

# Central District Geographic Areas Report

Areas: 20, 25, 30, 35, 36, 40, 45, and 47

## *Commercial Revalue for 2021 Assessment Roll*



**King County**

**Department of Assessments**

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

201 S. Jackson Street, KSC-AS 0708  
Seattle, WA 98104

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

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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



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*John Wilson*  
**Assessor**

Dear Property Owners,

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

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

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

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

In Service,

John Wilson  
King County Assessor

Central District  
2021 Assessment Year



**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.

# Central District Executive Summary Report

Appraisal Date 1/1/2021

## Geographic Appraisal Areas:

- Area 20: Queen Anne/Magnolia/Fremont
- Area 25: Capitol Hill
- Area 30: Central Business District and South Lake Union
- Area 35: East Duwamish MIC
- Area 36: West Duwamish
- Area 40: North Rainier Valley
- Area 45: West Seattle/White Center/Top Hat
- Area 47: Vashon Island

## Conclusion and Recommendation:

Total assessed values for the 2021 revalue year have decreased -1.72%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2021 Assessment Year.

Total Central District Population - Parcel Summary Data				
	2020	2021	\$ Change	% Change
Totals	\$47,022,123,605	\$46,231,383,470	-\$790,740,135	-1.68%

## Identification of the Areas

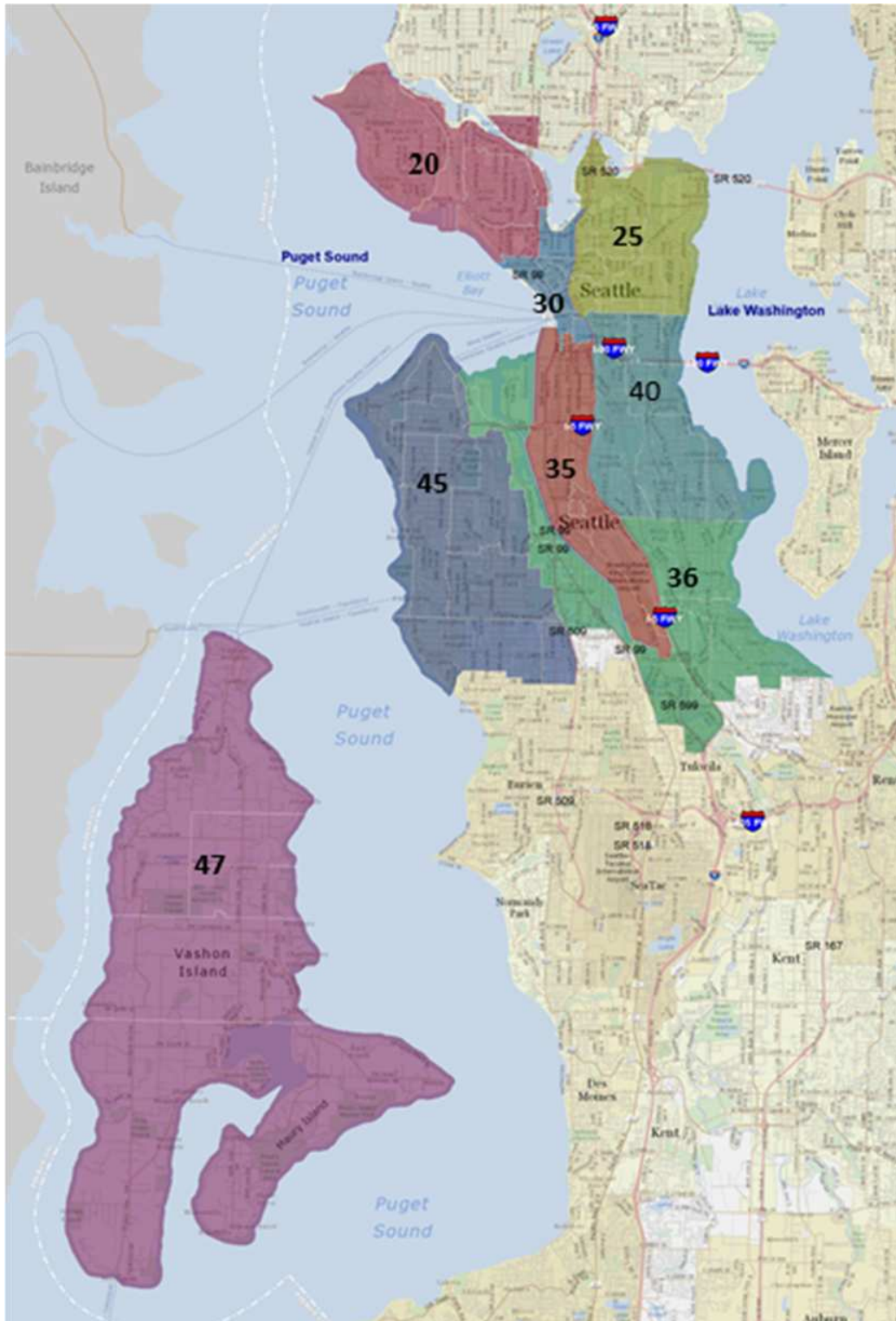
Location: Central King County

### Boundaries

- West – Puget Sound/Elliott Bay
- North – Lake Washington Ship Canal
- East – Lake Washington
- South – Vashon Island

## Maps

A general map of the area is included at the beginning of 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.



Central District  
2021 Assessment Year

 **King County**  
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## Central District Overview

### Geographic Area 20

Area 20 begins to the north end of Downtown Seattle and extends through Fremont. It includes several of Seattle's most popular neighborhoods: Lower, Upper and North Queen Anne, Magnolia and Fremont. Commercial spaces include warehouses, offices, retail, mixed-use apartment buildings, work lofts, and commercial condominiums. The neighborhoods are mostly pedestrian-friendly and filled with restaurants, breweries, coffee shops, exercise studios, retail stores, and service garages.

For the 2021 assessment year, real estate values trended slightly downward year with a 1.05% overall decrease, primarily due to vacancy increases in the retail and office sectors, which declined from 0-10% depending on location, effective age, and quality. Warehouse values were flat for the year. Replacement costs rose year over year, causing properties appraised via the cost approach to rise. In summary, the area is weathering the economic storm caused by the pandemic. It will be in a solid position for growth once the economy is stable and somewhat normal again.

### Geographic Area 25

Area 25 continues to transform as new construction replaces older buildings. Most new developments are mixed-use buildings with apartments above ground-floor commercial spaces, adding significant amounts of housing into an already dense neighborhood. CoStar reported that one thousand new apartment units were completed in Area 25, and another three thousand were under construction at the end of 2020. While this additional housing supply helps mediate increasing rents, it also contributes to the continued gentrification that Area 25 has struggled with for years. There's hope that new affordable housing developments, such as those above the Capitol Hill Light Rail Station and Africatown Plaza at 23<sup>rd</sup> Ave and Spring St, will help low-income residents from being displaced from the neighborhood.

Capitol Hill saw significant events in 2020 that forced tenants to adapt by shifting business restrictions as the COVID pandemic progressed to civil clashes supporting the Black Lives Matter movement. Restaurants turned from in-person dining to takeout, street-front businesses protected themselves with boarded-up windows, and residents tried to find space to work from home while minimizing the impact of tear gas from police on the streets below filling their apartments. We have tried to understand the changes to the commercial real estate market after this chaotic year by analyzing the state of the real estate market on January 1<sup>st</sup> of each year.

Vacant land sales activity continued its gradual decrease in 2020. There were ten arms-length transactions in 2020 compared to sixteen in 2019, seventeen in 2018, fifteen in 2017, and twenty-eight 2016. This trend appears to signify that the development boom in Area 25 over the past decade may be fading. NC zoned land tended to rise in value in 2020, while LR zoned land generally saw a drop in values.

There were forty-two sales in Area 25 in 2018, 2019, and 2020. However, only eight of those occurred after the pandemic started: three live-work units, two sales in which future redevelopment played a significant role in pushing up the sales price, one commercial condominium unit, one restaurant, and one mixed-use building with residential space above and street-front commercial space. Given the limited number of 2020 sales among various property types, transactions from surrounding areas were considered to determine assessed values in Area 25. Generally, live-work units increased in demand as more people work from home, which raised their values. Retail and office space in the densest parts of Area 25 saw a reduction in demand and value.

### **Geographic Area 30**

The Central Business District of Seattle, Area 30, had extensive activity last year. The most significant change was the clearing of downtown Seattle as the place to work. With the COVID-19 pandemic, so many of the downtown office workers were not only told they could work from home, but they must work from home. This led to an absence of downtown occupants for the better part of 2020.

The result was an increase in direct office vacancy and a substantial abundance of available sublease office space on the market. This increase is a direct result of employers adjusting their future estimates of downward office space. Downtown office asking rents dropped a slight 1.3%, however. Fundamentals for the region trended further downward in Q4, and leasing activity, though up for the quarter, remained down substantially from years prior. The main driver behind office growth in downtown Seattle over the past decade, big tech, is healthier now than ever. Seattle CBD office investment accounted for half of the overall Seattle MSA investment at \$2.3 billion vs. \$4.6 billion traded in 2020, well below the \$5.9 billion in 2019. Despite the downward trend, office construction continues unabated, with 3.1 million square feet currently under construction and another 6.6 million in the pipeline.

Downtown Seattle retail has experienced significant challenges during the pandemic. In addition to COVID-19, protests prompted the boarding up of businesses and deterred shoppers from visiting downtown. There were numerous permanent store closures, and over 140 were retail establishments. Downtown retail and restaurants are still dependent on the thousands of office workers who occupied the core's office towers.

While asking rents rose by 1.6% year over year in the 4<sup>th</sup> quarter of 2020, the COVID-19 impact is expected to increase vacancy and lower rents before any 2021 recovery. Because of Seattle's moratorium on small business evictions and because of governmental aid to small businesses, Seattle has not seen asking rents or vacancy change significantly. Owners have seen, however, 40% to 60% of tenants seeking rent relief. Rent collections were 50% to 60% of the contract in April but improved in the second half of 2020. Regional and Seattle CBD sales activity in 2020 was a fraction of prior years, both by the number of transactions and by dollar volume. Most activities involved single tenants or land redevelopment.



### **Geographic Area 35**

Geographic Area 35 begins at South King Street and extends south to the Boeing Access Road between I-5 and the Duwamish River. The East Duwamish Manufacturing Industrial Center (MIC) is a well-established, high-demand industrial district. Zoning is predominantly General Industrial, with small pockets of industrial commercial, industrial buffer, and automobile-oriented commercial zoning.

Overall sales were exceptionally healthy for the 2021 assessment year, and it was primarily due to the unexpected increase in Warehouse/Industrial space, which performed well beyond expectations. In addition, investors were willing to purchase buildings at a premium despite the need for substantial renovations due to their location. Properties in this area enjoy accessibility through multiple modes of transportation.

Mayor Jenny Durkan prefers to repair, rather than replace, the high-rise span of the West Seattle Bridge, which means the bridge could reopen by mid-2022. The bridge closure appears to have had little to no impact on sales in the Georgetown/SoDo areas.

Area 35 appears to have weathered the pandemic, avoiding a significant economic downturn, and most properties sustained their value. Companies emphasizing logistics will continue to seek out new opportunities, ensuring stability in the SODO area.

### **Geographic Area 36**

The West Duwamish Commercial Geographical Area is divided into seven neighborhoods spanning two municipalities and Unincorporated King County and is distinguished by zoning jurisdictions and geographic characteristics. Most of the industrial lands lie in four Neighborhoods west of the Duwamish River. In comparison, commercial lands predominantly fall in the Rainier Valley in two Neighborhoods along Rainier Avenue South and Martin Luther King Jr. Way South. Although major employers remain Boeing, the Port of Seattle, and associated operating properties (rail), the vast majority are small businesses and proprietors/owners. Similar to the SODO Area immediately to the East, vacancy is low, as limited properties are available for rent or sale. Given its proximity to the Seattle core and associated economic growth, demand will ensure increased or steady property values. The area is considered transitional, as most facilities reflect an obsolesced manufacturing infrastructure, and older buildings are upgraded and repurposed for continued industrial activity.

