132308	9025	99,282	2912319	\$949,000	01/12/18	\$9.56	NB
095	040	541870	0105	69,696	2911543	\$68,200	01/17/18	\$0.98	NB
095	040	072309	9071	65,635	2912694	\$222,000	01/24/18	\$3.38	RA2.5
095	040	857090	0205	103,200	2933048	\$599,000	05/23/18	\$5.80	DC
095	040	142308	9010	915,631	2966966	\$3,850,000	12/19/18	\$4.20	EP-1
095	040	132308	9125	110,544	3020130	\$1,650,000	11/06/19	\$14.93	EP-2
095	040	226750	0050	50,529	3025394	\$430,000	12/02/19	\$8.51	IC
095	040	862170	0015	8,152	3039970	\$110,000	03/19/20	\$13.49	NB
095	040	132308	9065	75,000	3048995	\$819,000	05/29/20	\$10.92	NB
095	040	857190	0065	2,500	3062203	\$350,000	08/06/20	\$140.00	DC
095	050	785180	0070	192,535	2924286	\$2,250,000	04/13/18	\$11.69	MU
095	050	312408	9137	10,500	2934906	\$160,000	06/05/18	\$15.24	R-1-10
095	050	312408	9142	10,725	2934932	\$160,000	06/05/18	\$14.92	R-1-10
095	050	312408	9144	10,260	2934943	\$160,000	06/05/18	\$15.59	R-1-10
095	050	022307	9063	521,881	3069470	\$1,450,000	09/15/20	\$2.78	RA5
095	055	142407	9010	1,669,654	2963737	\$440,000	11/16/18	\$0.26	RA10



## Ratio Analysis

- Number of Sales: 26
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 95 which improves uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 2,406,500	\$ 2,753,700	87.40%	10.89%	16.71%	0.99%
2021 Value	\$ 2,427,400	\$ 2,753,700	88.20%	7.92%	10.63%	1.01%
Change	\$ 20,900		0.80%	-2.97%	-6.08%	0.02%
% Change	0.87%		0.92%	-27.27%	-36.39%	2.02%

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

Number of Parcels in the Ratio Study Population: 1,162 excluding specialties and government-owned properties.

Daycare facilities, commercial condominium units, and smaller owner/user properties were generally valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$265 - \$340	Per Sq Ft
Daycare Centers	\$170 - \$270	Per Sq Ft
Single-Family Residence Conversions	\$275 - \$350	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 95 results in a total change from the 2020 assessments of -.41% in Geographic Area 95. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,091,795,562	\$3,079,187,875	-\$12,607,687	-0.41%

# Area 95 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

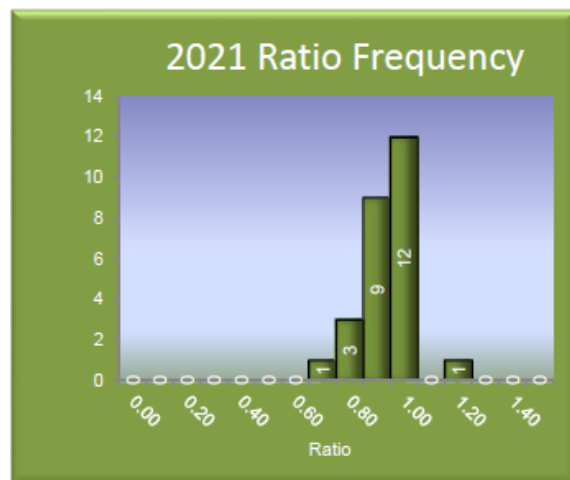
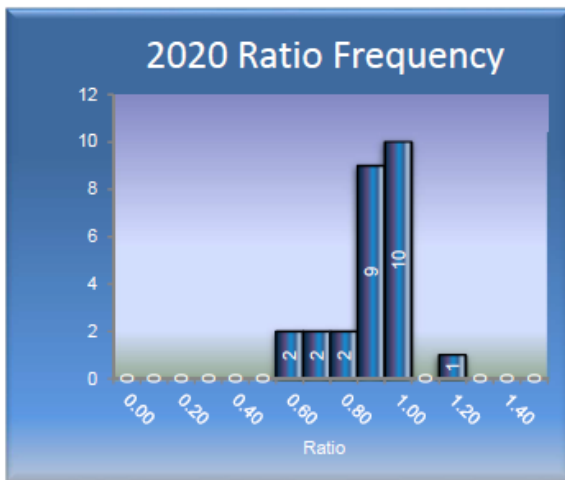
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	26
Mean Assessed Value	2,406,500
Mean Adj. Sales Price	2,753,700
Standard Deviation AV	3,726,503
Standard Deviation SP	4,046,310
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.861
Median Ratio	0.892
Weighted Mean Ratio	0.874
UNIFORMITY	
Lowest ratio	0.5208
Highest ratio:	1.1132
Coefficient of Dispersion	10.89%
Standard Deviation	0.1439
Coefficient of Variation	16.71%
Price Related Differential (PRD)	0.99

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2018 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	26
Mean Assessed Value	2,427,400
Mean Sales Price	2,753,700
Standard Deviation AV	3,695,017
Standard Deviation SP	4,046,310
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.890
Median Ratio	0.894
Weighted Mean Ratio	0.882
UNIFORMITY	
Lowest ratio	0.6876
Highest ratio:	1.1210
Coefficient of Dispersion	7.92%
Standard Deviation	0.0946
Coefficient of Variation	10.63%
Price Related Differential (PRD)	1.01



## North Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated following the findings of the physical inspection. Below is a list of the North Crew's number of physically inspected parcels for the 2021 assessment year. Inspections comprised 1,588 parcels, or approximately 16.63% of the 9,548 total parcels located in the North Crew (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
10	10	Lake City Way	309	1,206	25.62%
10	30	Maple Leaf	154	1,206	12.77%
17	80	Ravenna	102	1,408	7.24%
19	60	Green Lake	98	1,402	6.99%
80	40	North Bellevue CBD	122	1,334	9.15%
85	15	E of SR 522	162	1,269	12.77%
85	25	East Totem Lake	148	1,269	11.66%
85	75	Nokirk/Highlands	81	1,269	6.38%
90	25	South Woodinville	98	1,104	8.88%
95	40	North Bend	314	1,825	17.21%
<b>North Crew Physical Inspection Totals</b>			<b>1,588</b>	<b>9,548</b>	<b>16.63%</b>

## Conclusion

The total assessed value for the North Crew for the 2020 assessment year was \$40,616,896,720 and the total recommended assessed value for the 2021 assessment year is \$39,622,608,634. Application of these recommended values for the 2021 assessment year results in an average total change from the 2020 assessment of -2.45%.

<b>North Crew Change in Total Assessed Value</b>				
<b>Geo Area</b>	<b>2020 Total Value</b>	<b>2021 Total Value</b>	<b>\$ Change</b>	<b>% Change</b>
10	\$2,610,907,228	\$2,617,129,700	\$6,222,472	0.24%
14	\$3,927,416,650	\$3,927,272,950	-\$143,700	0.00%
17	\$9,839,989,275	\$8,707,332,339	-\$1,132,656,936	-11.51%
19	\$4,222,348,770	\$4,258,877,470	\$36,528,700	0.87%
80	\$8,515,365,435	\$8,367,508,000	-\$147,857,435	-1.74%
85	\$4,487,125,000	\$4,495,812,500	\$8,687,500	0.19%
90	\$3,921,948,800	\$4,169,487,800	\$247,539,000	6.31%
95	\$3,091,795,562	\$3,079,187,875	-\$12,607,687	-0.41%
<b>Total</b>	<b>\$40,616,896,720</b>	<b>\$39,622,608,634</b>	<b>-\$994,288,086</b>	<b>-2.45%</b>

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

## Definition and date of value estimate:

### Market Value

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

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

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

## Highest and Best Use

### RCW 84.40.030

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

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

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



## Definition of Property Appraised and Property Rights Appraised: Fee Simple

### **Real Property Defined RCW 84.04.090:**

*The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.*

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. The title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on maps or property record files. The property is appraised, assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. The appraiser has done no engineering survey. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building, and safety, earthquake, or occupancy codes, can be assumed without specific professional or governmental inspections.

4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short-term supply-demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material that may or may not be present on or near the property. The existence of such substances may affect the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting the Assessor's value.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. However, such matters may be discussed in the report.
9. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items that are considered to be "typical finish" and generally included in a real property transfer but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised per RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the report's body); however, few received interior inspections due to lack of access and time.

## Scope of Work Performed:

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

## Certification:

We certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the appraisal team and provided significant real property appraisal assistance.
- The following services were performed by the North Crew within the subject areas in the last year:

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

7/1/2021

Lori Sorrell, Commercial Appraiser I

Date

7/1/2021

Raphael Roberge, Commercial Appraiser II

Date

7/6/2021

Diane Owings, Commercial Appraiser II

Date

7/1/2021

Yuen Chin, Commercial Appraiser II

Date

7/6/2021

Rick Welch, Commercial Appraiser II

Date

7/1/2021

Matthew Landry, Commercial Appraiser I

Date

7/1/2021

Avi Epstein, Commercial Appraiser I

Date

7/1/2021

Andrew Murray, Commercial Senior Appraiser

Date





## King County

### Department of Assessments

King Street Center  
201 S. Jackson Street, KSC-AS-0708  
Seattle, WA 98104  
(206) 296-7300 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

*John Wilson*

*Assessor*

As we start preparations for the 2021 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2021 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson

North District

2021 Assessment Year



**Department of Assessments**

Improvement Sales for Area 010 with Sales Used

01/27/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	256830	0190	3,597	3020914	\$1,550,000	11/05/19	\$430.91	THE SHUTTER SHOP W/SFR	SF 7200	1	Y	
010	010	344800	1082	1,491	2913194	\$2,150,000	01/30/18	\$1,441.99	CHEVRON FOOD MART	NC3-40	1	Y	
010	010	383450	0725	5,395	3077538	\$1,572,500	10/20/20	\$291.47	SUPERIOR CUSTOM CONTROLS	NC3-55 (M)	1	Y	
010	010	882090	1135	5,198	3065393	\$1,325,600	08/24/20	\$255.02	RYDER CHILD CENTER	SF 7200	1	Y	
010	010	882290	0710	4,095	2964640	\$1,362,000	12/03/18	\$332.60	2ND HAND STORE	NC3P-65	2	Y	
010	010	890250	0091	5,628	2997088	\$1,375,000	06/25/19	\$244.31	CORPORATE COMPUTER INC.	LR3	1	Y	
010	010	890250	0395	4,896	2970148	\$1,960,000	01/11/19	\$400.33	OFFICE BUILDING	NC3-30	1	Y	
010	010	890350	0080	1,056	2983258	\$900,000	04/15/19	\$852.27	LUXURY CARS	NC3-40	1	Y	
010	020	292604	9012	4,104	3026552	\$4,004,000	12/20/19	\$975.63	DUPLEX & 2 HOUSES	NC3-95 (M)	1	Y	
010	020	292604	9118	5,876	3026727	\$1,348,270	12/20/19	\$229.45	PROGRESSIVE SYSTEMS	NC2-75 (M1)	1	Y	
010	020	510140	6516	1,368	3018291	\$550,000	10/24/19	\$402.05	ARK INSURANCE	SF 5000	1	Y	
010	020	617330	0030	1,526	2947771	\$660,000	08/14/18	\$432.50	NORTHGATE DENTAL BUILDING CONDOMI	LR3	2	Y	
010	020	617330	0040	1,526	3028718	\$680,000	01/02/20	\$445.61	NORTHGATE DENTAL BUILDING CONDOMI	LR3 (M)	2	Y	
010	020	617330	0070	1,555	2939729	\$700,000	07/02/18	\$450.16	NORTHGATE DENTAL BUILDING CONDOMI	LR3	2	Y	
010	030	288770	1890	990	3067765	\$675,000	08/28/20	\$681.82	CONVERTED SFR	NC2-55 (M)	1	Y	
010	030	510040	3835	3,063	2955103	\$970,000	09/18/18	\$316.68	MATH-N-STUFF / APARTMENT (SHERRY AU	LR2 RC	1	Y	
010	040	032604	9016	2,400	2916133	\$950,000	02/12/18	\$395.83	LAKE FOREST PARK MARKET	NB	1	Y	
010	040	402770	0559	2,584	3091507	\$680,000	12/23/20	\$263.16	GASCO	NB	1	Y	
010	040	674470	0061	6,240	2950545	\$1,500,000	08/30/18	\$240.38	THE LAKEVIEW BUILDING	SG-C	1	Y	
010	040	674470	0103	6,254	2974315	\$1,100,000	02/19/19	\$175.89	SHERIDAN MARKET	SG-C	1	Y	
010	040	741770	0571	2,688	3049678	\$800,000	05/27/20	\$297.62	SFR HOUSE STRUCTURE COMMERCIAL US	CB	1	Y	
010	050	011410	0855	5,050	3005309	\$700,000	08/13/19	\$138.61	MR T'S TROPHIES	UC	1	Y	
010	050	011410	0900	14,383	3000069	\$3,699,000	07/17/19	\$257.18	Capps Club	UC	1	Y	
010	050	112604	9010	1,208	3051777	\$700,000	06/10/20	\$579.47	76/CIRCLE K	UC	1	Y	
010	050	112604	9091	2,099	3069782	\$525,000	09/15/20	\$250.12	Lake Pointe Plumbing	UC	1	Y	
010	050	618170	0127	4,506	3030455	\$1,700,000	01/17/20	\$377.27	Tai-Ho Restaurant	UC	2	Y	
010	050	794630	0110	1,482	2936776	\$595,000	06/18/18	\$401.48	FIX AUTO NORTHSHORE -Office	DC	1	Y	
010	060	052605	9142	2,080	3032450	\$1,200,000	01/30/20	\$576.92	SFR on commerical zoned land	GDC	1	Y	
010	060	062605	9037	4,902	2928724	\$935,000	05/02/18	\$190.74	DELANDA DOG INN	R 5400a, OP	2	Y	
010	060	062605	9075	1,480	3029394	\$875,000	01/09/20	\$591.22	EDWARD JONES INVESTMENTS OFFICE (S	DT	1	Y	
010	060	062605	9088	9,116	2925209	\$3,000,000	04/13/18	\$329.09	ROMERO PROFESSIONAL BUILDING	GDC	1	Y	
010	060	072605	9083	4,508	3031027	\$2,025,000	01/16/20	\$449.20	PRESERVATION KITCHEN / MAIN ST ALE H	GC	1	Y	
010	060	072605	9204	5,400	2950975	\$1,650,000	08/31/18	\$305.56	BOTHELL CENTER line retail	522	1	Y	
010	060	082605	9159	4,057	2968909	\$1,650,000	01/03/19	\$406.70	OFFICE	GDC	1	Y	
010	060	096700	0245	8,330	2938501	\$2,180,000	06/20/18	\$261.70	MAIN STREET MALL (ASSOC. PKNG. ON #0	DC	2	Y	



Vacant Sales for Area 010 with Sales Used

01/27/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	0082	31,325	2926716	\$1,150,000	04/26/18	\$36.71	BOB'S TOWING	NC3-40	1	Y	
010	010	145360	0243	23,934	3079325	\$1,861,000	10/29/20	\$77.76	ASSOCIATED ROOFING	NC3-55 (M)	3	Y	
010	010	145360	0245	3,309	3064877	\$485,000	08/17/20	\$146.57	VACANT LAND	NC3-55 (M)	1	Y	
010	010	145360	0663	9,087	2951656	\$1,140,000	09/03/18	\$125.45	GLASTRA HEATING INC	LR2	1	Y	
010	010	145360	0700	11,992	2973775	\$1,500,000	02/11/19	\$125.08	U.S. POST OFFICE	NC3-85	1	Y	
010	010	145360	1281	61,200	3087463	\$10,000,000	09/18/20	\$163.40	FORMERLY VALUE VILLAGE	NC3P-95 (M)	1	Y	
010	010	282604	9046	12,197	2921849	\$1,050,000	03/19/18	\$86.09	HANSEN LAMP AND SHADE	NC3-40	1	Y	
010	010	344800	0135	17,854	3017277	\$2,524,700	10/18/19	\$141.41	PILATES	NC3-75 (M)	2	Y	
010	010	344800	1785	5,218	2938371	\$687,000	06/20/18	\$131.66	SFR as business	LR2	2	Y	
010	010	382170	0145	29,060	2942603	\$3,400,000	07/13/18	\$117.00	VACANT	NC3-65	3	Y	
010	010	882290	1040	11,000	2947643	\$1,950,000	08/09/18	\$177.27	APARTMENT BLDG 5 UNITS	LR3 RC	2	Y	
010	010	890250	0135	35,625	3032185	\$2,520,000	01/30/20	\$70.74	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	1	Y	
010	020	292604	9011	344,323	3026548	\$60,996,000	12/20/19	\$177.15	NORTHGATE APTS	NC3-95 (M)	1	Y	
010	030	318660	0650	38,075	3051741	\$3,640,000	06/15/20	\$95.60	NORTH SEATTLE FRIENDS CHURCH	SF 5000	3	Y	
010	030	510040	3837	16,239	2922526	\$2,085,000	03/27/18	\$128.39	THOMAS MEDICAL DENTAL CENTER	LR2 RC	2	Y	
010	030	510140	0405	23,974	2968407	\$4,700,000	12/11/18	\$196.05	APARTMENT	LR2 (M)	4	Y	
010	030	510140	0435	23,974	2969160	\$4,700,000	12/31/18	\$196.05	APARTMENT	LR2 (M)	4	Y	
010	030	510140	4680	4,500	2953763	\$755,000	09/20/18	\$167.78	ROOSEVELT ASSOCIATES	LR2	1	Y	
010	040	156810	0670	8,706	3055038	\$1,500,000	06/11/20	\$172.29	vacant land	SG-C	1	Y	
010	050	011410	0670	67,296	2930162	\$5,500,000	05/07/18	\$81.73	BANK OF AMERICA	DC	2	Y	
010	050	022604	9066	16,440	2958361	\$450,000	09/28/18	\$27.37	Vacant lot next to substation	R12	1	Y	
010	060	052605	9189	19,330	3040763	\$1,525,000	03/17/20	\$78.89	SFR on commercial zoned land	GDC	1	Y	
010	060	052605	9218	128,625	2960111	\$14,000,000	10/31/18	\$108.84	SFR on commercial zoned land (Mulber	GDC	1	34	Use-change after sale; not in ratio
010	060	062605	9077	9,754	3043108	\$650,000	04/13/20	\$66.64	VACANT LAND	DT	2	Y	
010	060	062605	9146	19,166	2927282	\$538,000	04/23/18	\$28.07	VACANT LAND	DT	1	Y	
010	060	062605	9288	47,755	2941000	\$1,500,000	07/03/18	\$31.41	VACANT	GDC	1	Y	
010	060	072605	9094	22,964	3051192	\$325,000	06/09/20	\$14.15	VACANT	GC	1	Y	
010	060	072605	9188	110,023	3023719	\$1,900,000	11/26/19	\$17.27	Vacant	R 2800, OP, CB	1	Y	
010	060	096700	0225	7,200	2933645	\$1,390,000	05/25/18	\$193.06	PROFESSIONAL BUILDING	DC	1	Y	
010	060	097000	0035	3,600	2945836	\$537,500	08/01/18	\$149.31	BOTHELL DENTAL CARE	DN	1	34	Use-change after sale; not in ratio
010	060	192480	0075	15,647	2945591	\$1,500,000	07/31/18	\$95.87	PARKING LOT	DN	2	Y	
010	060	635990	0145	184,695	3080162	\$1,550,000	10/28/20	\$8.39	BOTHELL UNITED METHODIST CHURCH	R 9600	1	Y	
010	080	727610	0230	24,987	2986120	\$2,100,000	04/30/19	\$84.04	OFFICE	TC-3	1	Y	

Improvement Sales for Area 010 with Sales not Used

04/22/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	282604	9030	3,819	3086819	\$860,000	12/03/20	\$225.19	NORTH PACIFIC CRANE	NC3-55 (M)	2	15	No market exposure
010	010	282604	9043	29,320	2927373	\$6,193,000	04/30/18	\$211.22	LAKE CITY PROFESSIONAL CENTE	NC2P-30	1	68	Non-gov't to gov't
010	010	344800	1740	9,656	2929665	\$3,900,000	05/02/18	\$403.89	ANIMAL CRITICAL CARE & EMERGE	NC3-40	2	51	Related party, friend, or neighbor
010	010	382170	0140	18,290	2920053	\$2,680,000	03/13/18	\$146.53	GATEWAY NORTH OFFICE BLDG	NC3-65	1	15	No market exposure
010	010	382170	0182	8,050	3068095	\$385,000	09/01/20	\$47.83	STORAGE BUILDING	NC3-75 (M)	1	51	Related party, friend, or neighbor
010	010	383400	0575	9,270	3031049	\$1,900,000	01/22/20	\$204.96	MAHARA MOTORS	NC3-75 (M)	1	12	Estate administrator, guardian, or e
010	010	766370	0950	3,146	2936340	\$1,250,000	06/14/18	\$397.33	OFF/WHSE	NC3-40	2	15	No market exposure
010	010	890250	0135	2,760	2912119	\$1,550,000	01/24/18	\$561.59	BIGFOOT CAR WASH	LR2 RC	1	23	Forced sale
010	020	617330	0005	631	3062863	\$71,000	08/12/20	\$112.52	NORTHGATE DENTAL BUILDING CO	LR3 (M)	1	15	No market exposure
010	030	204450	0341	1,204	2972611	\$1,100,000	01/29/19	\$913.62	PARIS PLUMBING	NC2-40	1	15	No market exposure
010	040	367050	0140	2,252	2975853	\$435,000	02/26/19	\$193.16	BAY CITY CLEANERS	CB	1	51	Related party, friend, or neighbor
010	040	402770	0559	2,584	3091507	\$680,000	12/23/20	\$263.16	GASCO	NB	1	46	Non-representative sale
010	040	616390	0603	1,288	2927205	\$200,000	04/19/18	\$155.28	NORTH CITY FOOD MART/UNION 76	CB	1	15	No market exposure
010	040	741770	0530	3,834	3043042	\$1,150,000	04/13/20	\$299.95	FARMER'S INSURANCE FINANCIAL	CB	1	15	No market exposure
010	050	011410	0886	2,400	2971138	\$445,000	01/18/19	\$185.42	GASCO SPEEDY FOOD STORE	UC	1	12	Estate administrator, guardian, or e
010	050	011410	1211	2,784	2917672	\$273,000	02/22/18	\$98.06	NORTHSHORE GARAGE	UC	1	52	Statement to dor
010	050	112604	9001	83,550	3035244	\$541,000	02/24/20	\$6.48	Lakepointe	RB	1	68	Non-gov't to gov't
010	050	112604	9011	8,199	3070010	\$5,150	05/27/20	\$0.63	RETAIL and SERVICE GARAGE	RB	1	68	Non-gov't to gov't
010	050	112604	9114	10,518	3015738	\$106,000	06/05/19	\$10.08	MORRISON BLDG-OFFICE & RETAIL	RB	1	68	Non-gov't to gov't
010	050	112604	9158	3,200	3035245	\$101,000	02/24/20	\$31.56	CUSTOM INDUSTRIES	RB	1	68	Non-gov't to gov't
010	050	132604	9147	8,413	3015750	\$51,165	10/03/19	\$6.08	SPRINGTIME DAYCARE	R6	1	68	Non-gov't to gov't
010	050	416410	0086	8,708	3077333	\$5,611	09/29/20	\$0.64	Crossfit	RB	1	24	Easement or right-of-way
010	050	563450	0855	6,080	3027175	\$2,050	11/18/19	\$0.34	SUNSET TRANSMISSION	CB	1	24	Easement or right-of-way
010	050	618170	0086	4,516	3073541	\$20,989	09/30/20	\$4.65	SHERWIN WILLIAMS PAINT	CB	1	18	Quit claim deed
010	060	052605	9160	0	3049499	\$1,305,000	05/27/20	\$0.00	VACANT (HERITAGE CHRISTIAN AC	R 8400	1	15	No market exposure
010	080	182604	9116	11,600	2946307	\$2,801,599	08/01/18	\$241.52	GOLDIE'S	MB	1	22	Partial interest (1/3, 1/2, etc.)
010	080	525430	0005	2,192	2950691	\$1,000,000	08/31/18	\$456.20	76 SERVICE STATION	MB	1	44	Tenant
010	080	931030	0005	8,538	2965051	\$4,250,000	12/05/18	\$497.77	Bank/Retail	MB	1	2	1031 trade
010	090	728490	0735	4,340	2923297	\$950,000	04/02/18	\$218.89	vacant	NB	1	15	No market exposure
010	095	192604	9424	50,083	2951431	\$8,000,000	09/05/18	\$159.73	ALBERTSON'S Store 410 (Econ. Unit	C1-65	1	22	Partial interest (1/3, 1/2, etc.)
010	095	267560	0045	47,378	2950338	\$8,820,000	08/30/18	\$186.16	SWANSON'S NURSERY	SF 7200	4	51	Related party, friend, or neighbor
010	095	645030	4880	16,822	3011641	\$660,000	08/27/19	\$39.23	STORAGE WAREHOUSE	C2-65	5	18	Quit claim deed
010	095	760870	0085	24,023	2979004	\$2,900,000	03/14/19	\$120.72	DISTRIBUTION WAREHOUSE	C1-65	3	44	Tenant
010	095	891100	0155	21,936	2918025	\$2,703,750	03/07/18	\$123.26	BETHEL PRESBYTERIAN CHURCH	LR3	2	51	Related party, friend, or neighbor

Vacant Sales for Area 010 with Sales not Used

04/22/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	382170	0024	14,058	3054919	\$467,000	06/22/20	\$33.22	VACANT	LR3 (M)	1	18	Quit claim deed
010	050	112604	9093	5,884,956	2956471	\$1,800	07/18/18	\$0.00	INGLEWOOD GOLF & COUNTRY CLU	Golf Course	1	68	Non-gov't to gov't
010	050	416410	0085	13,600	3077206	\$6,012	09/29/20	\$0.44	7600 BLK OF	RB	1	24	Easement or right-of-way
010	060	052605	9218	128,625	3071453	\$693,990	09/08/20	\$5.40	SFR on commercial zoned land (Mulber	GDC	1	11	Corporate affiliates
010	060	072605	9176	59,677	2951815	\$116,700	05/24/18	\$1.96	Mini-Storage Public Storage	R 2800, OP, CB	1	68	Non-gov't to gov't
010	060	072605	9191	39,821	2965012	\$1,274,042	12/06/18	\$31.99	DENTAL AND PHARMACY	DC	1	68	Non-gov't to gov't

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	30	042504	9014	8315 LAKE CITY WAY NE
10	30	042504	9048	7727 28TH AVE NE
10	30	042504	9062	8304 LAKE CITY WAY NE
10	30	043900	0615	2720 NE 85TH ST
10	30	052504	9003	7500 8TH AVE NE
10	30	052504	9097	7857 LAKE CITY WAY NE
10	10	075100	0010	11006 34TH AVE NE
10	10	075100	0095	11001 35TH AVE NE
10	10	075200	0170	11031 34TH AVE NE
10	10	145360	0005	13355 LAKE CITY WAY NE
10	10	145360	0041	13333 LAKE CITY WAY NE
10	10	145360	0042	
10	10	145360	0045	
10	10	145360	0061	13323 LAKE CITY WAY NE
10	10	145360	0082	13317 LAKE CITY WAY NE
10	10	145360	0101	13301 LAKE CITY WAY NE
10	10	145360	0104	3116 NE 133RD ST
10	10	145360	0105	3132 NE 133RD ST
10	10	145360	0243	3121 NE 133RD ST
10	10	145360	0245	
10	10	145360	0263	13045 LAKE CITY WAY NE
10	10	145360	0265	
10	10	145360	0266	
10	10	145360	0282	13035 LAKE CITY WAY NE
10	10	145360	0300	13001 LAKE CITY WAY NE
10	10	145360	0303	13001 LAKE CITY WAY NE
10	10	145360	0480	12741 LAKE CITY WAY NE
10	10	145360	0520	12729 LAKE CITY WAY NE
10	10	145360	0522	12733 LAKE CITY WAY NE
10	10	145360	0540	12701 LAKE CITY WAY NE
10	10	145360	0620	12722 30TH AVE NE
10	10	145360	0654	
10	10	145360	0655	
10	10	145360	0656	
10	10	145360	0657	
10	10	145360	0658	
10	10	145360	0659	
10	10	145360	0663	
10	10	145360	0666	
10	10	145360	0700	3019 NE 127TH ST
10	10	145360	0701	12559 LAKE CITY WAY NE
10	10	145360	0702	3001 NE 127TH ST
10	10	145360	0703	
10	10	145360	0720	12540 30TH AVE NE
10	10	145360	0721	12543 LAKE CITY WAY NE
10	10	145360	0723	12547 LAKE CITY WAY NE
10	10	145360	0724	12545 LAKE CITY WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	145360	0725	12543 LAKE CITY WAY NE
10	10	145360	0740	12535 LAKE CITY WAY NE
10	10	145360	0780	12513 LAKE CITY WAY NE
10	10	145360	1021	12570 33RD AVE NE
10	10	145360	1139	3340 NE 125TH ST
10	10	145360	1140	3322 NE 125TH ST
10	10	145360	1141	3310 NE 125TH ST
10	10	145360	1142	3316 NE 125TH ST
10	10	145360	1143	
10	10	145360	1182	3220 NE 125TH ST
10	10	145360	1183	12529 33RD AVE NE
10	10	145360	1200	3212 NE 125TH ST
10	10	145360	1201	12522 LAKE CITY WAY NE
10	10	145360	1221	3112 NE 125TH ST
10	10	145360	1222	3120 NE 125TH ST
10	10	145360	1224	3200 NE 125TH ST
10	10	145360	1260	12524 LAKE CITY WAY NE
10	10	145360	1280	12534 LAKE CITY WAY NE
10	10	145360	1281	12548 LAKE CITY WAY NE
10	10	145360	1320	12554 LAKE CITY WAY NE
10	10	145360	1340	12700 LAKE CITY WAY NE
10	10	145360	1360	12712 LAKE CITY WAY NE
10	10	145360	1361	12707 33RD AVE NE
10	10	145360	1362	12708 LAKE CITY WAY NE
10	10	145360	1440	12750 LAKE CITY WAY NE
10	10	145360	1441	12742 LAKE CITY WAY NE
10	10	145360	1780	13036 LAKE CITY WAY NE
10	10	145360	1800	13300 LAKE CITY WAY NE
10	10	145360	1820	13310 LAKE CITY WAY NE
10	10	145360	1840	13318 LAKE CITY WAY NE
10	10	145360	1860	13332 LAKE CITY WAY NE
10	10	145360	1880	13340 LAKE CITY WAY NE
10	10	145360	1900	13350 LAKE CITY WAY NE
10	10	145360	2380	12560 35TH AVE NE
10	10	145360	2480	3500 NE 125TH ST
10	10	145360	2481	3500 NE 125TH ST
10	10	145360	2500	3500 NE 125TH ST
10	10	145410	0350	13224 37TH AVE NE
10	30	151380	0009	2632 NE 80TH ST
10	30	151380	0010	8000 25TH AVE NE
10	10	156810	0445	3204 NE 145TH ST
10	10	156810	0485	14555 BOTHELL WAY NE
10	10	156810	0490	14561 BOTHELL WAY NE
10	10	156810	0495	14707 BOTHELL WAY NE
10	10	156810	0500	14704 32ND AVE NE
10	10	156810	0555	14713 BOTHELL WAY NE
10	10	156810	0575	14707 BOTHELL WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	156810	0580	14701 BOTHELL WAY NE
10	10	156810	0585	14561 BOTHELL WAY NE
10	10	156810	0586	14553 BOTHELL WAY NE
10	30	199620	0070	204 NE 94TH ST
10	10	212604	9136	12531 30TH AVE NE
10	10	212604	9142	2800 NE 125TH ST
10	30	246440	0145	559 NE 80TH ST
10	30	246440	0645	7917 ROOSEVELT WAY NE
10	30	246440	0730	7801 ROOSEVELT WAY NE
10	10	256830	0115	2728 NE 100TH ST
10	10	256830	0190	10224 FISCHER PL NE
10	10	256830	0310	
10	10	256830	0319	10400 LAKE CITY WAY NE
10	10	256830	0320	10330 LAKE CITY WAY NE
10	10	256830	0323	10326 LAKE CITY WAY NE
10	10	256830	0340	10322 LAKE CITY WAY NE
10	10	256830	0350	10304 LAKE CITY WAY NE
10	10	256880	0250	3212 NE 100TH ST
10	10	256880	0320	
10	10	256880	0360	10005 32ND AVE NE
10	10	272604	9114	4030 NE 109TH ST
10	10	272604	9115	3535 NE 110TH ST
10	10	282604	9024	10700 30TH AVE NE
10	10	282604	9030	10734 LAKE CITY WAY NE
10	10	282604	9036	12312 26TH AVE NE
10	10	282604	9041	10710 LAKE CITY WAY NE
10	10	282604	9043	2611 NE 125TH ST
10	10	282604	9046	10706 LAKE CITY WAY NE
10	10	282604	9052	2707 NE 125TH ST
10	10	282604	9053	
10	10	282604	9090	10734 LAKE CITY WAY NE
10	10	282604	9097	10722 LAKE CITY WAY NE
10	10	282604	9101	10748 LAKE CITY WAY NE
10	10	282604	9152	10700 30TH AVE NE
10	10	282604	9276	10740 LAKE CITY WAY NE
10	30	287860	0005	8414 5TH AVE NE
10	30	287860	0400	8320 5TH AVE NE
10	30	287860	0530	8300 5TH AVE NE
10	30	288770	0350	8201 LAKE CITY WAY NE
10	30	288770	0350	8201 LAKE CITY WAY NE
10	30	288770	0360	8200 LAKE CITY WAY NE
10	30	288770	0370	8215 LAKE CITY WAY NE
10	30	288770	0510	8251 LAKE CITY WAY NE
10	30	288770	0530	8250 LAKE CITY WAY NE
10	30	288770	0535	8250 LAKE CITY WAY NE
10	30	288770	0596	8288 LAKE CITY WAY NE
10	30	288770	0610	8279 LAKE CITY WAY NE