Vacant land and improved parcels experienced a slight value increase for the 2021 assessment year. They were primarily caused by excess/surplus land calculations applied to improved parcels or using the cost approach- both methods impact via value where land increases occurred.

### **Geographic Area 40**

The Sound Transit Link Light Rail continues to shape economic development in area 40. Light Rail currently provides transportation to commuters and visitors from Seatac International Airport to Downtown Seattle and neighborhoods along the route. There are three light rail stations located

in area 40: Beacon Hill, Mt Baker, and Columbia City. Areas around the light rail stations have been re-zoned to encourage higher density “transit-oriented development” (TOD) and promote neighborhood walkability.

The Sound Transit East Link Extension, expected to start in 2023, will begin in the International District and add a new stop at I-90 and Rainier Avenue South in Area 40-50. As the expansion of Light Rail continues, combined with the availability of comparably affordable commercial parcels in Seattle’s south end, Neighborhoods along the route will continue to attract new transit-oriented development. Multiple mixed-use projects within walking distance of the future Light Rail stops are currently in the planning stages, and others under construction. These projects will add much-needed affordable units as well as mid-income units.

The global pandemic of 2020 challenged businesses to adapt in new and different ways. Restaurants began shifting to a takeout model and developed efficient ways to serve customers. In Columbia City, a large outdoor dining area was established to order from any restaurant in the Neighborhood and still have a place to dine. Despite the challenges of 2020, there were multiple new restaurant openings- a good sign for the neighborhoods.

### **Geographic Area 45**

Area 45 includes the southwest portion of the City of Seattle plus parts of unincorporated King County to the south of the city limits, known as North Highline. The area is divided into nine Neighborhoods.

All of Area 45 is considered suburban, with a concentration of commercial properties located in Neighborhood 25 (the Alaska Junction), Neighborhood 10 (the Admiral District), and Neighborhood 45 (White Center). The diversity of Area 45 is apparent in the mix of commercially improved properties located on residentially-zoned parcels, low-density and low-rise multi-family zone classifications, higher-density commercial, neighborhood commercial, and mixed-use zone classifications as well as the inclusion of a small percentage of light industrial zoned parcels.

Development within Area 45 has been density-driven with new apartments, condominiums, townhomes, and live/work units on either vacant parcels or parcels previously occupied by single-family homes and older commercial structures. More recently constructed apartment developments may include mixed-use retail/office on the street level, some with underground garage parking. Most of Area 45’s Neighborhoods, where zoning permits, continue to experience increasing density.

In March of 2020, the West Seattle Bridge was closed after cracks were discovered in support girders. The city announced the bridge would close, possibly for months. As the seriousness of the damage to the bridge became more apparent, the conversation shifted to repair or replace and a year-long closure. Current plans are to repair and reopen the bridge in 2022. Long-term goals for replacement are under consideration.

## Geographic Area 47

Vashon & Maury Islands are referred to as “Vashon,” the census-designated place name covering the islands. Vashon is approximately 12 miles long and 8 miles wide, at the widest point. The area covers roughly 37 square miles or 23,680 acres and houses a population of roughly 11,000 persons. The islands are accessible only via boat or private airplane.

Commercial land use is concentrated in three major areas: the Towns of Vashon, Burton, and Dockton. The primary business district is the Town of Vashon (comprised of Neighborhoods 10 and 20), located approximately three miles south of the Vashon Island Ferry Terminal on Vashon Highway. This area consists of a community shopping center, a home improvement center, retail strip centers, and free-standing retail and office buildings. There are also service garages, a lumber yard, small warehouses, and institutional uses (churches, schools, government buildings, and utilities).

Historically, development activity on Vashon & Maury Islands has maintained a much slower pace in comparison to King County as a whole, and it is in part attributed to a combination of the following:

- The islands maintain a degree of isolation due to the lack of a bridge to provide easier accessibility.
- The islands lack any major large-scale employers.
- A potential to increase development activity has received minimal support from island residents due to the belief that a dramatic change in the island’s rural character may result.
- The freshwater supply, and current means of accessing/distributing it, are not adequate to support fuller development of the island. Vashon’s rural atmosphere on occasion attracts retirees from the mainland.

The above factors affect the valuation of Vashon properties, particularly in Vashon’s Town Center. Even though isolation of the islands shield some of the development pressures experienced in other parts of King County, the demand that does exist for improved and unimproved commercial properties on Vashon confronts a highly inelastic supply. For example, the first applicant offered water units in January of 2016 had been on the waiting list since 1999. Thus, existing developed commercial space and the land beneath the improvements may prove more valuable than they would be without the constraints that limit new development.

## Analysis Process

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

**Date of Appraisal Report:** May 10, 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 Central District fell 25% in 2020 compared to 2019. The global Coronavirus pandemic and turmoil of 2020 was the cause of the drop in sales volume. However, changes to the real estate excise tax (REET) played a large part in the decisions of buyers and investors. The previous 1.28% flat REET was converted to a graduated rate, which effectively increases the tax bill for transactions greater than \$1.5 million, especially those greater than \$3 million. Despite the challenges of 2020, overall property values in the Central District fell by a modest 1.68%.

Retail properties have been hit particularly hard during the pandemic. Rent growth has slowed, and vacancies have increased. Higher vacancies could cause landlords to adjust rents to attract new tenants.

Seattle's industrial market remains a bright spot. The coronavirus pandemic has affected rent growth. However, logistics properties with an e-commerce focus have been in demand as consumers shift even further to online purchasing.

Seattle maintains its status as one of the most highly advanced and diversified economies in the nation. Optimism is high, even as economic growth has shifted due to the coronavirus pandemic. Market participants are hopeful for a full recovery as restrictions enacted due to the pandemic are lifted.

### 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. There were 346 improved sales in the Central District considered 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 offices, retail 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, daycares, 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. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses\* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

\*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation 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 Central District's income valuation models, the Assessor used triple net expenses for retail/mixed-use, and industrial type uses. For office/medical buildings, the Assessor used full service/gross expenses.



**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% -	- 3.60% - 5.00%	- -	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
		West Region	4.00% - 6.50%	-	Apartments – 1 <sup>st</sup> Tier Properties
			5.00% - 7.00%	-	Apartments – 2 <sup>nd</sup> Tier Properties
			5.30% - 8.00%	-	Apartments – 3 <sup>rd</sup> Tier Properties
			-	6.50% - 9.50%	Hotels – 1 <sup>st</sup> Tier Properties
			-	7.50% - 11.00%	Hotels – 2 <sup>nd</sup> Tier Properties
-	8.50% - 11.00%	Hotels – 3 <sup>rd</sup> Tier Properties			
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
			4.75%		Urban Class B
			5.00%		Suburban Class A
			5.50%		Suburban Class B
IRR: Viewpoint for 2021	Year-end 2020	West Region	4.71%	-	Urban Class A
			5.10%	-	Urban Class B
			5.02%	-	Suburban Class A
			5.45%	-	Suburban Class B
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

WEST / NATIONAL CAP RATES 2021						
Source	Date	Location	Office	Industrial	Retail	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%	- - - - 6.00% - 13.50% 6.00% - 11.80% 5.50% - 12.00%	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%	- - - - - 7.26% 7.18% 7.33%	“Institutional Grade Properties” 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%	- - - - - 4.50% - 15.00% 5.50% - 8.25% 5.00% - 10.00% 4.00% - 8.00%	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% 6.50%	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% 6.74% 6.83% 6.63% 5.65%	Big Box Junior Big Box (20K-40K SF) Mid Box (40K-80K SF) Large Format (over 80K SF) Median
		West			
	3Q 2020 4Q 2019 1Q 2020 2Q 2020	National		6.39% 5.80%	Drug Store Auto Parts Stores
		West	5.00% 4.85%		Casual Dining Quick Service Restaurants

## **Income approach calibration**

Income tables were developed for each of the Central District neighborhoods. The tables 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 Nick Moody, 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 Central District**

- Number of Sales: **373**
- Range of Sales Dates: **01/1/2018 – 1/1/2021**

The results of the preliminary ratio studies within the Central District indicated that minimal adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as live/work townhouses and commercial condominiums, 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.

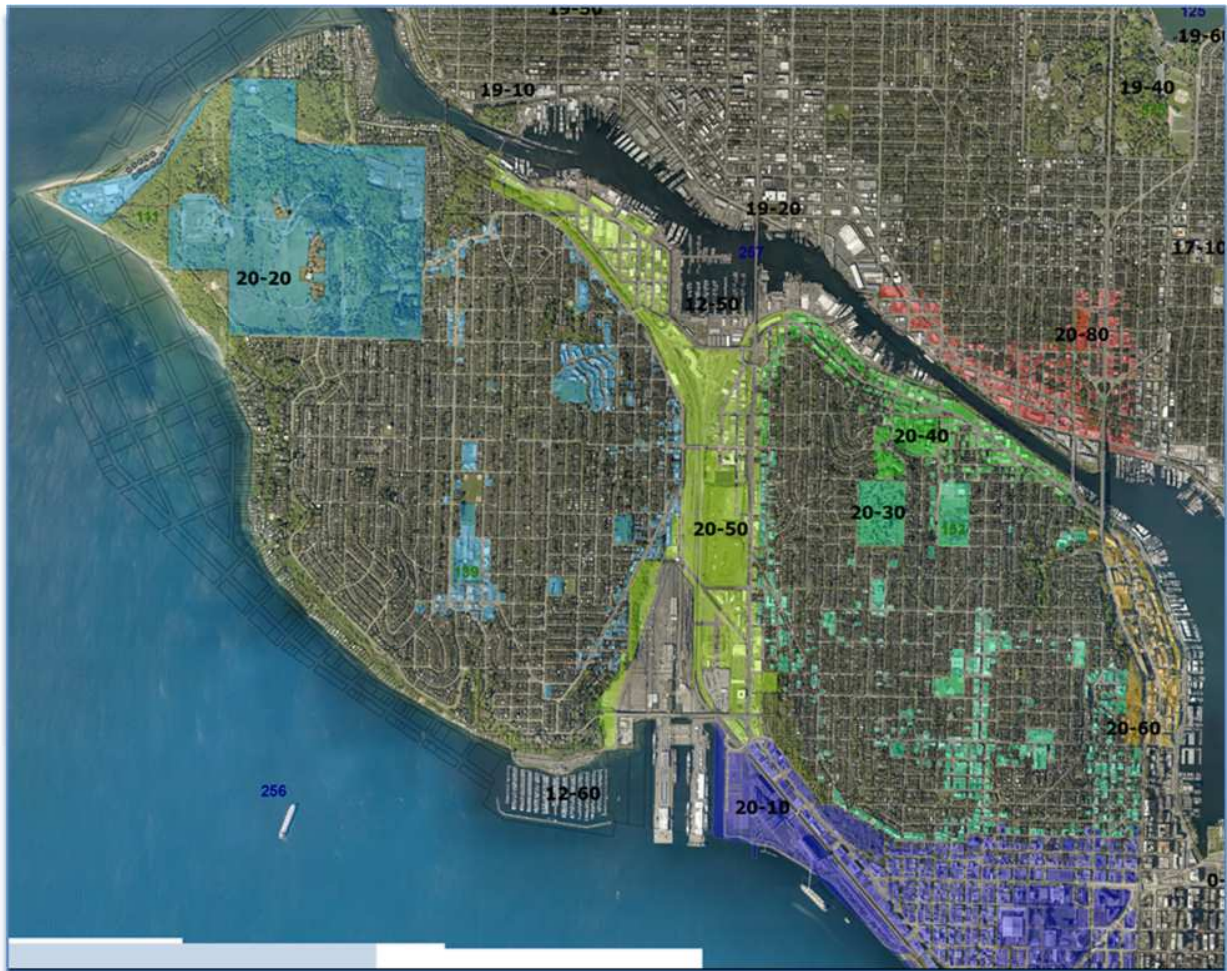
## Area 20

### Name or Designation

- **Area 20:** Uptown (Lower Queen Anne), West Lake Union, Upper Queen Anne, Magnolia, Interbay, North Queen Anne & Fremont

### Boundaries

- **North** - North 42<sup>nd</sup> Street
- **South** - Denny Way
- **East** - Lake Union & Aurora (at Galer & in Fremont)
- **West** - Elliot Bay



Central District  
2021 Assessment Year

 **King County**  
Department of Assessments

## Land Value

Overall land values in Area 20 increased by 0.02%. The Geographical Area 20 experienced virtually no change in its land valuation due to insufficient sales data and no accurate indication of a value shift. The total recommended assessed land value for the 2021 assessment year is \$10,218,188,600 and resulted in a slight increase from the 2020 assessment of 0.02%.