2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	30	288770	0625	8302 LAKE CITY WAY NE
10	30	288770	0630	8300 LAKE CITY WAY NE
10	30	288770	0640	8208 18TH AVE NE
10	30	288770	0650	8208 18TH AVE NE
10	30	288770	0655	8208 18TH AVE NE
10	30	288770	0660	8208 18TH AVE NE
10	30	288770	1505	8100 LAKE CITY WAY NE
10	30	288770	1710	8053 LAKE CITY WAY NE
10	30	288770	1725	8048 LAKE CITY WAY NE
10	30	288770	1750	8020 15TH AVE NE
10	30	288770	1755	8012 15TH AVE NE
10	30	288770	1765	8010 15TH AVE NE
10	30	288770	1821	8021 16TH AVE NE
10	30	288770	1830	8021 16TH AVE NE
10	30	288770	1835	8021 16TH AVE NE
10	30	288770	1840	8064 LAKE CITY WAY NE
10	30	288770	1850	8074 LAKE CITY WAY NE
10	30	288770	1861	8069 LAKE CITY WAY NE
10	30	288770	1880	8057 16TH AVE NE
10	30	288770	1883	1501 NE 80TH ST
10	30	288770	1884	1503 NE 80TH ST
10	30	288770	1885	7756 15TH AVE NE
10	30	288770	1890	7754 15TH AVE NE
10	30	297980	0005	1409 NE 80TH ST
10	30	297980	0140	7860 LAKE CITY WAY NE
10	30	297980	0230	7812 LAKE CITY WAY NE
10	30	297980	0375	7817 12TH AVE NE
10	30	297980	0385	7813 12TH AVE NE
10	30	297980	0410	7801 LAKE CITY WAY NE
10	30	297980	0775	7531 11TH AVE NE
10	30	297980	0780	7533 LAKE CITY WAY NE
10	30	297980	0925	7563 LAKE CITY WAY NE
10	30	297980	0940	7557 LAKE CITY WAY NE
10	30	297980	0945	7545 LAKE CITY WAY NE
10	30	297980	1170	7501 ROOSEVELT WAY NE
10	30	297980	1365	7523 LAKE CITY WAY NE
10	30	297980	1370	7511 LAKE CITY WAY NE
10	30	297980	1390	7500 ROOSEVELT WAY NE
10	30	318660	0650	7740 24TH AVE NE
10	30	322604	9066	425 NE 95TH ST
10	10	342604	9112	9500 35TH AVE NE
10	10	342604	9118	3524 NE 95TH ST
10	10	342604	9118	3524 NE 95TH ST
10	10	342604	9285	9516 35TH AVE NE
10	10	344800	0090	12301 30TH AVE NE
10	10	344800	0135	12337 30TH AVE NE
10	10	344800	0140	12345 30TH AVE NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	344800	0150	12351 30TH AVE NE
10	10	344800	0155	2825 NE 125TH ST
10	10	344800	0535	12025 LAKE CITY WAY NE
10	10	344800	0600	12014 LAKE CITY WAY NE
10	10	344800	0601	12010 LAKE CITY WAY NE
10	10	344800	0665	12059 LAKE CITY WAY NE
10	10	344800	0790	3003 NE 120TH ST
10	10	344800	0940	11706 LAKE CITY WAY NE
10	10	344800	1082	11750 LAKE CITY WAY NE
10	10	344800	1082	11750 LAKE CITY WAY NE
10	10	344800	1090	2825 NE 120TH ST
10	10	344800	1105	11724 LAKE CITY WAY NE
10	10	344800	1120	
10	10	344800	1125	11731 LAKE CITY WAY NE
10	10	344800	1510	
10	10	344800	1520	11554 26TH AVE NE
10	10	344800	1530	
10	10	344800	1535	
10	10	344800	1540	
10	10	344800	1565	11525 LAKE CITY WAY NE
10	10	344800	1580	11501 LAKE CITY WAY NE
10	10	344800	1625	
10	10	344800	1655	11555 27TH AVE NE
10	10	344800	1700	11502 LAKE CITY WAY NE
10	10	344800	1705	11577 LAKE CITY WAY NE
10	10	344800	1720	11550 LAKE CITY WAY NE
10	10	344800	1740	11532 LAKE CITY WAY NE
10	10	344800	1755	11530 LAKE CITY WAY NE
10	10	344800	1760	11518 LAKE CITY WAY NE
10	10	344800	1770	11514 LAKE CITY WAY NE
10	10	344800	1772	2704 NE 115TH ST
10	10	344800	1773	2722 NE 115TH ST
10	10	344800	1815	11540 LAKE CITY WAY NE
10	10	382170	0024	
10	10	382170	0070	13501 32ND AVE NE
10	10	382170	0096	13539 32ND AVE NE
10	10	382170	0140	13751 LAKE CITY WAY NE
10	10	382170	0141	13760 32ND AVE NE
10	10	382170	0144	13748 32ND AVE NE
10	10	382170	0145	32ND AVE NE
10	10	382170	0150	13741 LAKE CITY WAY NE
10	10	382170	0160	13737 LAKE CITY WAY NE
10	10	382170	0161	13736 32ND AVE NE
10	10	382170	0162	13721 LAKE CITY WAY NE
10	10	382170	0165	13730 32ND AVE NE
10	10	382170	0173	13718 32ND AVE NE
10	10	382170	0174	13717 LAKE CITY WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	382170	0178	13716 32ND AVE NE
10	10	382170	0179	LAKE CITY WAY NE
10	10	382170	0182	13711 LAKE CITY WAY NE
10	10	382170	0183	13701 LAKE CITY WAY NE
10	10	382170	0220	13525 LAKE CITY WAY NE
10	10	382170	0235	32ND AVE NE
10	10	382170	0240	13505 LAKE CITY WAY NE
10	10	382170	0250	13500 LAKE CITY WAY NE
10	10	382170	0255	13524 LAKE CITY WAY NE
10	10	382170	0260	13540 LAKE CITY WAY NE
10	10	383400	0511	13726 LAKE CITY WAY NE
10	10	383400	0575	13758 LAKE CITY WAY NE
10	10	383450	0030	12713 30TH AVE NE
10	10	383450	0066	
10	10	383450	0080	12730 28TH AVE NE
10	10	383450	0090	12740 28TH AVE NE
10	10	383450	0115	12737 28TH AVE NE
10	10	383450	0125	12733 28TH AVE NE
10	10	383450	0130	12727 28TH AVE NE
10	10	383450	0135	12719 28TH AVE NE
10	10	383450	0140	12715 28TH AVE NE
10	10	383450	0145	12704 28TH AVE NE
10	10	383450	0147	
10	10	383450	0415	12559 26TH AVE NE
10	10	383450	0515	12550 26TH AVE NE
10	10	383450	0545	12509 27TH AVE NE
10	10	383450	0621	
10	10	383450	0635	12531 28TH AVE NE
10	10	383450	0640	12501 28TH AVE NE
10	10	383450	0720	12538 27TH AVE NE
10	10	383450	0725	12544 27TH AVE NE
10	10	383450	0730	12550 27TH AVE NE
10	10	383450	0735	2701 NE 127TH ST
10	10	407320	0015	9559 SAND POINT WAY NE
10	10	407480	0075	9716 SAND POINT WAY NE
10	10	407480	0085	9702 SAND POINT WAY NE
10	30	508140	0100	7700 25TH AVE NE
10	30	510040	0015	8506 5TH AVE NE
10	30	510040	0125	800 NE 85TH ST
10	30	510040	0200	8521 ROOSEVELT WAY NE
10	30	510040	0215	8511 ROOSEVELT WAY NE
10	30	510040	0220	8509 ROOSEVELT WAY NE
10	30	510040	0225	8501 ROOSEVELT WAY NE
10	30	510040	0230	8526 ROOSEVELT WAY NE
10	30	510040	0231	
10	30	510040	0232	
10	30	510040	0250	8523 15TH AVE NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	30	510040	0320	1722 NE 85TH ST
10	30	510040	0345	8531 LAKE CITY WAY NE
10	30	510040	0375	8500 LAKE CITY WAY NE
10	30	510040	1099	8626 ROOSEVELT WAY NE
10	30	510040	1170	8610 8TH AVE NE
10	30	510040	1240	8613 ROOSEVELT WAY NE
10	30	510040	1528	
10	30	510040	1534	8815 ROOSEVELT WAY NE
10	30	510040	1537	8811 ROOSEVELT WAY NE
10	30	510040	1538	8807 ROOSEVELT WAY NE
10	30	510040	1543	8801 ROOSEVELT WAY NE
10	30	510040	1546	8830 ROOSEVELT WAY NE
10	30	510040	1555	8814 ROOSEVELT WAY NE
10	30	510040	2325	8926 ROOSEVELT WAY NE
10	30	510040	2335	8900 ROOSEVELT WAY NE
10	30	510040	2497	8929 ROOSEVELT WAY NE
10	30	510040	2500	8925 ROOSEVELT WAY NE
10	30	510040	2503	8917 ROOSEVELT WAY NE
10	30	510040	2695	9025 ROOSEVELT WAY NE
10	30	510040	2698	9023 ROOSEVELT WAY NE
10	30	510040	2704	9005 ROOSEVELT WAY NE
10	30	510040	2710	9026 ROOSEVELT WAY NE
10	30	510040	2713	9020 ROOSEVELT WAY NE
10	30	510040	2719	9000 ROOSEVELT WAY NE
10	30	510040	3230	9123 15TH AVE NE
10	30	510040	3247	9116 ROOSEVELT WAY NE
10	30	510040	3426	9123 ROOSEVELT WAY NE
10	30	510040	3432	9115 ROOSEVELT WAY NE
10	30	510040	3462	9100 5TH AVE NE
10	30	510040	3816	9211 ROOSEVELT WAY NE
10	30	510040	3835	9212 ROOSEVELT WAY NE
10	30	510040	3836	
10	30	510040	3838	
10	30	510140	0387	8600 LAKE CITY WAY NE
10	30	510140	0394	8512 20TH AVE NE
10	30	510140	0395	8520 20TH AVE NE
10	30	510140	0396	8500 20TH AVE NE
10	30	510140	0456	2108 NE 85TH ST
10	30	510140	0734	8721 LAKE CITY WAY NE
10	30	510140	1965	8830 LAKE CITY WAY NE
10	30	510140	1980	8810 LAKE CITY WAY NE
10	30	510140	2200	8914 LAKE CITY WAY NE
10	30	510140	2711	9221 ROOSEVELT WAY NE
10	30	510140	4194	9222 LAKE CITY WAY NE
10	30	510140	4196	9222 LAKE CITY WAY NE
10	30	510140	4373	9428 LAKE CITY WAY NE
10	30	510140	4374	9408 LAKE CITY WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	30	510140	4374	9408 LAKE CITY WAY NE
10	30	510140	4375	9406 LAKE CITY WAY NE
10	30	510140	4430	9412 15TH AVE NE
10	30	510140	4518	9422 ROOSEVELT WAY NE
10	30	510140	4524	9412 ROOSEVELT WAY NE
10	30	510140	4527	9410 ROOSEVELT WAY NE
10	30	510140	4677	9417 ROOSEVELT WAY NE
10	30	510140	4680	9415 ROOSEVELT WAY NE
10	10	510140	4962	9541 RAVENNA AVE NE
10	10	510140	4969	9500 LAKE CITY WAY NE
10	10	510140	4988	9501 25TH AVE NE
10	10	510140	5280	9700 LAKE CITY WAY NE
10	10	510140	5300	9801 LAKE CITY WAY NE
10	10	510140	5310	9824 LAKE CITY WAY NE
10	10	510140	5320	9804 LAKE CITY WAY NE
10	10	510140	5880	10001 LAKE CITY WAY NE
10	10	510140	5881	10015 LAKE CITY WAY NE
10	10	510140	5883	10050 LAKE CITY WAY NE
10	10	510140	5884	10000 LAKE CITY WAY NE
10	10	510140	5885	10100 LAKE CITY WAY NE
10	10	510140	5905	10205 LAKE CITY WAY NE
10	10	510140	7540	
10	10	510140	7559	10315 LAKE CITY WAY NE
10	10	510140	7605	10301 LAKE CITY WAY NE
10	30	525730	0004	7751 15TH AVE NE
10	30	604940	0050	8201 30TH AVE NE
10	10	633500	0005	4040 NE 105TH ST
10	30	642410	0006	2415 NE 80TH ST
10	30	642410	0006	2415 NE 80TH ST
10	30	688480	0035	8039 15TH AVE NE
10	30	688480	0070	8014 LAKE CITY WAY NE
10	30	688480	0105	8000 LAKE CITY WAY NE
10	30	688480	0115	8001 LAKE CITY WAY NE
10	30	688480	0290	8001 14TH AVE NE
10	30	717220	0050	7530 20TH AVE NE
10	30	717370	0510	7522 20TH AVE NE
10	30	717370	0513	7530 20TH AVE NE
10	10	766370	0240	14352 LAKE CITY WAY NE
10	10	766370	0253	14330 LAKE CITY WAY NE
10	10	766370	0260	14322 LAKE CITY WAY NE
10	10	766370	0263	14312 LAKE CITY WAY NE
10	10	766370	0280	14347 LAKE CITY WAY NE
10	10	766370	0281	3201 NE 145TH ST
10	10	766370	0289	14339 LAKE CITY WAY NE
10	10	766370	0300	14325 LAKE CITY WAY NE
10	10	766370	0311	14315 LAKE CITY WAY NE
10	10	766370	0320	14307 LAKE CITY WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	766370	0391	
10	10	766370	0850	14040 32ND AVE NE
10	10	766370	0920	14017 LAKE CITY WAY NE
10	10	766370	0930	14007 LAKE CITY WAY NE
10	10	766370	0932	3214 NE 140TH ST
10	10	766370	0941	14056 LAKE CITY WAY NE
10	10	766370	0944	14050 LAKE CITY WAY NE
10	10	766370	0950	14040 LAKE CITY WAY NE
10	10	766370	0953	14038 LAKE CITY WAY NE
10	10	766370	0960	14028 LAKE CITY WAY NE
10	10	766370	0971	14000 LAKE CITY WAY NE
10	10	802420	2285	9501 20TH AVE NE
10	30	864150	0125	9105 LAKE CITY WAY NE
10	30	864150	0150	9101 LAKE CITY WAY NE
10	30	864150	0189	9120 RAVENNA AVE NE
10	30	864150	0265	9100 LAKE CITY WAY NE
10	30	864150	0465	9002 LAKE CITY WAY NE
10	30	864150	0470	9001 23RD AVE NE
10	30	864150	0480	
10	30	864150	0500	9025 RAVENNA AVE NE
10	10	882090	0341	12312 40TH AVE NE
10	10	882090	1135	3601 NE 123RD ST
10	10	882090	1145	12041 40TH AVE NE
10	10	882090	2775	11782 SAND POINT WAY NE
10	10	882090	3680	11729 1/2 36TH AVE NE
10	10	882290	0005	3305 NE 125TH ST
10	10	882290	0150	12333 35TH AVE NE
10	10	882290	0210	
10	10	882290	0216	3327 NE 125TH ST
10	10	882290	0250	3207 NE 125TH ST
10	10	882290	0340	12304 32ND AVE NE
10	10	882290	0445	3225 NE 125TH ST
10	10	882290	0465	12360 LAKE CITY WAY NE
10	10	882290	0500	12336 31ST AVE NE
10	10	882290	0530	12326 31ST AVE NE
10	10	882290	0665	12351 LAKE CITY WAY NE
10	10	882290	0675	12359 LAKE CITY WAY NE
10	10	882290	0685	12343 LAKE CITY WAY NE
10	10	882290	0690	12337 LAKE CITY WAY NE
10	10	882290	0700	12335 LAKE CITY WAY NE
10	10	882290	0710	12315 LAKE CITY WAY NE
10	10	882290	0720	12311 LAKE CITY WAY NE
10	10	882290	0725	12314 LAKE CITY WAY NE
10	10	882290	0735	12300 LAKE CITY WAY NE
10	10	882290	0750	12320 LAKE CITY WAY NE
10	10	882290	0760	12328 LAKE CITY WAY NE
10	10	882290	0770	12332 LAKE CITY WAY NE

2021 PHYSICAL INSPECTION GEO AREA 10				
GeoArea	GeoNbhd	Major	Minor	AddrLine
10	10	882290	0780	12348 LAKE CITY WAY NE
10	10	882290	0785	12342 LAKE CITY WAY NE
10	10	882290	0795	12354 LAKE CITY WAY NE
10	10	882290	0810	
10	10	882290	0820	12058 LAKE CITY WAY NE
10	10	882290	0830	12048 LAKE CITY WAY NE
10	10	882290	0840	12001 31ST AVE NE
10	10	882290	0935	12039 31ST AVE NE
10	10	882290	0940	12045 31ST AVE NE
10	10	882290	0945	12051 31ST AVE NE
10	10	882290	0950	NE 123RD ST
10	10	882290	1230	3215 NE 123RD ST
10	10	882290	1400	12043 35TH AVE NE
10	10	890150	0065	10701 19TH AVE NE
10	10	890250	0005	11285 LAKE CITY WAY NE
10	10	890250	0029	
10	10	890250	0031	11045 LAKE CITY WAY NE
10	10	890250	0033	11013 LAKE CITY WAY NE
10	10	890250	0034	11025 LAKE CITY WAY NE
10	10	890250	0065	11323 LAKE CITY WAY NE
10	10	890250	0091	11300 25TH AVE NE
10	10	890250	0095	11301 LAKE CITY WAY NE
10	10	890250	0124	11306 LAKE CITY WAY NE
10	10	890250	0135	11308 LAKE CITY WAY NE
10	10	890250	0145	11332 LAKE CITY WAY NE
10	10	890250	0150	
10	10	890250	0156	11356 LAKE CITY WAY NE
10	10	890250	0361	11000 LAKE CITY WAY NE
10	10	890250	0385	11046 LAKE CITY WAY NE
10	10	890250	0390	11064 LAKE CITY WAY NE
10	10	890250	0391	2615 NE 113TH ST
10	10	890250	0395	2611 NE 113TH ST
10	10	890300	0023	
10	10	890350	0030	10333 LAKE CITY WAY NE
10	10	890350	0080	10401 LAKE CITY WAY NE
10	30	890450	0005	7809 LAKE CITY WAY NE
10	30	890450	0015	7825 LAKE CITY WAY NE
10	30	890450	0025	7845 LAKE CITY WAY NE
10	30	920600	0005	8501 5TH AVE NE
10	10	955320	0035	9505 35TH AVE NE



Improvement Sales for Area 014 with Sales Used

04/14/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
014	040	367050	0225	10,997	2931228	\$1,950,000	05/17/18	\$177.32	LINE RETAIL	CB	1	Y	
014	040	402410	0174	9,141	2922237	\$2,600,000	03/30/18	\$284.43	RETAIL AND WAREHOUSE STORA	CB	1	Y	
014	040	402410	0182	9,009	2955230	\$2,300,000	09/19/18	\$255.30	mixed retail	CB	3	Y	
014	040	402410	1360	9,688	2918669	\$1,500,000	03/06/18	\$154.83	FAMILY HAIR SALON & RETAIL/OFF	CB	1	Y	
014	040	616390	0720	9,300	2978099	\$2,350,000	03/14/19	\$252.69	INDUSTRIAL AIR SYSTEM	CB	1	Y	
014	040	663290	0060	9,100	2992368	\$2,610,000	06/04/19	\$286.81	CRESSY DOOR COMPANY	CB	1	Y	
014	080	182604	9107	4,524	2982600	\$1,200,000	04/12/19	\$265.25	GYRO PLACE	MB	1	34	Use-change after sale; not in ratio
014	080	182604	9455	3,764	2950163	\$1,200,000	08/30/18	\$318.81	BLUE STAR AUTO SALON	MB	1	34	Use-change after sale; not in ratio
014	080	222730	0020	5,964	3048006	\$1,687,500	05/21/20	\$282.95	RESTAURANT/RETAIL (ECON. UNIT)	MB	2	Y	
014	080	222790	0101	7,953	2912336	\$1,825,000	01/26/18	\$229.47	BUCKY'S MUFFLER	MB	1	Y	
014	080	223250	0035	6,944	2948130	\$925,000	08/13/18	\$133.21	RONNA'S ADULT VIDEO STORE	MB	1	Y	
014	080	223250	0056	5,312	2980037	\$1,399,999	03/25/19	\$263.55	Dental Office	MB	1	Y	
014	090	012603	9457	13,199	2939447	\$3,100,000	06/26/18	\$234.87	UW Medicine	NB	1	Y	
014	095	016400	0055	18,436	2924552	\$2,888,000	04/12/18	\$156.65	US BIOTEK LABORATORIES	C1-65	1	Y	
014	095	026300	0270	10,658	3012791	\$1,400,000	09/30/19	\$131.36	OAK LAKE BAPTIST CHURCH	SF 5000	1	Y	
014	095	113900	1010	2,030	2983997	\$1,195,000	04/19/19	\$588.67	BICK'S BROADVIEW GRILL	C1-40	1	Y	
014	095	186240	0425	1,354	2948953	\$574,300	08/17/18	\$424.15	LIVE/WORK TOWNHOUSE	C1-40	1	Y	Transferred to R R - Not in Ratio
014	095	186240	0427	1,501	2929205	\$670,000	04/01/18	\$446.37	Live/Work Townhouse Unit	C1-40	1	Y	Transferred to R R - Not in Ratio
014	095	186240	0430	1,352	2951786	\$599,000	08/30/18	\$443.05	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	Y	Transferred to R R - Not in Ratio
014	095	186240	0433	1,480	2928393	\$670,000	04/24/18	\$452.70	LIVE/WORK TOWNHOUSE UNIT	NC2P-55 (M)	1	Y	Transferred to R R - Not in Ratio
014	095	186240	0461	8,353	3028784	\$3,350,000	12/13/19	\$401.05	CROWN HILL ANIMAL HOSPITAL &	NC2P-55 (M)	1	Y	
014	095	192604	9091	5,400	3071923	\$1,355,000	07/14/20	\$250.93	PTARMIGAN PRESS QUALITY CUS	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
014	095	192604	9359	23,914	3076577	\$11,500,000	10/15/20	\$480.89	ELLIOT BAY AUTO BROKERS IN SE	NC3-75 (M)	2	Y	
014	095	292070	0030	14,707	3090506	\$6,000,000	12/18/20	\$407.97	Vacant WALGREENS	NC2P-55 (M)	1	Y	
014	095	292604	9094	46,024	2993906	\$19,005,000	06/13/19	\$412.94	OFFICE BUILDING	NC3-85	1	Y	
014	095	292604	9277	78,173	2996528	\$30,490,000	06/28/19	\$390.03	NORTHWAY SQUARE EAST	NC3-85	1	Y	
014	095	312604	9328	13,900	3056192	\$2,550,000	07/02/20	\$183.45	NORTHEND DISTR FOR RAINIER B	NC3P-75 (M)	1	Y	
014	095	330070	0765	1,666	2973586	\$740,000	01/29/19	\$444.18	Live/Work Townhouse Unit	C1-30	1	Y	Transferred to R R - Not in Ratio
014	095	330070	0841	2,035	3086506	\$810,000	11/28/20	\$398.03	LIVE/WORK TOWNHOUSE UNIT 5	NC2P-55 (M)	1	Y	Transferred to R R - Not in Ratio
014	095	330070	0842	1,988	2917009	\$800,000	02/22/18	\$402.41	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	Transferred to R R - Not in Ratio
014	095	614560	0015	2,152	2984435	\$640,200	04/19/19	\$297.49	SMALL OPEN OFFICE & SFR HOUS	C1-40	1	Y	
014	095	615390	0025	4,976	3050713	\$2,800,000	06/01/20	\$562.70	QUIRING GORDON AND SON MON	NC3P-75 (M)	1	Y	
014	095	630050	0695	5,112	2926481	\$1,400,000	04/11/18	\$273.87	JEHOVAS WITNESS CHURCH	SF 5000	1	34	Use-change after sale; not in ratio
014	095	643150	0026	21,862	2997125	\$10,546,200	06/29/19	\$482.40	Footprint Phinney Congregate Roomi	LR3 (M)	2	Y	
014	095	760870	0020	3,010	3051521	\$1,290,000	06/10/20	\$428.57	COLUMBIA BAPTIST CONFERENCE	NC3-75 (M)	1	34	Use-change after sale; not in ratio
014	095	760870	0091	30,401	2989414	\$4,600,000	05/21/19	\$151.31	WAREHOUSE	C1-65	2	Y	
014	095	787300	0450	1,475	2998013	\$650,000	07/03/19	\$440.68	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
014	095	924790	0180	7,275	3090671	\$1,950,000	12/21/20	\$268.04	Northgate Printing	NC3P-75 (M)	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
014	030	679810	0765	16,259	2984849	\$1,600,000	04/15/19	\$98.41	YARD SIGNS-T-SHIRTS- COLOR COF	NC2-40	Service Building	1	Y	
014	030	679810	0780	8,580	2927888	\$646,000	04/20/18	\$75.29	HONDA SPECIALISTS	NC2-40	Service Building	1	Y	
014	030	679810	0795	6,000	2930932	\$600,000	05/01/18	\$100.00	ENAT DELI	NC2-40	Retail Store	1	Y	
014	040	616390	1801	34,330	2927200	\$1,030,000	04/11/18	\$30.00	VACANT LOT	R18	Vacant(Multi-family)	1	Y	
014	040	616390	1812	9,553	2927310	\$320,000	04/11/18	\$33.50	VACANT LOT	R18	Vacant(Multi-family)	1	Y	
014	080	072604	9043	46,822	2948782	\$2,250,000	08/20/18	\$48.05	Retail Store - Tear down	MB	Retail Store	1	Y	
014	080	164350	0190	71,981	2921088	\$5,450,000	03/23/18	\$75.71	Warehouse/Showroom	MB	Industrial(Light)	1	Y	
014	080	182604	9081	86,112	2967521	\$11,500,000	12/21/18	\$133.55	VACANT COMMERCIAL LAND	MB	Vacant(Commercial)	4	29	Seg/merge after sale; not in ratio
014	080	329370	0044	1,380	3012985	\$25,000	09/30/19	\$18.12	VACANT	R48	Vacant(Commercial)	1	Y	
014	080	728390	0430	17,000	2952646	\$1,240,000	08/27/18	\$72.94	DENTAL CLINIC	TC-3	Medical/Dental Office	1	Y	
014	080	728390	0610	40,911	2930124	\$2,450,000	05/03/18	\$59.89	NW CAR CREDIT	MB	Single Family(C/I Zone)	1	Y	
014	080	728390	0630	41,711	2951148	\$3,000,000	09/05/18	\$71.92	Storage Warehouse Bldg.	MB	Warehouse	1	29	Seg/merge after sale; not in ratio
014	080	728390	0720	80,250	3025245	\$9,500,000	12/11/19	\$118.38	APPLIANCE STORE/PAINT STORE/G	MB	Retail Store	2	Y	
014	080	937170	0020	26,565	2917900	\$2,363,000	02/23/18	\$88.95	GERBER TOWING	MB	Service Building	2	Y	
014	095	192604	9356	6,186	2940429	\$665,000	07/03/18	\$107.50	THE CELLAR HOMEBREW	NC2P-40	Retail Store	1	Y	
014	095	192604	9452	54,151	3024595	\$5,684,651	12/06/19	\$104.98	Vacant land - East side of streed	C1-75 (M)	Vacant(Commercial)	3	Y	
014	095	291520	0005	16,249	3070382	\$2,759,800	09/16/20	\$169.84	OFFICE BUILDING	C1-55 (M)	Office Building	2	Y	
014	095	291720	0025	12,947	2927679	\$2,050,000	04/26/18	\$158.34	The Ould Triangle Tavern	C1-40	Restaurant/Lounge	1	Y	
014	095	630000	0635	6,293	2921140	\$970,000	03/26/18	\$154.14	SEATTLE MILK FUND	C1-40	Office Building	1	Y	
014	095	641460	0333	12,912	3008786	\$1,025,000	08/12/19	\$79.38	7-11 CONVENIENCE STORE	NC1-40	Conv Store without Gas	1	26	Imp changed after sale; not in ratio
014	095	891100	0360	15,481	2985330	\$2,500,000	04/25/19	\$161.49	JENSEN'S SMOKE HOUSE	C1-40	Retail Store	2	Y	

Improvement Sales for Area 014 with Sales not Used

04/14/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
014	030	641360	0296	32,961	2985628	\$8,798,500	05/01/19	\$266.94	Northend Jewish School	SF 7200	1	21	Trade
014	030	641360	0297	2,576	2939585	\$530,000	06/29/18	\$205.75	SFR - Samis Foundation	SF 7200	1	17	Non-profit organization
014	030	641360	0297	2,576	3062813	\$599,950	08/11/20	\$232.90	SFR	SF 7200	1	N	
014	030	663230	0249	5,308	3034666	\$1,225,000	02/18/20	\$230.78	SHORELINE MECHANICAL CONTRA	C1-75 (M)	1	18	Quit claim deed
014	040	616390	0790	3,274	3103047	\$1,275,000	03/04/21	\$389.43	TOKUNO BUSINESS BUILDING	CB	1		
014	080	072604	9041	55,678	3099582	\$22,645,000	02/12/21	\$406.71	Shoreline Marketplace (Former Hagg	TC-2	3		
014	080	282710	0065	1,904	3104607	\$695,000	03/11/21	\$365.02	HIGHLANDS COFFEE CO. (SMALL C	MB	1		
014	080	329890	0070	4,800	2926693	\$330,000	04/25/18	\$68.75	HIGHLAND PARK PLACE CONDOMI	CZ	1	51	Related party, friend, or neighbor
014	080	688590	0010	3,277	3030480	\$362,637	12/20/19	\$110.66	SHORELINE FAMILY AUTO CARE AI	MB	1	51	Related party, friend, or neighbor
014	090	012603	9312	8,103	3080392	\$2,051,990	11/02/20	\$253.24	Richmond Beach Plaza - STRIP RETA	NB	2	18	Quit claim deed
014	095	016400	0080	28,688	3097333	\$10,000,000	01/29/21	\$348.58	AUTO NATION (TOWN & COUNTRY)	C1-75 (M)	2		
014	095	026300	0090	4,160	3043583	\$333,333	04/07/20	\$80.13	STORAGE WAREHOUSE	NC3P-75 (M)	1	22	Partial interest (1/3, 1/2, etc.)
014	095	163270	0015	4,705	3072746	\$300,000	03/28/20	\$63.76	Urban Farm	C1-75 (M)	2	15	No market exposure
014	095	163270	0015	4,705	3072745	\$540,000	01/29/20	\$114.77	Urban Farm	C1-75 (M)	2	22	Partial interest (1/3, 1/2, etc.)
014	095	186240	0152	4,314	3103443	\$1,220,000	03/08/21	\$282.80	RETAIL & STORAGE WAREHOUSE	NC2P-55 (M)	1		
014	095	192604	9092	3,000	3024672	\$2,450,349	12/06/19	\$816.78	OFFICE WAREHOUSE	C1-75 (M)	2	36	Plottage
014	095	192604	9366	2,560	3108089	\$11,250	03/30/21	\$4.39	WESTERN WASHINGTON CATHOLI	C1-75 (M)	1	24	Easement or right-of-way
014	095	270560	0010	13,186	3104778	\$4,050,000	03/15/21	\$307.14	BOYS VILLAGE CHRISTIAN BOYS H	LR2 (M)	1		
014	095	302604	9117	6,249	3024273	\$10,400,000	12/03/19	\$1,664.27	HALCYON MOBILE HOME PARK	C1-40	1	54	Affordable housing sales
014	095	615390	0095	5,292	3025726	\$2,185,000	12/10/19	\$412.89	WAREHOUSE	NC3P-75 (M)	1	51	Related party, friend, or neighbor

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
014	095	163270	0011	35,835	3072747	\$575,000	04/29/20	\$16.05	NITE & DAY TOWING	C1-75 (M)	Vacant(Commercial)	2	12	Estate administrator, guardian, or e