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>
20-10	\$5,165,167,200	\$5,165,159,300	0.00%
20-20	\$1,865,001,100	\$1,865,334,500	0.02%
20-30	\$792,886,000	\$792,406,200	-0.06%
20-40	\$603,993,600	\$603,249,400	-0.12%
20-50	\$988,841,400	\$988,841,400	0.00%
20-60	\$471,819,100	\$474,276,800	0.52%
20-80	\$328,921,000	\$328,921,000	0.00%
<b>Total</b>	<b>\$10,216,629,400</b>	<b>\$10,218,188,600</b>	<b>0.02%</b>

## Neighborhoods 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
020	010	199120	0255 & 0260	13,560	3036918	\$8,500,000	03/02/20	\$627	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199120	0315	18,040	2980326	\$13,631,826	03/28/19	\$756 (\$725/SF w/0310)	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199120	0790	4,080	2978448	\$1,400,000	03/21/19	\$343	SMALL OFFICE/CAFÉ BUILDING	SM-UP 160 (M)	1	Y	
020	010	199120	0310	6,780	2959804	\$4,372,884	10/25/18	\$645 (\$725/SF w/0315)	PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199020	0223	7,200	3080724	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y	
020	010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	545830	0405 & 0415	16,800	3025307	\$7,750,000	12/12/19	\$463	570-572 MERCER (FUTURE 7-STORY OFFICE BUILDING)	SM-UP 85 (M1)	2	Y	
020	010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y	
020	010	387990	0570	6,400	2969174	\$3,740,000	01/04/19	\$584	TUP TIM THAI RESTAURANT & DUPLEX (REDEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y	
020	010	198820	1235	7,200	2967080	\$5,250,000	12/19/18	\$828 Adjusted (\$729 pre adjustment)	A & A PRINTING (69 UNIT DEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y	
020	010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M)	1	Y	
020	010	545780	1505, 1510 & 1515	10,200	2993109	\$4,300,000	06/08/19	\$422	6-STORY, 155 UNIT MIXED USE PROJECT COMING	SM-UP 65 (M1)	3	Y	
020	010	766620	1885	26,328	3005344	\$8,500,000	08/12/19	\$323	ELAND BUILDING	IC-65 (M)	1	Y	
020	030	423290	4200	7,200	2994090	\$1,100,000	06/17/19	\$153	MASONIC LODGE SITE	SF5000	1	Y	
020	030	179450	0080	5,400	2941182	\$2,000,000	06/06/18	\$370	PIROSMANI RESTAURANT (NEW 30 UNIT DEVELOPMENT COMING)	NC2P-40	1	Y	
020	040	197220	5874 & 5875	4,500	2923323	\$700,000	04/04/18	\$156	2 TOWHOMES COMING	LR3	2	Y	
020	040	744300	0045	16,000	2967215	\$2,000,000	12/17/18	\$125	WAREHOUSE & VACANT LOT	IB U/45	2	Y	
020	040	197320 & 524480	0006 & 0004	32,147	2962252	\$8,000,000	11/15/18	\$249	BLEITZ FUNERAL HOME & PARCEL TO SOUTH	C2-40	2	Y	
020	050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$1,000	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y	
020	050	277060	2940	12,000	2912153	\$3,300,000	01/23/18	\$275	BENLA CO HOT WATER TANKS (93 UNIT APARTMENT PROPOSED)	SM/D 40-85	1	Y	
020	050	277060	3590 & 3595	9,991	2941045	\$3,700,000	06/29/18	\$370	FUTURE TOWNHOME SITE (14 UNITS)	NC3-40	2	Y	
020	050	277060	0125	4,560	2998665	\$737,500	07/09/19	\$162	VACANT LOT	IG2 U/65	1	Y	
020	050	277060	6575	8,534	2955389	\$800,000	10/02/18	\$94	WAREHOUSE OFFICE BUILDING (3 STORY WAREHOUSE/OFFICE BUILDING PLANNED)	IG2 U/65	1	Y	
020	050	277060	3165	6,000	2961328	\$1,910,000	11/07/18	\$106	VACANT INDUSTRIAL LAND	IG2 U/45	1	Y	
020	050	277160	1100 & 1140	26,250	3004362	\$4,150,000	08/07/19	\$158	SEATTLE PUMP & EQUIPMENT (6-STORY, 168 UNIT APARTMENT BUILDING PROPOSED)	C1-55 (M)	2	Y	
020	060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y	
020	060	192930	0065	12,000	2966511	\$875,000	12/04/18	\$73	WAREHOUSE (REDEVELOPMENT COMING)	C2-40 (Now C2-55)	1	Y	
020	060	168940 & 930130	0659 & 0662; 1575	14,158	2911379	\$800,000	01/03/18	\$57	SFR & 2 VACANT LOTS (REDEVELOPMENT SALE)	C1-65	3	Y	
020	060	880790	0295	3,480	2988559	\$595,000	05/09/19	\$155	VACANT LAND	C1-75 (M)	1	Y	
020	060	880790	0300	3,815	2986241	\$1,075,000	05/06/19	\$282	DUPLEX (TEAR DOWN)	C1-75 (M)	1	Y	
020	080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y	
020	080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y	

## Ratio Analysis

- Number of Sales: 73
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 20, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 3,043,300	\$ 3,269,600	93.10%	9.44%	12.86%	0.96%
2021 Value	\$ 3,027,000	\$ 3,269,600	92.60%	9.20%	12.24%	0.97%
Change	\$ (16,300)		-0.50%	-0.24%	-0.62%	0.01%
% Change	-0.54%		-0.54%	-2.54%	-4.82%	1.04%

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

Number of Parcels in the Ratio Study Population: 1,058 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		
	Use	Range	Unit of Measure
Single-Family Residence Conversions		\$225 - \$500	Per Sq Ft
Commercial Condominium Units		\$250 - \$600	Per Sq Ft
Daycare Centers		\$222 - \$377	Per Sq Ft
Live/Work Townhomes		\$400 - \$550	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 20 results in a total change from the 2020 assessments of -1.05% in Geographic Area 20. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$8,609,826,300	\$8,519,232,700	-\$90,593,600	-1.05%



## Area 20 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

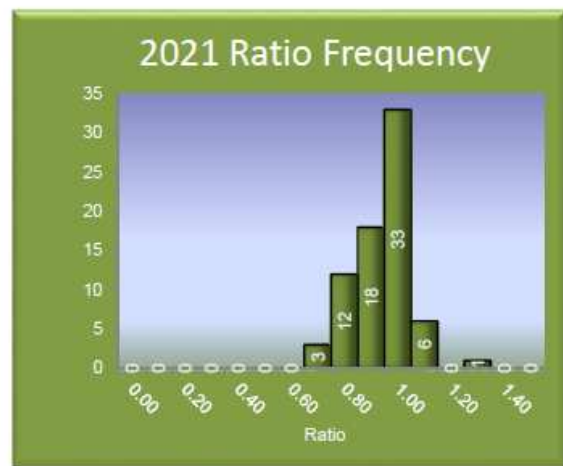
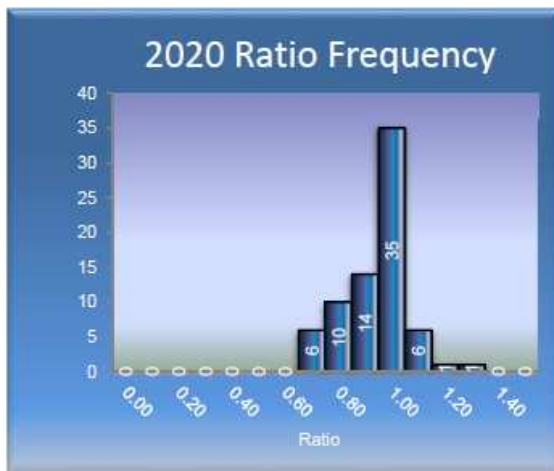
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	73
Mean Assessed Value	3,043,300
Mean Adj. Sales Price	3,269,600
Standard Deviation AV	4,964,179
Standard Deviation SP	4,723,439
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.892
Median Ratio	0.909
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.6394
Highest ratio:	1.2752
Coefficient of Dispersion	9.44%
Standard Deviation	0.1148
Coefficient of Variation	12.86%
Price Related Differential (PRD)	0.96

### 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)	73
Mean Assessed Value	3,027,000
Mean Sales Price	3,269,600
Standard Deviation AV	4,962,809
Standard Deviation SP	4,723,439
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.895
Median Ratio	0.926
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.6443
Highest ratio:	1.2752
Coefficient of Dispersion	9.20%
Standard Deviation	0.1095
Coefficient of Variation	12.24%
Price Related Differential (PRD)	0.97





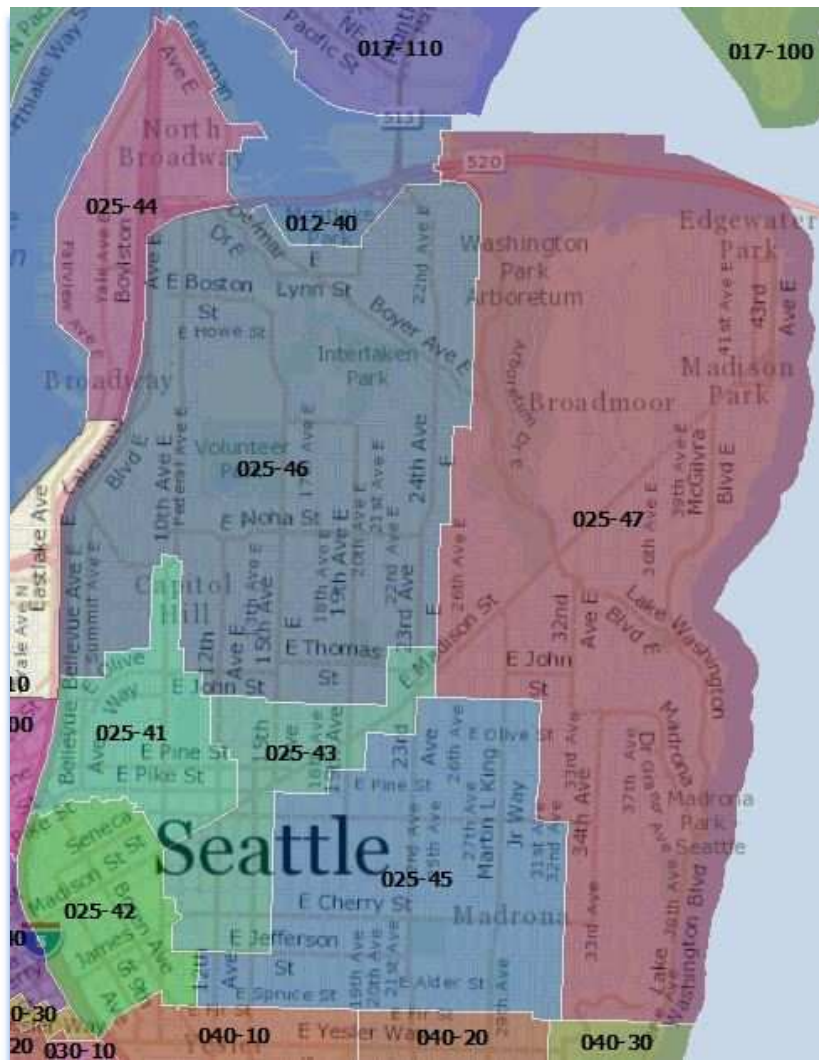
## Area 25

### Name or Designation

- Area 25: Capitol Hill

### Boundaries:

- **North** – Lake Union Ship Canal
- **South** – East Spruce Street
- **East** – Lake Washington
- **West** – Interstate 5 and Lake Union
- 



## Land Value

Overall land values in Area 25 increased by 0.21%. Capitol Hill experienced minimal changes in land valuation due to minor adjustments based on market sales. The total recommended assessed land value for the 2021 assessment year is \$11,854,882,100 and is a slight increase from the 2020 assessment of \$11,830,446,000.

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
25-41	\$2,429,741,000	\$2,532,299,000	4.22%
25-42	\$2,659,083,500	\$2,667,165,300	0.30%
25-43	\$1,776,232,800	\$1,774,769,700	-0.08%
25-44	\$844,174,600	\$833,677,600	-1.24%
25-45	\$851,277,400	\$893,306,300	4.94%
25-46	\$2,446,960,500	\$2,314,541,500	-5.41%
25-47	\$822,976,200	\$839,122,700	1.96%
<b>Total</b>	<b>\$11,830,446,000</b>	<b>\$11,854,882,100</b>	<b>0.21%</b>

## Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and sales from similar nearby areas 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
025	041	314860	0010	3,200	2970925	\$1,200,000	01/17/19	\$375.00	229-231 Harvard Ave E	MR	1	Y	
025	041	600300	1115	37,120	2965656	\$27,100,000	12/10/18	\$730.06	BONNEY-WATSON FUNERAL HOME	NC3P-65	3	Y	
025	041	684820	0685	7,312	2981196	\$8,232,085	04/03/19	\$1,125.83	1651 E Olive Way Office	NC3P-75 (M)	1	Y	
025	041	684820	0690	6,172	2981197	\$4,458,885	04/03/19	\$722.44	Fred Wildlife Refuge	NC3P-75 (M)	1	Y	
025	041	684820	0695	11,864	2981198	\$8,724,031	04/03/19	\$735.34	120 Belmont Ave E / 123 Boylston Ave E	NC3-75 (M)	1	Y	
025	041	685070	0020	5,300	2975733	\$3,180,000	02/28/19	\$600.00	Former Grill on Broadway	NC3P-40	1	Y	
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	1407 Harvard Ave Parking Lot	NC3P-75 (M)	1	Y	
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	Noren Sushi/Victrola Coffee	NC3P-75 (M)	1	Y	
025	041	872560	0290	5,250	2931573	\$3,000,000	05/03/18	\$571.43	BELLEVUE APT	NC3P-65	1	Y	
025	042	197820	0935	14,400	2933346	\$8,060,000	05/17/18	\$559.72	Therapeutic Treatment Center	HR	1	Y	
025	042	197820	1180	29,168	2954740	\$18,100,000	09/27/18	\$620.54	PARKING	HR	3	Y	
025	042	219810	0005	7,200	3027760	\$5,764,345	12/27/19	\$800.60	MIXED-USE APARTMENT	MIO-90-NC3-95 (M)	1	Y	
025	043	304320	0185	4,800	2980254	\$1,849,400	03/27/19	\$385.29	FOUR-PLEX	NC2-40	1	Y	
025	043	348300	0000	10,343	2964634	\$3,800,000	12/03/18	\$367.40	HOWELL HOUSE	LR3	2	Y	
025	043	600300	1005	16,950	2963634	\$10,175,000	11/27/18	\$600.29	Car Tender (primary parcel)	NC3-75 (M1)	3	Y	
025	043	600300	1560	5,600	2931626	\$1,900,000	05/23/18	\$339.29	FOURPLEX	LR3	1	Y	
025	043	600300	1560	5,600	3022198	\$2,182,500	11/19/19	\$389.73	FOURPLEX	LR3 (M)	1	Y	
025	043	723460	0290	7,200	2990146	\$2,150,000	05/21/19	\$298.61	Patrick J. Sullivan House	LR3 (M)	1	Y	
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	Madison Inn Work Release	LR3 (M)	1	Y	
025	044	195970	0015	17,922	3027844	\$6,885,000	12/30/19	\$384.16	retail	NC2P-65 (M1)	2	Y	
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	OFFICE	NC2-65 (M1)	1	Y	
025	044	195970	1451	2,106	2982717	\$600,000	04/15/19	\$284.90	2823-2825 Franklin Ave E	LR2	2	Y	
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	Eastlake Bar & Grill	NC3-55 (M)	1	Y	
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	E-Clips Hair Studio & Eastlake Massage	NC3P-55 (M)	1	Y	
025	044	195970	2937	3,787	2929093	\$1,050,000	05/01/18	\$277.26	Outdoor storage lot	NC2-40	1	Y	
025	044	202504	9138	11,271	2950438	\$3,500,000	08/24/18	\$310.53	4-PLEX	LR2	2	26	Imp changed after sale; not in ratio
025	044	290220	0640	6,150	3026063	\$2,396,200	12/16/19	\$389.63	6 UNIT APT	NC2-65 (M2)	1	Y	
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	Former Alden Apartments	LR3 (M)	1	Y	
025	045	796010	0356	2,700	2982155	\$700,000	04/08/19	\$259.26	SERVICE GARAGE	NC1-40	1	Y	
025	045	912610	1695	9,030	2920750	\$2,050,000	03/19/18	\$227.02	CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	2	Y	
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	FORMER CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	3	Y	
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	Update Barbershop & Mesob Restaurant	NC1-40 (M)	1	Y	
025	046	180690	0455	4,800	2988730	\$1,575,000	05/15/19	\$328.13	4-PLEX	LR3 (M)	1	26	Imp changed after sale; not in ratio
025	046	191210	0620	4,500	3019349	\$1,200,000	09/13/19	\$266.67	2412 10th Ave E	NC1-55 (M)	1	Y	
025	046	684770	0410	7,200	2965590	\$2,980,000	12/03/18	\$413.89	323 Bellevue Ave E	MR	1	Y	
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	421 Belmont Ave E	MR (M)	1	Y	
025	046	685070	0480	5,927	2948585	\$2,350,000	08/21/18	\$396.49	Tucker House - Open Office with 2nd Floor Apt	MR	1	Y	
025	046	685170	0040	6,000	3011220	\$1,850,000	09/17/19	\$308.33	614 13th Ave E	LR3 (M)	1	Y	
025	046	685170	0330	15,108	2940311	\$5,200,000	07/01/18	\$344.19	THE LANCE APTS	LR3	4	Y	
025	046	685270	0421	4,400	2916738	\$1,475,000	02/26/18	\$335.23	FOURPLEX	LR3	1	26	Imp changed after sale; not in ratio
025	046	685270	0425	3,475	2926621	\$1,600,000	04/11/18	\$460.43	FOURPLEX	LR3	1	Y	
025	046	942140	0035	7,879	2935469	\$2,960,000	05/23/18	\$375.68	15th Ave Parking Lot	NC2P-40	1	Y	
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	East Lynn Apartments	LR3 (M)	1	Y	
025	047	501600	1270	9,000	2966630	\$1,374,030	12/14/18	\$152.67	Newborn Pentecostal Church	SF 5000	1	26	Imp changed after sale; not in ratio

## Ratio Analysis

- Number of Sales: 41
- Range of Sales Dates: 1/1/2018- 12/31/2021

Below is the ratio study for Area 25, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 3,450,600	\$ 3,687,200	93.60%	11.72%	15.20%	0.99%
2021 Value	\$ 3,268,100	\$ 3,687,200	88.60%	9.61%	12.47%	1.03%
Change	\$ (182,500)		-5.00%	-2.11%	-2.73%	0.04%
% Change	-5.29%		-5.34%	-18.00%	-17.96%	4.04%

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

Number of Parcels in the Ratio Study Population: 1,340 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	
Use	Range	Unit of Measure
Commercial Condominium Units	\$330 - \$750	Per Sq Ft
Live/Work Townhomes	\$450 - \$730	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 25 results in a total change from the 2020 assessments of -2.20%. The adjustments in values intend to improve uniformity and equalization. The values in the table below exclude specialty properties and government-owned properties.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$6,430,682,300	\$6,288,909,100	\$(141,773,200)	-2.20%

## Area 25 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

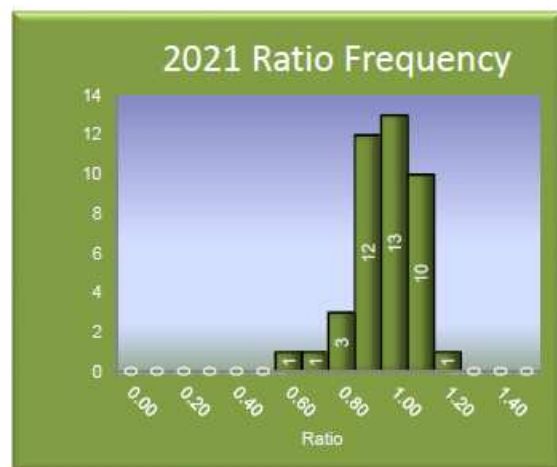
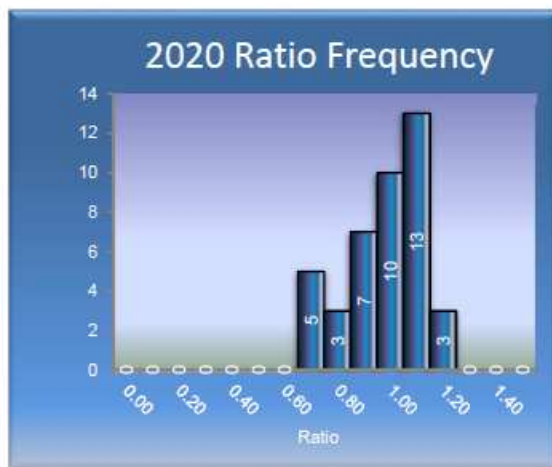
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	41
Mean Assessed Value	3,450,600
Mean Adj. Sales Price	3,687,200
Standard Deviation AV	4,379,952
Standard Deviation SP	4,594,742
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.954
Weighted Mean Ratio	0.936
UNIFORMITY	
Lowest ratio	0.6273
Highest ratio:	1.1343
Coefficient of Dispersion	11.72%
Standard Deviation	0.1404
Coefficient of Variation	15.20%
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)	41
Mean Assessed Value	3,268,100
Mean Sales Price	3,687,200
Standard Deviation AV	4,030,935
Standard Deviation SP	4,594,742
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.917
Median Ratio	0.937
Weighted Mean Ratio	0.886
UNIFORMITY	
Lowest ratio	0.5989
Highest ratio:	1.1038
Coefficient of Dispersion	9.61%
Standard Deviation	0.1144
Coefficient of Variation	12.47%
Price Related Differential (PRD)	1.03





## Area 30

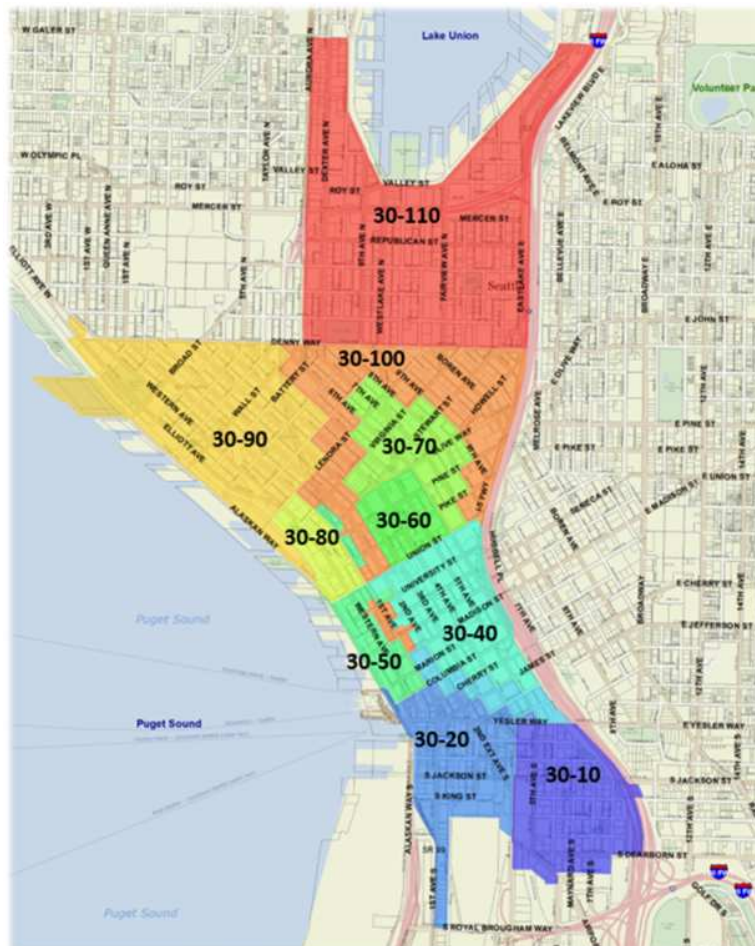
### Name or Designation

- **Area 30:** Seattle Central Business District and South Lake Union

### Boundaries:

- **North** – Denny Way, west of Aurora Ave and Galer St between Aurora Ave and I-5.
- **South** – Charles St., west of I-5 to 4<sup>th</sup> Ave S then to Royal Brougham Way, less the baseball park.
- **East** - Interstate 5 freeway
- **West** - 1<sup>st</sup> Ave S, from Royal Brougham Way north to S Plummer St, then Alaskan Way north to Broad St, then Elliott Ave north to Denny Way.