Improvement Sales for Area 017 with Sales Used

05/18/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	080	446860	0080	1,104	2914851	\$529,990	02/05/18	\$480.06	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	080	446860	0090	1,063	2914504	\$524,990	02/06/18	\$493.88	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	050	881640	1070	7,040	2915235	\$3,580,000	02/16/18	\$508.52	STARBUCKS & RESTAURANTS	NC3P-65	1	Y	
017	040	261788	0020	4,278	2919466	\$1,435,000	03/07/18	\$335.44	4726 8th Avenue ROOMING HOUSE	LR1	1	Y	
017	050	881740	0110	52,263	2932659	\$36,195,000	05/23/18	\$692.55	CONGREGATE HOUSING incl m #	SM-U 75-240 (M1)	3	69	Net Lease Sale; not in ratio
017	080	882490	0115	2,550	2933538	\$1,250,000	05/29/18	\$490.20	Ravenna Suites	NC2P-40	1	Y	
017	080	446860	0070	1,004	2945883	\$601,990	07/30/18	\$599.59	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	010	418018	0030	1,662	2947463	\$640,000	08/07/18	\$385.08	LANDINGS LAKE UNION CONDOMI	NC1-30	1	Y	
017	080	508140	0372	1,584	2950326	\$800,000	08/10/18	\$505.05	LIVE/WORK UNIT	NC1-30	1	Y	Not in ratio, Residential responsibility
017	080	508140	0373	1,584	2950256	\$809,950	08/10/18	\$511.33	LIVE/WORK	NC1-30	1	Y	Not in ratio, Residential responsibility
017	080	508140	0371	1,563	2950571	\$779,950	08/15/18	\$499.01	LIVE/WORK	NC1-30	1	Y	Not in ratio, Residential responsibility
017	070	867900	0020	1,094	2953246	\$550,500	09/13/18	\$503.20	TREMEZZO CONDOMINIUM	C1-40	1	Y	
017	080	446860	0060	990	2953670	\$601,990	09/19/18	\$608.07	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	040	261788	0010	5,380	2957173	\$1,300,000	10/10/18	\$241.64	4726 8th Avenue ROOMING HOUSE	LR1	1	Y	
017	080	446860	0050	995	2961567	\$601,990	10/24/18	\$605.02	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	080	446860	0030	893	2961419	\$565,000	11/05/18	\$632.70	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	060	882390	1650	3,311	2964183	\$1,700,000	11/21/18	\$513.44	PSI-UPSILON-ANNEX	LR3	1	Y	
017	040	674670	2030	1,589	2967419	\$2,599,210	12/21/18	\$1,635.75	KIRSTEN ART GALLERY	NC2-40	2	Y	
017	050	664857	0020	625	2969718	\$375,000	01/10/19	\$600.00	PARK MODERN	NC2P-40	1	Y	
017	080	508140	0374	1,581	2974010	\$669,950	01/30/19	\$423.75	LIVE/WORK TOWNHOUSE	NC1-30	1	Y	Not in ratio, Residential responsibility
017	080	508140	0370	1,411	2974252	\$649,950	02/01/19	\$460.63	LIVE/WORK TOWNHOUSE	NC1-30	1	Y	Not in ratio, Residential responsibility
017	060	882390	1840	4,174	2973423	\$1,700,000	02/12/19	\$407.28	ROOMING HOUSE	LR3	1	Y	
017	060	861580	0510	3,520	2976881	\$1,214,500	03/05/19	\$345.03	SFR - Rooming House	SF 5000	1	Y	
017	060	882390	0915	3,760	2983206	\$1,650,000	04/15/19	\$438.83	11 Bdrm Duplex	SF 5000	1	Y	
017	020	913420	0010	3,675	2989204	\$2,375,000	05/10/19	\$646.26	WALLINGFORD 45 CONDOMINIUM	NC2-55 (M)	2	Y	
017	040	533520	0125	6,750	2988022	\$2,900,000	05/14/19	\$429.63	AUTO SERVICE & HOOKAH BAR	NC3-65	1	Y	
017	020	051000	0775	16,430	2994901	\$7,150,000	06/19/19	\$435.18	FOOTPRINT-WALLINGFORD - CON	NC2-40	1	Y	
017	080	446860	0030	893	2996550	\$535,000	06/22/19	\$599.10	LUXE 36 AT BRYANT HEIGHTS	NC1-30	1	Y	
017	010	035400	0235	12,847	2998526	\$4,777,250	07/03/19	\$371.86	2121 Building	C1-30	1	Y	
017	070	092504	9214	1,966	3002362	\$860,000	07/08/19	\$437.44	QUEEN MARY TEA EMPORIUM	NC2P-55 (M)	1	Y	
017	020	051000	2540	1,548	3005878	\$900,000	08/14/19	\$581.40	Live Work Townhouse	NC2-40	1	Y	Not in ratio, Residential responsibility
017	040	395666	0030	2,387	3007121	\$948,564	08/22/19	\$397.39	LA TERRAZZA CONDOMINIUM	SM-U 95-320 (M1)	1	Y	
017	060	882390	2700	18,196	3008466	\$4,600,000	08/30/19	\$252.80	CHABAD HOUSE	LR3	1	Y	
017	070	243620	0630	11,050	3011607	\$3,600,000	09/19/19	\$325.79	RACER MATE & FLO SCAN	C1-40	1	Y	
017	070	208020	0005	1,944	3016996	\$8,200,000	10/23/19	\$4,218.11	76 CIRCLE K	NC2P-40 (M)	1	Y	
017	020	408380	2905	7,800	3021879	\$6,095,000	11/21/19	\$781.41	BARTELL DRUGS	NC2P-75 (M)	1	69	Net Lease Sale; not in ratio
017	020	051000	1109	5,200	3022907	\$1,874,500	11/26/19	\$360.48	Mixed Use Office & Apartments	LR2 RC (M)	1	Y	
017	060	717480	0104	3,580	3026771	\$1,528,000	12/09/19	\$426.82	ROOMING HOUSE FORMLY CHAM	LR3 (M)	1	Y	
017	020	686520	0310	2,845	3026210	\$1,325,000	12/16/19	\$465.73	PERCHE NO PASTA & VINO	NC2P-40 (M)	1	Y	
017	050	881640	1140	14,559	3027729	\$4,100,000	12/26/19	\$281.61	Chase Bank & offices	NC3P-65	1	Y	

Improvement Sales for Area 017 with Sales Used

05/18/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	080	446860	0090	1,063	3033396	\$595,000	02/03/20	\$559.74	LUXE 36 AT BRYANT HEIGHTS	NC1-40 (M)	1	Y	
017	050	114200	1035	2,890	3041076	\$2,040,000	03/30/20	\$705.88	Sam's Smokes & China First Restaur	NC3P-65	1	Y	
017	010	721210	0020	802	3047911	\$575,000	05/13/20	\$716.96	REGATA CONDOMINIUM	C1-55 (M)	1	Y	
017	040	409230	0445	3,836	3057174	\$1,530,000	07/01/20	\$398.85	Rooming House	MR (M1)	1	Y	
017	040	769793	0010	448	3058445	\$325,000	07/20/20	\$725.45	70TH STREET	NC2-75 (M1)	1	Y	
017	060	717480	0625	1,860	3063091	\$765,950	07/21/20	\$411.80	SFR	LR2 (M)	1	Y	Not in ratio, Residential responsibility
017	060	861580	0411	2,200	3078766	\$955,000	10/26/20	\$434.09	ROOMING HOUSE	SF 5000	1	Y	
017	020	051000	2565	1,768	3089581	\$1,400,000	12/17/20	\$791.86	OCTOPUS BAR	NC2P-55 (M)	1	Y	
017	060	717370	0125	2,420	3099125	\$1,265,000	02/04/21	\$522.73	SFR - Rooming House	SF 5000	1	Y	
017	040	674670	1999	1,779	3103380	\$825,000	02/24/21	\$463.74	CONGREGATE TOWNHOUSE	NC2-40	1	Y	
017	100	797470	0160	17,549	3104598	\$9,160,000	03/11/21	\$521.97	HAWTHORNE HILLS PROF CENTE	NC2P-40 (M)	2	Y	
017	040	286210	0375	3,050	3108211	\$850,000	03/22/21	\$278.69	SFR -ROOMING HOUSE	SF 5000	1	Y	
017	100	421990	0030	750	3108168	\$480,000	03/23/21	\$640.00	LAURELHURST PROF BLDG COND	NC2P-40 (M)	1	Y	
017	020	881840	0025	8,111	3113533	\$815,000	03/26/21	\$100.48	REDEVELOPMENT	NC2-55 (M)	1	Y	Not in ratio, Residential responsibility
017	010	721210	0750	733	3111376	\$457,500	04/06/21	\$624.15	REGATA CONDOMINIUM	C1-55 (M)	1	Y	
017	060	861580	0070	7,646	3114865	\$3,787,000	04/28/21	\$495.29	27 bed CONGREGATE HOUSING (A	LR3 (M)	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	040	114200	0645	8,240	2909576	\$4,800,000	01/03/18	\$582.52	Small office building	SM-U 75-240 (M1)	1	Y	
017	090	684470	0155	11,832	2910729	\$1,700,000	01/09/18	\$143.68	Wong's Kitchen	NC1-30	1	Y	
017	070	102504	9099	8,887	2910977	\$2,600,000	01/12/18	\$292.56	WELLS FARGO BANK & RETAIL	NC2P-30	1	Y	
017	060	882390	1515	11,562	2915993	\$3,950,000	02/12/18	\$341.64	KAPPA ALPHA ORDER	LR3	2	Y	
017	020	686520	0730	8,800	2920314	\$1,550,000	03/17/18	\$176.14	RETAIL	NC2P-30	1	Y	
017	040	365870	0080	6,120	2921052	\$3,300,000	03/26/18	\$539.22	TEDDY'S TAVERN & SHOE STORE	NC3P-85	1	Y	
017	070	243620	0990	12,300	2927792	\$3,500,000	04/25/18	\$284.55	VACANT COMMERCIAL	C2-40	2	Y	
017	090	044100	0015	9,875	2933318	\$1,290,000	05/24/18	\$130.63	Conv SFR to offices	LR2 RC	3	Y	
017	070	243620	0975	8,000	2933047	\$2,200,000	05/29/18	\$275.00	MWM - Interior Design and Decoration	C2-40	1	Y	
017	040	420740	1355	9,672	2936354	\$3,300,000	06/06/18	\$341.19	5-PLEX	MR (M1)	2	Y	
017	050	871460	0065	3,720	2938311	\$1,100,000	06/13/18	\$295.70	RETAIL/OFFICE	NC2P-40	1	Y	
017	050	881640	0755	7,440	2936701	\$3,449,700	06/14/18	\$463.67	DR CAMPBELL DENTIST & 2 APTS; S	NC3P-65	1	Y	
017	040	286210	0550	7,500	2939516	\$2,400,000	06/16/18	\$320.00	PICCOLO'S PIZZA	NC2-40	1	Y	
017	070	919120	1425	7,500	2943237	\$1,800,000	07/23/18	\$240.00	APT	NC2P-40	1	Y	
017	050	881640	0850	4,120	2944292	\$1,274,800	07/24/18	\$309.42	ROOMING HOUSE	LR2	1	29	Seg/merge after sale; not in ratio
017	010	869030	0005	13,250	2947186	\$4,500,000	08/10/18	\$339.62	FRANDON MIXED TENANT OFFICES	NC2P-40	1	Y	
017	040	420740	1341	9,672	2952185	\$3,300,000	09/06/18	\$341.19	6-PLEX	MR (M1)	2	Y	
017	050	871460	0070	3,720	2954899	\$1,200,000	09/28/18	\$322.58	VACANT THEATRE	NC2P-40	1	Y	
017	050	881640	0715	14,734	2954900	\$6,239,000	09/28/18	\$423.44	RETAIL & PUB	NC3P-65	3	Y	
017	050	773360	0005	14,025	2966644	\$10,800,000	12/14/18	\$770.05	WA FED SAVINGS & LOAN & QDOBA	SM-U 95-320 (M1)	1	Y	
017	040	952810	3015	9,272	2967141	\$4,000,000	12/20/18	\$431.41	R/R SFR House	NC3-65	2	Y	
017	040	952810	2670	15,150	2968009	\$6,279,550	12/21/18	\$414.49	FUTURE DEVELOPMENT SITE	MR (M2)	4	Y	
017	010	803370	0051	2,784	2968978	\$950,000	01/03/19	\$341.24	EPISCOPAL BOOKSTORE	C1-40	1	Y	
017	050	773360	0020	1,200	2972341	\$840,000	01/29/19	\$700.00	HOTEL DECA PARKING	SM-U 95-320 (M1)	1	Y	
017	050	674670	2000	2,846	2980438	\$1,000,000	03/27/19	\$351.37	REDEVELOPMENT	NC2-40	1	Y	
017	040	674670	2015	2,843	2982431	\$1,125,000	04/10/19	\$395.71	Vacant Service Garage	NC2-40	1	Y	
017	010	397540	0385	13,600	2993058	\$5,140,000	06/11/19	\$377.94	FUTURE 48 UNIT APARTMENT (OLD	NC2P-55 (M)	1	Y	
017	040	913810	0505	8,979	3009264	\$3,850,000	06/11/19	\$428.78	Roosevelt Vision Source	NC2-55 (M)	1	Y	
017	040	922140	0035	7,620	2996295	\$3,550,000	06/27/19	\$465.88	SUNLITE CAFE / other retail and office	NC3P-85	1	Y	
017	040	952810	3126	6,734	2997150	\$3,364,000	07/01/19	\$499.55	Seattle Institute of Oriental Medicine	NC3P-85	1	Y	
017	050	881640	0730	7,440	3004323	\$5,200,000	08/06/19	\$698.92	MIXED-USE REDEVELOPMENT	NC3P-65	1	Y	
017	050	881640	1150	16,386	3009358	\$16,500,000	09/06/19	\$1,006.96	KEY BANK	SM-U 95-320 (M1)	1	Y	
017	100	152504	9008	16,486	3018109	\$7,600,000	10/18/19	\$461.00	PRO-ROBICS HEALTH CLUB	NC2P-40 (M)	1	Y	
017	050	114200	0945	8,240	3018905	\$7,110,000	10/31/19	\$862.86	RANICE APARTMENTS	SM-U/R 75-240 (M1)	2	Y	
017	050	114200	0965	8,240	3018908	\$7,828,000	10/31/19	\$950.00	Triplex	SM-U/R 75-240 (M1)	2	Y	
017	050	114200	0975	4,120	3018909	\$3,914,000	10/31/19	\$950.00	ROOMING HOUSE & SINGLE FAMILY	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0980	8,240	3018970	\$7,828,000	10/31/19	\$950.00	STARLIGHTER APARTMENTS	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0990	4,120	3018936	\$3,914,000	10/31/19	\$950.00	SFR converted to apartments	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	0995	4,120	3018944	\$3,914,000	10/31/19	\$950.00	TRIPLEX	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1000	8,240	3018942	\$7,828,000	10/31/19	\$950.00	CEDRUS APARTMENTS	SM-U/R 75-240 (M1)	1	Y	



Vacant Sales for Area 017 with Sales Used

05/18/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	050	114200	1010	4,120	3018947	\$3,914,000	10/31/19	\$950.00	ROOMING HOUSE	SM-U/R 75-240 (M1)	1	Y	
017	070	793300	0125	16,391	3021329	\$3,500,000	11/06/19	\$213.53	vacant land	NC2P-55 (M)	1	Y	
017	100	797470	0186	22,899	3026817	\$7,625,000	12/20/19	\$332.98	HAWTHORNE HILLS VETERINARY	NC2P-40 (M)	1	Y	
017	040	409230	1410	5,000	3027563	\$1,940,000	12/23/19	\$388.00	APT	MR (M1)	1	Y	
017	050	881640	0210	33,311	3027121	\$17,700,000	12/23/19	\$531.36	UNIVERSITY CHRISTIAN CHURCH	NC2-65	2	Y	
017	020	782120	0340	11,500	3032352	\$3,900,000	01/30/20	\$339.13	MIXED USE REDEVELOPEMENT	NC2P-55 (M)	1	Y	
017	060	882390	1720	4,320	3034436	\$1,249,000	02/13/20	\$289.12	Rooming House	LR3 (M)	1	Y	
017	010	803370	0100	29,942	3036441	\$13,750,000	02/28/20	\$459.22	STONEMAN ELECTRIC SUPPLY	NC2-75 (M1)	1	Y	
017	040	671670	0056	4,800	3045052	\$1,735,000	04/16/20	\$361.46	WEDELL AUTO ELECTRIC	NC2-55 (M)	1	Y	
017	080	042504	9050	14,250	3048172	\$2,743,200	05/21/20	\$192.51	MATADOR	LR3 (M)	1	Y	
017	010	182504	9074	34,163	3054813	\$5,533,000	06/30/20	\$161.96	RETAIL / WAREHOUSE	IC-65 (M)	1	26	Imp changed after sale; not in ratio
017	060	882390	1690	4,320	3056881	\$1,300,000	07/08/20	\$300.93	ROOMING HOUSE	LR3 (M)	1	Y	
017	010	182504	9095	35,077	3056973	\$10,500,000	07/13/20	\$299.34	Office/Warehouse	NC2P-55 (M)	3	Y	
017	060	717480	0629	660	3062957	\$725,000	08/06/20	\$1,098.48		LR2 (M)	1	Y	
017	060	717480	0624	1,017	3065255	\$775,000	08/14/20	\$762.05		LR2 (M)	1	Y	
017	090	858540	0005	13,903	3072760	\$3,167,000	09/18/20	\$227.79	NORTHEAST PROFESSIONAL BLDG	NC1-40 (M)	2	Y	
017	070	092504	9356	16,553	3074678	\$5,000,000	09/30/20	\$302.06	MINI-LUBE & vacant currently used as	C1-75 (M)	1	Y	
017	070	092504	9406	84,507	3073536	\$25,000,000	09/30/20	\$295.83	OFFICE DEPOT	C1-75 (M)	2	Y	
017	050	114200	1610	4,120	3073521	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1615	4,120	3073522	\$3,911,500	10/01/20	\$949.39	APT	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1620	4,120	3073523	\$3,912,750	10/01/20	\$949.70	5 Unit Apartment	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1625	4,120	3073524	\$3,911,500	10/01/20	\$949.39	FIVE-PLEX	SM-U/R 75-240 (M1)	1	Y	
017	050	114200	1635	4,120	3073461	\$3,911,500	10/01/20	\$949.39	Villa Camini	SM-U/R 75-240 (M1)	1	Y	
017	040	179750	0646	3,000	3081218	\$1,250,000	11/03/20	\$416.67	Toronado Restaurant	NC2P-75 (M1)	1	Y	
017	040	674670	1940	3,000	3089457	\$879,000	12/16/20	\$293.00	REDEVELOPEMETN SFR	LR2	1	Y	
017	060	717480	0565	17,940	3090978	\$7,478,800	12/23/20	\$416.88	VILLAGE VISTA APTS	LR3 (M)	1	Y	
017	060	717480	0590	20,000	3091144	\$3,300,000	12/23/20	\$165.00	JO ANN	LR3 (M)	4	Y	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$375.90	ELECTRIC PEN	NC2P-55 (M)	1	Y	
017	040	674670	2000	561	3103468	\$825,000	02/24/21	\$1,470.59	ROOSEVELT CONGREGATE ROW H	NC2-40	1	Y	
017	040	674670	2001	561	3103313	\$825,000	02/24/21	\$1,470.59	CONGREGATE TOWNHOUSE SITE	NC2-40	1	Y	
017	040	674670	2002	866	3103285	\$825,000	02/24/21	\$952.66	CONGREGATE TOWNHOUSE	NC2-40	1	Y	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$444.98	BUFFALO EXCHANGE	NC3P-65	1	Y	
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522.25	CHRISTIAN SCIENCE ORGANIZATIO	NC3P-65	1	Y	

Improvement Sales for Area 017 with Sales not Used

05/18/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	040	671670	0200	10,640	2924589	\$2,300,000	04/12/18	\$216.17	Office/Warehouse Building	NC2-40	1	44	Tenant
017	040	913710	0705	11,420	2926755	\$3,000,000	04/25/18	\$262.70	Holman's Body & Fender Shop	NC2-40	1	44	Tenant
017	010	408880	4710	6,290	2928276	\$3,190	04/27/18	\$0.51	J J JEFFERSON & SON redev. plann	IC-45	1	51	Related party, friend, or neighbor
017	010	007200	0115	3,180	2932166	\$1,380,000	05/22/18	\$433.96	ANIMAL SURGICAL CLINIC	NC2P-40	1	44	Tenant
017	040	674670	2040	1,776	2944690	\$1,248,720	07/30/18	\$703.11	UNIVERSITY HEALTH CLINIC	NC2-40	1	36	Plottage
017	040	114200	0630	5,096	2960647	\$795,169	11/01/18	\$156.04	Line Retail Building	M-U 95-320 (M)	1	52	Statement to dor
017	090	042504	9021	6,260	2960648	\$306,418	11/01/18	\$48.95	LINE RETAIL	NC2P-30	1	51	Related party, friend, or neighbor
017	080	179750	0005	2,950	2963050	\$1,150,000	11/20/18	\$389.83	RISING SUN FARMS	NC2-40	1	51	Related party, friend, or neighbor
017	040	082504	9026	2,887	2982734	\$1,700,000	04/05/19	\$588.85	Collison One	NC2-40	1	3	Contract or cash sale
017	030	510140	0770	0	2988738	\$698,880	05/12/19	\$0.00	REDEVELOPMENT	LR2	1		
017	030	510140	0770	0	2993859	\$744,880	06/05/19	\$0.00	REDEVELOPMENT	LR2	1		
017	030	510140	0770	0	2997378	\$798,880	06/25/19	\$0.00	REDEVELOPMENT	LR2	1		
017	010	226450	1050	20,140	2996617	\$6,000,000	06/28/19	\$297.91	PACIFIC NW BALLET	IC-45	1	46	Non-representative sale
017	060	882390	0030	3,450	3000134	\$780,000	07/15/19	\$226.09	SFR - Rooming House	SF 5000	1	15	No market exposure
017	020	408380	3040	990	3013186	\$1,040,000	09/27/19	\$1,050.51	conv SFR Medical office	LR2 RC	1	51	Related party, friend, or neighbor
017	010	803270	0205	8,510	3024269	\$1,810,000	11/26/19	\$212.69	PERRY - SCOTT	NC2-40 (M)	1	15	No market exposure
017	010	803270	0210	7,020	3024258	\$2,100,000	11/26/19	\$299.15	ZESBAUGH INC ETC	NC2-40 (M)	1	15	No market exposure
017	100	275770	0335	4,354	3028827	\$1,600,000	01/02/20	\$367.48	OFFICE BLDG	NC2-55 (M)	1	44	Tenant
017	040	365870	0130	0	3046115	\$6,750,000	05/08/20	\$0.00	LIGHT RAIL STATION	NC3P-85	1	67	Gov't to non-gov't
017	100	797470	0258	4,474	3054663	\$2,500,000	06/25/20	\$558.78	UNITED CEREBRAL PALSEY	LR3 (M)	1	17	Non-profit organization
017	060	882390	1805	10,903	3059640	\$444,939	07/27/20	\$40.81	ALPHA EPSILON PI SORORITY	LR3 (M)	2	52	Statement to dor
017	010	660028	0020	1,063	3060511	\$400,000	07/30/20	\$376.29	PACIFIC PALISADES CONDOMINIUM	C2-55 (M)	1	15	No market exposure
017	050	881640	0105	22,373	3071671	\$3,750,000	09/21/20	\$167.61	WELLS FARGO BANK	NC3P-65	1	30	Historic property
017	050	881640	0816	1,336	3073506	\$787,000	09/28/20	\$589.07		LR2	1		
017	050	881640	0817	1,330	3079195	\$770,000	10/16/20	\$578.95	TOWNHOUSE REDEVELOPMENT	LR2	1		
017	050	881640	0818	1,330	3079061	\$765,000	10/24/20	\$575.19	REDEVELOPMENT TOWNHOUSE	LR2	1		
017	010	408330	2398	2,928	3082582	\$1,250,000	11/13/20	\$426.91	WALLINGFORD DENTAL ARTS	NC1-40 (M)	1	51	Related party, friend, or neighbor
017	020	408330	0125	11,790	3084482	\$3,750,000	11/20/20	\$318.07	VACANT RETAIL & APTS	NC2P-55 (M)	2	59	Bulk portfolio sale
017	060	882390	0935	4,278	3099241	\$998,000	02/11/21	\$233.29	SFR - Rooming House	SF 5000	1	51	Related party, friend, or neighbor
017	070	919120	1155	3,718	3114941	\$1,900,000	04/26/21	\$511.03	CARL'S FOREIGN CAR SERVICE	NC2P-55 (M)	1	33	Lease or lease-hold

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
017	050	881740	0054	18,281	2922293	\$3,100,000	03/21/18	\$169.57	Parking Lot Redevelopment site.	SM-U 95-320 (M1)	2	51	Related party, friend, or neighbor
017	010	226450	1115	1,320	2928278	\$23,270	04/30/18	\$17.63	LAND ONLY	IC-45	1	51	Related party, friend, or neighbor
017	100	072300	0520	10,096	2953299	\$900,000	09/17/18	\$89.14	City of Seattle vacant land	MIO-37-LR1	1	63	Sale price updated by sales id group
017	040	547980	0040	2,858	2970626	\$375,000	01/10/19	\$131.21	PARKING LOT	NC2-40	1	15	No market exposure
017	040	922140	0263	22,871	2972373	\$7,250,000	01/28/19	\$317.00	REDEVELOPMENT SITE	LR2	4	51	Related party, friend, or neighbor
017	040	671670	0056	4,800	2982450	\$1,500,000	04/11/19	\$312.50	WEDELL AUTO ELECTRIC	NC2-40	1	13	Bankruptcy - receiver or trustee
017	040	114500	0166	4,500	3031214	\$1,450,000	01/21/20	\$322.22	Associated parking for minor #0165	SM-U 75-240 (M1)	1	33	Lease or lease-hold
017	050	881740	0054	18,281	3033157	\$7,100,000	02/03/20	\$388.38	Parking Lot Redevelopment site.	SM-U 95-320 (M1)	2	51	Related party, friend, or neighbor
017	010	420690	0270	4,000	3082907	\$600,000	11/13/20	\$150.00	ALEXANDER BUCKINHAM	IC-65 (M)	1	52	Statement to dor
017	050	881640	1015	45,320	3084424	\$16,202,619	11/20/20	\$357.52	UNIVERSITY SAFEWAY (Store #3091)	SM-U 75-240 (M1)	2	51	Related party, friend, or neighbor
017	060	717480	0458	2,061	3087684	\$1,025,000	12/03/20	\$497.33		LR3 (M)	1		
017	010	035400	0120	9,524	3092057	\$1,190,000	12/23/20	\$124.95	Pacific Center for Cultural Arts	C1-40 (M)	1	51	Related party, friend, or neighbor

2021 Physical Inspection Geo Area 17-90				
Geo	Nghd	Major	Minor	AddrLine
17	80	042504	9022	3003 NE 75TH ST
17	80	042504	9050	6516 25TH AVE NE
17	80	042504	9054	2424 NE 65TH ST
17	80	042504	9059	2500 NE 65TH ST
17	80	052504	9013	1318 NE 65TH ST
17	80	052504	9028	
17	80	052504	9030	1420 NE 65TH ST
17	80	052504	9032	1309 NE 66TH ST
17	80	052504	9043	1316 NE 65TH ST
17	80	052504	9045	6501 14TH AVE NE
17	80	052504	9050	1312 NE 65TH ST
17	80	052504	9053	1306 NE 65TH ST
17	80	052504	9054	1310 NE 65TH ST
17	80	052504	9061	6500 BROOKLYN AVE NE
17	80	052504	9068	
17	80	052504	9070	
17	80	052504	9087	
17	80	052504	9088	6517 15TH AVE NE
17	80	052504	9089	
17	80	052504	9090	
17	80	052504	9107	
17	80	052504	9134	1311 NE 66TH ST
17	80	052504	9138	1315 NE 66TH ST
17	80	179750	0005	6329 15TH AVE NE
17	80	179750	0015	6321 A 15TH AVE NE
17	80	179750	0015	6321 A 15TH AVE NE
17	80	179750	0020	
17	80	179750	0020	
17	80	179750	0025	
17	80	179750	0025	
17	80	179750	0085	1409 NE 65TH ST
17	80	179750	0086	1403 NE 65TH ST
17	80	179750	0090	1319 NE 65TH ST
17	80	179750	0090	1319 NE 65TH ST
17	80	179750	0205	6420 BROOKLYN AVE NE
17	80	186890	1670	2615 NE 65TH ST
17	80	186890	1680	2611 NE 65TH ST
17	80	186890	1999	2709 NE 65TH ST
17	80	186890	2005	2701 NE 65TH ST
17	80	186890	3240	6210 32ND AVE NE
17	80	186890	3615	3311 NE 65TH ST

2021 Physical Inspection Geo Area 17-90				
Geo	Nghd	Major	Minor	AddrLine
17	80	186890	3625	3307 NE 65TH ST
17	80	186890	3635	6250 33RD AVE NE
17	80	186890	3725	6200 33RD AVE NE
17	80	203850	0005	6545 RAVENNA AVE NE
17	80	203850	0045	2110 NE 65TH ST
17	80	203850	0085	6523 21ST AVE NE
17	80	203850	0100	6511 21ST AVE NE
17	80	203850	0110	2016 NE 65TH ST
17	80	203850	0125	2008 NE 65TH ST
17	80	203850	0155	6500 20TH AVE NE
17	80	203850	0225	6554 20TH AVE NE
17	80	275470	0045	7005 RAVENNA AVE NE
17	80	365870	0820	1410 NE 66TH ST
17	80	365870	0915	12TH AVE NE
17	80	508140	0410	7500 25TH AVE NE
17	80	681460	0005	7200 12TH AVE NE
17	80	716920	0005	2258 NE 65TH ST
17	80	716920	0006	2254 NE 65TH ST
17	80	716920	0007	6500 RAVENNA AVE NE
17	80	716920	0015	6508 RAVENNA AVE NE
17	80	716920	0020	6518 RAVENNA AVE NE
17	80	716920	0050	6538 RAVENNA AVE NE
17	80	716920	0055	6542 RAVENNA AVE NE
17	80	716920	0110	6511 23RD AVE NE
17	80	716920	0125	2300 NE 65TH ST
17	80	716920	0130	2300 NE 65TH ST
17	80	716920	0210	6525 24TH AVE NE
17	80	716920	0230	2316 NE 65TH ST
17	80	717370	0338	2253 NE 65TH ST
17	80	717370	0400	6327 23RD AVE NE
17	80	717370	0405	2261 NE 65TH ST
17	80	717370	0475	2315 NE 65TH ST
17	80	717370	0480	2315 NE 65TH ST
17	80	717370	0650	2402 NE 65TH ST
17	80	717370	0664	6556 RAVENNA AVE NE
17	80	717370	0668	
17	80	740970	0670	3116 NE 65TH ST
17	80	740970	0671	3114 NE 65TH ST
17	80	882490	0005	2201 NE 65TH ST
17	80	882490	0115	6327 22ND AVE NE
17	80	882590	0330	1545 NE 65TH ST

2021 Physical Inspection Geo Area 17-90				
Geo	Nghd	Major	Minor	AddrLine
17	80	882590	0405	1501 NE 65TH ST
17	80	882690	0005	1410 NE 66TH ST
17	80	882790	0180	3311 NE 60TH ST
17	80	882790	0190	5751 33RD AVE NE
17	80	919120	0650	5770 26TH AVE NE
17	80	921540	0005	2411 NE 75TH ST
17	80	921540	0110	7400 25TH AVE NE
17	80	921540	0112	2501 NE 75TH ST
17	80	921540	0115	7431 26TH AVE NE
17	80	954720	0005	1516 NE 65TH ST
17	80	954720	0005	1516 NE 65TH ST
17	80	954720	0010	1512 NE 65TH ST
17	80	954720	0020	1508 NE 65TH ST
17	80	954720	0025	6502 15TH AVE NE
17	80	954720	0040	
17	80	954720	0045	6514 15TH AVE NE
17	80	954720	0070	6526 15TH AVE NE
17	80	954720	0110	6552 15TH AVE NE
17	80	954720	1050	6501 20TH AVE NE
17	80	954720	1055	1912 NE 65TH ST

## Improvement Sales for Area 019 with Sales Used

04/06/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	047500	0003	2,186	3030124	\$887,500	01/09/20	\$405.99	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	010	112503	9007	2,630	2939963	\$1,185,000	06/28/18	\$450.57	BALLARD MAILBOX AND SHIPPING	NC3P-65	1	Y	
019	010	112503	9064	3,270	2981082	\$1,750,000	04/05/19	\$535.17	WESTERN FIRE & SAFETY, INC	IB U/45	1	Y	
019	010	276760	4530	4,527	3043896	\$3,815,000	04/21/20	\$842.72	BALLARD DENTAL CLINIC	NC3-55 (M)	1	69	Net Lease Sale; not in ratio
019	010	276770	0025	3,040	2919102	\$1,420,000	03/06/18	\$467.11	Triplex	LR3	1	Y	
019	010	276770	0810	5,204	3031063	\$1,870,000	01/17/20	\$359.34	DON WILLIS FURNITURE STORE	NC3P-95 (M)	1	Y	
019	010	276770	0990	12,594	2969651	\$5,073,800	01/02/19	\$402.87	Ballard Court Apartment	NC3P-65	1	Y	
019	010	276770	2306	3,420	2944988	\$2,400,000	07/30/18	\$701.75	MIXED USE OFFICE AND RETAIL B	NC3-65	1	Y	
019	010	276770	2581	10,240	2935687	\$3,100,000	06/12/18	\$302.73	NEW YORK FASHION ACADEMY	NC3-65	1	26	Imp changed after sale; not in ratio
019	010	276770	2730	2,521	2924669	\$1,850,000	04/16/18	\$733.84	RESTAURANT	NC2P-65	1	Y	
019	010	276770	2945	11,632	2916364	\$7,200,000	02/22/18	\$618.98	OFFICE BUILDING	NC3-65	3	Y	
019	020	198220	2025	11,406	3014205	\$3,475,000	10/08/19	\$304.66	SKILLS INC	IG2 U/65	1	Y	
019	020	198220	2025	11,406	3014517	\$3,475,000	10/08/19	\$304.66	SKILLS INC	IG2 U/65	1	Y	
019	020	276770	2805	2,210	2991939	\$1,250,000	06/05/19	\$565.61	RATHBURN AUTOMATIVE	IG2 U/65	1	Y	
019	020	276770	3205	3,072	3002892	\$1,100,000	08/01/19	\$358.07	RICH ELECTRONICS	IC-65 (M)	1	Y	
019	020	276830	0460	4,144	2938165	\$3,002,067	06/22/18	\$724.44	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	69	Net Lease Sale; not in ratio
019	020	276830	0525	43,352	2938166	\$4,578,101	06/22/18	\$105.60	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	69	Net Lease Sale; not in ratio
019	020	276830	0540	8,924	2938167	\$1,957,436	06/22/18	\$219.35	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	69	Net Lease Sale; not in ratio
019	020	276830	0545	8,619	2938168	\$2,004,132	06/22/18	\$232.52	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	69	Net Lease Sale; not in ratio
019	020	276830	0615	15,286	2938170	\$2,006,198	06/22/18	\$131.24	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	1	69	Net Lease Sale; not in ratio
019	020	276830	1095	9,692	2954693	\$3,550,000	09/28/18	\$366.28	WARTSILA DIESEL	IB U/45	2	26	Imp changed after sale; not in ratio
019	020	276830	1710	3,000	3015688	\$1,850,000	10/02/19	\$616.67	INDUSTRIAL BUILDING	IB U/45	1	Y	
019	020	276830	1710	3,000	2912927	\$1,100,000	01/08/18	\$366.67	INDUSTRIAL BUILDING	IB U/45	1	26	Imp changed after sale; not in ratio
019	020	276830	2175	6,658	3028493	\$1,600,000	12/16/19	\$240.31	YOUNG & CO	IB U/45	1	Y	
019	020	441310	0045	23,574	2974892	\$7,125,000	02/07/19	\$302.24	BRIGHT STREET WORKSHOP	IB U/45	3	Y	
019	020	441310	0125	8,674	2972087	\$2,199,000	01/31/19	\$253.52	SUPERIOR TIRE	IG2 U/65	1	Y	
019	020	812970	0295	2,304	3072758	\$950,000	09/25/20	\$412.33	RETAIL STORE	LR1 (M)	1	Y	
019	020	952110	1310	1,164	3051668	\$580,000	06/06/20	\$498.28	Live/Work Townhouse Unit #1	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1311	1,608	3053796	\$723,000	06/22/20	\$449.63	Live/Work Townhouse Unit	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1312	1,608	3057045	\$720,000	06/15/20	\$447.76	Live/Work Townhouse Unit C	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1313	1,608	3054652	\$710,000	06/22/20	\$441.54	Live/Work Townhouse Unit #4	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1314	1,608	3039500	\$765,000	03/17/20	\$475.75	Live/Work Townhouse Unit #5	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1317	1,608	3052949	\$720,000	06/15/20	\$447.76	Live/Work Townhouse Unit #7	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	020	952110	1318	1,608	3050453	\$700,000	06/02/20	\$435.32	Live/Work Townhouse Unit	C1-55 (M)	1	34	Use-change after sale; not in ratio
019	040	091700	0054	1,350	3078393	\$740,000	10/23/20	\$548.15	LIVE/WORK TOWNHOUSE UNIT	NC1-55 (M)	1	34	Use-change after sale; not in ratio
019	040	091700	0057	1,410	3089523	\$725,000	12/05/20	\$514.18	LIVE/WORK LOFT TOWNHOUSE UN	NC1-55 (M)	1	34	Use-change after sale; not in ratio
019	040	091700	0058	1,410	3062712	\$820,000	08/03/20	\$581.56	LIVE/WORK LOFT TOWNHOUSE UN	NC1-55 (M)	1	34	Use-change after sale; not in ratio
019	040	200070	0195	4,677	2921054	\$2,199,000	03/19/18	\$470.17	Mixed Use Retail & 3 Apartment Units	NC2P-40	1	Y	
019	040	200070	0197	3,010	3002652	\$1,180,000	07/31/19	\$392.03	OFFICE/RETAIL BUILDING	NC2P-55 (M)	1	Y	



Improvement Sales for Area 019 with Sales Used

04/06/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	040	200070	0210	5,058	3086172	\$2,562,500	11/30/20	\$506.62	RETAIL STORES (STORE FRONT)	NC2P-55 (M)	1	Y	
019	040	291920	1260	12,108	3009343	\$3,950,000	09/09/19	\$326.23	RETAIL & OFFICE MIXED USE	NC2P-40	1	Y	
019	040	324070	0010	3,828	3026860	\$1,600,000	12/11/19	\$417.97	HENDON, THE	NC2-55 (M)	2	Y	
019	040	336290	0205	2,232	2932952	\$660,000	05/30/18	\$295.70	MOON PHOTO & WISH & 2 APT UN	NC2-40	1	Y	
019	040	379700	1850	2,102	2949122	\$700,000	08/23/18	\$333.02	CALIFORNIA PIZZA & PASTA	NC3P-40	1	Y	
019	040	551160	0015	4,626	2955612	\$1,500,000	10/03/18	\$324.25	RETAIL	NC3P-40	1	Y	
019	040	643050	0305	4,032	2940343	\$2,275,000	07/06/18	\$564.24	Retail Store	NC2P-40	1	Y	
019	040	643150	0394	7,239	2962523	\$3,300,000	11/16/18	\$455.86	RETAIL STORE (STOREFRONT)	NC2P-65	1	Y	
019	040	946820	0017	3,151	2963935	\$1,595,000	11/27/18	\$506.19	MIXED USE OFFICE	NC2-40	1	Y	
019	040	952310	1492	1,255	2976313	\$709,000	02/26/19	\$564.94	Live/Work Townhouse Units	LR3 RC	1	34	Use-change after sale; not in ratio
019	040	952310	1493	1,255	3008145	\$630,000	08/25/19	\$501.99	Live/Work Unit 2	LR3 RC	1	34	Use-change after sale; not in ratio
019	040	952310	1494	1,245	2981367	\$700,000	04/03/19	\$562.25	Live/Work Townhouse Unit	LR3 RC	1	34	Use-change after sale; not in ratio
019	040	952310	1505	1,766	3098304	\$925,000	02/04/21	\$523.78	RUDY'S BARBER SHOP & SFR HOL	LR3 RC (M)	1	Y	
019	040	952310	2060	13,130	2957266	\$5,300,000	10/15/18	\$403.66	GREEN LAKE PRESBYTERIAN CHU	SF 5000	4	Y	
019	050	046100	3095	1,505	2943172	\$692,000	07/17/18	\$459.80	Live/Work Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	050	046100	3096	1,505	2940426	\$689,950	06/14/18	\$458.44	Live/Work Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	050	046100	3907	1,505	2940507	\$690,000	06/15/18	\$458.47	Live/Work Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	050	094600	0265	2,450	2958896	\$1,065,000	10/25/18	\$434.69	CORNER DELI (CHUCK'S HOP SHO	NC1-40	1	Y	
019	050	123200	1154	1,535	2966716	\$590,000	12/04/18	\$384.36	Live/Work Townhouse	NC2-40	1	34	Use-change after sale; not in ratio
019	050	123200	1179	1,541	3025908	\$850,000	12/11/19	\$551.59	Live/Work Townhouse Unit #1A	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	123200	1187	1,541	3029379	\$805,000	01/06/20	\$522.39	Live/Work Unit 1B (North)	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	123200	1188	1,541	3037128	\$799,950	03/03/20	\$519.11	Live/Work Townhouse Unit	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	123200	1190	1,541	3031507	\$795,000	01/14/20	\$515.90	Live/Work Unit	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	123200	1191	1,541	3030078	\$825,000	01/05/20	\$535.37	Live/Work Townhouse	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	202870	0047	1,353	3066043	\$729,000	08/20/20	\$538.80	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	202870	0048	1,410	3035049	\$615,000	02/13/20	\$436.17	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	276760	0350	2,880	3062939	\$1,500,000	08/05/20	\$520.83	MIXED USE APARTMENT	NC1-40 (M)	1	Y	
019	050	291920	0025	11,293	2997319	\$5,296,200	06/28/19	\$468.98	Footprint Greenwood Congregate Ho	NC2-55 (M)	1	Y	
019	050	291920	0035	2,938	3084981	\$935,000	11/18/20	\$318.24	MIXED USE TRIPLEX	NC2-55 (M)	1	Y	
019	050	292270	0315	1,873	3060129	\$1,125,000	07/28/20	\$600.64	PAGLIACCI DELIVERS	NC1-55 (M)	1	Y	
019	050	292270	0577	1,644	3074703	\$599,950	10/07/20	\$364.93	LIVE/WORK TOWNHOUSE UNIT	NC1-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0060	1,450	3019337	\$618,000	11/04/19	\$426.21	LIVE/WORK TOWNHOUSE UNIT	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0061	1,450	3018497	\$599,950	10/25/19	\$413.76	LIVE/WORK TOWNHOUSE UNIT	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0062	1,450	3030429	\$611,000	01/13/20	\$421.38	LIVE/WORK TOWNHOUSE UNIT	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0070	1,458	3029112	\$619,950	01/05/20	\$425.21	Live/Work Townhouse Unit #1A	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0071	1,458	3029152	\$599,950	01/05/20	\$411.49	Live/Work Townhouse Unit 1B	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0072	1,458	3031058	\$600,000	01/13/20	\$411.52	Live/Work Townhouse Unit 1C	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	305270	0120	1,499	2948174	\$679,950	08/14/18	\$453.60	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	34	Use-change after sale; not in ratio
019	050	305270	0121	1,499	2954941	\$672,000	09/24/18	\$448.30	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	34	Use-change after sale; not in ratio

## Improvement Sales for Area 019 with Sales Used

04/06/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	349130	0019	1,694	2977852	\$692,000	03/12/19	\$408.50	Live/Work Townhouse Unit (North Lot	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	349130	0021	1,694	2987171	\$699,950	05/07/19	\$413.19	7536-A Live/Work Townhouse (South	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	050	349130	0083	2,550	3039598	\$1,685,000	03/18/20	\$660.78	Seattle Tile Company	NC2-55 (M)	1	Y	
019	050	362295	0410	1,621	3006239	\$582,450	08/12/19	\$359.32	Live/Work Townhouse Unit Parcel H	NC2P-40	1	34	Use-change after sale; not in ratio
019	050	369390	1866	1,108	3047908	\$625,000	05/18/20	\$564.08	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	369390	1867	1,108	3048471	\$605,000	05/18/20	\$546.03	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	369390	1869	1,108	3048086	\$600,000	05/18/20	\$541.52	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	444730	0012	1,327	2999860	\$719,950	07/09/19	\$542.54	Live/Work Townhouse Unit	NC1-30	1	34	Use-change after sale; not in ratio
019	050	444730	0013	1,327	3015699	\$657,000	10/09/19	\$495.10	Live/Work Townhouse	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	444730	0014	1,327	3001919	\$715,000	07/29/19	\$538.81	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	444980	0003	1,290	3084769	\$586,500	11/17/20	\$454.65	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	602150	3285	4,242	3040976	\$1,125,000	03/30/20	\$265.21	DENTAL/MEDICAL OFFICE BUILDIN	NC2P-55 (M)	1	Y	
019	050	690820	0200	6,195	2960243	\$3,200,000	10/29/18	\$516.55	MIXED USE APARTMENT	NC1-30	1	29	Seg/merge after sale; not in ratio
019	050	751850	0450	1,672	3032663	\$725,000	01/31/20	\$433.61	Residential Townhouse Unit	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	0452	1,429	3033371	\$625,000	02/08/20	\$437.37	New Residential Townhouse Unit	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	0454	1,952	3033086	\$745,000	02/05/20	\$381.66	Live/Work Townhouse Unit A	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	0456	2,074	3033548	\$770,000	02/10/20	\$371.26	Live/Work Townhouse Unit B	NC2P-55 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	0510	2,854	3037937	\$1,013,200	03/09/20	\$355.01	HUSKY SENIOR CARE (SFR HOUS	NC2P-55 (M)	1	Y	
019	050	751850	3716	1,405	3097399	\$699,000	01/22/21	\$497.51	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	3717	1,542	3096179	\$720,000	01/09/21	\$466.93	Live/Work Townhouse Unit #2	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	751850	7190	35,736	2964760	\$6,100,000	11/16/18	\$170.70	TRINITY METHODIST CHURCH	SF 5000	3	Y	
019	050	755080	0736	1,500	3067643	\$810,000	08/25/20	\$540.00	Live/Work Townhouse Unit 2	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	050	775538	0010	1,158	3029625	\$375,100	12/17/19	\$323.92	SHILSHOLE VIEW CONDOMINIUM	C1-55 (M)	1	Y	
019	050	775538	0020	1,368	2934285	\$372,000	06/05/18	\$271.93	SHILSHOLE VIEW CONDOMINIUM	C1-40	1	Y	
019	050	928780	1180	5,300	2919994	\$850,000	03/19/18	\$160.38	ST THOMAS CHAPEL	SF 5000	1	Y	
019	050	937630	0830	3,090	3009697	\$1,350,000	08/30/19	\$436.89	Retail/Open Office Building (Ballard B	LR2 RC	1	Y	
019	060	385690	3645	2,840	3104911	\$1,602,500	03/15/21	\$564.26	CHURCH - KINGDOM HALL	NC1-40 (M)	2	Y	
019	060	385690	5678	2,205	3060542	\$850,000	07/27/20	\$385.49	Live/Work Townhouse Unit	NC1-40 (M)	1	34	Use-change after sale; not in ratio
019	060	913610	0006	4,360	3012011	\$2,875,000	09/25/19	\$659.40	MERIDIAN BUILDING	NC1-30	2	Y	
019	060	952810	1466	5,040	3101849	\$2,500,000	02/22/21	\$496.03	YOGA LIFE	NC2P-75 (M)	1	Y	
019	060	952810	1561	1,237	3046236	\$769,950	05/06/20	\$622.43	New Townhouse Units	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	060	952810	1562	961	3061986	\$675,000	07/21/20	\$702.39	Residential Townhouse Unit	LR3 (M)	1	34	Use-change after sale; not in ratio
019	060	952810	1563	1,091	3066445	\$699,950	08/14/20	\$641.57	Residential Townhouse	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	060	952810	1564	1,239	3054497	\$760,000	06/03/20	\$613.40	Residential Townhouse Unit	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	060	952810	1565	1,238	3057861	\$755,950	06/30/20	\$610.62	Residential Townhouse Unit	NC2-55 (M)	1	34	Use-change after sale; not in ratio
019	060	955120	0411	3,438	3093035	\$2,000,000	01/05/21	\$581.73	MIXED USE RETAIL/OPEN OFFICE	LR1 RC (M)	1	Y	

VACANT FROZEN SALES CALC FOR 019 SALES USED

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	047600	0105	5,000	2912098	\$1,435,500	01/12/18	\$287.00	R/R SFR House	LR2	1	29	Seg/merge after sale; not in ratio
019	010	112503	9009	28,334	2909492	\$11,750,000	01/04/18	\$414.70	BALLARD TRANSFER & STORES	NC3P-65	1	Y	
019	010	117500	0740	4,850	2919452	\$1,130,000	03/13/18	\$232.99	R/R SFR House Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	010	276760	3815	5,000	2922848	\$1,300,000	03/19/18	\$260.00	R/R SFR House Tear Down	LR2	1	29	Seg/merge after sale; not in ratio
019	010	276760	4580	3,900	2963056	\$1,060,000	11/14/18	\$271.79	Sfr	LR2	1	29	Seg/merge after sale; not in ratio
019	010	276770	0295	7,800	2976419	\$3,650,000	03/05/19	\$467.95	Former U-FRAME-IT & PILGRIMS NUT	NC3P-65	2	Y	
019	010	276770	0355	13,400	2972720	\$5,900,000	02/05/19	\$440.30	LAW OFFICES (CONVERTED SFR HO	NC3P-65	4	Y	
019	010	276770	0845	18,901	2934881	\$8,300,000	06/08/18	\$439.13	FED EX KINKOS RETAIL & RESTAURA	NC3P-85	1	29	Seg/merge after sale; not in ratio
019	010	276770	0855	13,585	2977630	\$6,000,000	03/15/19	\$441.66	BALLARD BLOSSOM	NC3P-85	1	Y	
019	010	276770	1030	10,000	2939144	\$4,225,000	06/29/18	\$422.50	THE KRESS BUILDING	NC3P-65	1	Y	
019	010	276770	1561	6,000	2956890	\$1,917,500	10/04/18	\$319.58	5 PLEX	LR3	1	Y	
019	010	276810	0050	5,750	3015041	\$1,350,000	10/01/19	\$234.78	5 UNIT APT	LR2 (M1)	1	Y	
019	010	276810	0140	5,000	3040564	\$1,040,000	03/18/20	\$208.00	R/R SFR House	LR2 (M1)	1	34	Use-change after sale; not in ratio
019	010	276830	0005	5,000	2997846	\$1,425,000	06/25/19	\$285.00	R/R SFR House Tear Down Sale	NC2-55 (M2)	1	34	Use-change after sale; not in ratio
019	010	276830	0030	4,040	3022482	\$962,000	11/18/19	\$238.12	R/R SFR House Tear Down	NC2-55 (M2)	1	Y	
019	010	276830	0035	11,247	3022488	\$2,738,000	11/19/19	\$243.44	R/R SFR House	NC2-55 (M2)	2	Y	
019	010	276830	0125	20,000	3049308	\$7,000,000	05/29/20	\$350.00	FIRESTONE MASTER CARE SERVICE	NC3-75 (M)	1	Y	
019	010	276830	0175	5,000	2972041	\$1,725,000	01/23/19	\$345.00	PIONEER MASONRY AND RESTORAT	NC3-65	1	Y	
019	010	301930	0110	4,000	2994380	\$825,000	06/04/19	\$206.25	R/R SFR House	LR2 (M1)	1	34	Use-change after sale; not in ratio
019	020	085000	0110	4,950	2989013	\$1,600,000	05/18/19	\$323.23	R/R SFR TEAR DOWN	LR1 (M)	1	Y	
019	020	122503	9003	4,960	3049283	\$1,085,000	05/11/20	\$218.75	R/R SFR House	LR2 (M1)	1	Y	
019	020	122503	9036	4,995	2922465	\$1,100,000	03/28/18	\$220.22	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	020	122503	9037	5,177	2922457	\$1,000,000	03/27/18	\$193.16	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	020	226700	0440	4,200	2951082	\$1,150,000	08/29/18	\$273.81	R/R SFR Tear Down Sale	LR2	1	Y	
019	020	251600	0080	6,311	2951080	\$875,000	09/04/18	\$138.65	Storage Warehouse	IG2 U/65	1	Y	
019	020	276830	0505	5,000	2938463	\$1,350,000	06/26/18	\$270.00	Outrageously Fit	C1-65	1	Y	
019	020	276830	0570	5,000	2938169	\$1,002,066	06/22/18	\$200.41	PARKING for parcels #276830-0525, #-	IB U/45	1	Y	
019	020	276830	1085	5,000	3077032	\$970,000	10/13/20	\$194.00	RESIDENCE AND WAREHOUSE	IB U/45	1	Y	
019	020	276830	1160	5,007	2987462	\$850,000	05/08/19	\$169.76	R/R SFR House	LR1 (M)	1	Y	
019	020	276830	1165	4,981	2987463	\$850,000	05/08/19	\$170.65	R/R SFR House	LR1 (M)	1	29	Seg/merge after sale; not in ratio
019	020	276830	1187	4,992	2962344	\$1,150,000	11/14/18	\$230.37	NW 52ND STREET TOWNHOUSE	LR1	1	29	Seg/merge after sale; not in ratio
019	020	276830	1375	3,191	2962827	\$650,000	11/14/18	\$203.70	R/R SFR House	LR1 (M)	1	Y	
019	020	276830	1605	2,950	3005266	\$1,100,000	08/16/19	\$372.88	Gregs Marine office	IG2 U/65	1	Y	
019	020	276830	2525	18,800	3009732	\$4,300,000	09/11/19	\$228.72	NIX STG LOT - SEE 2535	IG2 U/65	3	Y	
019	020	276830	2525	18,800	2921074	\$2,200,000	03/21/18	\$117.02	NIX STG LOT - SEE 2535	IG2 U/65	3	Y	
019	020	276830	2900	36,801	3058483	\$5,309,000	07/17/20	\$144.26	JACK IN THE BOX/7-11 Primary- w/Sec	IG2 U/65	6	69	Net Lease Sale; not in ratio
019	020	569350	0320	12,500	2943475	\$3,648,400	07/17/18	\$291.87	HILLSIDE TERRACE	LR2	1	34	Use-change after sale; not in ratio
019	020	569400	0520	13,377	2990983	\$2,167,155	05/30/19	\$162.01	PARK PLAZA MOTEL L-E	C1-40	1	Y	
019	020	569400	0865	6,922	3003470	\$2,292,500	08/05/19	\$331.19	PARKING FOR 4333 FREMONT	NC2P-55 (M)	1	Y	
019	020	569400	0875	6,945	3003474	\$2,292,500	08/05/19	\$330.09	SERVICE REPAIR GARAGE	NC2P-55 (M)	1	Y	
019	020	569500	0280	3,000	2967184	\$500,000	12/17/18	\$166.67	R/R SFR House Tear Down	LR2	1	29	Seg/merge after sale; not in ratio
019	020	952110	0155	5,000	2957229	\$1,200,000	10/12/18	\$240.00	R/R SFR TEAR DOWN	LR1 (M)	1	Y	
019	020	952110	0320	5,000	2984220	\$1,400,000	04/21/19	\$280.00	R/R SFR House Tear Down	LR1	1	Y	

VACANT FROZEN SALES CALC FOR 019 SALES USED

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	952110	0920	15,400	3006232	\$2,100,000	08/20/19	\$136.36	RETAIL/STORAGE	C1-40	2	Y	
019	020	952110	1035	7,700	2918319	\$1,500,000	03/08/18	\$194.81	SEATTLE MOTION PICTURE SERVICE	C1-40	2	Y	
019	020	952110	1310	5,000	2948222	\$2,300,000	08/16/18	\$460.00	vacant-commercial	C1-40	1	29	Seg/merge after sale; not in ratio
019	040	099300	0380	5,125	2960148	\$1,110,000	10/23/18	\$216.59	R/R duplex	LR3	1	29	Seg/merge after sale; not in ratio
019	040	099300	1695	19,000	3079189	\$3,285,000	10/29/20	\$172.89	BLUMENTHAL UNIFORMS AND EQUIP	NC3P-75 (M)	1	Y	
019	040	287710	3940	3,413	2974525	\$1,100,000	01/02/19	\$322.30	PHINNEY RIDGE PROFESSIONAL CE	NC2-40	1	Y	
019	040	291920	0865	7,443	3077808	\$3,950,000	10/22/20	\$530.70	OFFICE (SINGLE TENANT)	NC2P-55 (M)	2	Y	
019	040	291920	1265	4,167	2945383	\$790,000	07/27/18	\$189.58	RETAIL (SQUIRREL'S BUY & SELL) &	NC2P-40	1	Y	
019	040	312604	9367	7,008	2917729	\$1,377,500	02/23/18	\$196.56	Fourplex	LR2	1	34	Use-change after sale; not in ratio
019	040	336390	0205	8,351	2941914	\$2,400,000	07/13/18	\$287.39	A 1 PIANOS	NC2-40	1	34	Use-change after sale; not in ratio
019	040	339290	0120	10,231	3026585	\$1,520,000	12/18/19	\$148.57	RETAIL STORE (THE GUITAR STORE)	C1-55 (M)	1	Y	
019	040	379700	0010	5,899	2970704	\$990,000	01/09/19	\$167.83	PAST SEATTLE CITY LIGHT SUB-STAN	NC3P-40	2	Y	
019	040	379700	1305	4,110	3004981	\$700,000	08/14/19	\$170.32	RETAIL STORE & SFR HOUSE	NC3P-55 (M)	1	Y	
019	040	567600	0215	11,138	3026615	\$1,730,000	12/18/19	\$155.32	RETAIL STORE/RESTAURANT (Board	C1-55 (M)	1	Y	
019	040	643050	0342	12,240	3024751	\$3,200,000	12/04/19	\$261.44	ENCORE MEDIA GROUP	NC2-55 (M)	1	Y	
019	040	643150	0361	45,353	2930944	\$11,550,000	05/18/18	\$254.67	open space-dance studio (former DOL)	NC2-40	1	Y	
019	040	732190	0035	3,750	2912811	\$1,050,000	01/25/18	\$280.00	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0040	3,750	2912896	\$1,010,000	01/25/18	\$269.33	R/R SFR House Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	732190	0085	3,750	2912818	\$1,000,000	01/24/18	\$266.67	R/R Sfr Tear Down	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	040	952310	0535	3,400	2980239	\$1,090,000	03/24/19	\$320.59	R/R SFR House Tear Down	LR3	1	29	Seg/merge after sale; not in ratio
019	040	952410	0115	3,760	2911136	\$1,350,000	01/12/18	\$359.04	sfr	C1-65	1	34	Use-change after sale; not in ratio
019	050	046100	2810	4,250	2949206	\$925,000	08/22/18	\$217.65	R/R Duplex	NC2P-40	1	Y	
019	050	054600	0165	4,005	2955263	\$850,000	09/24/18	\$212.23	R/R Duplex Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	094600	0270	4,700	3037433	\$845,000	03/03/20	\$179.79	LAW OFFICE	NC1-55 (M)	1	Y	
019	050	123200	1130	2,499	3045767	\$710,000	05/04/20	\$284.11	ARCHIE'S PLUMBING	NC2-55 (M)	1	Y	
019	050	123200	1130	2,499	2914266	\$600,000	02/07/18	\$240.10	ARCHIE'S PLUMBING	NC2-40	1	Y	
019	050	123200	1145	6,662	2967872	\$1,750,000	12/12/18	\$262.68	OFFICE & APARTMENT	NC2-40	2	Y	
019	050	123200	1180	9,996	2935727	\$3,300,000	05/23/18	\$330.13	Vacant	NC2-40	3	29	Seg/merge after sale; not in ratio
019	050	123200	1200	7,005	2910247	\$2,100,000	01/10/18	\$299.79	CROWN HILL HARDWARE STORE	NC2P-40	2	Y	
019	050	276760	0610	15,000	3027285	\$3,615,000	12/17/19	\$241.00	restaurant	NC3P-55 (M)	1	Y	
019	050	276760	0660	4,800	2950740	\$1,350,000	08/28/18	\$281.25	FOURPLEX	LR2 RC	1	Y	
019	050	276760	0710	10,000	2913683	\$2,050,000	01/30/18	\$205.00	CORRY'S DRY CLEANERS	NC3P-40	1	Y	
019	050	276760	1531	5,500	2927823	\$1,480,000	04/18/18	\$269.09	R/R Duplex	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2225	4,750	2930297	\$1,100,000	05/11/18	\$231.58	R/R SFR Triplex Tear Down	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2760	4,650	2927517	\$1,000,000	04/21/18	\$215.05	FOUR PLEX/Conv. SFR	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	2770	4,650	2986722	\$1,030,000	05/02/19	\$221.51	R/R SFR House & ADU	LR2 (M)	1	29	Seg/merge after sale; not in ratio
019	050	276760	2986	4,150	2939398	\$900,000	06/21/18	\$216.87	R/R Triplex	LR1	1	Y	
019	050	276960	2482	2,646	3067169	\$660,000	08/31/20	\$249.43	RETAIL STORE	NC2P-40 (M)	1	Y	
019	050	277660	0110	3,600	2965979	\$885,625	12/10/18	\$246.01	WILD MOUNTAIN CAFE	NC2-40	1	Y	
019	050	287710	1200	5,000	2915554	\$1,100,000	02/16/18	\$220.00	R/R Triplex	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	050	291970	2545	8,219	2929998	\$1,850,000	04/21/18	\$225.09	Georgia's Greek Deli/Restaurant	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	292170	0011	4,881	3035805	\$2,300,000	02/21/20	\$471.21	Townhouse Plat	LR2 RC (M)	7	Y	
019	050	305270	0070	7,500	2950987	\$2,000,000	08/27/18	\$266.67	The Shop Automotive	NC2-40	2	29	Seg/merge after sale; not in ratio

VACANT FROZEN SALES CALC FOR 019 SALES USED

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	305270	0205	5,000	3045095	\$1,000,000	04/09/20	\$200.00	R/R SFR House	LR2 (M)	1	34	Use-change after sale; not in ratio
019	050	330070	0785	7,920	2933871	\$1,600,000	05/31/18	\$202.02	Aroma Valley Spa	C1-40	1	Y	
019	050	330070	0974	6,854	2936669	\$2,900,000	06/05/18	\$423.11	RETAIL/RESTAURANT	NC3P-40	1	Y	
019	050	330070	1092	5,000	2948557	\$1,100,000	08/16/18	\$220.00	R/R duplex	LR2	1	Y	
019	050	369390	1870	8,350	2920490	\$1,657,500	03/19/18	\$198.50	BUSINESS SUPPORT SERVICE	NC1-30	2	29	Seg/merge after sale; not in ratio
019	050	444730	0031	6,000	2915973	\$1,150,000	02/13/18	\$191.67	R/R SFR House Tear Down	LR2	1	34	Use-change after sale; not in ratio
019	050	690820	0201	3,656	3069674	\$775,000	09/15/20	\$211.98	Segged from Parent Parcel #690820-04	NC1-40 (M)	1	Y	
019	050	751850	0430	4,360	2925406	\$779,000	04/13/18	\$178.67	SFR HOUSE STRUCTURE USED AS C	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	751850	0440	4,366	2949577	\$1,125,000	08/15/18	\$257.67	4 UNIT APT	NC2-40	1	Y	
019	050	751850	0450	4,367	2910963	\$715,000	01/10/18	\$163.73	PIONEER PLUMBING & HEATING	NC2P-40	1	34	Use-change after sale; not in ratio
019	050	751850	0530	4,380	2939652	\$1,150,000	06/27/18	\$262.56	SFR HOUSE CONVERTED TO COMM	NC2P-40	1	Y	
019	050	751850	3715	6,964	2927834	\$1,600,000	04/26/18	\$229.75	SMOKEN PETE'S BBQ	NC1-30	1	29	Seg/merge after sale; not in ratio
019	050	751850	8943	5,100	2931277	\$1,400,000	05/15/18	\$274.51	4-PLEX	LR3	1	29	Seg/merge after sale; not in ratio
019	050	751900	1690	4,028	2929473	\$975,000	05/03/18	\$242.06	R/R SFR TEAR DOWN	LR2 RC (M)	1	34	Use-change after sale; not in ratio
019	050	937630	0831	6,381	2955066	\$1,750,000	09/12/18	\$274.25	New Parcel Segged From Parent Parcel	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	060	952810	0700	3,281	2972283	\$1,200,000	01/25/19	\$365.74	Mixed Use Open Office/One Residence	NC2-40	1	Y	

Improvement Sales for Area 019 with Sales not Used

04/05/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276760	3860	3,988	3059836	\$1,677,960	07/28/20	\$420.75	Homestreet Bank	MR RC (M)	1	44	Tenant
019	010	276770	0720	2,400	3011916	\$750,000	09/19/19	\$312.50	7-ELEVEN STORE	NC3P-85	1	51	Related party, friend, or neighbor
019	010	276770	1450	4,150	3041456	\$1,900,000	03/31/20	\$457.83	Office Building (Former Eye Associate	NC3-75 (M)	1	51	Related party, friend, or neighbor
019	010	276810	0235	36,176	3027969	\$23,000,000	12/23/19	\$635.78	THE BALLARD MARKET	NC3-75 (M)	2	15	No market exposure
019	020	276770	1956	2,845	3019444	\$542,000	11/04/19	\$190.51	BALLARD AUTOMOTIVE SERVICE	IC-65 (M)	1	51	Related party, friend, or neighbor
019	020	276830	1565	4,150	2914735	\$400,000	02/13/18	\$96.39	WAREHOUSE	IB U/45	1	51	Related party, friend, or neighbor
019	020	569400	1050	9,127	2932175	\$492,239	05/14/18	\$53.93	ST PAUL ENGLISH LUTHERAN CHU	NC2P-40	1	51	Related party, friend, or neighbor
019	020	569450	0565	8,015	3062797	\$1,965,000	08/10/20	\$245.17	CONSUMER CREDIT COUNSELING	NC3-55 (M)	1	64	Sales/leaseback
019	040	643000	0305	10,872	3045060	\$234,900	04/28/20	\$21.61	GREENWOOD CHRISTIAN CHURCH	SF 5000	2	31	Exempt from excise tax
019	040	643050	0360	7,200	3042057	\$1,800,000	04/07/20	\$250.00	THE UPPER CRUST	NC2P-75 (M)	1	15	No market exposure
019	050	045200	1225	3,454	3036928	\$1,550,000	03/03/20	\$448.76	RESTAURANT/DELI MARKET	NC2P-40 (M)	1	23	Forced sale
019	050	046100	2800	2,650	2928265	\$390,000	04/20/18	\$147.17	NW YACHTING MAGAZINE	NC2-40	1	52	Statement to dor
019	050	276760	3030	6,300	3013929	\$825,000	09/26/19	\$130.95	AMAZING GRACE SPIRITUAL CENT	LR1	1	51	Related party, friend, or neighbor
019	050	277660	0117	2,204	3105113	\$1,050,000	03/15/21	\$476.41	Single Tenant Office	NC2P-75 (M1)	1	51	Related party, friend, or neighbor
019	050	362603	9370	1,392	2977301	\$270,000	03/12/19	\$193.97	CROWN HILL CEMETERY	SF 5000	1	18	Quit claim deed
019	050	444980	0001	1,728	3063410	\$630,000	08/12/20	\$364.58	LIVE/WORK TOWNHOUSE UNIT	NC1-40 (M)	1	23	Forced sale
019	050	751850	0430	2,661	3097309	\$577,000	01/25/21	\$216.84	Live/Work Townhouse Unit & SFR To	NC2-55 (M)	1	34	Change of Use
019	050	751850	0431	3,963	3093138	\$499,900	12/31/20	\$126.14	2 Live/Work Townhouse Units & SFR	NC2-55 (M)	1	34	Change of Use
019	050	751850	0431	3,963	3093464	\$620,017	12/31/20	\$156.45	2 Live/Work Townhouse Units & SFR	NC2-55 (M)	1	34	Change of Use
019	050	751850	0431	3,963	3093468	\$519,950	12/31/20	\$131.20	2 Live/Work Townhouse Units & SFR	NC2-55 (M)	1	34	Change of Use
019	050	751850	0530	2,016	3029886	\$750,000	01/11/20	\$372.02	SFR HOUSE CONVERTED TO COM	NC2P-55 (M)	1	52	Statement to dor
019	060	258690	0020	3,625	3023233	\$790,000	11/27/19	\$217.93	FLORERA CONDOMINIUM	NC2P-75 (M1)	2	15	No market exposure
019	060	258690	0040	2,357	3023232	\$1,050,000	11/22/19	\$445.48	FLORERA CONDOMINIUM	NC2P-75 (M1)	2	15	No market exposure
019	060	385690	5714	2,090	3038743	\$705,000	03/13/20	\$337.32	LENY'S PLACE	NC1-40 (M)	1	52	Statement to dor
019	060	913610	2056	3,740	3046470	\$300,000	05/05/20	\$80.21	MIXED-USE RETAIL/OPEN OFFICE	SF 5000	1	51	Related party, friend, or neighbor
019	060	952910	0040	14,725	2985627	\$3,398,500	05/01/19	\$230.80	Billings Middle School (Open Office or	NC2P-65	2	21	Trade