Area 30 Map





## Land Value

Overall land values in Area 30 increased by +0.81%. The Geographical area, Central Business District, and South Lake Union experienced very little change in its land valuation due to a cessation of sales transactions. The total recommended assessed land value for the 2021 assessment year is \$20,472,433,350 and increases from the 2020 assessment by +0.81%.

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
30-10	\$813,900,450	\$818,204,900	0.53%
30-20	\$948,009,300	\$949,103,400	0.12%
30-30	\$579,392,200	\$579,422,500	0.01%
30-40	\$3,105,402,600	\$3,085,355,800	-0.65%
30-50	\$408,252,500	\$408,256,200	0.00%
30-60	\$728,536,400	\$734,314,900	0.79%
30-70	\$2,302,080,250	\$2,368,826,250	2.90%
30-80	\$254,095,200	\$254,120,400	0.01%
30-90	\$2,472,390,700	\$2,493,381,000	0.85%
30-100	\$3,613,731,700	\$3,665,562,000	1.43%
30-110	\$5,082,473,700	\$5,115,886,000	0.66%
<b>Total</b>	<b>\$20,308,265,000</b>	<b>\$20,472,433,350</b>	<b>0.81%</b>

## Neighborhoods 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
030	010	524780	2410	14,400	2962391	\$7,500,000	11/16/18	\$520.83	BUSH GARDEN-REST, & LOUNGE	IDM 85/85-170	2	Y	
030	010	982070	0015	14,400	2911669	\$10,000,000	01/22/18	\$694.44	PARKING LOT	IDR/C 125/150-270	1	Y	
030	020	524780	0985	7,200	2993729	\$4,220,000	06/11/19	\$586.11	WALTHER BUILDING	PSM 100/100-120	2	Y	
030	060	197570	0135	14,400	2954215	\$19,000,000	09/26/18	\$1,319.44	CENTRAL HOTEL HENRY THE EIGHTH	DRC 85-170	1	Y	
030	070	065900	0355	59,776	3025261	\$133,000,000	12/12/19	\$2,224.97	PARKING LOT	DOC2 500/300-550	5	Y	
030	090	065300	0325	7,200	2969385	\$4,320,000	01/08/19	\$600.00	OFFICE WAREHOUSE	DMR/C 145/75	1	Y	
030	090	065600	0585	6,480	3022086	\$5,800,000	11/22/19	\$895.06	RETAIL/OFFICE BUILDING	DMR/R 145/65	1	Y	
030	090	065600	0605	6,480	2954688	\$6,000,000	09/28/18	\$925.93	TWO BELLS TAVERN	DMR/C 280/125	1	Y	
030	090	069500	0205	5,815	2912523	\$3,000,000	01/29/18	\$515.91	FELIX BUILDING	DMC-75	1	Y	
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	BUTCHER'S TABLE REST & OFFICES	DMC 240/290-440	2	Y	
030	100	066000	1445	14,400	2980313	\$22,000,000	04/01/19	\$1,527.78	CORNISH COLLEGE CLASSROOMS	DMC 240/290-440	1	Y	
030	100	066000	1475	7,200	2943903	\$8,300,000	07/26/18	\$1,152.78	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	1480	7,200	2943904	\$8,300,000	07/26/18	\$1,152.78	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	1485	7,200	2943905	\$7,800,000	07/26/18	\$1,083.33	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	2155	5,160	2913368	\$5,000,000	01/23/18	\$968.99	DOLLAR CAR RENTAL	DMC 240/290-440	1	Y	
030	100	066000	2190	14,400	2967917	\$17,250,000	12/27/18	\$1,197.92	GROUP HOME	DMC 240/290-440	1	Y	
030	100	066000	2195	14,400	2928886	\$14,000,000	05/03/18	\$972.22	SEATTLE POLICE GARAGE	DMC 240/290-440	1	Y	
030	100	066000	2210	42,432	3004408	\$72,000,000	08/07/19	\$1,696.83	MODERN DIGITAL	DMC 240/290-440	5	Y	
030	100	069700	0265	19,452	2949712	\$25,000,000	08/27/18	\$1,285.21	5TH & BATTERY BUILDING/ANTIOCH	DMC 240/290-440	1	Y	
030	100	069700	0265	19,452	2997453	\$21,250,000	06/28/19	\$1,092.43	5TH & BATTERY BUILDING/ANTIOCH	DMC 240/290-440	1	Y	
030	100	197570	0440	19,440	2934410	\$24,375,000	06/06/18	\$1,253.86	CHROMER BUILDING	DMC 240/290-440	2	Y	
030	100	197720	1125	6,480	2998903	\$7,500,000	06/26/19	\$1,157.41	TRUST PARKING BUILDING	DMC 240/290-440	1	Y	
030	110	199120	1135	6,000	2997343	\$9,000,000	07/01/19	\$1,500.00	The Barking Lounge	SM-SLU 175/85-280	1	Y	
030	110	199120	1140	12,000	2997390	\$16,666,666	06/28/19	\$1,388.89	PATRICIA CAMERON GALLERY +	SM-SLU 175/85-280	1	Y	
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	CASCADE ARCH. & RETAIL	SM-SLU 175/85-280	3	Y	
030	110	199120	1355	3,600	2966571	\$2,500,000	12/17/18	\$694.44	GALLERY	SM-SLU 175/85-280	1	Y	
030	110	224900	0100	23,632	2994348	\$28,500,000	06/18/19	\$1,205.99	COPIERS NORTHWEST	SM-SLU 175/85-280	1	Y	
030	110	224900	0245	27,127	2942955	\$33,500,000	07/20/18	\$1,234.93	701 DEXTER BUILDING	SM-SLU 175/85-280	1	Y	
030	110	224950	0115	9,220	2975527	\$8,500,000	02/28/19	\$921.91	WAREHOUSE/OFFICE	SM-SLU 100/95	1	Y	
030	110	408880	3720	23,296	3026847	\$17,360,000	12/19/19	\$746.47	PARKING	SM-SLU 100/65-145	2	Y	
030	110	684970	0075	9,600	3007114	\$8,400,000	08/25/19	\$875.00	FEATHERED FRIENDS	SM-SLU 240/125-440	1	Y	
030	110	684970	0290	4,120	2964514	\$4,120,000	11/28/18	\$1,000.00	PARKING LOT	SM-SLU 240/125-440	1	Y	
030	110	684970	0295	4,205	2964512	\$4,205,000	11/26/18	\$1,000.00	COMMERCIAL PKG LOT	SM-SLU 240/125-440	1	Y	
030	110	786350	0065	7,200	2964074	\$3,000,000	11/30/18	\$416.67	PETER DAVID STUDIO	SM-SLU/R 65/95	1	Y	

## Ratio Analysis

- Number of Sales: 41
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 30, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2020 Value	\$ 7,996,800	\$ 10,020,600	79.80%	13.16%	18.55%	1.09%
2021 Value	\$ 8,618,800	\$ 10,020,600	86.00%	9.00%	11.31%	1.03%
Change	\$ 622,000		6.20%	-4.16%	-7.24%	-0.06%
% Change	7.78%		7.77%	-31.61%	-39.03%	-5.50%

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

Number of Parcels in the Ratio Study Population: 874 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, and 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	\$267 - \$1,100	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Geographic Area 30 results in a total change from the 2020 assessments of -4.64%. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$11,350,187,596	\$10,822,973,700	\$527,213,896	-4.64%

## Area 30 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

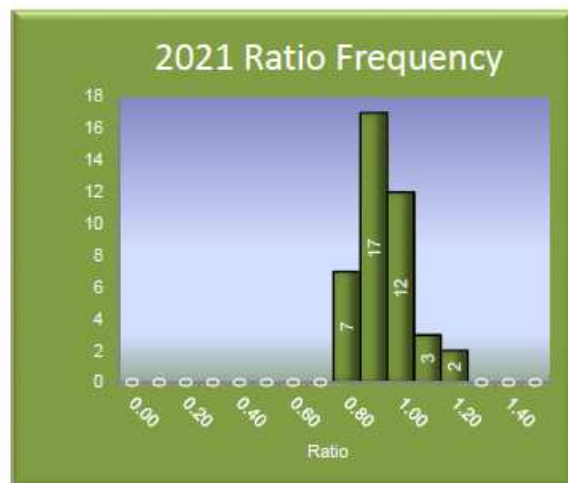
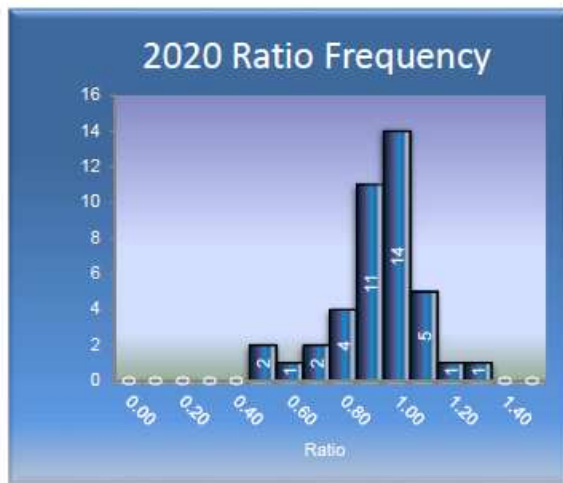
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	41
Mean Assessed Value	7,996,800
Mean Adj. Sales Price	10,020,600
Standard Deviation AV	9,596,825
Standard Deviation SP	13,482,649
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.874
Median Ratio	0.900
Weighted Mean Ratio	0.798
UNIFORMITY	
Lowest ratio	0.4581
Highest ratio:	1.2056
Coefficient of Dispersion	13.16%
Standard Deviation	0.1621
Coefficient of Variation	18.55%
Price Related Differential (PRD)	1.09

### 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)	41
Mean Assessed Value	8,618,800
Mean Sales Price	10,020,600
Standard Deviation AV	11,426,027
Standard Deviation SP	13,482,649
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.890
Median Ratio	0.880
Weighted Mean Ratio	0.860
UNIFORMITY	
Lowest ratio	0.7006
Highest ratio:	1.1470
Coefficient of Dispersion	9.00%
Standard Deviation	0.1007
Coefficient of Variation	11.31%
Price Related Differential (PRD)	1.03