Vacant Sales for Area 019 with Sales not Used

04/05/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9037	21,824	2990308	\$29,600	04/25/19	\$1.36	VACANT LAND	IC-65	1	24	Easement or right-of-way
019	020	569400	0010	1,400	3057261	\$10,000	07/10/20	\$7.14	vacant-commercial	C1-55 (M)	1	59	Bulk portfolio sale
019	040	101400	0025	5,600	2943133	\$750,000	07/13/18	\$133.93	6 - PLEX & COTTAGE	C1-40	1	15	No market exposure
019	040	643050	0345	18,529	3025209	\$2,500,000	12/11/19	\$134.92	Former GREENWOOD FAMILY MEDIC	NC2P-55 (M)	1	15	No market exposure
019	040	643150	0015	82,871	2930691	\$10,525,000	05/14/18	\$127.00	SAFEWAY (GREENWOOD STORE # 1	NC2P-40	1	23	Forced sale
019	040	643150	0233	50,092	2918875	\$2,400,000	03/09/18	\$47.91	GREENWOOD BOYS & GIRLS CLUB	SF 5000	1	17	Non-profit organization
019	040	643150	0361	98,918	2973859	\$210,000	02/15/19	\$2.12	open space-dance studio (former DOL)	NC2-40	4	24	Easement or right-of-way
019	050	276760	1245	6,382	3071362	\$900,000	09/11/20	\$141.02	BALLARD BAPTIST CHURCH	LR1 (M)	1	17	Non-profit organization
019	050	277660	0015	5,760	2945764	\$1,500,000	07/23/18	\$260.42	R/R Triplex	LR3 RC	1	51	Related party, friend, or neighbor
019	050	330070	0945	3,400	2910100	\$1,250,000	01/09/18	\$367.65	GOOFYS	NC3P-40	1	36	Plottage
019	050	349130	0109	17,045	2960253	\$3,000,000	10/26/18	\$176.00	RETAIL STORE (Doggy Daycare)	NC2P-40	2	51	Related party, friend, or neighbor
019	050	352603	9023	63,835	3066661	\$1,950,000	08/31/20	\$30.55	CHURCH PKG LOT	SF 7200	3	17	Non-profit organization
019	050	751850	0240	17,422	2988435	\$2,925,000	05/17/19	\$167.89	SPECIALTY AUTOMOTIVE CARE CEN	NC2-40	2	51	Related party, friend, or neighbor
019	050	751850	0480	13,127	3049222	\$1,490,000	05/29/20	\$113.51	LA AUTO REPAIR & CAFFA KEFFA	NC2P-55 (M)	2	62	Auction sale
019	050	751850	0500	4,377	2917116	\$1,320,000	02/27/18	\$301.58	CREATION DENTISTRY	NC2P-40	1	36	Plottage
019	050	758920	0027	28,200	2932470	\$3,020,000	05/29/18	\$107.09	Parking Lot to Parcel #758920-0051 (Sa	NC3P-40	1	15	No market exposure



## 2021 PHYSICAL INSPECTION GEO AREA 19

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	60	062504	9002	8200 WALLINGFORD AVE N
19	60	062504	9046	8023 GREEN LAKE DR N
19	60	062504	9072	8037 DENSMORE AVE N
19	60	125720	0735	2415 N 65TH ST
19	60	125720	3120	6350 E GREEN LAKE WAY N
19	60	288320	1720	7420 WOODLAWN AVE NE
19	60	288320	1775	7400 WOODLAWN AVE NE
19	60	288620	0010	7801 W GREEN LAKE DR N
19	60	288620	0155	7850 GREEN LAKE DR N
19	60	288620	0160	7858 GREEN LAKE DR N
19	60	288620	0375	7900 E GREEN LAKE DR N
19	60	335950	0645	305 NE 65TH ST
19	60	335950	0655	6408 LATONA AVE NE
19	60	336490	0005	6411 LATONA AVE NE
19	60	385690	3370	2106 N 55TH ST
19	60	385690	3555	2200 N 56TH ST
19	60	385690	3643	5607 KIRKWOOD PL N
19	60	385690	3644	2224 N 56TH ST
19	60	385690	3645	2214 N 56TH ST
19	60	385690	4225	100 N 56TH ST
19	60	385690	5365	105 NE 56TH ST
19	60	385690	5666	2253 N 56TH ST
19	60	385690	5710	2221 N 56TH ST
19	60	385690	5714	2219 N 56TH ST
19	60	681410	0380	111 NE 80TH ST
19	60	803170	0160	330 NE 76TH ST
19	60	803170	0275	333 NE 76TH ST
19	60	913610	0005	5413 MERIDIAN AVE N
19	60	913610	0006	5415 MERIDIAN AVE N
19	60	913610	0007	5415 MERIDIAN AVE N
19	60	913610	0275	5409 MERIDIAN AVE N
19	60	913610	2056	1601 N 52ND ST
19	60	913710	1591	513 NE 72ND ST
19	60	913710	1782	NE 70TH ST
19	60	913810	0081	
19	60	922240	0095	625 NE 65TH ST
19	60	940280	0105	7918 GREEN LAKE DR N
19	60	952810	0425	6800 E GREEN LAKE WAY N
19	60	952810	0450	6600 1ST AVE NE
19	60	952810	0485	6860 E GREEN LAKE WAY N
19	60	952810	0501	6850 E GREEN LAKE WAY N
19	60	952810	0510	6857 WOODLAWN AVE NE
19	60	952810	0525	6869 WOODLAWN AVE NE
19	60	952810	0535	6869 WOODLAWN AVE NE
19	60	952810	0630	7007 WOODLAWN AVE NE
19	60	952810	0690	7300 E GREEN LAKE DR N
19	60	952810	0695	318 NE MAPLE LEAF PL
19	60	952810	0700	7307 WOODLAWN AVE NE
19	60	952810	0740	7364 E GREEN LAKE WAY N

## 2021 PHYSICAL INSPECTION GEO AREA 19

GeoArea	GeoNbhd	Major	Minor	AddrLine
19	60	952810	0790	7320 W GREEN LAKE WAY N
19	60	952810	0925	333 NE 76TH ST
19	60	952810	1390	445 NE MAPLE LEAF PL
19	60	952810	1445	7212 WOODLAWN AVE NE
19	60	952810	1446	7220 WOODLAWN AVE NE
19	60	952810	1465	410 NE 72ND ST
19	60	952810	1466	7200 WOODLAWN AVE NE
19	60	952810	1470	7206 WOODLAWN AVE NE
19	60	952810	1471	7210 WOODLAWN AVE NE
19	60	952810	1510	428 NE 72ND ST
19	60	952810	1511	424 NE 72ND ST
19	60	952810	1515	420 NE 72ND ST
19	60	952810	1525	412 NE 72ND ST
19	60	952810	1571	7201 5TH AVE NE
19	60	952810	1580	
19	60	952810	1820	466 NE 70TH ST
19	60	952810	1830	460 NE 70TH ST
19	60	952810	1840	NE 70TH ST
19	60	952810	2475	
19	60	952810	3260	520 NE RAVENNA BLVD
19	60	952810	3550	6846 OSWEGO PL NE
19	60	952810	3705	444 NE RAVENNA BLVD
19	60	952810	3775	520 NE RAVENNA BLVD
19	60	952810	3920	564 NE RAVENNA BLVD
19	60	952810	3960	564 NE RAVENNA BLVD
19	60	952810	4035	500 NE 65TH ST
19	60	952810	4170	401 NE RAVENNA BLVD
19	60	952810	4205	6900 WOODLAWN AVE NE
19	60	952810	4520	300 NE 65TH ST
19	60	952810	4696	
19	60	952810	4725	6870 WOODLAWN AVE N
19	60	952810	4870	6500 SUNNYSIDE AVE N
19	60	952860	0005	7110 E GREEN LAKE DR N
19	60	952860	0020	7111 WOODLAWN AVE NE
19	60	952860	0055	7107 WOODLAWN AVE NE
19	60	952860	0065	7100 E GREEN LAKE WAY N
19	60	952910	0005	7208 E GREEN LAKE WAY N
19	60	952910	0015	7206 E GREEN LAKE DR N
19	60	952910	0025	7203 WOODLAWN AVE NE
19	60	952910	0035	7209 WOODLAWN AVE NE
19	60	952910	0040	7217 WOODLAWN AVE NE
19	60	952910	0055	7217 WOODLAWN AVE NE
19	60	952910	0070	308 NE 72ND ST
19	60	955020	2350	110 NE 54TH ST
19	60	955020	2395	120 NE 54TH ST
19	60	955020	4350	5112 LATONA AVE NE
19	60	955120	0005	5701 E GREEN LAKE WAY N
19	60	955120	0411	6233 WOODLAWN AVE N
19	60	955120	2225	6244 WOODLAWN AVE N

Improvement Sales for Area 080 with Sales Used

04/22/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	010	001230	0010	1,076	2939515	\$790,000	06/28/18	\$734.20	ABELLA CONDOMINIUM (Core)	DNTN-MU	1	Y	
080	010	001230	0020	521	3046344	\$400,000	05/06/20	\$767.75	ABELLA CONDOMINIUM (Core)	DNTN-MU	1	Y	
080	010	001230	0020	521	2964143	\$350,000	11/27/18	\$671.79	ABELLA CONDOMINIUM (Core)	DNTN-MU	1	Y	
080	010	066600	0125	13,259	3091687	\$6,100,000	12/16/20	\$460.06	OFFICE BLDG	O	1	Y	
080	010	522330	0100	17,528	2927930	\$7,125,000	04/25/18	\$406.49	KILMARNOCK PROF BLDG	O	1	Y	
080	010	522330	0260	5,705	2949706	\$4,200,000	08/27/18	\$736.20	OFFICE	PO	1	Y	
080	020	029395	0010	2,967	2910795	\$1,700,000	01/09/18	\$572.97	ASTORIA AT MEYDENBAUER BAY	DNTN-OB	1	Y	
080	030	262505	9037	14,365	2960203	\$6,650,000	10/30/18	\$462.93	NORTHUP PLACE	O	1	Y	
080	030	262505	9105	5,400	2965383	\$3,500,000	11/21/18	\$648.15	BEL RED BILINGUAL ACADEMY	O	1	Y	
080	030	884750	0450	707	3008318	\$415,000	08/22/19	\$586.99	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	030	884750	0460	856	3025626	\$450,000	12/10/19	\$525.70	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	030	884750	0470	1,550	2944864	\$796,100	07/27/18	\$513.61	UPTON AT CROSSROADS VILLAGE	CB	2	Y	
080	030	884750	0600	1,663	2964861	\$1,016,925	11/20/18	\$611.50	UPTON AT CROSSROADS VILLAGE	CB	2	Y	
080	030	884750	0600	1,955	3057405	\$1,400,000	07/13/20	\$716.11	UPTON AT CROSSROADS VILLAGE	CB	2	Y	
080	030	884750	1730	1,676	3018098	\$862,160	10/15/19	\$514.42	UPTON AT CROSSROADS VILLAGE	CB	2	Y	
080	030	884750	1790	820	3021982	\$425,000	11/15/19	\$518.29	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	030	884750	1800	856	3022098	\$450,000	11/20/19	\$525.70	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	030	884750	1810	856	3021922	\$450,000	11/15/19	\$525.70	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	030	884750	1820	707	3021911	\$375,000	11/15/19	\$530.41	UPTON AT CROSSROADS VILLAGE	CB	1	Y	
080	040	068702	0010	7,670	3089024	\$3,275,000	12/09/20	\$426.99	BELLEVUE FOREST #3	O	1	Y	
080	040	126620	0055	3,203	3024901	\$1,600,000	12/05/19	\$499.53	DENTAL & MEDICAL OFFICES	O	1	Y	
080	040	242770	0020	11,069	3032809	\$5,350,000	02/05/20	\$483.33	ICBO/BELWOOD BUILDING	O	1	Y	
080	040	327606	0010	1,836	2913030	\$1,350,000	01/19/18	\$735.29	HIDDEN VALLEY PROFESSIONAL C	O	1	Y	
080	040	570900	0206	33,542	2962027	\$19,300,000	11/05/18	\$575.40	UNIVERSITY BOOK STORE (Dist B)	DNTN-MU	1	Y	
080	050	067210	0030	9,792	2923429	\$4,675,000	04/02/18	\$477.43	MERIDIAN BUILDING	BR-ORT	2	Y	
080	050	067210	0160	32,333	2941781	\$13,750,000	06/29/18	\$425.26	ASR BUILDING (ALL SERVICES BU	BR-ORT	1	Y	
080	050	105400	0020	40,320	3022661	\$12,215,000	11/21/19	\$302.95	FURNITURE FACTORY DIRECT/GO	OV1	1	69	Net Lease Sale; not in ratio
080	050	182242	0010	1,326	2944825	\$975,000	07/17/18	\$735.29	CREEKSIDE 1540	BR-ORT	1	Y	
080	050	182242	0040	1,612	2937488	\$975,000	06/21/18	\$604.84	CREEKSIDE 1540	BR-ORT	1	Y	
080	050	272505	9190	11,486	3004155	\$6,627,500	07/31/19	\$577.01	GLOBAL BUILDING	O	1	Y	
080	050	272505	9228	76,322	2939824	\$25,000,000	06/27/18	\$327.56	BELLEVUE BMW AUTO SHOWROO	BR-GC	2	Y	
080	050	272505	9328	55,376	3025721	\$16,250,000	12/03/19	\$293.45	APPLE TREE PLAZA	BR-GC	4	Y	
080	050	392720	0070	4,450	3016732	\$1,890,000	10/23/19	\$424.72	LIMITED EDITION OFFICE PARK LC	OV1	1	Y	
080	050	392720	0130	7,445	3010155	\$3,070,000	09/09/19	\$412.36	LIMITED EDITION OFFICE PARK LC	OV1	1	Y	
080	050	392720	0140	6,880	3017492	\$2,850,000	10/28/19	\$414.24	LIMITED EDITION OFFICE PARK LC	OV1	1	Y	
080	050	644850	0010	93,910	3010872	\$41,000,000	09/17/19	\$436.59	OVERLAKE EAST SHOPPING CENT	OV1	2	Y	
080	060	124270	0006	12,599	3037736	\$4,775,000	03/05/20	\$379.00	Overlake Specialty School	OLB	1	Y	
080	060	222505	9084	60,171	2918649	\$15,150,000	03/06/18	\$251.78	CLOVER BUILDING (former name LA	OLB	1	Y	

Improvement Sales for Area 080 with Sales Used

04/22/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	070	064600	0040	2,165	2963171	\$1,250,000	11/07/18	\$577.37	BEL-RED PLACE CONDOMINIUM	BR-ORT	1	Y	
080	070	064600	0100	1,997	3080197	\$1,590,000	10/29/20	\$796.19	BEL-RED PLACE CONDOMINIUM	BR-ORT	2	Y	
080	070	260800	0010	6,917	2937751	\$3,160,000	06/20/18	\$456.85	FORUM SOUTH OFFICE BLDG	O	1	Y	
080	070	282505	9109	12,059	3025718	\$6,000,000	12/13/19	\$497.55	SHERMAN BUILDING	BR-OR	1	Y	
080	070	282505	9123	13,919	3028328	\$4,000,000	12/27/19	\$287.38	BODY WORKS SERVICE GARAGE	BR-GC	1	Y	
080	070	282505	9138	15,600	2976303	\$3,800,000	03/04/19	\$243.59	DIGITAL REPROGRAPHICS SERVICE	BR-GC	1	Y	
080	070	282505	9216	11,940	3016789	\$5,000,000	10/23/19	\$418.76	RETAIL & OFFICE	BR-RC-2	1	Y	
080	070	282505	9261	14,180	2928509	\$7,750,000	05/04/18	\$546.54	OLYMPIC MEDICAL CENTER	BR-MO-1	1	Y	
080	070	282505	9279	25,200	3060730	\$8,000,000	07/30/20	\$317.46	NORTH PARK	BR-GC	2	Y	
080	070	282505	9281	12,125	2930603	\$5,740,000	05/01/18	\$473.40	NORTHWEST PHYSICIANS LABORATORY	BR-GC	1	Y	
080	070	292505	9022	29,609	2993493	\$14,900,000	06/13/19	\$503.23	BELLEGROVE MEDICAL PARK	BR-MO	1	Y	
080	070	292505	9231	14,600	2916180	\$5,000,000	02/20/18	\$342.47	OFFICE BLDG	BR-MO	1	Y	
080	070	292505	9283	1,960	2941214	\$1,800,000	07/09/18	\$918.37	SFR converted to OFFICE	BR-MO	1	Y	
080	070	292505	9283	1,960	3054583	\$2,100,000	06/30/20	\$1,071.43	SFR converted to OFFICE	BR-MO	1	Y	
080	070	292505	9329	14,510	2953380	\$8,065,000	09/18/18	\$555.82	WASH PARK QUADRANT BLDG	BR-MO	1	Y	
080	070	398652	0030	34,703	3007094	\$16,350,000	08/26/19	\$471.14	15 LAKE BELLEVUE BUILDING	BR-GC	1	Y	
080	070	532680	0015	1,680	3076068	\$1,495,000	10/12/20	\$889.88	conv SFR to day care	BR-MO	1	Y	
080	070	532680	0025	2,100	2986234	\$1,450,000	04/30/19	\$690.48	SFR conv to office	BR-MO	1	Y	
080	070	609350	0010	1,324	2972760	\$1,250,000	02/01/19	\$944.11	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	1	Y	
080	070	609350	0180	1,981	3028940	\$1,751,400	01/03/20	\$884.10	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	1	Y	
080	070	619598	0020	4,520	3042049	\$2,895,000	04/01/20	\$640.49	Northwest Medical	BR-MO	2	Y	
080	070	619598	0030	1,768	3013215	\$1,075,000	10/01/19	\$608.03	Northwest Medical	BR-MO	1	Y	
080	070	619598	0040	2,134	3085624	\$1,475,000	11/24/20	\$691.19	Northwest Medical	BR-MO	1	Y	
080	070	804610	0089	15,078	2966890	\$5,900,000	11/11/18	\$391.30	WILBURTON PLAZA	GC	1	Y	
080	070	939995	0020	2,632	2927924	\$1,455,000	04/25/18	\$552.81	WILBURTON OFFICE PARK BLDG A	O	2	Y	
080	070	939998	0010	2,436	2992704	\$1,475,000	06/07/19	\$605.50	WILBURTON OFFICE PARK BLDG D	O	1	Y	
080	090	066287	0040	71,418	2920729	\$25,500,000	03/23/18	\$357.05	BELLEVUE GATEWAY II	OLB	1	Y	

Vacant Sales for Area 080 with Sales Used

04/22/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	010	067900	0025	17,945	2945402	\$11,000,000	08/01/18	\$612.98	SUSHI MARU RESTAURANT (Core)	DNTN-MU	1	Y	
080	010	067900	0060	13,304	2970604	\$6,200,000	01/10/19	\$466.03	RETAIL STORES (Core)	DNTN-MU	1	Y	
080	010	154410	0217	174,915	2973252	\$116,000,000	02/12/19	\$663.18	DOXA JOHN DANZ BUILDING - ASSOC WITH 0214 (Core)	DNTNO-1	2	Y	
080	010	154410	0221	63,675	3025240	\$65,000,000	12/12/19	\$1,020.81	PARKING LOT (Core)	DNTNO-1	3	Y	
080	010	154410	0351	13,887	3004802	\$7,854,000	08/07/19	\$565.56	LOCKSMITH SHOP (Dist C)	DNTN-MU	1	Y	
080	010	154510	0026	46,938	2972648	\$36,000,000	02/06/19	\$766.97	PARK ROW SHOPPING CENTER (Core)	DNTN-MU	1	Y	
080	010	239960	0035	20,040	3024525	\$10,100,000	12/09/19	\$503.99	DANSEREAU BLDG (Core)	DNTN-MU	3	Y	
080	010	322505	9076	91,643	2920239	\$60,510,736	03/19/18	\$660.29	PRUDENTIAL BUILDING (Core)	DNTNO-1	2	Y	
080	010	322505	9080	109,032	2920273	\$67,489,265	03/19/18	\$618.99	PARKING LOT (Core)	DNTNO-1	1	Y	
080	010	322505	9220	44,502	3024776	\$53,497,530	12/10/19	\$1,202.14	FIRST MUTUAL CENTER (Core)	DNTNO-1	1	Y	
080	010	522330	0045	6,750	3054890	\$3,250,000	06/29/20	\$481.48	BELLEVUE ANIMAL HOSPITAL (Dist A)	DNTN-MU	1	Y	
080	010	868280	0040	14,787	2913101	\$4,400,000	01/24/18	\$297.56	BEL-CREST COURT APTS	R-30	1	Y	
080	020	066600	0045	14,967	2980225	\$7,000,000	03/29/19	\$467.70	RESTAURANT (Dist A)	DNTN-OB	2	Y	
080	020	154510	0121	10,000	2916277	\$5,400,000	02/23/18	\$540.00	PAGLIACCI'S PIZZA(Dist A)	DNTN-OB	1	Y	
080	030	262505	9092	35,719	3008143	\$3,250,000	08/28/19	\$90.99	GERMAN SCHOOL	O	2	Y	
080	040	154460	0103	33,938	3073267	\$12,800,000	09/30/20	\$377.16	BELLEVUE VISTA APTS (Dist B)	DNTN-MU	1	Y	
080	040	200200	0010	15,844	2994044	\$11,260,000	06/17/19	\$710.68	DENTAL ARTS CENTER CONDOMINIUM (Dist B)	DNTN-MU	3	Y	
080	040	292505	9193	19,413	2947212	\$2,600,000	08/13/18	\$133.93	SFR CONV DAYCARE	O	2	Y	
080	040	292505	9280	129,411	2954872	\$39,150,000	09/28/18	\$302.52	LE CHATEAU APTS (Dist B)	DNTN-R	3	Y	
080	040	570900	0085	15,966	3012261	\$7,800,000	09/18/19	\$488.54	COLUMBIA STATE BANK (Dist C)	DNTN-MU	1	Y	
080	040	570900	0184	32,164	3082941	\$28,250,000	11/16/20	\$878.31	RETAIL STORES (Dist B)	DNTN-MU	1	Y	
080	050	067210	0006	15,625	2972719	\$2,525,000	02/05/19	\$161.60	WHSE & STORAGE	BR-RC-2	1	Y	
080	050	067210	0010	242,273	3069325	\$46,350,000	09/11/20	\$191.31	PACE BELL BUILDING	BR-CR	7	Y	
080	050	067310	0073	22,467	3032106	\$2,769,788	01/31/20	\$123.28	CASH COMPANY PAWN BROKER	OV1	1	Y	
080	050	262505	9044	61,727	3045000	\$10,400,000	04/30/20	\$168.48	VACANT LAND (FORMER TEXACO/BROWN BEAR)	OV2	1	Y	
080	050	272505	9089	45,302	3058032	\$5,000,000	07/14/20	\$110.37	PARKING LOT	BR-CR	1	Y	
080	050	272505	9198	61,426	3040912	\$12,300,000	03/31/20	\$200.24	VACANT LAND	BR-RC-2	1	Y	
080	050	272505	9239	51,432	2950040	\$7,600,000	08/27/18	\$147.77	FERGUSON	BR-RC-2	1	Y	
080	050	272505	9245	29,773	2933933	\$5,300,000	05/24/18	\$178.01	CORAGGIO TEXTILES	BR-RC-2	1	Y	
080	050	272505	9263	24,977	2926313	\$3,900,000	04/12/18	\$156.14	SUNMARK UPHOLSTERY	BR-CR	1	Y	
080	070	282505	9055	111,247	2910226	\$11,350,000	01/10/18	\$102.03	OFFICE / TEAR DOWN	BR-ORT	3	Y	
080	070	282505	9072	71,553	2952909	\$5,250,000	09/13/18	\$73.37	VACANT INDUSTRIAL LAND	BR-GC	1	Y	
080	070	282505	9084	73,181	3069686	\$11,000,000	09/10/20	\$150.31	VACANT LAND	BR-ORT	1	Y	
080	070	282505	9276	68,746	2952454	\$6,000,000	09/14/18	\$87.28	NICHOLAS MACHINE AND TECHNOLOGY CO	BR-MO	1	Y	
080	070	282505	9297	179,281	2939544	\$14,073,750	06/27/18	\$78.50	SFR Converted to OFFICE	BR-R	1	Y	
080	070	332505	9169	29,450	3015406	\$6,350,000	10/15/19	\$215.62	BURGER KING RESTAURANT	GC	1	Y	
080	080	054010	0555	11,100	2959747	\$4,750,000	10/29/18	\$427.93	TULLY'S COFFEE	B1	1	Y	
080	080	438920	0727	134,510	2984683	\$8,500,000	04/29/19	\$63.19	GRACE LUTHERAN	R-3.5	1	Y	
080	090	042405	9009	228,690	3069441	\$400,000	09/10/20	\$1.75	VACANT LAND	R-15	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	010	814610	0570	1,375	2960247	\$20,000	10/29/18	\$14.55	OFFICE conv SFR	PO	1	22	Partial interest (1/3, 1/2, etc.)
080	030	067310	0076	5,560	2953022	\$4,190,000	09/17/18	\$753.60	CHEVRON C-STORE W/ OIL & WASH	BR-RC-3	1	38	Divorce
080	030	067310	0089	6,291	3096265	\$57,530	12/03/20	\$9.14	HIGHLANDS PROFESSIONAL CENTER	O	1		
080	030	262505	9133	1,978	2984493	\$1,425,000	04/24/19	\$720.42	A Pampered Pooch - conv SFR	NB	1	15	No market exposure
080	030	262505	9175	2,400	2989897	\$1,785,000	05/23/19	\$743.75	4 GUYS CONVENIENCE STORE WITHOUT GAS	NB	1	36	Plottage
080	030	664885	0030	3,134	3108468	\$1,350,000	03/29/21	\$430.76	PARK PROFESSIONAL CENTER CONDOMINIUM	O	2		
080	040	200200	0010	0	3010979	\$1,690,661	09/19/19	\$0.00	VACANT LAND (Dist B-1)	DNTN-MU	3	22	Partial interest (1/3, 1/2, etc.)
080	040	261910	0017	9,308	2952547	\$6,600	09/06/18	\$0.71	WASHINGTON SQUARE (RETAIL AND UNDERGROUND GARAGE	DNTN-MU	3	24	Easement or right-of-way
080	050	067310	0072	7,370	3036756	\$6,683	03/03/20	\$0.91	SCOTT BLDG	OV1	1	24	Easement or right-of-way
080	050	067310	0072	7,370	3040667	\$161,243	03/26/20	\$21.88	SCOTT BLDG	OV1	1	68	Non-gov't to gov't
080	050	067310	0072	7,370	3040668	\$106,896	02/27/20	\$14.50	SCOTT BLDG	OV1	1	68	Non-gov't to gov't
080	050	067310	0073	3,360	3027716	\$3,461	12/27/19	\$1.03	CASH COMPANY PAWN BROKER	OV1	1	24	Easement or right-of-way
080	050	067310	0073	3,360	3040678	\$226,803	03/26/20	\$67.50	CASH COMPANY PAWN BROKER	OV1	1	68	Non-gov't to gov't
080	050	067310	0073	3,360	3040679	\$252,005	02/24/20	\$75.00	CASH COMPANY PAWN BROKER	OV1	1	68	Non-gov't to gov't
080	050	262505	9049	6,408	3044998	\$6,850,000	04/30/20	\$1,068.98	AERO RENT-A-CAR	OV2	1	59	Bulk portfolio sale
080	060	222505	9025	20,900	2994828	\$8,800,000	06/20/19	\$421.05	BELLEVUE CHILDREN'S ACADEMY	BR-CR	1	51	Related party, friend, or neighbor
080	070	109910	0370	9,476	2998893	\$5,497,000	07/10/19	\$580.10	CORP. ART WEST BUILDING	PO	1	38	Divorce
080	070	177650	0060	2,100	3035427	\$565,106	02/25/20	\$269.10	OFFICE conv SFR	PO	1	51	Related party, friend, or neighbor
080	070	282505	9058	10,500	3026867	\$10,000,000	12/09/19	\$952.38	KELLY'S AUTOBODY	BR-RC-1	1	68	Non-gov't to gov't
080	070	282505	9108	4,967	2949101	\$2,500,000	08/23/18	\$503.32	EYE CLINIC OF BELLEVUE	BR-MO-1	1	22	Partial interest (1/3, 1/2, etc.)
080	070	282505	9230	17,904	3031983	\$12,993,700	01/28/20	\$725.74	ALLIED WASTE	BR-RC-2	1	15	No market exposure
080	070	282505	9285	22,726	3050032	\$1,299,000	05/22/20	\$57.16	CURRAN BUSINESS PARK	BR-RC-1	1		
080	070	332505	9033	1,975	3033813	\$6,500,000	02/07/20	\$3,291.14	ARCO AMPM	GC	1	17	Non-profit organization
080	070	332505	9036	33,270	3088620	\$90,000	12/08/20	\$2.71	AUTO HOUSE & ISHII MOTOR INDUSTRIAL / BEL-MAR	GC	1	24	Easement or right-of-way
080	070	332505	9169	2,902	3090527	\$30,000	12/21/20	\$10.34	BURGER KING RESTAURANT	GC	1	24	Easement or right-of-way
080	070	619598	0010	6,654	2965037	\$3,003,772	12/06/18	\$451.42	Northwest Medical	BR-MO	3	44	Tenant
080	070	939998	0060	711	3004124	\$575,000	08/08/19	\$808.72	WILBURTON OFFICE PARK BLDG D	O	1	46	Non-representative sale

Vacant Sales for Area 080 with Sales not Used

04/22/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
080	010	066600	0400	51,775	2996178	\$600,000	06/25/19	\$11.59	SFR / TEAR DOWN	R-30	1	10	Tear down
080	040	154460	0150	77,005	2942709	\$32,963,580	07/19/18	\$428.07	CORNER COURT (Core)	DNTNO-2	2	15	No market exposure
080	040	154460	0158	28,005	3051206	\$26,884,480	06/11/20	\$959.99	PARKING (Core)	DT-O-2-N	1	65	Plans and permits
080	040	261910	0014	105,500	2988120	\$5,000	04/26/19	\$0.05	GARAGE (Core)	DNTN-MU	1	24	Easement or right-of-way
080	040	261910	0014	27,725	2948421	\$1,134,995	07/24/18	\$40.94	GARAGE (Core)	DNTN-MU	1	71	Parking easement
080	040	261910	0014	223,883	2986586	\$50,000	04/22/19	\$0.22	GARAGE (Core)	DNTN-MU	3	24	Easement or right-of-way
080	040	261910	0014	105,500	2992328	\$30,000	05/20/19	\$0.28	GARAGE (Core)	DNTN-MU	1	24	Easement or right-of-way
080	040	261910	0014	105,500	2992408	\$60,000	05/20/19	\$0.57	GARAGE (Core)	DNTN-MU	1	24	Easement or right-of-way
080	040	292505	9085	114,168	2978994	\$4,600,000	03/22/19	\$40.29	TEARDOWN (Dist C)	DNTN-MU	1	22	Partial interest (1/3, 1/2, etc.)
080	040	570900	0187	28,152	2950334	\$18,800,000	08/29/18	\$667.80	DUX BED (Dist B)	DNTN-MU	3	15	No market exposure
080	070	067001	0010	5,007	3004641	\$5	08/12/19	\$0.00	TRACT A EASEMENT	BR-OR-1	1	31	Exempt from excise tax
080	070	282505	9103	83,965	3077199	\$500,000	10/15/20	\$5.95	VACANT COMMERCIAL LAND	BR-MO	2	22	Partial interest (1/3, 1/2, etc.)
080	070	322505	9160	309,403	3021207	\$282,206	11/13/19	\$0.91	LEXUS OF BELLEVUE	OLB	1	68	Non-gov't to gov't



2021 PHYSICAL INSPECTION - AREA 80				
Area	Neighborhood	Major	Minor	SitusAddress
80	40	068570	0017	No Situs Address
80	40	068570	0080	845 106TH AVE NE
80	40	068570	0092	855 106TH AVE NE
80	40	068700	0010	2223 112TH AVE NE
80	40	068700	0020	2227 112TH AVE NE
80	40	068701	0010	2101 112TH AVE NE
80	40	068702	0010	2155 112TH AVE NE
80	40	068702	0011	2135 112TH AVE NE
80	40	068702	0012	2105 112TH AVE NE
80	40	068703	0010	2115 112TH AVE NE
80	40	068704	0010	11033 NE 24TH ST
80	40	068705	0010	2025 112TH AVE NE
80	40	068706	0010	1975 112TH AVE NE
80	40	068707	0010	2125 112TH AVE NE
80	40	072000	0005	1116 108TH AVE NE
80	40	126620	0045	1500 112TH AVE NE
80	40	126620	0055	11216 NE 15TH ST
80	40	126620	0060	11224 NE 15TH ST
80	40	126620	0065	11232 NE 15TH ST
80	40	126620	0165	1426 112TH AVE NE
80	40	126620	0175	1416 112TH AVE NE
80	40	126620	0185	11217 NE 15TH ST
80	40	126620	0190	1474 112TH AVE NE
80	40	126620	0225	1412 112TH AVE NE
80	40	126620	0285	1258 112TH AVE NE
80	40	126620	0290	1252 112TH AVE NE
80	40	126620	0295	1380 112TH AVE NE
80	40	140330	0005	929 109TH AVE NE
80	40	140330	0020	909 109TH AVE NE
80	40	140330	0064	NE 8TH ST
80	40	154460	0150	10770 NE 8TH ST
80	40	154460	0158	10620 NE 8TH ST
80	40	154460	0160	10620 NE 8TH ST
80	40	200200	0000	No Situs Address
80	40	200200	0010	10050 NE 10TH ST
80	40	200200	0020	10050 NE 10TH ST
80	40	200200	0030	10050 NE 10TH ST
80	40	242770	0010	2100 112TH AVE NE
80	40	242770	0020	2122 112TH AVE NE
80	40	242770	0030	2050 112TH AVE NE
80	40	242770	0050	1980 112TH AVE NE
80	40	242770	0070	1800 112TH AVE NE