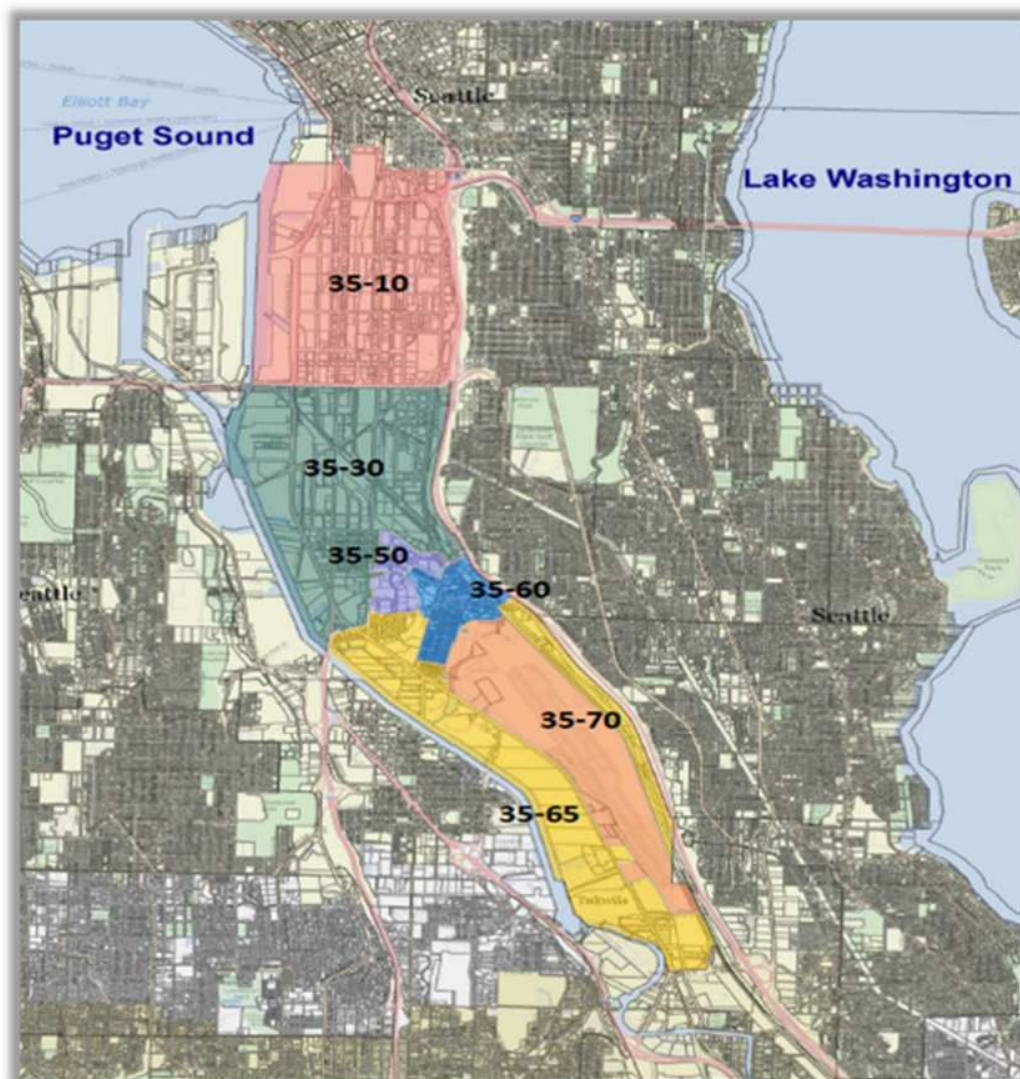
## Area 35

### Name or Designation

- **Area 35:** East Duwamish MIC

### Boundaries:

- **North** – S King St
- **South** – Boeing Access Rd
- **East** - Interstate 5
- **West** - Duwamish



## Land Value

Overall land values in Area 35 increased by +0.50%. The Geographical area East Duwamish MIC experienced a change in its land valuation due to adjustments of market sales, mainly Warehouses/Industrial performance beyond expectations. The total recommended assessed land value for the 2021 assessment year is \$5,857,330,050 and an increase from the 2020 assessment of +0.50%.

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
35-10	\$2,854,817,500	\$2,854,217,250	-0.02%
35-30	\$1,101,640,900	\$1,104,164,300	0.23%
35-50	\$133,094,000	\$133,094,000	0.00%
35-60	\$131,376,700	\$131,795,500	0.32%
35-65	\$565,466,400	\$592,014,500	4.69%
35-70	\$1,042,044,500	\$1,042,044,500	0.00%
<b>Total</b>	<b>\$5,828,440,000</b>	<b>\$5,857,330,050</b>	<b>0.50%</b>



## Neighborhoods 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
035	010	132730	0015	47,700	2969688	\$5,250,000	01/07/19	\$110.06	PSF INDUSTRIES	IG1 U/85	1	Y	
035	010	766620	4545	32,400	3009385	\$7,128,000	09/09/19	\$220.00	STERNOD ENTERPRISES(OFFI	IG2 U/85	1	Y	
035	010	766620	4550	19,800	2979879	\$3,625,000	03/29/19	\$183.08	VACANT LAND	IG2 U/85	2	Y	
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	SALVATION ARMY	IC 85-175	3	Y	
035	010	766620	7461	198,687	3002724	\$22,000,000	07/30/19	\$110.73	A O SMITH CORP	IG1 U/85	1	Y	
035	030	172280	1600	5,400	3027625	\$1,250,000	12/27/19	\$231.48	FUNKY FINDS	C1-75 (M)	2	Y	
035	030	192404	9001	39,578	3021306	\$2,850,000	11/15/19	\$72.01	INDUSTRIAL	IG2 U/85	1	Y	
035	030	395890	1315	316,169	2964015	\$18,300,000	11/29/18	\$57.88	Mac-MILLAN PIPER	IG1 U/85	2	Y	
035	030	526330	0115	21,128	3010452	\$3,800,000	09/16/19	\$179.86	THE VAC SHACK	C1-75 (M)	4	Y	
035	030	766620	4090	14,389	2955451	\$849,000	09/24/18	\$59.00	Storage Warehouse	IG1 U/85	1	Y	
035	030	766620	5805	50,075	2980376	\$1,000,000	03/27/19	\$19.97	VACANT LAND	IG1 U/85	2	Y	
035	060	273410	0635	16,000	2997182	\$2,500,000	06/27/19	\$156.25	Hope Christian Community Church	LR1 (M)	2	Y	
035	060	692070	0060	26,181	2959403	\$1,975,000	10/29/18	\$75.44	RECYCLING DEPOT	IG2 U/85	1	Y	
035	060	700620	0430	12,000	3011500	\$1,000,000	09/17/19	\$83.33	AIRPORT WAY MARKET	C2-55 (M)	1	Y	
035	060	700620	0465	4,500	2995525	\$500,000	06/20/19	\$111.11	VACANT LAND	NC3-40	1	Y	
035	060	700620	0600	14,807	2938472	\$1,400,000	06/26/18	\$94.55	VACANT	C2-40	1	29	Seg/merge after sale; not in ratio
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	VACANT LAND - FMR CHEMICAL	IG2 U/85	1	Y	
035	065	213620	0641	690,795	2976848	\$13,756,461	03/08/19	\$19.91	CROWLEY MARINE SERVICES	IG1 U/85	1	Y	
035	065	346880	0320	15,226	2918561	\$1,000,000	03/01/18	\$65.68	VACANT	C1-40	1	Y	
035	065	346880	0320	15,226	2944851	\$2,400,000	07/30/18	\$157.63	VACANT	C1-40	1	29	Seg/merge after sale; not in ratio
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	SAWDUST SUPPLY COMPANY/D	IG2 U/85	1	Y	

## Ratio Analysis

- Number of Sales: 44
- Range of Sales Dates: 1/1/2018- 12/31/2020

Below is the ratio study for Area 35, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 5,246,300	\$ 6,000,300	87.40%	12.23%	15.90%	0.97%
2021 Value	\$ 5,401,400	\$ 6,000,300	90.00%	8.48%	11.07%	0.98%
Change	\$ 155,100		2.60%	-3.75%	-4.83%	0.01%
% Change	2.96%		2.97%	-30.66%	-30.38%	1.03%

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

Number of Parcels in the Ratio Study Population: 897 excluding specialty properties.

Commercial condominium units and industrial/warehouses were typically valued using 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
Industrial/Warehouse	\$64 - \$475	Per Sq Ft
Commercial Condominium Units	\$48 - \$400	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 35 results in a total change from the 2020 assessments of -1.19% in Geographic Area 35. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$8,847,297,400	\$8,742,216,575	-\$105,080,825	-1.19%

# Area 35 Annual Update Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

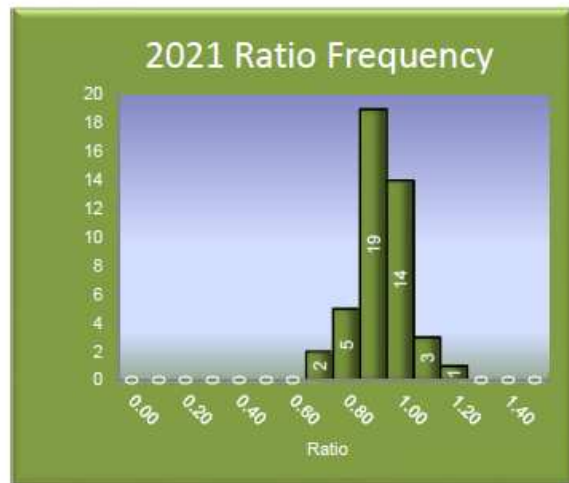
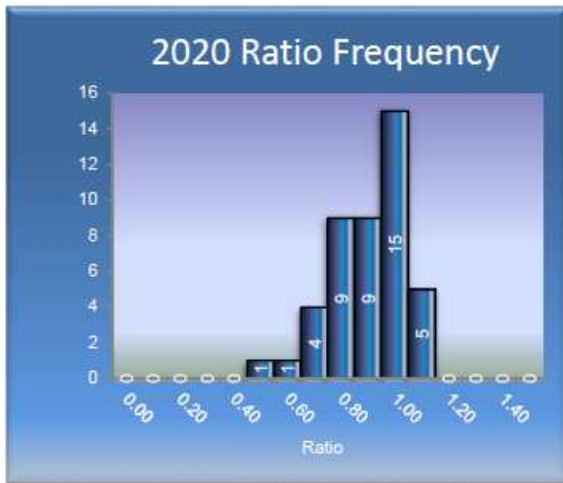
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	44
Mean Assessed Value	5,246,300
Mean Adj. Sales Price	6,000,300
Standard Deviation AV	6,412,242
Standard Deviation SP	6,579,067
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.852
Median Ratio	0.879
Weighted Mean Ratio	0.874
UNIFORMITY	
Lowest ratio	0.4842
Highest ratio:	1.0929
Coefficient of Dispersion	12.23%
Standard Deviation	0.1354
Coefficient of Variation	15.90%
Price Related Differential (PRD)	0.97

## 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)	44
Mean Assessed Value	5,401,400
Mean Sales Price	6,000,300
Standard Deviation AV	6,357,562
Standard Deviation SP	6,579,067
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.880
Median Ratio	0.875
Weighted Mean Ratio	0.900
UNIFORMITY	
Lowest ratio	0.6484
Highest ratio:	1.1134
Coefficient of Dispersion	8.48%
Standard Deviation	0.0973
Coefficient of Variation	11.07%
Price Related Differential (PRD)	0.98