2021 PHYSICAL INSPECTION - AREA 80				
Area	Neighborhood	Major	Minor	SitusAddress
80	40	242770	0080	1950 112TH AVE NE
80	40	242770	0090	2000 112TH AVE NE
80	40	261910	0014	No Situs Address
80	40	261910	0017	No Situs Address
80	40	292505	9004	1901 112TH AVE NE
80	40	292505	9020	1028 BELLEVUE WAY NE
80	40	292505	9050	No Situs Address
80	40	292505	9057	1020 102ND AVE NE
80	40	292505	9061	No Situs Address
80	40	292505	9088	1835 BELLEVUE WAY NE
80	40	292505	9098	1717 BELLEVUE WAY NE
80	40	292505	9102	10675 NE 20TH ST
80	40	292505	9104	2200 112TH AVE NE
80	40	292505	9119	10575 NE 12TH ST
80	40	292505	9154	1036 100TH AVE NE
80	40	292505	9193	1250 112TH AVE NE
80	40	292505	9200	1248 112TH AVE NE
80	40	292505	9201	1934 108TH AVE NE
80	40	292505	9202	10550 NE 8TH ST
80	40	292505	9270	1130 BELLEVUE WAY NE
80	40	292505	9272	1000 BELLEVUE WAY NE
80	40	292505	9302	1020 BELLEVUE WAY NE
80	40	292505	9303	1020 BELLEVUE WAY NE
80	40	292505	9314	2150 112TH AVE NE
80	40	292505	9317	1900 112TH AVE NE
80	40	292505	9331	1600 112TH AVE NE
80	40	292505	9332	1126 102ND AVE NE
80	40	292505	9333	No Situs Address
80	40	292505	9338	BELLEVUE WAY NE
80	40	292505	9341	10200 NE 10TH ST
80	40	327606	0000	1418 112TH AVE NE
80	40	327606	0010	1418 112TH AVE NE
80	40	327606	0020	1418 112TH AVE NE
80	40	430750	0000	11004 NE 11TH ST
80	40	430750	0010	1112 110TH AVE NE
80	40	430750	0020	11004 NE 11TH ST
80	40	430750	0030	11004 NE 11TH ST
80	40	430750	0040	11004 NE 11TH ST
80	40	430750	0050	11004 NE 11TH ST
80	40	430750	0060	11004 NE 11TH ST
80	40	549141	0000	925 110TH AVE NE
80	40	549141	0010	925 110TH AVE NE

2021 PHYSICAL INSPECTION - AREA 80				
Area	Neighborhood	Major	Minor	SitusAddress
80	40	549141	0020	906 109TH AVE NE
80	40	549141	0030	906 109TH AVE NE
80	40	549141	0040	906 109TH AVE NE
80	40	570900	0030	10112 NE 10TH ST
80	40	570900	0060	10224 NE 10TH ST
80	40	570900	0075	1171 104TH AVE NE
80	40	570900	0085	10350 NE 10TH ST
80	40	570900	0086	10306 NE 10TH ST
80	40	570900	0125	1055 BELLEVUE WAY NE
80	40	570900	0135	821 BELLEVUE WAY NE
80	40	570900	0136	821 BELLEVUE WAY NE
80	40	570900	0184	10210 NE 8TH ST
80	40	570900	0187	810 102ND AVE NE
80	40	570900	0188	No Situs Address
80	40	570900	0191	No Situs Address
80	40	570900	0206	990 102ND AVE NE
80	40	570900	0211	10223 NE 10TH ST
80	40	616200	0000	11011 NE 12TH ST
80	40	616200	0390	11011 NE 12TH ST
80	40	616200	0400	11011 NE 12TH ST
80	40	661040	0000	1188 106TH AVE NE
80	40	661040	0010	1100 106TH AVE NE
80	40	661040	0020	1100 106TH AVE NE
80	40	661040	0030	1110 106TH AVE NE
80	40	661040	0040	1120 106TH AVE NE
80	40	661040	0050	1130 106TH AVE NE
80	40	661040	1330	1188 106TH AVE NE
80	40	661040	1340	1140 106TH AVE NE
80	40	661040	1350	1150 106TH AVE NE
80	40	661040	1360	1160 106TH AVE NE
80	40	714580	0005	1115 110TH AVE NE
80	40	714580	0010	1111 110TH AVE NE
80	40	796390	0185	10936 NE 24TH ST
80	40	796390	0335	2233 112TH AVE NE
80	40	796390	0336	2229 112TH AVE NE
80	40	894404	0000	1106 108TH AVE NE
80	40	894404	0010	1106 108TH AVE NE
80	40	894404	0020	1106 108TH AVE NE

## Improvement Sales for Area 085 with Sales Used

04/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	613785	0020	3,225	3027393	\$3,200,000	12/17/19	\$992.25	CHEVRON FOOD MART	R-AC, OP, CB, LI	1	Y	
085	015	032605	9103	12,232	2985513	\$2,917,500	04/30/19	\$238.51	WAREHOUSE	I	1	Y	
085	015	032605	9121	16,275	2912797	\$2,155,000	01/31/18	\$132.41	WAREHOUSE - Northwood Industrial	I	1	Y	
085	015	664110	0080	11,440	3051479	\$1,700,000	06/12/20	\$148.60	WAREHOUSE	I	1	Y	
085	015	664110	0081	11,050	3063369	\$2,369,000	08/11/20	\$214.39	WAREHOUSE	I	1	Y	
085	015	880180	0010	66,880	2953115	\$10,625,000	09/13/18	\$158.87	UNDERWOOD GARTLAND 140 SUN	I	1	Y	
085	015	951710	0270	11,958	3076848	\$2,399,900	10/14/20	\$200.69	WILSON CONSTRUCTION CO	GB	1	Y	
085	015	956075	0030	48,069	3087282	\$9,800,000	12/08/20	\$203.87	WAREHOUSE	I	1	Y	
085	015	956075	0060	27,277	3091694	\$6,800,000	12/28/20	\$249.29	T R ZETCO PACKAGING & PAPER	I	1	Y	
085	015	956075	0100	20,782	3008394	\$5,200,000	08/28/19	\$250.22	WOODINVILLE BUSINESS PARK	I	1	Y	
085	020	092605	9048	4,164	3014544	\$1,365,000	10/07/19	\$327.81	KRISCO AQUATECH	CBD	1	Y	
085	020	102605	9078	33,820	3039986	\$15,700,000	03/24/20	\$464.22	WOODINVILLE MEDICAL CENTER	CBD	1	Y	
085	020	726910	0080	6,108	3066908	\$1,900,000	08/29/20	\$311.07	GOODWILL	CBD	1	Y	
085	020	726910	0094	2,056	2939912	\$600,000	06/30/18	\$291.83	SPLASH & DASH CAR WASH	CBD	1	Y	
085	020	951710	0018	988	3019628	\$600,000	11/01/19	\$607.29	GUNS / U HAUL	CBD	1	Y	
085	020	951710	0140	41,584	2985770	\$12,857,143	05/01/19	\$309.18	WOODGATE CENTER BLDG C	CBD	2	Y	
085	020	951710	0140	41,584	2985565	\$12,857,143	05/01/19	\$309.18	WOODGATE CENTER BLDG C	CBD	2	Y	
085	020	951710	0160	5,742	2985566	\$2,142,857	05/01/19	\$373.19	WOODGATE CENTER BLDG D - O'F	CBD	1	Y	
085	020	951710	0160	5,742	2985771	\$2,142,857	05/01/19	\$373.19	WOODGATE CENTER BLDG D - O'F	CBD	1	Y	
085	020	951810	0195	5,939	2990613	\$2,175,000	05/30/19	\$366.22	SHANNON BUILDING	CBD	3	Y	
085	025	192605	9163	35,442	3044732	\$4,500,000	04/29/20	\$126.97	GOODWILL (Former Albertson's)	BC 1	1	Y	
085	025	282605	9026	6,016	3069574	\$2,600,000	09/11/20	\$432.18	SLATER PARK BUILDING- Animal H	NRH 6	1	Y	
085	025	332605	9087	12,964	2940055	\$5,012,500	06/29/18	\$386.65	CDC BUILDING (405 BLDG)	NRH 2	1	Y	
085	030	192605	9025	6,180	2933968	\$1,500,000	06/01/18	\$242.72	MISC OFFICE & RETAIL	BC 1	1	Y	
085	030	192605	9111	3,083	3092026	\$2,200,000	12/31/20	\$713.59	CHIROPRACTOR & DENTAL	BC 1	1	Y	
085	030	192605	9156	3,111	3068963	\$1,578,947	09/09/20	\$507.54	U.S. BANK	BC 1	1	Y	
085	030	202605	9066	6,016	2977853	\$2,495,000	03/18/19	\$414.73	Office Building	BC 1	1	Y	
085	030	357980	0490	15,463	2994509	\$4,545,000	06/14/19	\$293.93	INGLEWOOD PROFESSIONAL CEN	BNA	3	Y	
085	030	364910	0510	2,500	3028387	\$1,000,000	12/28/19	\$400.00	ROCKY MARKET	NB	1	Y	
085	030	364910	0540	2,104	2936659	\$690,000	06/13/18	\$327.95	MONTESSORI SCHOOL	R6	1	Y	
085	035	292605	9125	37,000	2918844	\$14,799,500	03/06/18	\$399.99	KIRKLAND 405 CORP CTR BLDG A	TL 10A	1	Y	
085	035	292605	9252	36,350	3021166	\$22,800,000	11/18/19	\$627.24	Medical Office Building	PR 3.6	1	Y	
085	035	389060	0010	129,585	2974187	\$35,748,500	02/19/19	\$275.87	KIRKLAND 405 CORP CTR BLDG A	TL 10A	2	Y	
085	040	302605	9274	3,792	2929295	\$1,750,000	05/03/18	\$461.50	JUANITA PUB	JBD 6	1	Y	
085	040	302605	9313	1,320	3018318	\$1,000,000	10/30/19	\$757.58	pizza parlor	JBD 2	1	Y	
085	040	322605	9040	8,639	3092335	\$2,460,000	12/30/20	\$284.76	SHUMWAY MANSION ADULT FAMILI	RS 8.5	1	Y	
085	040	376245	0040	1,490	2929774	\$425,000	05/09/18	\$285.23	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	
085	040	376245	0080	1,187	2917618	\$390,000	03/01/18	\$328.56	JUANITA PROFESSIONAL CENTER	JBD 6	1	Y	

Improvement Sales for Area 085 with Sales Used

04/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	040	376250	0020	1,186	2938107	\$643,000	06/22/18	\$542.16	JUANITA PROFESSIONAL PLAZA C	JBD 6	1	Y	
085	045	052505	9069	10,856	2969907	\$4,550,000	01/07/19	\$419.12	OFFICE BLDG	PLA 5C	1	Y	
085	045	082505	9038	5,900	2925965	\$2,800,000	04/20/18	\$474.58	OFFICE	PR 3.6	1	Y	
085	045	082505	9234	28,532	3024870	\$8,700,000	12/04/19	\$304.92	MOSS BAY COMMERCE CENTER	LIT	1	Y	
085	045	788260	0602	17,051	2985059	\$4,400,000	04/25/19	\$258.05	HIRSCHLER MFG CO	LIT	1	Y	
085	050	123310	0282	7,344	2916854	\$3,525,000	02/07/18	\$479.98	BENNAOH BUILDING	PR 3.6	1	Y	
085	050	123310	0300	12,525	2970209	\$6,500,000	01/15/19	\$518.96	FARMERS INSURANCE	PR 3.6	1	Y	
085	050	124190	0052	2,260	3015708	\$1,260,000	10/14/19	\$557.52	BODY BOTIQUE	RH 8	1	Y	
085	050	384850	0705	20,229	2913081	\$5,722,300	01/29/18	\$282.88	RETAIL & 9 UNIT	NC2	1	Y	
085	055	124500	1110	3,328	3049570	\$3,150,000	05/26/20	\$946.51	MARKET STREET RESTAURANT AI	MSC 1	1	Y	
085	055	388580	4060	5,836	3026739	\$3,500,000	12/19/19	\$599.73	1414 OFFICE BUILDING	MSC 1	1	Y	
085	065	062505	9023	22,855	3026908	\$8,700,000	12/20/19	\$380.66	KIRKLAND LAKE BUILDING	CBD 2	1	Y	
085	065	062505	9042	3,437	3021146	\$2,100,000	11/18/19	\$611.00	Office/Retail	CBD 2	1	Y	
085	065	082505	9099	5,160	3011872	\$1,675,000	09/23/19	\$324.61	OLIVE YOU	CBD 2	1	Y	
085	065	388580	8642	6,841	3079311	\$3,600,000	10/27/20	\$526.24	Birdcage	CBD 8	1	Y	
085	065	390010	1055	5,610	3016811	\$4,000,000	10/23/19	\$713.01	Sports Bar and Line-Retail	CBD 8	1	Y	
085	065	514880	0020	843	2968417	\$720,000	12/18/18	\$854.09	MARINA HEIGHTS CONDOMINIUM	CBD 8	1	Y	
085	065	514880	0030	3,078	2993162	\$1,650,000	06/12/19	\$536.06	MARINA HEIGHTS CONDOMINIUM	CBD 8	1	Y	
085	065	864414	0010	2,553	3067935	\$2,175,000	09/01/20	\$851.94	TIARA DE LAGO CONDOMINIUM	CBD 8	1	Y	
085	075	388690	1295	23,044	3014424	\$6,194,000	10/04/19	\$268.79	MOSS BAY AUTO CENTER	LIT	1	Y	
085	075	388690	1400	11,250	2983698	\$3,200,000	04/18/19	\$284.44	MEAT DISTRIBUTORS INC	LIT	1	Y	
085	075	389310	0855	13,600	3020068	\$3,500,000	11/12/19	\$257.35	EDGE CONCRETE	TL 10D	1	Y	

Vacant Sales for Area 085 with Sales Used

04/13/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	010	697920	0151	218,691	3013080	\$15,750,000	09/30/19	\$72.02	SEATTLE TIMES - VACANT LAND	R-AC, OP, CB, LI	1	Y	
085	010	697920	0151	218,691	3068161	\$11,698,363	09/03/20	\$53.49	SEATTLE TIMES - VACANT LAND 94	R-AC, OP, CB, LI	1	Y	
085	020	052605	9186	15,035	2923142	\$650,000	04/06/18	\$43.23	SFR on commerical zoned land	GDC	1	Y	
085	020	102605	9043	93,681	3045149	\$13,410,000	04/27/20	\$143.15	WOODINVILLE MALL	CBD	3	Y	
085	020	726910	0030	26,500	2973803	\$559,000	02/12/19	\$21.09	VACANT LAND	CBD	2	Y	
085	025	282605	9181	209,309	2921247	\$10,000,000	03/22/18	\$47.78	VERIZON	TL 6A	1	34	Use-change after sale; not in ratio
085	025	692840	0026	32,992	2961638	\$5,825,000	11/09/18	\$176.56	TOTEM GREEN ASSOC	TL 1A	1	34	Use-change after sale; not in ratio
085	025	866327	0011	48,172	3082540	\$2,990,000	11/03/20	\$62.07	vacant land	TL 8	1	Y	
085	025	866335	0130	42,462	3064371	\$5,650,000	08/17/20	\$133.06	NW AERIALS GYMNASTIC CENTER	TL 7B	1	Y	
085	025	894441	0000	76,050	2923802	\$10,000,000	04/06/18	\$131.49	VILLAGE AT TOTEM LAKE- LOWER S	TL 2	2	Y	
085	030	202605	9036	19,443	2959051	\$1,370,000	10/12/18	\$70.46	VAC RETAIL & DUPLEX	BC 1	1	34	Use-change after sale; not in ratio
085	035	282605	9225	171,211	2970252	\$10,000,000	01/15/19	\$58.41	BUICK GMC OF KIRKLAND	TL 4B	2	34	Use-change after sale; not in ratio
085	035	292605	9126	115,869	3023844	\$6,175,000	12/03/19	\$53.29	VACANT LAND	TL 10A	4	Y	
085	045	012000	0150	37,858	2999920	\$8,200,000	07/17/19	\$216.60	Vacant land	LIT	1	Y	
085	045	012000	0200	71,366	2932805	\$5,376,600	05/29/18	\$75.34	FGI.com	LIT	2	Y	
085	045	082505	9313	10,632	3028271	\$1,225,296	12/24/19	\$115.25	VACANT	HENC 3	1	Y	
085	045	123510	0071	5,671	3005598	\$75,000	08/16/19	\$13.23	Vacant	LIT	1	Y	
085	050	123850	0100	30,984	2968100	\$815,000	12/18/18	\$26.30	SFR - VALUE IN LAND across from Co	RH 1B	1	Y	
085	050	123850	0110	302,163	3026653	\$40,000,000	12/20/19	\$132.38	COSTCO - KIRKLAND (PKNG. FOR C	RH 3	5	34	Use-change after sale; not in ratio
085	050	124190	0051	10,767	3018770	\$1,150,000	10/28/19	\$106.81	Health Source	RH 8	1	Y	
085	055	388580	0880	17,175	2948591	\$2,575,000	08/08/18	\$149.93	KILBURN MEDICAL OFFICE (SFR CO	MSC 1	1	34	Use-change after sale; not in ratio
085	055	388580	8120	16,830	2944845	\$5,300,000	07/31/18	\$314.91	SPEER OFFICE BLDG	MSC 3	1	Y	
085	065	124870	0052	56,858	3060039	\$40,000,000	07/29/20	\$703.51	Park Place Center	CBD 5A	1	Y	
085	065	788260	0083	29,259	3026209	\$4,000,000	12/11/19	\$136.71	APARTMENT	PLA 6D	1	Y	
085	070	172505	9071	12,405	2983472	\$4,000,000	04/12/19	\$322.45	FRESHWINDS	RM 3.6	1	Y	

Improvement Sales for Area 085 with Sales not Used

04/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	015	032605	9138	8,750	3065682	\$2,750,000	08/27/20	\$314.29	SKYLINE TILE & MARBLE	I	1	N	Net Lease Sale
085	015	032605	9154	43,790	2960297	\$7,500,000	10/30/18	\$171.27	RIDGEWOOD CORPORATE PARK -	I	1	15	No market exposure
085	015	726910	0051	4,320	3054494	\$2,050,000	06/26/20	\$474.54	WAREHOUSE	GB	2	15	No market exposure
085	020	951710	0165	9,033	2968503	\$3,925,000	12/28/18	\$434.52	KIDS COUNTRY	CBD	1	15	No market exposure
085	025	240870	0020	2,027	2974532	\$83,689	01/29/19	\$41.29	EVERGREEN 121 WAY MEDICAL	TL 1B	1	51	Related party, friend, or neighbor
085	025	240870	0020	2,027	2969437	\$99,999	01/08/19	\$49.33	EVERGREEN 121 WAY MEDICAL	TL 1B	1	22	Partial interest (1/3, 1/2, etc.)
085	025	242270	0020	3,271	2965042	\$880,445	12/06/18	\$269.17	EVERGREEN PARK NORTHWEST	TL 1B	1	59	Bulk portfolio sale
085	025	242270	0050	1,490	2965041	\$925,000	12/06/18	\$620.81	EVERGREEN PARK NORTHWEST	TL 1B	1	59	Bulk portfolio sale
085	025	282605	9043	23,534	2921655	\$8,000,000	03/29/18	\$339.93	OFFICE MAX	TL 4A	1	68	Non-gov't to gov't
085	025	282605	9046	13,801	3023896	\$18,000,000	12/04/19	\$1,304.25	INFINITI OF KIRKLAND	TL 6A	1	15	No market exposure
085	030	142604	9070	37,300	3027173	\$7,400	12/03/19	\$0.20	ARROWHEAD ELEMENTARY SCHC	Public/Semi-Public	1	68	Non-gov't to gov't
085	030	364910	0510	2,500	3065226	\$6,000	05/18/20	\$2.40	ROCKY MARKET	NB	1	68	Non-gov't to gov't
085	030	667550	0210	3,748	2961619	\$737,500	11/08/18	\$196.77	FIRE STATION	RSA 6	1	67	Gov't to non-gov't
085	035	282605	9091	18,558	2965433	\$4,100,000	12/03/18	\$220.93	HILLTOP PLAZA INDUSTRIAL	TL 10B	1	64	Sales/leaseback
085	035	292605	9191	2,584	2938326	\$2,550,000	06/16/18	\$986.84	TOTEM LAKE FOOD STORE	TL 6B	1	15	No market exposure
085	045	123890	0090	19,800	3089661	\$11,131,250	12/17/20	\$562.18	620 KIRKLAND WAY BLDG	PLA 5B	1	N	Change in Use
085	045	250550	0160	6,802	2989646	\$1,475,000	04/29/19	\$216.85	OFFICE BLDG	PR 5.0	1	51	Related party, friend, or neighbor
085	050	162505	9044	31,440	2962589	\$5,000	10/21/18	\$0.16	Central Park Tennis Club	PLA 16	1	24	Easement or right-of-way
085	065	017600	0005	7,381	2929700	\$9,200,000	05/11/18	\$1,246.44	KIRKLAND LAKE STREET RETAIL S	CBD 1B	1	46	Non-representative sale
085	065	082505	9099	5,160	3011871	\$105,000	09/23/19	\$20.35	OLIVE YOU	CBD 2	1	22	Partial interest (1/3, 1/2, etc.)
085	070	202505	9119	1,888	2967530	\$4,650,000	12/21/18	\$2,462.92	YARROW BAY 76	YBD 3	1	15	No market exposure
085	075	332605	9122	13,440	2943311	\$3,500,000	07/23/18	\$260.42	Lakeside Collision	TL 10E	1	N	Change in Use
085	075	388690	3405	8,856	2924906	\$1,900,000	04/16/18	\$214.54	OFFICE WAREHOUSE	LIT	1	63	Sale price updated by sales id group
085	075	389310	0962	3,600	3072788	\$2,500,000	09/28/20	\$694.44	SERVICE MARINE INC	TL 10D	1	N	Change in Use

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
085	015	032605	9106	43,762	2960572	\$425,000	10/29/18	\$9.71	VACANT LAND	I	1	15	No market exposure
085	020	726910	0030	6,900	2973804	\$1,000	02/12/19	\$0.14	VACANT LAND	CBD	1	18	Quit claim deed
085	045	082505	9315	15,511	2922810	\$2,238,750	04/02/18	\$144.33	SECURITY PACIFIC MORTGAGE (Office/Apartment)	PR 5.0	2	15	No market exposure
085	050	123850	0100	30,984	3097193	\$24,785	11/10/20	\$0.80	SFR - VALUE IN LAND across from Cosco	RH 1B	1	34	Change of Use
085	050	123850	0100	30,984	3015144	\$24,000	10/11/19	\$0.77	SFR - VALUE IN LAND across from Cosco	RH 1B	1	18	Quit claim deed
085	065	017600	0028	25,226	2929701	\$14,900,000	05/11/18	\$590.66	Interim Parking Lot	CBD 1B	1	46	Non-representative sale
085	065	082505	9107	6,066	3011869	\$1,000,000	09/23/19	\$164.85	PARKING	CBD 2	2	22	Partial interest (1/3, 1/2, etc.)



2021 AREA 85-15 PHYSICAL INSPECTION				
Area	Neighborhood	Major	Minor	SitusAddress
85	15	032605	9001	20306 144TH AVE NE
85	15	032605	9002	14210 NE 203RD ST
85	15	032605	9010	20315 142ND AVE NE
85	15	032605	9012	19819 136TH AVE NE
85	15	032605	9014	13910 NE NORTH WOODINVILLE WAY
85	15	032605	9015	19424 WOODINVILLE-SNOHOMISH RD
85	15	032605	9022	14020 NE 190TH ST
85	15	032605	9025	NE 190TH ST
85	15	032605	9033	20004 144TH AVE NE
85	15	032605	9035	14316 NE 203RD ST
85	15	032605	9037	No Situs Address
85	15	032605	9039	20300 WOODINVILLE-SNOHOMISH RD
85	15	032605	9040	14390 NE 200TH ST
85	15	032605	9043	14120 NE 200TH ST
85	15	032605	9047	19919 WOODINVILLE-SNOHOMISH RD
85	15	032605	9048	14400 NE 203RD PL
85	15	032605	9056	13820 NE 195TH ST
85	15	032605	9057	14212 NE 190TH ST
85	15	032605	9059	20103 WOODINVILLE-SNOHOMISH RD
85	15	032605	9062	No Situs Address
85	15	032605	9071	19250 144TH AVE NE
85	15	032605	9072	19211 144TH AVE NE
85	15	032605	9073	14800 NE NORTH WOODINVILLE WAY
85	15	032605	9077	14620 NE NORTH WOODINVILLE WAY
85	15	032605	9079	20340 139TH AVE NE
85	15	032605	9080	19210 144TH AVE NE
85	15	032605	9081	20010 142ND AVE NE
85	15	032605	9082	19223 144TH AVE NE
85	15	032605	9083	14300 NE 193RD PL
85	15	032605	9086	19450 144TH AVE NE
85	15	032605	9087	14300 NE 203RD PL
85	15	032605	9089	19835 139TH AVE NE
85	15	032605	9091	19600 144TH AVE NE
85	15	032605	9093	19725 139TH AVE NE
85	15	032605	9094	19525 139TH AVE NE
85	15	032605	9100	19900 144TH AVE NE
85	15	032605	9101	19740 144TH AVE NE
85	15	032605	9102	19510 144TH AVE NE
85	15	032605	9103	19726 144TH AVE NE
85	15	032605	9104	19730 144TH AVE NE
85	15	032605	9105	20117 142ND AVE NE
85	15	032605	9106	14400 NE 193RD ST
85	15	032605	9107	13820 NE 195TH ST
85	15	032605	9108	20109 144TH AVE NE
85	15	032605	9113	19180 144TH AVE NE
85	15	032605	9115	14400 NE NORTH WOODINVILLE WAY
85	15	032605	9116	NE 190TH ST
85	15	032605	9117	19628 144TH AVE NE
85	15	032605	9118	19710 144TH AVE NE
85	15	032605	9120	14207 NE 193RD PL
85	15	032605	9121	14301 NE 193RD PL
85	15	032605	9125	14680 NE NORTH WOODINVILLE WAY
85	15	032605	9126	No Situs Address
85	15	032605	9127	19111 144TH AVE NE

2021 AREA 85-15 PHYSICAL INSPECTION				
Area	Neighborhood	Major	Minor	SitusAddress
85	15	032605	9128	20250 144TH AVE NE
85	15	032605	9129	20250 144TH AVE NE
85	15	032605	9130	20150 144TH AVE NE
85	15	032605	9131	14400 NE 203RD PL
85	15	032605	9133	20210 142ND AVE NE
85	15	032605	9134	14400 NE 195TH ST
85	15	032605	9138	19606 144TH AVE NE
85	15	032605	9139	19401 144TH AVE NE
85	15	032605	9140	14350 NE 193RD PL
85	15	032605	9141	14200 NE 193RD PL
85	15	032605	9142	19718 144TH AVE NE
85	15	032605	9143	19722 144TH AVE NE
85	15	032605	9144	19730 144TH AVE NE
85	15	032605	9145	19734 144TH AVE NE
85	15	032605	9146	14148 NE 190TH ST
85	15	032605	9147	19230 144TH AVE NE
85	15	032605	9148	NE 195TH ST
85	15	032605	9149	20485 144TH AVE NE
85	15	032605	9153	No Situs Address
85	15	032605	9154	14660 NE NORTH WOODINVILLE WAY
85	15	032605	9160	19612 144TH AVE NE
85	15	062210	0005	18501 139TH AVE NE
85	15	062210	0021	18707 139TH AVE NE
85	15	062210	0025	18815 139TH AVE NE
85	15	062210	0045	19035 WOODINVILLE-SNOHOMISH RD
85	15	062210	0051	No Situs Address
85	15	062210	0061	19265 WOODINVILLE-SNOHOMISH RD NE
85	15	062660	0000	19011 WOODINVILLE-SNOHOMISH RD NE
85	15	062660	0010	19011 WOODINVILLE-SNOHOMISH RD NE
85	15	062660	0020	19011 WOODINVILLE-SNOHOMISH RD NE
85	15	092605	9001	17555 120TH AVE NE
85	15	092605	9012	No Situs Address
85	15	092605	9013	E RIVERSIDE DR
85	15	092605	9015	11839 E RIVERSIDE DR
85	15	092605	9030	No Situs Address
85	15	092605	9035	17604 128TH PL NE
85	15	092605	9043	No Situs Address
85	15	092605	9067	12230 NE WOODINVILLE DR
85	15	092605	9069	No Situs Address
85	15	092605	9076	131ST AVE NE
85	15	092605	9088	11910 NE WOODINVILLE DR
85	15	092605	9103	12470 NE WOODINVILLE DR
85	15	092605	9104	No Situs Address
85	15	092605	9140	12300 NE WOODINVILLE DR
85	15	092605	9141	No Situs Address
85	15	092605	9143	12900 NE WOODINVILLE-DUVALL RD
85	15	092605	9159	12350 NE WOODINVILLE DR
85	15	092605	9166	No Situs Address
85	15	092605	9168	No Situs Address
85	15	092605	9170	No Situs Address
85	15	092605	9177	No Situs Address
85	15	092605	9185	12280 NE WOODINVILLE DR
85	15	092605	9189	No Situs Address
85	15	102605	9040	No Situs Address

2021 AREA 85-15 PHYSICAL INSPECTION				
Area	Neighborhood	Major	Minor	SitusAddress
85	15	182240	0000	17623 130TH AVE NE
85	15	182240	0010	17623 130TH AVE NE
85	15	182240	0015	17623 130TH AVE NE
85	15	182240	0020	17623 130TH AVE NE
85	15	182240	0030	17623 130TH AVE NE
85	15	182240	0040	17623 130TH AVE NE
85	15	182240	0050	17623 130TH AVE NE
85	15	182240	0060	17623 130TH AVE NE
85	15	192730	0005	18600 WOODINVILLE-SNOHOMISH RD NE
85	15	192730	0250	18800 WOODINVILLE-SNOHOMISH RD
85	15	192730	0280	13929 NE 190TH ST
85	15	192730	0885	14221 NE 190TH ST
85	15	664110	0080	19561 144TH AVE NE
85	15	664110	0081	19565 144TH AVE NE
85	15	664110	0090	19715 144TH AVE NE
85	15	664110	0100	19913 144TH AVE NE
85	15	726910	0010	13132 NE 177TH PL
85	15	726910	0020	13110 NE 177TH PL
85	15	726910	0045	130TH AVE NE
85	15	726910	0046	12930 NE 178TH ST
85	15	726910	0047	12811 N 178TH ST
85	15	726910	0048	12815 NE 178TH ST
85	15	726910	0049	12728 NE 178TH ST
85	15	726910	0051	12610 NE 178TH ST
85	15	726910	0052	NE 177TH ST
85	15	726910	0089	NE 177TH ST
85	15	726910	0091	12707 NE 178TH ST
85	15	726910	0093	12701 NE 178TH ST
85	15	726910	0095	12602 NE 178TH ST
85	15	726910	0096	NE 177TH ST
85	15	880180	0010	14051 NE 200TH ST
85	15	880180	0020	14071 NE 200TH ST
85	15	951710	0190	13226 177TH PL NE
85	15	951710	0195	13236 NE 177TH PL
85	15	951710	0210	13248 NE 177TH PL
85	15	951710	0220	17700 134TH AVE NE
85	15	951710	0227	17700 134TH AVE NE
85	15	951710	0250	17824 134TH AVE NE
85	15	951710	0266	13632 NE 177TH PL
85	15	951710	0268	13624 NE 177TH PL
85	15	951710	0270	13608 NE 177TH PL
85	15	951710	0271	13716 NE 177TH PL
85	15	951710	0275	No Situs Address
85	15	951710	0276	NE 177TH PL
85	15	956075	0020	14102 NE 189TH ST
85	15	956075	0030	18715 141ST AVE NE
85	15	956075	0050	18611 141ST AVE NE
85	15	956075	0060	14101 NE 186TH ST
85	15	956075	0070	18565 142ND AVE NE
85	15	956075	0080	14124 NE 186TH ST
85	15	956075	0090	18620 141ST AVE NE
85	15	956075	0100	14115 NE 189TH ST
85	15	956075	0110	14125 NE 189TH ST
85	15	956075	0120	No Situs Address

**2021 85-25 Physical Inspection**

Area	Neighborhood	Major	Minor	SitusAddress
85	25	240870	0000	13107 121ST WAY NE
85	25	240870	0010	No Situs Address
85	25	240870	0020	No Situs Address
85	25	240870	0030	No Situs Address
85	25	240870	0040	No Situs Address
85	25	240870	0050	No Situs Address
85	25	240870	0060	No Situs Address
85	25	242270	0000	13106 120TH AVE NE
85	25	242270	0010	13106 120TH AVE NE
85	25	242270	0020	13114 120TH AVE NE
85	25	242270	0030	13118 120TH AVE NE
85	25	242270	0040	13122 120TH AVE NE
85	25	242270	0050	13126 120TH AVE NE
85	25	272605	9006	No Situs Address
85	25	272605	9007	13250 NE 126TH PL
85	25	272605	9012	13205 NE 124TH ST
85	25	272605	9018	13250 NE 126TH PL
85	25	272605	9040	13245 NE 123RD ST
85	25	272605	9043	12545 135TH AVE NE
85	25	272605	9051	13260 NE 126TH PL
85	25	272605	9061	No Situs Address
85	25	272605	9068	12600 135TH AVE NE
85	25	272605	9074	13210 NE 124TH ST
85	25	272605	9080	13325 NE 124TH ST
85	25	272605	9084	13211 NE 123RD ST
85	25	272605	9090	13513 NE 126TH PL
85	25	272605	9091	12530 135TH AVE NE
85	25	272605	9101	13400 NE 124TH ST
85	25	272605	9122	13424 NE 126TH PL
85	25	272605	9123	13270 NE 126TH PL
85	25	282605	9004	13000 132ND PL NE
85	25	282605	9006	11911 NE 132ND ST
85	25	282605	9008	13128 TOTEM LAKE BLVD NE
85	25	282605	9010	12525 TOTEM LAKE BLVD NE
85	25	282605	9020	12230 NE 116TH ST
85	25	282605	9024	12532 NE 117TH PL
85	25	282605	9026	11828 SLATER AVE NE
85	25	282605	9027	132ND PL NE
85	25	282605	9039	12700 NE 124TH ST
85	25	282605	9040	12415 SLATER AVE NE
85	25	282605	9042	12409 NE 124TH ST
85	25	282605	9043	12006 120TH PL NE

**2021 85-25 Physical Inspection**

Area	Neighborhood	Major	Minor	SitusAddress
85	25	282605	9046	11930 124TH AVE NE
85	25	282605	9052	11800 124TH AVE NE
85	25	282605	9053	12828 NE 124TH ST
85	25	282605	9054	124TH AVE NE
85	25	282605	9059	NE 124TH ST
85	25	282605	9060	11800 124TH AVE NE
85	25	282605	9062	13111 NE 124TH ST
85	25	282605	9067	12703 NE 124TH ST
85	25	282605	9068	12321 120TH PL NE
85	25	282605	9076	12232 NE 116TH ST
85	25	282605	9077	TOTEM LAKE BLVD NE
85	25	282605	9079	11651 SLATER AVE NE
85	25	282605	9086	11961 124TH AVE NE
85	25	282605	9087	NE 116TH ST
85	25	282605	9090	NE 116TH ST
85	25	282605	9093	11930 SLATER AVE NE
85	25	282605	9095	12710 TOTEM LAKE BLVD NE
85	25	282605	9105	12502 SLATER AVE NE
85	25	282605	9110	NE 126TH PL
85	25	282605	9111	12910 TOTEM LAKE BLVD NE
85	25	282605	9113	11680 SLATER AVE NE
85	25	282605	9121	12626 NE 124TH ST
85	25	282605	9124	12410 NE 124TH ST
85	25	282605	9128	13110 NE 126TH PL
85	25	282605	9132	12532 NE 124TH ST
85	25	282605	9134	12446 NE 124TH ST
85	25	282605	9137	12418 NE 124TH ST
85	25	282605	9138	12421 TOTEM LAKE BLVD NE
85	25	282605	9139	12221 NE 124TH ST
85	25	282605	9140	13131 120TH AVE NE
85	25	282605	9144	No Situs Address
85	25	282605	9145	11902 124TH AVE NE
85	25	282605	9146	11605 132ND AVE NE
85	25	282605	9147	12100 NE 128TH ST
85	25	282605	9149	12800 NE 124TH LN
85	25	282605	9151	11605 132ND AVE NE
85	25	282605	9154	12432 NE 124TH ST
85	25	282605	9155	11841 SLATER AVE NE
85	25	282605	9160	TOTEM LAKE BLVD NE
85	25	282605	9162	11605 132ND AVE NE
85	25	282605	9163	12427 NE 124TH ST
85	25	282605	9169	11613 124TH AVE NE

**2021 85-25 Physical Inspection**

Area	Neighborhood	Major	Minor	SitusAddress
85	25	282605	9173	13131 NE 124TH ST
85	25	282605	9176	13123 NE 124TH ST
85	25	282605	9177	12415 NE 124TH ST
85	25	282605	9179	11727 124TH AVE NE
85	25	282605	9180	NE 124TH ST
85	25	282605	9181	12055 SLATER AVE NE
85	25	282605	9186	No Situs Address
85	25	282605	9188	124TH AVE NE
85	25	282605	9202	No Situs Address
85	25	282605	9203	13000 120TH AVE NE
85	25	282605	9206	13014 120TH AVE NE
85	25	282605	9207	12034 NE 130TH LN
85	25	282605	9209	13200 NE 126TH PL
85	25	282605	9210	NE 129TH ST
85	25	282605	9215	12407 SLATER AVE NE
85	25	282605	9216	NE 124TH ST
85	25	282605	9222	11600 124TH AVE NE
85	25	329140	0020	13118 121ST WAY NE
85	25	329140	0030	13030 121ST WAY NE
85	25	329140	0040	13100 121ST WAY NE
85	25	332605	9001	11605 132ND AVE NE
85	25	332605	9008	11404 SLATER AVE NE
85	25	332605	9009	11241 SLATER AVE NE
85	25	332605	9035	12409 NE 116TH ST
85	25	332605	9055	10633 132ND AVE NE
85	25	332605	9066	12217 NE 116TH ST
85	25	332605	9068	12235 NE 116TH ST
85	25	332605	9076	11417 124TH AVE NE
85	25	332605	9087	11211 SLATER AVE NE
85	25	332605	9100	12215 NE 116TH ST
85	25	332605	9109	11416 SLATER AVE NE
85	25	332605	9125	11605 132ND AVE NE
85	25	332605	9136	No Situs Address
85	25	332605	9210	11404 SLATER AVE NE
85	25	332605	9211	No Situs Address
85	25	389310	0991	12111 SLATER AVE NE
85	25	389310	0992	11109 SLATER AVE NE
85	25	389310	1005	11007 SLATER AVE NE
85	25	389310	1060	10805 124TH AVE NE
85	25	692840	0010	NE 128TH ST
85	25	692840	0011	11830 NE 128TH ST
85	25	692840	0012	12815 120TH AVE NE

**2021 85-25 Physical Inspection**

<b>Area</b>	<b>Neighborhood</b>	<b>Major</b>	<b>Minor</b>	<b>SitusAddress</b>
85	25	692840	0013	12819 120TH AVE NE
85	25	692840	0015	12911 120TH AVE NE
85	25	692840	0017	12901 120TH AVE NE
85	25	692840	0022	11919 NE 128TH ST
85	25	692840	0025	12707 120TH AVE NE
85	25	692840	0031	12028 NE TOTEM LAKE WAY
85	25	692840	0032	No Situs Address
85	25	692840	0033	12424 TOTEM LAKE BLVD NE
85	25	692840	0034	12510 120TH AVE NE
85	25	692840	0040	12039 NE 128TH ST
85	25	692840	0050	NE TOTEM LAKE WAY
85	25	866327	0011	12410 NE TOTEM LAKE WAY
85	25	866327	0060	12307 NE TOTEM LAKE WAY
85	25	866335	0120	12509 130TH LN NE
85	25	866335	0130	12440 128TH LN NE
85	25	866335	0140	12509 130TH LN NE
85	25	894438	0030	12516 TOTEM LAKE BLVD NE
85	25	894438	0040	No Situs Address
85	25	894438	0050	No Situs Address
85	25	894439	0020	12620 120TH AVE NE
85	25	894439	0030	No Situs Address
85	25	894439	0040	No Situs Address

### 2021 85-75 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
85	75	123570	0126	No Situs Address
85	75	123570	0130	No Situs Address
85	75	124500	0676	430 18TH AVE
85	75	124500	2285	343 15TH AVE
85	75	124500	2294	333 15TH AVE
85	75	322605	9008	11212 NE 112TH ST
85	75	332605	9007	11326 120TH AVE NE
85	75	332605	9010	11803 NE 116TH ST
85	75	332605	9024	NE 116TH ST
85	75	332605	9029	11414 120TH AVE NE
85	75	332605	9074	11615 NE 116TH ST
85	75	332605	9080	11314 120TH AVE NE
85	75	332605	9085	11447 120TH AVE NE
85	75	332605	9121	11805 NE 116TH ST
85	75	332605	9122	11425 120TH AVE NE
85	75	332605	9140	11520 120TH AVE NE
85	75	332605	9145	11801 NE 116TH ST
85	75	332605	9162	11440 120TH AVE NE
85	75	332605	9163	11403 120TH AVE NE
85	75	332605	9164	11251 120TH AVE NE
85	75	332605	9205	120TH AVE NE
85	75	332605	9206	11435 120TH AVE NE
85	75	332605	9244	No Situs Address
85	75	388580	5255	915 8TH ST
85	75	388580	5275	No Situs Address
85	75	388580	5500	No Situs Address
85	75	388580	5530	815 8TH ST
85	75	388580	5550	815 8TH ST
85	75	388580	5570	723 9TH AVE
85	75	388580	5590	639 9TH AVE
85	75	388580	5610	635 9TH AVE
85	75	388580	5760	720 8TH AVE
85	75	388580	5765	640 8TH AVE
85	75	388580	7305	672 7TH AVE
85	75	388580	7343	No Situs Address
85	75	388580	7345	701 8TH AVE
85	75	388580	7425	620 7TH AVE
85	75	388580	7440	630 7TH AVE
85	75	388580	7450	634 7TH AVE
85	75	388580	7460	636 7TH AVE
85	75	388580	7470	733 7TH AVE
85	75	388580	7481	625 7TH AVE



### 2021 85-75 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
85	75	388580	7515	601 7TH AVE
85	75	388580	7530	602 6TH AVE
85	75	388690	1150	1003 7TH AVE
85	75	388690	1160	909 7TH AVE
85	75	388690	1170	835 7TH AVE
85	75	388690	1180	825 7TH AVE
85	75	388690	1190	817 7TH AVE
85	75	388690	1205	803 7TH AVE
85	75	388690	1210	614 8TH ST
85	75	388690	1215	606 8TH ST
85	75	388690	1217	811 7TH AVE
85	75	388690	1220	NE 86TH ST
85	75	388690	1295	1015 7TH AVE
85	75	388690	1325	681 7TH AVE
85	75	388690	1360	733 7TH AVE
85	75	388690	1400	715 8TH AVE
85	75	388690	1425	904 7TH AVE
85	75	388690	2280	904 8TH ST
85	75	388690	3065	No Situs Address
85	75	388690	3145	1005 8TH ST
85	75	388690	3400	1120 8TH ST
85	75	388690	3401	1110 8TH ST
85	75	388690	3405	1129 8TH ST
85	75	389010	0030	No Situs Address
85	75	389310	0829	10910 117TH AVE NE
85	75	389310	0855	10930 116TH AVE NE
85	75	389310	0920	10819 116TH AVE NE
85	75	389310	0924	120TH AVE NE
85	75	389310	0925	10905 120TH AVE NE
85	75	389310	0926	10909 120TH AVE NE
85	75	389310	0933	11011 120TH AVE NE
85	75	389310	0960	NE 112TH ST
85	75	389310	0961	11001 118TH PL NE
85	75	389310	0962	11837 NE 112TH ST
85	75	389310	0964	NE 112TH ST
85	75	389310	1000	11020 120TH AVE NE
85	75	389310	1003	11014 120TH AVE NE
85	75	398270	1763	1351 8TH ST
85	75	398270	1890	1312 6TH ST

Improvement Sales for Area 090 with Sales Used

06/15/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	050	033955	0070	854	2912881	\$379,800	01/26/18	\$444.73	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	1	Y	
090	050	779220	0070	3,825	2913511	\$1,300,000	02/05/18	\$339.87	REDMOND BAR & GRILL	OT	1	Y	
090	040	152605	9061	104,938	2916406	\$4,700,000	02/26/18	\$44.79	Gold Creek Tennis & Sports Club	A10	6	Y	
090	050	263920	0030	0	2918457	\$135,000	03/02/18	\$0.00	FRAZER COURT OFFICE CONDOMINIUM	TSQ	1	Y	
090	050	263920	0080	0	2918456	\$115,000	03/02/18	\$0.00	FRAZER COURT OFFICE CONDOMINIUM	TSQ	1	Y	
090	050	660050	0090	3,989	2939053	\$2,145,000	06/29/18	\$537.73	G4 HOLDINGS BUILDING	TSQ	1	Y	
090	050	122505	9119	12,289	2955606	\$3,300,000	10/02/18	\$268.53	MILLS BLDG	AP	1	Y	
090	010	679160	0080	6,472	2960660	\$3,538,720	11/05/18	\$546.77	Pine Lake Village	CB	1	Y	
090	050	033955	0080	1,155	2966032	\$564,168	12/03/18	\$488.46	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	2	Y	
090	010	102406	9111	7,272	2968744	\$4,579,520	01/02/19	\$629.75	Pine Lake Plaza I	CB	1	Y	
090	055	519550	0180	78,676	2987070	\$23,500,000	05/10/19	\$298.69	CLARISONIC BUILDING	MDD5	1	Y	
090	050	122505	9081	5,600	3002643	\$2,500,000	07/31/19	\$446.43	RETAIL - NAPA AUTO PARTS	AP	1	Y	
090	055	719895	0100	3,464	3003344	\$2,800,000	08/05/19	\$808.31	VEHICLE INSPECTION STATION	MP	1	Y	
090	050	112505	9054	25,700	3005753	\$9,050,000	08/19/19	\$352.14	OFFICE - WESTGATE BUSINESS PARK	SMT	1	Y	
090	050	263920	0050	0	3013326	\$384,000	09/20/19	\$0.00	FRAZER COURT	TSQ	2	Y	
090	050	720220	0010	7,931	3014964	\$2,600,000	10/03/19	\$327.83	OFFICE - Redmond Office Ctr Bldg #1	AP	1	Y	
090	050	720220	0040	9,223	3014969	\$2,950,000	10/03/19	\$319.85	OFFICE - Redmond Office Ctr Bldg #4	AP	1	Y	
090	050	671970	0330	2,428	3017431	\$1,440,000	10/23/19	\$593.08	CONVERTED SFR	EH	1	Y	
090	010	092406	9243	8,100	3023471	\$4,550,000	12/02/19	\$561.73	Medical/Dental Offices	PO	1	Y	
090	060	252505	9100	2,904	3033061	\$1,500,000	02/06/20	\$516.53	HOLY TRINITY OLD CATHOLIC CHURCH	R3	1	Y	
090	025	092605	9042	45,148	3062213	\$9,000,000	07/29/20	\$199.34	WOODINVILLE WEST BUSINESS PARK - BLD	I	1	Y	
090	025	092605	9084	119,144	3062159	\$19,000,000	07/29/20	\$159.47	WOODINVILLE WEST BUSINESS PARK- BLD	I	1	Y	
090	050	671970	0275	3,430	3078085	\$1,250,000	10/09/20	\$364.43	TRIPLEX	EH	1	Y	
090	050	033955	0020	1,152	3081584	\$600,000	11/08/20	\$520.83	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	1	Y	
090	045	720170	0060	12,499	3081590	\$3,900,000	11/09/20	\$312.02	OFFICE / WAREHOUSE	MP	1	Y	
090	050	779220	0065	3,316	3084356	\$900,000	11/17/20	\$271.41	REDMOND CLEANERS	OT	2	Y	
090	045	943050	0073	28,136	3088678	\$8,000,000	12/14/20	\$284.33	OFFICE/ WAREHOUSE	MP	1	Y	
090	010	358230	0050	5,138	3090644	\$2,750,000	12/22/20	\$535.23	Ogata Professional Bldg	CB	1	Y	

Vacant Sales for Area 090 with Sales Used

06/15/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	010	332506	9091	193,117	2926722	\$9,513,100	04/25/18	\$49.26	VACANT COMMERCIAL LAND	TC A1	3	Y	
090	010	332506	9109	28,000	2924272	\$1,439,000	03/26/18	\$51.39	VACANT COMMERCIAL LAND	TC B	1	Y	
090	025	951820	0080	479,586	2997607	\$16,158,170	06/27/19	\$33.69	Woodinville Village	TB	7	Y	
090	030	272605	9008	57,146	3038983	\$1,600,000	03/13/20	\$28.00	VACANT LAND	TL 7B	1	Y	
090	030	272605	9024	678,365	3003286	\$23,300,000	08/05/19	\$34.35	VACANT LAND	BP	2	Y	
090	045	022505	9171	153,700	3007288	\$7,900,000	08/28/19	\$51.40	FARMER BROS COFFEE	MP	1	Y	
090	050	012505	9111	10,800	3030727	\$1,950,000	01/09/20	\$180.56	CONVERTED SFR - OFFICE	TSQ	1	Y	
090	050	122505	9094	99,186	3092302	\$19,886,766	12/30/20	\$200.50	VALUE VILLAGE & LINE STORES	AP	1	Y	
090	050	122505	9201	32,485	3092303	\$6,513,234	12/30/20	\$200.50	REDMOND II BUILDING	AP	1	Y	
090	050	671970	0095	7,200	2939536	\$900,000	06/28/18	\$125.00	VALUE IN THE LAND	AP	1	Y	
090	050	671970	0130	14,400	3089572	\$2,000,000	12/14/20	\$138.89	VACANT LAND	TSQ	1	Y	
090	050	719890	0170	35,439	3016638	\$5,700,000	10/22/19	\$160.84	VALUE IN THE LAND	SMT	1	Y	
090	050	719890	0180	30,000	3016637	\$4,350,000	10/22/19	\$145.00	TEARDOWN	SMT	1	Y	
090	050	719890	0292	13,064	3087997	\$1,205,000	12/10/20	\$92.24	JAMBA JUICE	TR	3	Y	
090	050	720241	0160	213,880	3028028	\$17,000,000	12/30/19	\$79.48	VACANT LAND	TWNC	1	Y	
090	050	779240	0230	18,600	3073042	\$3,343,044	09/24/20	\$179.73	SUBWAY	OT	2	Y	
090	050	927070	0080	27,032	2944074	\$9,000,000	07/20/18	\$332.94	VALUE IN THE LAND	RVBD	1	Y	
090	050	927070	0095	25,500	2913410	\$4,105,500	02/02/18	\$161.00	VALUE IN THE LAND	RVBD	2	Y	
090	050	927070	0105	12,750	2913258	\$2,042,750	02/01/18	\$160.22	Black Bird Apts	RVBD	1	Y	
090	055	072506	9033	520,190	2947079	\$22,000,000	08/13/18	\$42.29	VACANT LAND	NDD1	1	Y	
090	055	072506	9138	18,805	3026903	\$10,000	12/19/19	\$0.53	Right-of-Way	MDD3	1	Y	
090	055	072506	9141	179,936	3073160	\$9,176,719	09/28/20	\$51.00	VACANT LAND	MP	1	Y	
090	055	122505	9102	156,603	3026188	\$21,000,000	12/18/19	\$134.10	PARK 520	MDD2	1	Y	

## Improvement Sales for Area 090 with Sales not Used

06/15/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	055	306610	0043	7,372	2911096	\$4,050,000	01/17/18	\$549.38	REDMOND TIRE	GC	1	51	Related party, friend, or neighbor
090	050	719880	0045	6,328	2927806	\$426,010	04/26/18	\$67.32	HALF PRICE BOOKS	OT	3	22	Partial interest (1/3, 1/2, etc.)
090	060	142505	9033	6,547	2928770	\$3,000,000	04/30/18	\$458.23	MONTESSORI SCHOOL	R4	1	15	No market exposure
090	040	232506	9045	2,520	2936019	\$2,200,000	06/13/18	\$873.02	SHELL FOOD MART	RA5	2	15	No market exposure
090	050	671970	0160	6,860	2940739	\$3,500,000	06/18/18	\$510.20	MAPLE BUILDING	EH	1	15	No market exposure
090	010	332506	9110	4,300	2938942	\$6,994,120	06/28/18	\$1,626.54	SFR/TC-A1 Land	TC A1	3	36	Plottage
090	025	092605	9098	3,438	2944587	\$475,000	07/25/18	\$138.16	Office	I	1	51	Related party, friend, or neighbor
090	055	062506	9035	880	2945194	\$670,000	07/27/18	\$761.36	SFR	I	1	68	Non-gov't to gov't
090	040	082506	9053	9,642	2950306	\$3,805,000	08/28/18	\$394.63	Living Hope Evangelical Lutheran Ch	RA5P	1	17	Non-profit organization
090	010	142406	9019	0	2968839	\$9,900	11/19/18	\$0.00	Pacific Cascade Freshman Campus	RA5P	2	31	Exempt from excise tax
090	050	122505	9087	3,880	2979003	\$2,240,000	03/20/19	\$577.32	BANK OF WASHINGTON	AP	1	51	Related party, friend, or neighbor
090	090	162605	9037	920	2989034	\$1,630,000	05/13/19	\$1,771.74	CHEVRON FOOD MART	AC, OP, T	1	15	No market exposure
090	010	042406	9049	7,584	2989674	\$865,912	05/23/19	\$114.18	Pine Lake Community Center	R6	1	24	Easement or right-of-way
090	050	022505	9213	15,275	2991044	\$7,200,000	05/29/19	\$471.36	ATHLETIC SUPPLY/GOOD YEAR	TSQ	1	15	No market exposure
090	050	122505	9155	13,073	2993512	\$6,875,000	06/07/19	\$525.89	POINT REDMOND	AP	2	15	No market exposure
090	040	262605	9019	0	2994827	\$31,200,000	06/20/19	\$0.00	WILLOWS PREPARATORY SCHOO	R4	4	N	
090	010	358230	0040	1,960	3002811	\$3,650,000	07/30/19	\$1,862.24	SHELL FOOD MART/TULLY'S	CB	1	15	No market exposure
090	040	102605	9099	2,260	3009238	\$1,600,000	09/05/19	\$707.96	WOODINVILLE ANIMAL HOSPITAL	RA2.5SO	2	49	Mobile home
090	060	242505	9100	52,000	3009749	\$50,400	09/10/19	\$0.97	ADUBON ELEMENTARY SCHOOL	R4	1	24	Easement or right-of-way
090	055	122505	9194	5,600	3013530	\$94,000	09/30/19	\$16.79	REDMOND CARPET	MDD2	1	68	Non-gov't to gov't
090	050	112505	9054	25,700	3016492	\$58,480	10/09/19	\$2.28	WESTGATE BUSINESS PARK	SMT	1	68	Non-gov't to gov't
090	040	222506	9094	3,803	3018966	\$4,470,000	10/22/19	\$1,175.39	76 FOOD MART	NBP	1	15	No market exposure
090	055	062506	9039	6,634	3019336	\$300,500	10/30/19	\$45.30	M&M SUPPLY	I	1	51	Related party, friend, or neighbor
090	045	943050	0120	21,352	3022104	\$6,540,800	11/20/19	\$306.33	OFFICE WAREHOUSE	MP	1	15	No market exposure
090	050	779220	0040	4,186	3023824	\$1,800,000	11/27/19	\$430.00	EDGE & SPOKE	OT	1	15	No market exposure
090	050	012505	9185	2,583	3025563	\$2,950,000	12/11/19	\$1,142.08	SUPER BRIGHT CAR WASH	GC	1	15	No market exposure
090	050	122505	9082	10,600	3026753	\$6,000,000	12/18/19	\$566.04	FAIRWAY BUILDING	AP	1	15	No market exposure
090	055	012505	9148	5,176	3026735	\$3,430,000	12/19/19	\$662.67	TEDDY BEAR CREEK LEARNING C	BP	1	44	Tenant
090	050	122505	9253	34,194	3028030	\$8,000,000	12/30/19	\$233.96	CREEKSIDE CROSSING	BC	1	59	Bulk portfolio sale
090	010	142406	9084	2,496	3034047	\$1,350,000	02/12/20	\$540.87	Snoqualmie Springs School	RA5P	1	17	
090	030	272605	9102	6,670	3038164	\$283,998	03/09/20	\$42.58	KATCO BUILDING	TL 7B	1	22	Partial interest (1/3, 1/2, etc.)
090	090	387646	0030	29,648	3043052	\$579,670	04/06/20	\$19.55	SNO-KING ICE ARENA KIRKLAND	BC 2	1	33	Lease or lease-hold
090	025	092605	9084	119,144	3062211	\$200,000	07/29/20	\$1.68	WOODINVILLE WEST BUSINESS P	I	1	18	Quit claim deed
090	040	222506	9027	4,059	3066876	\$225,000	08/26/20	\$55.43	LAKE WASH SCHOOL DIST #414	IP	1	31	
090	045	032505	9117	23,214	3073540	\$62,705	09/30/20	\$2.70	WILLOWS COMMERCE CENTER	MP	1	22	Partial interest (1/3, 1/2, etc.)
090	010	358230	0050	5,138	3089141	\$10	12/14/20	\$0.00	Ogata Professional Bldg	CB	1	51	Related party, friend, or neighbor
090	050	012505	9042	2,014	3090433	\$2,490,000	12/23/20	\$1,236.35	CHAMPIONSHIP MOTORS	GC	1	1	Personal property included
090	050	660050	0040	3,210	3092061	\$1,925,000	12/28/20	\$599.69	REDMOND DENTAL BLDG	TSQ	1	1	Personal property included

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	025	152605	9121	72,876	2910802	\$500,000	01/12/18	\$6.86	TEATRO ZINZANNI	I	1	59	Bulk portfolio sale
090	060	644890	0050	60,067	2922397	\$8,700,000	04/02/18	\$144.84	ESTERRA PARK	OV4	1	65	Plans and permits
090	055	122505	9003	2,555	2943746	\$12,500	07/25/18	\$4.89	VACANT LAND	MP	1	15	No market exposure
090	025	951820	0010	316,421	2951316	\$16,191,830	08/22/18	\$51.17	Woodinville Village	TB	12	15	No market exposure
090	060	644890	0030	57,371	2951121	\$10,000,000	08/28/18	\$174.30	ESTERRA PARK	OV4	1	68	Non-gov't to gov't
090	030	942810	0080	217,814	2954477	\$175,000	08/30/18	\$0.80	VACANT LAND	R1	1	15	No market exposure
090	090	222605	9102	103,341	2954072	\$1,200,000	09/25/18	\$11.61	VACANT LAND	RSA 4	1	51	Related party, friend, or neighbor
090	040	102605	9095	217,800	2960940	\$1,520,000	10/30/18	\$6.98	VACANT LAND	RA2.5SO	1	N	
090	050	719890	0060	108,876	2971040	\$25,740	01/22/19	\$0.24	VACANT LAND	SMT	1	24	Easement or right-of-way
090	055	122505	9152	212,450	2985549	\$26,375,001	04/30/19	\$124.15	VACANT LAND	MDD2	3	65	Plans and permits
090	050	122505	9019	25,913	2988065	\$5,500,000	05/15/19	\$212.25	HOPELINK BUILDING	AP	1	68	Non-gov't to gov't
090	060	067310	0022	92,248	2991864	\$11,210,222	06/05/19	\$121.52	ESTERRA PARK	OV4	1	65	Plans and permits
090	055	122505	9152	212,450	3024883	\$22,461,864	12/06/19	\$105.73	VACANT LAND	MDD2	3	65	Plans and permits
090	060	238742	0010	255,627	3025752	\$14,256,162	12/16/19	\$55.77	ESTERRA PARK BLOCK 2	OV4	2	65	Plans and permits
090	045	112505	9097	4,000	3070707	\$195,000	09/15/20	\$48.75	VACANT LAND	R12	1	15	No market exposure
090	055	122505	9003	2,555	3103416	\$30,000	03/03/21	\$11.74	VACANT LAND	MP	1		Sale after lien date

**2021 PHYSICAL INSPECTION AREA 90**

Geo	GeoNbhd	Major	Minor	AddrLine
90	25	092605	9084	16750 WOODINVILLE-REDMOND RD NE
90	25	092605	9136	16901 WOODINVILLE-REDMOND RD
90	25	092605	9162	17280 WOODINVILLE-REDMOND RD
90	25	152605	9006	16220 WOODINVILLE-REDMOND RD
90	25	152605	9008	15540 WOODINVILLE-REDMOND RD
90	25	152605	9009	15323 WOODINVILLE-REDMOND RD NE
90	25	152605	9017	15000 WOODINVILLE-REDMOND RD NE
90	25	152605	9049	15007 WOODINVILLE-REDMOND RD
90	25	152605	9054	15029 WOODINVILLE-REDMOND RD NE
90	25	152605	9063	15800 WOODINVILLE-REDMOND RD
90	25	152605	9120	15500 WOODINVILLE-REDMOND RD NE
90	25	152605	9125	15525 WOODINVILLE-REDMOND RD NE
90	25	162605	9070	16245 WOODINVILLE-REDMOND RD
90	25	340470	0005	14450 WOODINVILLE-REDMOND RD
90	25	340470	0216	14479 WOODINVILLE-REDMOND RD
90	25	571160	0010	15925 WOODINVILLE-REDMOND RD NE
90	25	571160	0020	15901 WOODINVILLE-REDMOND RD
90	25	571160	0030	15815 WOODINVILLE-REDMOND RD NE
90	25	142605	9058	NE 145TH ST
90	25	092605	9033	17025 WOODINVILLE-REDMOND RD NE
90	25	092605	9034	17030 WOODINVILLE-REDMOND RD NE
90	25	092605	9042	16928 WOODINVILLE-REDMOND RD
90	25	092605	9098	16855 WOODINVILLE-REDMOND RD
90	25	142605	9028	14654 148TH AVE NE
90	25	142605	9065	14810 NE 145TH ST
90	25	142605	9108	14700 148TH AVE NE
90	25	152605	9020	14505 148TH AVE NE
90	25	152605	9025	16026 WOODINVILLE-REDMOND RD
90	25	152605	9038	14710 WOODINVILLE-REDMOND RD
90	25	152605	9044	16225 WOODINVILLE-REDMOND RD
90	25	152605	9060	15900 WOODINVILLE-REDMOND RD
90	25	340510	0000	14501 WOODINVILLE-REDMOND RD NE
90	25	024785	0010	14525 148TH AVE NE
90	25	024785	0020	
90	25	024785	0030	
90	25	024785	0040	
90	25	024785	0050	
90	25	092605	9032	17280 WOODINVILLE-REDMOND RD
90	25	092605	9183	
90	25	092605	9184	
90	25	092605	9190	

**2021 PHYSICAL INSPECTION AREA 90**

Geo	GeoNbhd	Major	Minor	AddrLine
90	25	152605	9005	16110 WOODINVILLE-REDMOND RD
90	25	152605	9016	14655 WOODINVILLE-REDMOND RD
90	25	152605	9019	14030 NE 145TH ST
90	25	152605	9023	
90	25	152605	9026	16111 WOODINVILLE-REDMOND RD
90	25	152605	9042	14300 NE 145TH ST
90	25	152605	9046	15321 WOODINVILLE-REDMOND RD NE
90	25	152605	9047	14580 NE 145TH ST
90	25	152605	9053	15902 WOODINVILLE-REDMOND RD NE
90	25	152605	9057	16220 WOODINVILLE-REDMOND RD NE
90	25	152605	9068	15902 WOODINVILLE-REDMOND RD
90	25	152605	9075	15511 WOODINVILLE-REDMOND RD
90	25	152605	9086	15955 WOODINVILLE-REDMOND RD
90	25	152605	9088	15300 WOODINVILLE-REDMOND RD
90	25	152605	9094	15801 WOODINVILLE-REDMOND RD
90	25	152605	9095	15701 WOODINVILLE-REDMOND RD
90	25	152605	9096	WOODINVILLE-REDMOND RD
90	25	152605	9097	WOODINVILLE-REDMOND RD
90	25	152605	9098	WOODINVILLE-REDMOND RD
90	25	152605	9100	15010 WOODINVILLE-REDMOND RD
90	25	152605	9117	
90	25	152605	9121	14200 NE 145TH ST
90	25	152605	9122	14400 NE 145TH ST
90	25	152605	9124	
90	25	152605	9126	
90	25	162605	9020	16265 WOODINVILLE-REDMOND RD
90	25	162605	9021	
90	25	162605	9164	
90	25	222605	9032	
90	25	222605	9046	14216 140TH PL NE
90	25	222605	9047	
90	25	222605	9076	14100 NE 145TH ST
90	25	222605	9081	14100 NE 145TH ST
90	25	222605	9086	13650 NE 145TH ST
90	25	222605	9092	14111 NE 145TH ST
90	25	222605	9096	14100 NE 145TH ST
90	25	340470	0010	
90	25	340470	0217	14421 WOODINVILLE-REDMOND RD
90	25	720594	0010	14625 NE 145TH ST
90	25	720594	0020	14625 NE 145TH ST
90	25	720594	0030	14625 NE 145TH ST

2021 PHYSICAL INSPECTION AREA 90				
Geo	GeoNbhd	Major	Minor	AddrLine
90	25	951820	0010	
90	25	951820	0020	
90	25	951820	0030	
90	25	951820	0040	
90	25	951820	0050	
90	25	951820	0060	
90	25	951820	0080	
90	25	951820	0090	
90	25	951820	0100	
90	25	951820	0110	
90	25	951820	0120	
90	25	951820	0130	
90	25	951820	0140	
90	25	951820	0150	
90	25	951820	0160	
90	25	951820	0190	