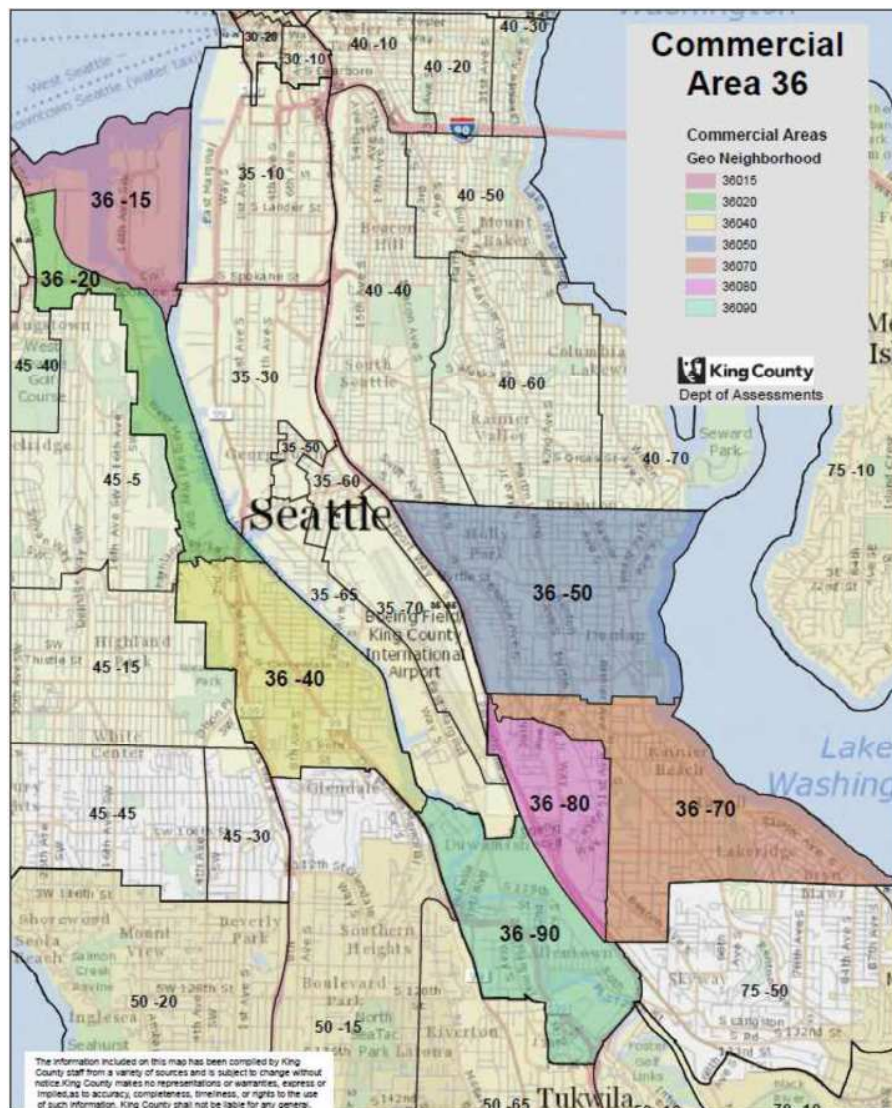
## Area 36

### Name or Designation

- **Area 36: West Duwamish**

### Boundaries:

- **North** – Harbor Island
- **South** – 136<sup>th</sup> Street S in Tukwila & Martin Luther King Jr Way S, North to S Juniper Street, North along 59<sup>th</sup> Avenue S to S 112<sup>th</sup> Street
- **East** – Harbor Island and Duwamish River to the Boeing Access Rd, then South along with Lake Washington from S Graham St. South to S 112<sup>th</sup> St at Rainier Ave S
- **West** – W. Marginal Way and Pacific Hwy S



Central District  
2021 Assessment Year

 **King County**  
Department of Assessments

## Land Value

Overall, land values in Area 36 increased by +0.61%. The most significant percentage increase occurred within Neighborhood 70, reflecting continued market pressures associated with multi-family development within commercial neighborhood zoning designations. Neighborhood 50 & 90 also reflected similar influences. Anticipated higher densities drove these increases for apartment use through zoning upgrades expected in March of this year. Neighborhoods 36-50 and 36-70 are more commercial in character, whereas Neighborhoods 36-15, 36-20, 36-40, 36-80, and 36-90 are predominantly industrial. Neighborhoods 36-50, as well as 36-70, not only reflect direct development pressure from the north but also completion of the Light Rail Stations within each neighborhood. The total recommended assessed land value for the 2021 assessment year is \$4,553,422,800, increasing from the 2020 assessment of +0.61%.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2020	2021	% Change
36-15	\$825,510,600	\$821,243,200	-0.52%
36-20	\$670,430,700	\$670,756,400	0.05%
36-40	\$941,025,100	\$889,072,800	-5.52%
36-50	\$845,761,700	\$867,015,200	2.51%
36-70	\$297,244,900	\$335,618,000	12.91%
36-80	\$187,433,600	\$188,306,400	0.47%
36-90	\$758,517,300	\$781,410,800	3.02%
<b>Total</b>	<b>\$4,525,923,900</b>	<b>\$4,553,422,800</b>	<b>0.61%</b>



## Neighborhoods 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	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count	Ver. Code
036	015	766670	6545	54,000	3021170	\$3,591,484	11/15/19	\$66.51	IG2 U/85	1	Y
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	SF 7200	4	Y
036	020	719280	0050	12,000	2918004	\$700,000	03/07/18	\$58.33	IG2 U/85	1	Y
036	020	754730	0625	7,890	3018322	\$399,950	10/25/19	\$50.69	IB U/85	2	Y
036	020	798740	0005	12,021	2918007	\$1,000,000	03/07/18	\$83.19	IG2 U/85	1	Y
036	040	243320	0215	139,752	2959924	\$3,920,000	10/25/18	\$28.05	IG2 U/65	1	Y
036	040	732790	1445	20,000	2958081	\$537,500	10/04/18	\$26.88	IB U/45	3	Y
036	040	732790	4160	4,000	2964107	\$150,000	11/20/18	\$37.50	IG1 U/65	1	Y
036	040	732790	6636	2,200	2913072	\$185,000	01/30/18	\$84.09	IG1 U/65	1	Y
036	040	788360	0635	6,900	3007981	\$475,000	08/27/19	\$68.84	LR3 (M)	2	Y
036	040	788360	0638	3,900	2956361	\$200,000	10/01/18	\$51.28	LR3	1	Y
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	IG2 U/65	2	Y
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	NC3P-95 (M)	1	Y
036	050	100500	0201	14,631	2985397	\$2,100,000	04/26/19	\$143.53	NC3P-85	1	Y
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	LR3 RC (M)	1	Y
036	050	166250	0007	7,875	2954221	\$1,685,000	09/26/18	\$213.97	NC3-65	1	Y
036	050	166250	0007	7,875	2912685	\$1,038,000	01/26/18	\$131.81	NC3-65	1	Y
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	NC2-55 (M)	4	Y
036	050	333300	2960	18,431	2954222	\$3,500,000	09/26/18	\$189.90	NC3P-85	1	Y
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	NC3-95 (M1)	1	Y
036	050	352404	9012	19,931	2922070	\$1,931,000	03/30/18	\$96.88	NC2-40	1	Y
036	050	352404	9164	30,036	2922071	\$2,300,000	03/30/18	\$76.57	NC2-40	2	Y
036	050	390410	0306	7,136	2968043	\$503,000	12/24/18	\$70.49	NC2-40	1	Y
036	050	390410	0320	8,979	2985852	\$650,000	04/25/19	\$72.39	LR2	1	Y
036	050	512900	0005	41,986	2993971	\$4,830,000	06/17/19	\$115.04	NC1-40 (M)	1	Y
036	070	204540	0036	6,237	3013954	\$330,000	10/02/19	\$52.91	R6P	1	Y
036	070	212470	0360	40,518	2947504	\$3,850,000	08/13/18	\$95.02	NC3P-40	1	Y
036	070	212470	0420	16,820	2949927	\$1,210,000	08/28/18	\$71.94	NC3-40	1	Y
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	NC2-55 (M)	1	Y
036	070	712930	4810	89,562	3014190	\$6,900,000	10/07/19	\$77.04	NC2-55 (M)	7	Y
036	080	032304	9091	152,773	2937460	\$1,533,000	06/19/18	\$10.03	IG2 U/65	2	Y



## Ratio Analysis

- Number of Sales included in Ratio Study: 34
- Range of Sales Dates: 1/1/2018 - 12/31/2020

Below is the ratio study for Area 36, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 2,800,500	\$ 3,315,700	84.50%	14.50%	19.92%	1.04%
2021 Value	\$ 2,921,500	\$ 3,315,700	88.10%	11.73%	17.23%	1.01%
Change	\$ 121,000		3.60%	-2.77%	-2.69%	-0.03%
% Change	4.32%		4.26%	-19.10%	-13.50%	-2.88%

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

Number of Parcels in the Ratio Study Population: 721 excluding specialties and government-owned properties.

Commercial condominium units and industrial/warehouses were typically valued using 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
Warehouse/Industrial	\$57 - \$400+	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 +1.04% in Geographic Area 36. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$4,450,671,900	\$4,496,942,795	\$46,270,895	1.04%

## Area 36 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

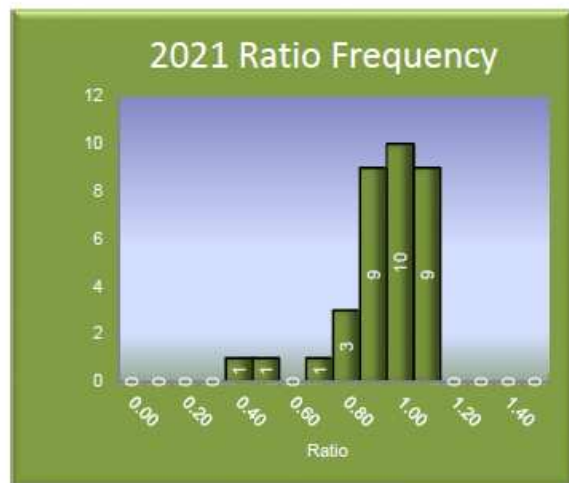
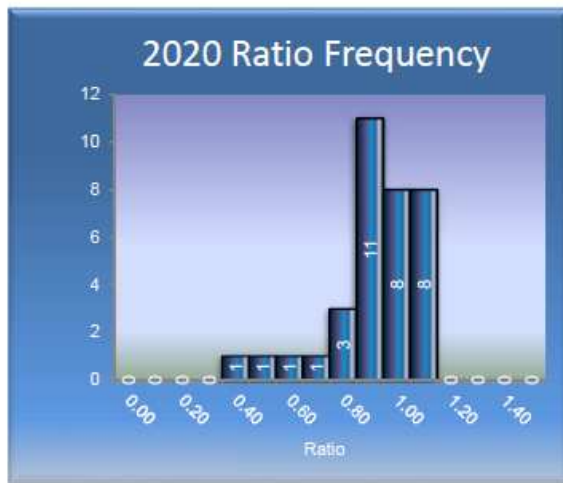
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	34
Mean Assessed Value	2,800,500
Mean Adj. Sales Price	3,315,700
Standard Deviation AV	3,105,040
Standard Deviation SP	3,610,758
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.876
Median Ratio	0.876
Weighted Mean Ratio	0.845
UNIFORMITY	
Lowest ratio	0.3645
Highest ratio:	1.0896
Coefficient of Dispersion	14.50%
Standard Deviation	0.1745
Coefficient of Variation	19.92%
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)	34
Mean Assessed Value	2,921,500
Mean Sales Price	3,315,700
Standard Deviation AV	3,154,789
Standard Deviation SP	3,610,758
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.891
Median Ratio	0.925
Weighted Mean Ratio	0.881
UNIFORMITY	
Lowest ratio	0.3671
Highest ratio:	1.0545
Coefficient of Dispersion	11.73%
Standard Deviation	0.1534
Coefficient of Variation	17.23%
Price Related Differential (PRD)	1.01