Improvement Sales for Area 095 with Sales Used

02/09/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	030	213070	0285	1,752	2911923	\$400,000	01/11/18	\$228.31	Duvall Tavern	OT	1	Y	
095	055	247590	0052	1,136	2916819	\$310,000	02/20/18	\$272.89	101 STUDIO HAIR SALON	CBSO	2	Y	
095	055	247590	0385	2,280	2916558	\$550,000	02/20/18	\$241.23	PRESCOTT-HARSHMAN HOUSE	CBSO	2	34	Use-change after sale; not in ratio
095	040	784670	0790	4,024	2927564	\$580,000	03/07/18	\$144.14	North Bend Theater	DC	1	Y	
095	040	142308	9084	14,160	2925798	\$700,000	04/16/18	\$49.44	Millwork Outlet	EP-1	1	Y	
095	025	342406	9006	1,990	2929202	\$850,000	05/04/18	\$427.14	MEDICAL OFFICE BUILDING	MF-H	1	Y	
095	050	785180	0160	74,420	2934072	\$16,000,000	05/30/18	\$215.00	NEXUS @ Snoqualmie Ridge - Bldg A	MU	1	Y	
095	050	541710	0020	10,000	2938500	\$1,500,000	06/12/18	\$150.00	Garage and Apart Bldg	BG	1	Y	
095	060	262611	9107	4,848	2957181	\$410,000	10/04/18	\$84.57	BIG BEAR RESTAURANT	R	1	Y	
095	025	884350	0240	6,560	2960596	\$3,400,000	10/30/18	\$518.29	Pogacha Restaurant	MU	1	Y	
095	030	174990	0110	2,284	2970844	\$335,000	01/17/19	\$146.67	COPPER HILL SQUARE CONDOMIN	MU12	1	Y	
095	040	784670	0355	12,528	2970610	\$1,348,360	01/18/19	\$107.63	City Hall & Fire Station	DC	1	67	Gov't to non-gov't
095	020	212406	9075	29,796	2971764	\$11,331,386	01/29/19	\$380.30	Vanguard Office Bldg	MU	1	Y	
095	040	803620	0170	41,112	2979178	\$9,675,000	03/26/19	\$235.33	Mt Si Shopping Center	DC	1	Y	
095	025	332406	9056	3,400	2989909	\$1,200,000	05/17/19	\$352.94	ISSAQUAH PRESS BUILDING	CBD	1	Y	
095	050	785195	0020	17,460	2991008	\$7,400,000	05/28/19	\$423.83	Village at Snoqualmie Ridge - Bldg B	MU	1	Y	
095	025	202406	9057	2,920	3006508	\$1,700,000	08/16/19	\$582.19	SFR/Commercial Land	VR	1	10	Tear Down; not in ratio
095	060	252611	9029	1,148	3005802	\$105,900	08/16/19	\$92.25	Old Sky Station (Vacant)	NB	1	Y	
095	025	282406	9004	12,140	3007032	\$3,710,000	08/26/19	\$305.60	FORUM BUILDING	MU	1	Y	
095	025	760060	0020	4,620	3007886	\$2,550,000	08/30/19	\$551.95	MILLS MUSIC STORE	CBD	1	34	Use-change after sale; not in ratio
095	025	272406	9076	2,358	3010356	\$934,000	09/09/19	\$396.10	OFFICE BUILDING	CBD	1	Y	
095	060	780780	0465	10,000	3048226	\$147,000	05/13/20	\$14.70	Skykomish Hotel (Vacant)	H-C	1	67	Gov't to non-gov't
095	060	022610	9074	5,393	3018462	\$650,000	10/17/19	\$120.53	Der Baring Store & Apts	RA2.5	1	Y	
095	030	213070	1136	7,526	3026357	\$805,000	12/16/19	\$106.96	Charlton & Chelsea House	UT-1	1	Y	
095	035	865830	2180	2,980	3028652	\$675,000	01/02/20	\$226.51	The Blue Iris	CBD	2	Y	
095	030	174990	0091	640	3033838	\$100,899	02/11/20	\$157.65	COPPER HILL SQUARE CONDOMIN	MU12	1	Y	
095	040	784670	0125	1,000	3043413	\$480,000	04/10/20	\$480.00	OFFICE/SFR	DC	1	Y	
095	025	760060	0012	800	3048237	\$240,000	05/20/20	\$300.00	DENTAL OFFICE-DR SIMS	CBD	1	34	Use-change after sale; not in ratio
095	025	332406	9507	3,438	3051555	\$2,000,000	06/08/20	\$581.73	KENYON DISEND PLLC	CBD	1	Y	
095	050	785181	0020	9,941	3060286	\$5,575,000	07/20/20	\$560.81	SHELL/MINI MARKET	MU	3	Y	
095	025	812855	0010	3,752	3060545	\$2,165,000	07/30/20	\$577.03	SUNSET EAST OFFICE CONDOMIN	MF-H	1	Y	
095	055	247590	0110	3,736	3068900	\$350,000	09/01/20	\$93.68	RETAIL (VACANT BUILDING)	CBSO	1	34	Use-change after sale; not in ratio
095	040	092308	9060	9,985	3073449	\$760,000	09/24/20	\$76.11	Cascade Autovon Bldg	UR	1	26	Imp changed after sale; not in ratio
095	055	247590	0105	676	3077294	\$199,500	10/09/20	\$295.12	RETAIL (VACANT BUILDING)	CBSO	1	26	Imp changed after sale; not in ratio
095	025	884390	0190	970	3083632	\$797,000	11/17/20	\$821.65	SFR/COMMERCIAL LAND	MUR	1	34	Use-change after sale; not in ratio
095	040	784670	0430	1,620	3088679	\$500,000	12/12/20	\$308.64	New Agape Chiropratic Healing Cente	DC	1	34	Use-change after sale; not in ratio
095	040	862170	0030	2,456	3091987	\$286,000	12/17/20	\$116.45	Omega Fastners	NB	2	34	Use-change after sale; not in ratio
095	030	213070	0640	2,616	3092415	\$800,000	12/18/20	\$305.81	DUVALL COFFEE HOUSE	OT	2	Y	
095	020	212406	9124	8,735	3091706	\$5,000,000	12/30/20	\$572.41	KARATE WEST	MU	1	26	Imp changed after sale; not in ratio
095	060	506180	0095	2,176	3013224	\$205,000	09/29/19	\$94.21	Skykomish Library	H-C	1	Y	

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone	Property Name	Par. Ct.	Ver. Code	Remarks
095	020	272406	9201	35,829	2970943	\$750,000	01/08/19	\$20.93	IC	Vacant Commercial Land	1	Y	
095	025	276965	0020	82,134	2916201	\$2,300,000	02/09/18	\$28.00	MU	GILMAN POINT SELF-STORAG	1	26	Imp changed after sale; not in ratio
095	025	380090	0010	138,879	2939159	\$3,580,000	06/29/18	\$25.78	MF-M	KELKARI	4	Y	
095	025	380090	0080	763,903	2939160	\$1,920,000	06/29/18	\$2.51	MF-M	KELKARI	4	Y	
095	025	884390	0530	24,898	2977425	\$1,950,000	03/14/19	\$78.32	MUR	Vacant Lot	2	Y	
095	025	884430	0032	27,656	2980119	\$1,806,000	03/14/19	\$65.30	MUR	Vacant Lot	3	Y	
095	025	202406	9057	52,272	3006508	\$1,700,000	08/16/19	\$32.52	VR	SFR/Commercial Land	1	Y	
095	030	242606	9058	41,535	2914607	\$650,000	02/14/18	\$15.65	LI	Sherlock Self Storage	1	Y	
095	030	213070	0485	6,287	2921721	\$145,000	03/21/18	\$23.06	UT-1	Vacant Lots	1	Y	
095	035	865730	0210	45,225	2911890	\$575,000	01/17/18	\$12.71	MU	Vacant Land	3	Y	
095	035	212507	9063	1,472,328	3054385	\$14,000,000	06/29/20	\$9.51	R12	Vacant Parcel	3	34	Use-change after sale; not in ratio
095	040	132308	9025	99,282	2912319	\$949,000	01/12/18	\$9.56	NB	Mini-Storage	4	Y	
095	040	541870	0105	69,696	2911543	\$68,200	01/17/18	\$0.98	NB	Vacant Land	1	Y	
095	040	072309	9071	65,635	2912694	\$222,000	01/24/18	\$3.38	RA2.5	Rainbow Lodge Buffer Lot	1	Y	
095	040	857090	0205	103,200	2933048	\$599,000	05/23/18	\$5.80	DC	vacant	2	Y	
095	040	142308	9010	915,631	2966966	\$3,850,000	12/19/18	\$4.20	EP-1	PROPOSED MULTI-FAMILY & F	1	Y	
095	040	132308	9125	110,544	3020130	\$1,650,000	11/06/19	\$14.93	EP-2	MT Electrical & Mini Storage	1	Y	
095	040	226750	0050	50,529	3025394	\$430,000	12/02/19	\$8.51	IC	VACANT COMMERCIAL LAND	1	Y	
095	040	862170	0015	8,152	3039970	\$110,000	03/19/20	\$13.49	NB	Vacant Lot	1	Y	
095	040	132308	9065	75,000	3048995	\$819,000	05/29/20	\$10.92	NB	Mini-Storage (Personal Property)	1	Y	
095	040	857190	0065	2,500	3062203	\$350,000	08/06/20	\$140.00	DC	Vacant Lot	1	Y	
095	050	785180	0070	192,535	2924286	\$2,250,000	04/13/18	\$11.69	MU	Vacant Industrial	1	Y	
095	050	312408	9137	10,500	2934906	\$160,000	06/05/18	\$15.24	R-1-10	Vacant Land	1	Y	
095	050	312408	9142	10,725	2934932	\$160,000	06/05/18	\$14.92	R-1-10	Vacant Land	1	Y	
095	050	312408	9144	10,260	2934943	\$160,000	06/05/18	\$15.59	R-1-10	Vacant Land	1	Y	
095	050	022307	9063	521,881	3069470	\$1,450,000	09/15/20	\$2.78	RA5	Vacant Land	4	Y	
095	055	142407	9010	1,669,654	2963737	\$440,000	11/16/18	\$0.26	RA10	TWIN RIVERS GOLF COURSE	1	Y	

## Improvement Sales for Area 095 with Sales not Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	025	812855	0020	3,686	2917275	\$2,150,000	02/22/18	\$583.29	SUNSET EAST OFFICE CONDOMIN	MF-H	1	46	Non-representative sale
095	035	865730	0265	1,125	2922321	\$332,000	03/16/18	\$295.11	GIFT STORE	CBD	1	46	Non-representative sale
095	040	803620	0100	288	2925542	\$10	03/27/18	\$0.03	Huxdotter Coffee Stand	DC	2	31	Exempt from excise tax
095	050	785181	0020	1,923	2926381	\$1,400,000	04/10/18	\$728.03	SHELL/MINI MARKET	MU	1	33	Lease or lease-hold
095	040	142308	9089	0	2924587	\$35,100	04/12/18	\$0.00	Mobile Home	EP-1	1	66	Condemnation/eminent domain
095	045	282311	9023	92,523	2930848	\$24,841,480	05/07/18	\$268.49	Alpental Ski Area	CB	27	33	Lease or lease-hold
095	040	857090	0220	910	2937592	\$370,000	06/15/18	\$406.59	SFR on commercial land	EP-1	1	68	Non-gov't to gov't
095	025	282406	9287	37,544	2939454	\$14,325,000	06/28/18	\$381.55	Medical Center of Issaquah	MU	1	15	No market exposure
095	050	784920	2975	3,600	2941408	\$920,000	07/11/18	\$255.56	OFFICE BUILDING(City of Snoqualm	BR1	1	46	Non-representative sale
095	030	132606	9166	4,088	2945145	\$1,150,000	07/24/18	\$281.31	Valley Business Park	MT	1	46	Non-representative sale
095	055	152407	9108	1,320	2946931	\$823,515	08/09/18	\$623.88	Rainier Wood Recyclers	A35	1	68	Non-gov't to gov't
095	055	152407	9003	0	2947469	\$450,000	08/14/18	\$0.00	FALL CITY STORAGE	IP	1	49	Mobile home
095	060	142613	9001	118,713	2947598	\$23,701,763	08/15/18	\$199.66	Stevens Pass Ski Area Leasehold Va	F	6	18	Quit claim deed
095	025	292406	9065	0	2950982	\$750,000	08/28/18	\$0.00	OFFICE BUILDING	UC	1	N	
095	050	784970	0115	1,684	2951515	\$320,000	08/31/18	\$190.02	Wentz Electrics	RC	1	51	Related party, friend, or neighbor
095	035	865830	2135	1,675	2951362	\$553,450	09/04/18	\$330.42	LAZY K'S PIZZA & PASTA	CBD	1	15	No market exposure
095	035	865830	2140	1,100	2952894	\$410,000	09/12/18	\$372.73	MOTHER & CHILD NATURAL MEDIC	CBD	1	15	No market exposure
095	040	142308	9030	1,272	2956099	\$400,000	10/03/18	\$314.47	Equipment Shed	EP-1	1	46	Non-representative sale
095	020	222406	9080	79,800	3004558	\$21,681	11/20/18	\$0.27	EASTRIDGE CHURCH	R1	1	68	Non-gov't to gov't
095	025	884390	0188	1,040	2966384	\$790,000	11/27/18	\$759.62	SFR/COMMERCIAL LAND	MUR	1	46	Non-representative sale
095	045	152308	9019	5,673	2963882	\$1,250,000	11/27/18	\$220.34	SOUTH FORK LANDING	RA2.5	4	N	
095	025	884390	0090	4,059	2965176	\$2,750,000	11/29/18	\$677.51	Issaquah Elks lodge 1843	MUR	2	17	Non-profit organization
095	045	152308	9124	3,088	2963881	\$2,400,000	11/29/18	\$777.20	SOUTH FORK LANDING	RA2.5	4	68	Non-gov't to gov't
095	030	212990	0060	4,641	2968894	\$1,100,000	12/28/18	\$237.02	REDEMPTION CHURCH	MT	1	17	Non-profit organization
095	040	857190	0005	4,330	2968678	\$1,200,000	12/28/18	\$277.14	NORTH BEND SHELL	DC	1	51	Related party, friend, or neighbor
095	025	342406	9096	1,120	2969852	\$846,450	01/03/19	\$755.76	SFR/MULTIFAMILY LAND	MF-H	1	42	Development rights to cnty,cty,or pr
095	035	865730	0225	1,008	2974332	\$8,848	01/11/19	\$8.78	Carnation Family Medical Center	MU	1	24	Easement or right-of-way
095	040	784670	0355	12,528	2970610	\$1,348,360	01/18/19	\$107.63	City Hall & Fire Station	DC	1	67	Gov't to non-gov't
095	035	865830	1765	3,168	2974245	\$7,168	02/06/19	\$2.26	Carnation Cafe	CBD	1	24	Easement or right-of-way
095	035	865830	2180	2,980	2974436	\$1,590	02/19/19	\$0.53	The Blue Iris	CBD	1	24	Easement or right-of-way
095	040	857190	0045	3,108	2976625	\$375,000	03/05/19	\$120.66	Laundromat	DC	1	46	Non-representative sale
095	035	865730	0266	2,160	2976924	\$10,774	03/08/19	\$4.99	Sunrise Dental Office	CBD	1	68	Non-gov't to gov't
095	035	865730	0265	1,125	3010555	\$3,629	08/19/19	\$3.23	GIFT STORE	CBD	1	24	Easement or right-of-way
095	040	102308	9013	9,466	3013258	\$1,700,000	09/25/19	\$179.59	Les Schwab Tire Center	DC	1	11	Corporate affiliates
095	040	789390	0010	4,287	3020327	\$1,654,200	09/30/19	\$385.86	MT SI DELI/CHEVRON/CAR WASH	IC	1	51	Related party, friend, or neighbor
095	040	784670	0826	4,628	3017380	\$1,749,900	10/23/19	\$378.11	Sawgn Thai & Apartments	DC	1	30	Historic property

## Improvement Sales for Area 095 with Sales not Used

05/13/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	020	212406	9008	6,866	3025038	\$5,400,000	11/20/19	\$786.48	Alpine Animal Hospital	CF-F	1	46	Non-representative sale
095	025	884390	0447	9,936	3023483	\$3,825,000	11/20/19	\$384.96	Trans-Net Office Building	MUR	1	46	Non-representative sale
095	020	282406	9346	5,120	3025424	\$4,500,000	12/09/19	\$878.91	Meadow Creek Office Park - Bldg A (I	MU	1	46	Non-representative sale
095	025	292406	9085	41,781	3024770	\$24,244,500	12/10/19	\$580.28	HIGHMARK MEDICAL CENTER	UC	1	46	Non-representative sale
095	035	865730	0225	5,798	3026935	\$1,100,000	12/18/19	\$189.72	Carnation Family Medical Center	MU	6	36	Plottage
095	025	272406	9059	830	3029391	\$740,000	01/07/20	\$891.57	SFR/COMMERCIAL LAND	CBD	1	46	Non-representative sale
095	040	784670	0145	1,340	3037762	\$20,400	02/25/20	\$15.22	Retail Shop	DC	1	52	Statement to dor
095	020	541170	0030	7,420	3039373	\$5,325,000	03/20/20	\$717.65	Meadow Creek Office Park I- Bldg F	MU	1	15	No market exposure
095	035	222507	9001	42,377	3046439	\$25,000	03/27/20	\$0.59	Girl Scout Camp	RA10	4	43	Development rights parcel to prvt se
095	060	780780	0465	10,000	3048226	\$147,000	05/13/20	\$14.70	Skykomish Hotel (Vacant)	H-C	1	67	Gov't to non-gov't
095	040	784670	0770	1,836	3050702	\$459,000	06/01/20	\$250.00	OPUS BANK	DC	1	18	Quit claim deed
095	035	082507	9029	0	3067533	\$2,000	07/09/20	\$0.00	CARNATION FARMS	A10	1	24	Easement or right-of-way
095	020	212406	9062	3,460	3059217	\$1,400,000	07/15/20	\$404.62	GREEN GROTTTO	MU	1	51	Related party, friend, or neighbor
095	035	162507	9051	1,600	3063339	\$334,667	08/12/20	\$209.17	SFR on multi-family land	R24	1	51	Related party, friend, or neighbor
095	050	784920	0571	4,089	3075115	\$750,000	10/09/20	\$183.42	Verner Building	BR1	1	51	Related party, friend, or neighbor
095	020	272406	9231	11,937	3085350	\$932,094	11/21/20	\$78.08		UV	1	2	Residential Condominium
095	020	272406	9231	11,937	3086146	\$762,611	11/25/20	\$63.89		UV	1	2	Residential Condominium
095	020	272406	9231	11,937	3086566	\$885,586	11/30/20	\$74.19		UV	1	2	Residential Condominium
095	020	272406	9231	11,937	3086886	\$903,782	12/01/20	\$75.71		UV	1	2	Residential Condominium
095	020	272406	9231	11,937	3088874	\$995,529	12/09/20	\$83.40		UV	1	2	Residential Condominium
095	050	784920	0510	3,456	3088979	\$900,000	12/10/20	\$260.42	Sigillo Cellars	BR1	1	44	Tenant

Vacant Sales for Area 095 with Sales not Used

05/17/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
095	030	213070	0405	25,132	3076292	\$375,000	10/13/20	\$14.92	Vacant Commercial Land	UT-1	2	46	Non-representative sale
095	035	865730	0305	25,295	2976922	\$20,363	03/08/19	\$0.81	VACANT LAND	CBD	2	68	Non-gov't to gov't
095	035	865830	2065	6,455	2982815	\$3,696	04/15/19	\$0.57	VACANT COMMERCIAL LOT	CBD	1	68	Non-gov't to gov't
095	040	102308	9272	57,960	3004116	\$150,000	08/06/19	\$2.59	Vacant Lot	NB	1	46	Non-representative sale
095	040	152308	9223	87,119	2917038	\$700,000	02/20/18	\$8.03	Vacant Industrial land	EP-1	1	51	Related party, friend, or neighbor
095	040	784670	0825	7,000	2966196	\$240,000	12/07/18	\$34.29	City Parking Lot	DC	1	67	Gov't to non-gov't
095	045	152308	9132	343,253	3015757	\$1,035,000	10/17/19	\$3.02	SOUTH FORK LANDING	RA2.5	3	68	Non-gov't to gov't
095	050	332408	9021	1,011,988	3035421	\$16,500	02/24/20	\$0.02	PSE Operating Property	OS2	3	46	Non-representative sale
095	050	784920	0480	11,200	2983744	\$25,000	04/17/19	\$2.23	Vacant Commercial Land	BR1	1	52	Statement to dor
095	050	322408	9115	15,193	3060812	\$380,000	07/30/20	\$25.01	BREWED AWAKENING	BG	1	4	Presale

## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	32308	9163	316 NE 8TH ST
95	40	42308	9020	456 BOALCH AVE NW
95	40	42308	9023	1202 BOALCH AVE NW
95	40	42308	9024	No Situs Address
95	40	42308	9025	1308 BOALCH AVE NW
95	40	42308	9026	1556 BOALCH AVE NW
95	40	42308	9027	1546 BOALCH AVE NW
95	40	42308	9028	1615 BENDIGO BLVD N
95	40	42308	9029	1450 BOALCH AVE NW
95	40	42308	9030	135 BOALCH AVE NW
95	40	42308	9031	SE 106TH PL
95	40	42308	9032	1711 BOALCH AVE NW
95	40	42308	9035	137 BOALCH AVE NW
95	40	42308	9036	No Situs Address
95	40	52308	9004	No Situs Address
95	40	52308	9016	No Situs Address
95	40	52308	9049	SE 106TH PL
95	40	52308	9055	No Situs Address
95	40	52308	9056	No Situs Address
95	40	52308	9059	No Situs Address
95	40	52308	9060	1321 ALM WAY
95	40	52308	9063	1300 W NORTH BEND WAY
95	40	82308	9001	No Situs Address
95	40	82308	9004	No Situs Address
95	40	82308	9021	No Situs Address
95	40	92308	9001	99999 SE 112TH ST
95	40	92308	9002	No Situs Address
95	40	92308	9004	No Situs Address
95	40	92308	9006	415TH AVE SE
95	40	92308	9009	520 E NORTH BEND WAY
95	40	92308	9011	No Situs Address
95	40	92308	9019	No Situs Address
95	40	92308	9025	451 E NORTH BEND WAY
95	40	92308	9027	No Situs Address
95	40	92308	9033	400 SE ORCHARD DR
95	40	92308	9039	41975 SE NORTH BEND WAY
95	40	92308	9053	No Situs Address
95	40	92308	9060	12727 412TH AVE SE
95	40	92308	9063	505 NW 8TH ST
95	40	92308	9072	205 S MCCLELLAN ST
95	40	92308	9073	41810 W NORTH BEND WAY
95	40	92308	9077	527 SW MOUNT SI BLVD
95	40	92308	9078	549 SW MOUNT SI BLVD
95	40	92308	9080	SOUTH FORK AVE SW
95	40	92308	9081	700 SOUTH FORK AVE SW
95	40	92308	9086	661 SOUTH FORK AVE SW
95	40	92308	9087	800 SOUTH FORK AVE SW
95	40	92308	9088	721 SW MOUNT SI BLVD
95	40	92308	9091	No Situs Address

## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	92308	9093	No Situs Address
95	40	102308	9010	1155 SE NORTH BEND WAY
95	40	102308	9013	610 E NORTH BEND WAY
95	40	102308	9027	No Situs Address
95	40	102308	9035	1270 SE NORTH BEND WAY
95	40	102308	9039	No Situs Address
95	40	102308	9041	No Situs Address
95	40	102308	9047	902 SE NORTH BEND WAY
95	40	102308	9056	1120 E NORTH BEND WAY
95	40	102308	9076	No Situs Address
95	40	102308	9101	42901 SE NORTH BEND WAY
95	40	102308	9133	No Situs Address
95	40	102308	9134	No Situs Address
95	40	102308	9151	42998 SE NORTH BEND WAY
95	40	102308	9160	No Situs Address
95	40	102308	9162	220 THRASHER AVE NE
95	40	102308	9187	43010 SE NORTH BEND WAY
95	40	102308	9192	400 E THIRD ST
95	40	102308	9194	750 E NORTH BEND WAY
95	40	102308	9201	43002 SE NORTH BEND WAY
95	40	102308	9249	500 MALONEY GROVE AVE SE
95	40	102308	9270	1130 E NORTH BEND WAY
95	40	102308	9271	1140 E NORTH BEND WAY
95	40	102308	9272	No Situs Address
95	40	102308	9274	No Situs Address
95	40	132308	9004	46837 SE MIDDLE FORK RD
95	40	132308	9020	No Situs Address
95	40	132308	9027	No Situs Address
95	40	132308	9031	45526 SE NORTH BEND WAY
95	40	132308	9047	45299 SE NORTH BEND WAY
95	40	132308	9050	45401 SE NORTH BEND WAY
95	40	132308	9065	No Situs Address
95	40	132308	9066	No Situs Address
95	40	132308	9093	45620 SE NORTH BEND WAY
95	40	132308	9097	No Situs Address
95	40	132308	9098	45710 SE NORTH BEND WAY
95	40	132308	9125	45554 SE NORTH BEND WAY
95	40	132308	9126	46012 SE NORTH BEND WAY
95	40	132308	9146	45333 SE 140TH ST
95	40	132308	9176	45830 SE NORTH BEND WAY
95	40	132308	9177	45900 E NORTH BEND WAY
95	40	132308	9178	45900 SE 140TH ST
95	40	132308	9191	No Situs Address
95	40	132308	9192	No Situs Address
95	40	132308	9193	No Situs Address
95	40	132308	9201	No Situs Address
95	40	132308	9206	E NORTH BEND WAY
95	40	142308	9009	44021 SE TANNER RD
95	40	142308	9010	No Situs Address

## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	142308	9021	43909 SE TANNER RD
95	40	142308	9024	No Situs Address
95	40	142308	9026	SE NORTH BEND WAY
95	40	142308	9030	45127 SE 140TH ST
95	40	142308	9032	No Situs Address
95	40	142308	9039	44133 SE TANNER RD
95	40	142308	9054	452ND AVE SE
95	40	142308	9060	44027 SE TANNER RD
95	40	142308	9073	No Situs Address
95	40	142308	9074	44901 SE NORTH BEND WAY
95	40	142308	9084	45120 SE NORTH BEND WAY
95	40	142308	9089	44711 SE NORTH BEND WAY
95	40	142308	9132	43600 SE 136TH ST
95	40	142308	9135	43600 SE 136TH ST
95	40	142308	9136	43600 SE 136TH ST
95	40	142308	9137	13490 436TH PL SE
95	40	142308	9150	SE NORTH BEND WAY
95	40	142308	9156	No Situs Address
95	40	142308	9181	No Situs Address
95	40	142308	9183	No Situs Address
95	40	142308	9184	No Situs Address
95	40	142308	9185	44323 SE TANNER RD
95	40	142308	9186	No Situs Address
95	40	142308	9187	No Situs Address
95	40	142308	9188	No Situs Address
95	40	152308	9005	13225 436TH AVE SE
95	40	152308	9022	13400 SE NORTH BEND WAY
95	40	152308	9028	12800 436TH AVE SE
95	40	152308	9032	No Situs Address
95	40	152308	9035	1060 STILSON AVE SE
95	40	152308	9037	43424 SE NORTH BEND WAY
95	40	152308	9060	43324 SE NORTH BEND WAY
95	40	152308	9077	43530 SE NORTH BEND WAY
95	40	152308	9083	43030 SE NORTH BEND WAY
95	40	152308	9109	43512 SE NORTH BEND WAY
95	40	152308	9117	43504 SE NORTH BEND WAY
95	40	152308	9129	43028 SE NORTH BEND WAY
95	40	152308	9156	1345 STILSON AVE SE
95	40	152308	9188	43438 SE NORTH BEND WAY
95	40	152308	9223	No Situs Address
95	40	162308	9088	12805 412TH WAY SE
95	40	182309	9010	No Situs Address
95	40	182309	9050	47020 SE 144TH ST
95	40	182309	9051	47000 SE 144TH ST
95	40	182309	9053	47020 SE 144TH ST
95	40	226750	10	14420 468TH AVE SE
95	40	226750	20	14500 468TH AVE SE
95	40	226750	30	46900 SE 146TH ST
95	40	226750	40	47012 SE 146TH ST



## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	226750	50	46910 SE 46TH ST
95	40	226750	60	46910 SE 46TH ST
95	40	226750	70	46910 SE 46TH ST
95	40	226750	90	46910 SE 46TH ST
95	40	226750	100	46910 SE 46TH ST
95	40	242308	9001	46600 SE NORTH BEND WAY
95	40	242308	9022	46501 SE NORTH BEND WAY
95	40	242308	9036	46630 SE NORTH BEND WAY
95	40	270060	135	349 E 3RD ST
95	40	270060	265	201 E 2ND ST
95	40	270060	275	No Situs Address
95	40	270060	357	No Situs Address
95	40	270060	358	No Situs Address
95	40	373490	30	318 E PARK ST
95	40	373490	55	215 E PARK ST
95	40	380800	226	401 BALLARAT AVE N
95	40	380800	252	126 E 4TH ST
95	40	541870	5	40626 SE SNOQUALMIE-NORTH BEND RD
95	40	541870	10	No Situs Address
95	40	541870	15	1407 BOALCH AVE NW
95	40	541870	20	40626 SE SNOQUALMIE-NORTH BEND RD
95	40	541870	25	No Situs Address
95	40	541870	30	No Situs Address
95	40	541870	40	621 NW 14TH ST
95	40	541870	41	SE SNOQUALMIE-NORTH BEND RD
95	40	541870	42	939 NW 14TH ST
95	40	541870	43	1355 BOALCH AVE NW
95	40	541870	45	No Situs Address
95	40	541870	46	No Situs Address
95	40	541870	47	1266 BENDIGO BLVD N
95	40	541870	48	No Situs Address
95	40	541870	95	SE 106TH ST
95	40	541870	100	1531 BENDIGO BLVD N
95	40	541870	105	No Situs Address
95	40	541870	120	No Situs Address
95	40	541870	125	No Situs Address
95	40	541870	130	No Situs Address
95	40	541870	135	No Situs Address
95	40	779540	195	401 NE 8TH ST
95	40	784670	5	115 SE 4TH ST
95	40	784670	25	146 E 3RD ST
95	40	784670	35	104 E 3RD ST
95	40	784670	45	115 E 4TH ST
95	40	784670	90	No Situs Address
95	40	784670	125	331 BENDIGO BLVD
95	40	784670	130	325 BENDIGO BLVD
95	40	784670	135	315 BENDIGO BLVD
95	40	784670	150	301 BENDIGO BLVD
95	40	784670	155	220 SYDNEY AVE N

## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	784670	175	341 BENDIGO BLVD N
95	40	784670	200	231 BENDIGO BLVD
95	40	784670	231	213 BENDIGO BLVD N
95	40	784670	300	244 SYDNEY AVE N
95	40	784670	355	211 MAIN AVE N
95	40	784670	380	146 W 2ND ST
95	40	784670	400	244 BENDIGO BLVD N
95	40	784670	430	145 E 3RD ST
95	40	784670	460	219 BALLARAT AVE N
95	40	784670	470	126 2ND ST
95	40	784670	550	131 E 2ND ST
95	40	784670	565	117 BALLARAT AVE NE
95	40	784670	575	106 MAIN AVE N
95	40	784670	580	No Situs Address
95	40	784670	590	160 E NORTH BEND WAY
95	40	784670	591	No Situs Address
95	40	784670	605	106 E NORTH BEND WAY
95	40	784670	606	No Situs Address
95	40	784670	615	106 MAIN AVE N
95	40	784670	645	No Situs Address
95	40	784670	650	142 MAIN AVE N
95	40	784670	660	2ND ST
95	40	784670	665	No Situs Address
95	40	784670	670	No Situs Address
95	40	784670	680	No Situs Address
95	40	784670	690	107 MAIN AVE N
95	40	784670	695	108 W NORTH BEND WAY
95	40	784670	696	110 W NORTH BEND WAY
95	40	784670	705	112 W NORTH BEND WAY
95	40	784670	706	102 W NORTH BEND WAY
95	40	784670	715	116 W NORTH BEND WAY
95	40	784670	716	No Situs Address
95	40	784670	725	112 BENDIGO BLVD N
95	40	784670	730	128 BENDIGO BLVD N
95	40	784670	770	139 BENDIGO BLVD N
95	40	784670	790	125 BENDIGO BLVD N
95	40	784670	800	No Situs Address
95	40	784670	805	113 BENDIGO BLVD N
95	40	784670	810	202 W NORTH BEND WAY
95	40	784670	825	250 W NORTH BEND WAY
95	40	784670	826	228 W NORTH BEND WAY
95	40	784670	840	106 SYDNEY AVE N
95	40	784670	860	134 SYDNEY AVE N
95	40	784670	865	227 W 2ND ST
95	40	786300	20	204 E NORTH BEND WAY
95	40	786300	30	218 SE NORTH BEND WAY
95	40	786300	35	226 SE NORTH BEND WAY
95	40	786300	40	234 SE NORTH BEND WAY
95	40	786300	56	250 E NORTH BEND WAY

## 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	789390	10	745 SW MOUNT SI BLVD
95	40	789390	44	742 SW MOUNT SI BLVD
95	40	803620	5	209 MAIN AVE S
95	40	803620	20	249 MAIN AVE S
95	40	803620	30	208 MAIN AVE S
95	40	803620	35	MAIN AVE S
95	40	803620	40	MAIN AVE S
95	40	803620	43	MAIN AVE S
95	40	803620	45	248 MAIN AVE S
95	40	803620	95	101 W PARK ST
95	40	803620	170	330 MAIN AVE S
95	40	803620	175	133 E PARK ST
95	40	803620	305	421 MAIN AVE S
95	40	803620	310	No Situs Address
95	40	857090	61	336 BENDIGO BLVD N
95	40	857090	79	No Situs Address
95	40	857090	81	No Situs Address
95	40	857090	82	400 BENDIGO BLVD N
95	40	857090	83	356 BENDIGO BLVD N
95	40	857090	181	201 SYDNEY AVE N
95	40	857090	188	No Situs Address
95	40	857090	201	107 SYDNEY AVE N
95	40	857090	204	302 W NORTH BEND WAY
95	40	857090	207	330 W NORTH BEND WAY
95	40	857090	208	No Situs Address
95	40	857090	220	No Situs Address
95	40	857090	221	No Situs Address
95	40	857090	240	322 BENDIGO BLVD
95	40	857090	241	320 BENDIGO BLVD
95	40	857090	242	411 MAIN AVE S
95	40	857090	244	400 E NORTH BEND WAY
95	40	857090	248	118 DOWNING AVE N
95	40	857090	250	No Situs Address
95	40	857090	251	352 E NORTH BEND WAY
95	40	857090	254	470 E NORTH BEND WAY
95	40	857090	259	247 E NORTH BEND WAY
95	40	857090	280	230 BALLARAT AVE N
95	40	857090	281	248 BALLARAT AVE N
95	40	857090	283	204 BALLARAT AVE N
95	40	857090	300	330 BALLARAT AVE N
95	40	857090	302	No Situs Address
95	40	857190	5	225 E NORTH BEND WAY
95	40	857190	15	145 E NORTH BEND WAY
95	40	857190	25	137 E NORTH BEND WAY
95	40	857190	35	131 E NORTH BEND WAY
95	40	857190	45	125 SE NORTH BEND WAY
95	40	857190	55	111 E NORTH BEND WAY
95	40	857190	65	SE NORTH BEND WAY
95	40	857190	70	101 E NORTH BEND WAY

### 2021 Area 95-40 Physical Inspection

Area	Neighborhood	Major	Minor	SitusAddress
95	40	857190	75	101 W NORTH BEND WAY
95	40	857190	76	111 W NORTH BEND WAY
95	40	857190	95	119 W NORTH BEND WAY
95	40	857190	105	125 W NORTH BEND WAY
95	40	857190	110	127 W NORTH BEND WAY
95	40	857190	115	129 W NORTH BEND WAY
95	40	857190	120	131 W NORTH BEND WAY
95	40	857190	135	201 W NORTH BEND WAY
95	40	857190	195	301 W NORTH BEND WAY
95	40	857190	196	No Situs Address
95	40	857290	100	248 BENDIGO BLVD S
95	40	857290	130	250 BENDIGO BLVD S
95	40	862170	5	43306 SE NORTH BEND WAY
95	40	862170	10	No Situs Address
95	40	862170	15	43301 SE 128TH PL
95	40	862170	25	43313 SE 128TH PL
95	40	862170	30	43403 SE 128TH PL
95	40	862170	35	43423 SE 128TH PL
95	40	862170	50	43415 SE 128TH PL
95	40	862170	80	No Situs Address