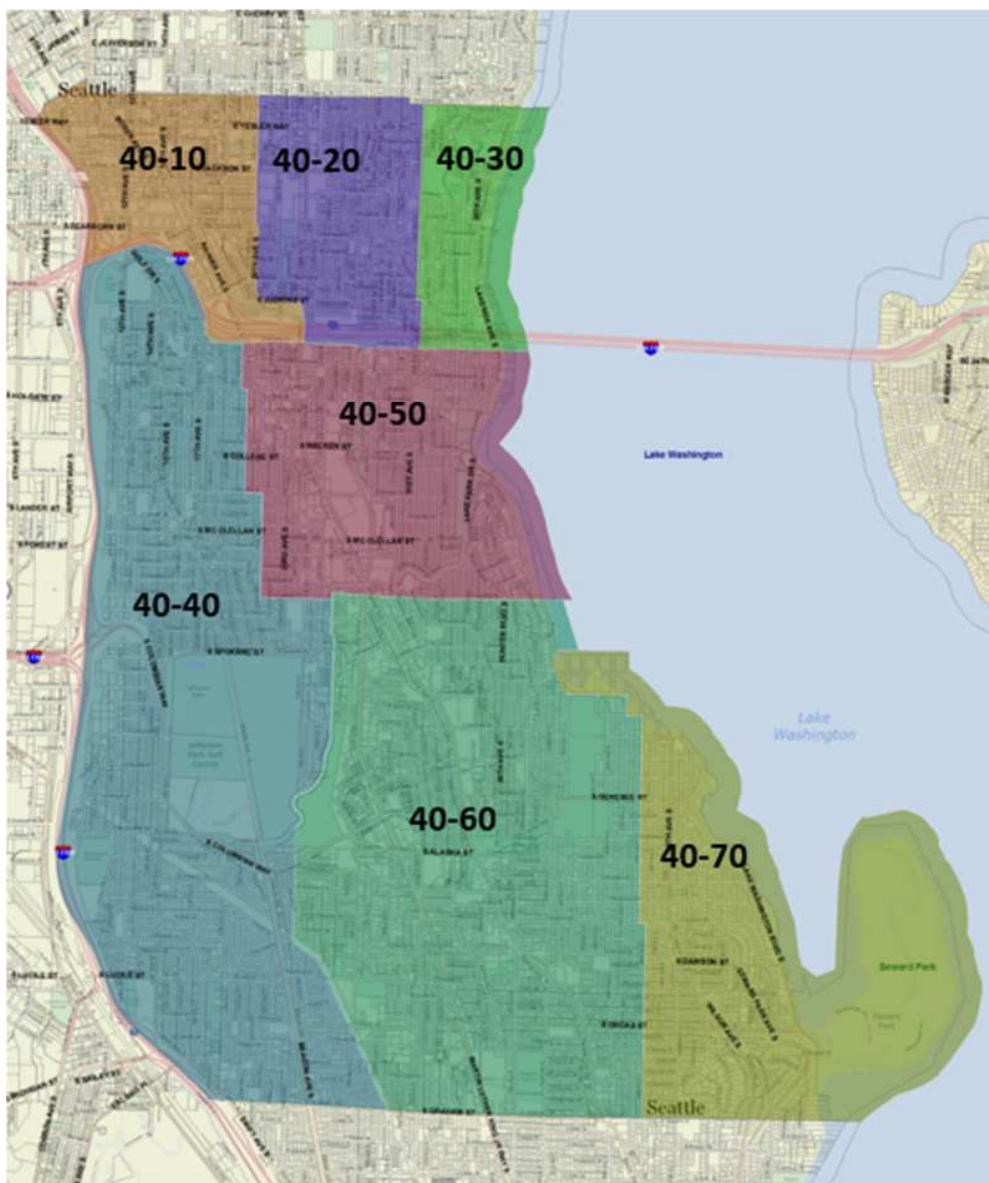
## Area 40

### Name or Designation

- **Area 40: Rainier Valley**

### Boundaries:

- **North** – East Spruce Street
- **South** – S Graham Street
- **East** – Lake Washington
- **West** – Interstate 5



Central District  
2021 Assessment Year

 **King County**  
Department of Assessments

## Land Value

Land values in Area 40 increased by +0.29%. Rainier Valley experienced minimal changes in land value due to minor adjustments based on market sales. The total recommended assessed land value for the 2021 assessment year is \$4,896,404,499, increasing from the 2020 assessment of +0.29%.

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
40-10	\$1,209,472,899	\$1,217,718,199	0.68%
40-20	\$541,368,700	\$544,098,500	0.50%
40-30	\$105,511,300	\$105,518,600	0.01%
40-40	\$793,926,400	\$794,046,400	0.02%
40-50	\$724,016,900	\$725,436,200	0.20%
40-60	\$1,244,071,900	\$1,245,830,000	0.14%
40-70	\$263,755,400	\$263,756,600	0.00%
<b>Total</b>	<b>\$4,882,123,499</b>	<b>\$4,896,404,499</b>	<b>0.29%</b>

## Neighborhoods 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	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count	Ver. Code
040	050	159460	0010	8,000	2909474	\$1,199,700	01/02/18	\$149.96	C1-65	2	Y
040	060	234130	0490	12,209	2919819	\$1,480,000	03/15/18	\$121.22	C1-40	1	Y
040	010	982200	0280	57,726	2922330	\$20,000,000	03/30/18	\$346.46	LR3	4	Y
040	020	056700	0612	25,144	2926815	\$4,600,000	04/25/18	\$182.95	LR2	2	Y
040	010	817010	0240	6,000	2929431	\$1,350,000	05/08/18	\$225.00	DMR/C 75/75-170	1	Y
040	020	982770	0090	7,200	2929784	\$1,760,000	05/09/18	\$244.44	LR3	1	Y
040	010	193730	0075	5,975	2932830	\$880,000	05/18/18	\$147.28	LR2	2	Y
040	060	564960	0390	21,051	2932892	\$2,992,500	05/29/18	\$142.15	NC2-40	2	Y
040	050	754830	1095	139,417	2939185	\$19,869,650	06/28/18	\$142.52	C1-65	16	Y
040	050	149830	2175	42,241	2947246	\$4,112,548	07/09/18	\$97.36	C1-65	1	Y
040	050	149830	2176	21,771	2947245	\$2,400,000	07/09/18	\$110.24	C1-65	1	Y
040	060	222404	9007	63,240	2945254	\$2,100,000	07/20/18	\$33.21	C1-65	2	Y
040	010	332050	0015	3,850	2948281	\$870,000	08/14/18	\$225.97	DMR/C 75/75-170	1	Y
040	060	333050	0975	4,746	2948463	\$900,000	08/16/18	\$189.63	NC2-40	1	Y
040	050	912200	1075	441,445	2951539	\$65,000,000	09/06/18	\$147.24	C2-65	1	Y
040	010	817010	0025	51,000	2960674	\$11,320,000	11/05/18	\$221.96	DMR/C 75/75-95	7	Y
040	060	505830	0135	9,836	2967882	\$1,700,000	11/20/18	\$172.83	SM-NR-85	1	Y
040	010	331950	1535	4,800	2969390	\$850,000	01/07/19	\$177.08	LR2	1	Y
040	060	392940	0070	17,878	2972718	\$2,950,000	02/05/19	\$165.01	NC2-40	1	Y
040	060	945920	0135	8,430	2981512	\$875,000	04/04/19	\$103.80	C1-40	2	Y
040	010	806100	0025	24,000	2983534	\$7,500,000	04/16/19	\$312.50	NC3P-65	2	Y
040	010	806100	0005	23,433	2983564	\$5,500,000	04/17/19	\$234.71	NC3P-65	2	Y
040	060	333050	0440	13,566	2983633	\$1,650,000	04/18/19	\$121.63	NC2-40	3	Y
040	050	754830	1000	17,122	2982953	\$4,111,000	04/18/19	\$240.10	C1-65	2	Y
040	010	000760	0132	5,439	2983716	\$1,196,580	04/22/19	\$220.00	NC2-40	1	Y
040	010	331950	0045	28,359	2983714	\$7,031,545	04/22/19	\$247.95	NC2-55 (M)	4	Y
040	060	333200	0375	10,425	2985202	\$350,000	04/26/19	\$33.57	SF5000	2	Y
040	060	392990	0090	13,588	2986514	\$1,550,000	05/07/19	\$114.07	MPC-YT	3	Y
040	010	859190	0215	9,600	2988564	\$3,500,000	05/17/19	\$364.58	NC2-65	1	Y
040	010	982200	0330	47,815	2988565	\$19,099,740	05/17/19	\$399.45	MPC-YT	1	Y
040	010	982200	0370	38,441	2988597	\$14,550,260	05/17/19	\$378.51	MPC-YT	1	Y
040	060	392990	0010	74,400	2990563	\$16,693,000	05/29/19	\$224.37	NC2P-60	2	Y
040	040	138980	0005	12,800	3005452	\$4,200,000	08/13/19	\$328.13	NC2-65	1	Y
040	020	872810	0645	11,512	3027899	\$1,600,000	12/06/19	\$138.99	LR2 (M)	1	Y
040	050	149830	2300	4,500	3032378	\$1,200,000	01/31/20	\$266.67	NC3-75 (M)	1	Y
040	010	713230	0435	8,000	3035273	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	010	713230	0445	8,000	3035272	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	040	885000	0190	2,979	3049002	\$190,000	05/27/20	\$63.78	LR2 (M)	1	Y
040	060	212404	9279	12,488	3059095	\$1,200,000	07/20/20	\$96.09	LR3 (M1)	1	Y
040	050	149830	3056	67,500	3066650	\$10,250,000	08/27/20	\$151.85	C1-75 (M1)	7	Y
040	010	331950	0575	4,800	3079989	\$875,000	10/22/20	\$182.29	LR3 (M)	1	Y
040	010	331950	0565	9,856	3079990	\$1,725,000	10/23/20	\$175.02	LR3 (M)	1	Y

## Ratio Analysis

- Number of Sales: 23
- Number of Sales included in Ratio Study: 19
- Range of Sales Dates: 1/1/2018 - 12/31/2020

Below is the ratio study for Area 40, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2020 Value	\$ 1,790,400	\$ 1,956,100	91.50%	14.31%	21.53%	1.02%
2021 Value	\$ 1,772,300	\$ 1,956,100	90.60%	11.72%	18.06%	1.00%
Change	\$ (18,100)		-0.90%	-2.59%	-3.47%	-0.02%
% Change	-1.01%		-0.98%	-18.10%	-16.12%	-1.96%

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

Number of Parcels in the Ratio Study Population: 883 excluding specialties and government-owned properties.

Live/Work Townhomes units were typically valued using 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
Live/Work Townhomes	\$295 - \$460	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 +0.13% in Geographic Area 40. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,819,801,800	\$3,824,659,400	\$4,857,600	0.13%



## Area 40 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

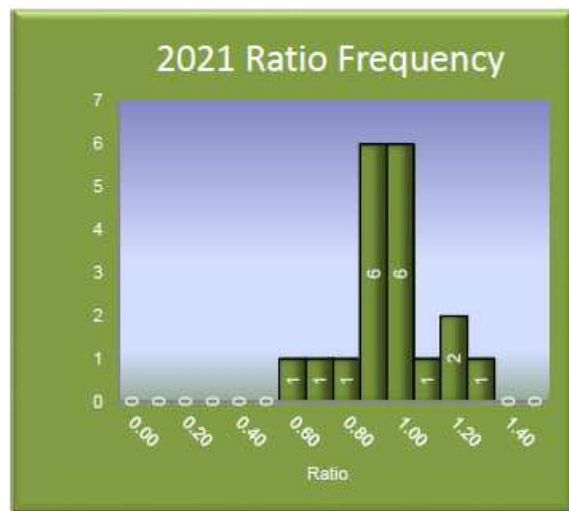
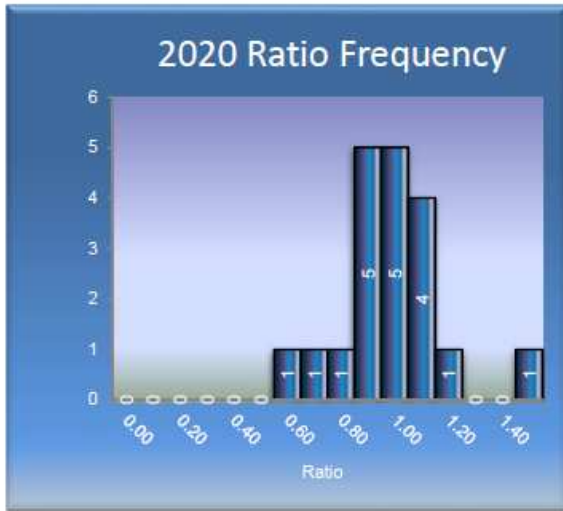
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	19
<i>Mean Assessed Value</i>	1,790,400
<i>Mean Adj. Sales Price</i>	1,956,100
<i>Standard Deviation AV</i>	1,851,251
<i>Standard Deviation SP</i>	1,997,155
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.931
<i>Median Ratio</i>	0.901
<i>Weighted Mean Ratio</i>	0.915
UNIFORMITY	
<i>Lowest ratio</i>	0.5047
<i>Highest ratio:</i>	1.5019
<i>Coefficient of Dispersion</i>	14.31%
<i>Standard Deviation</i>	0.2005
<i>Coefficient of Variation</i>	21.53%
<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>	19
<i>Mean Assessed Value</i>	1,772,300
<i>Mean Sales Price</i>	1,956,100
<i>Standard Deviation AV</i>	1,866,500
<i>Standard Deviation SP</i>	1,997,155
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.903
<i>Median Ratio</i>	0.901
<i>Weighted Mean Ratio</i>	0.906
UNIFORMITY	
<i>Lowest ratio</i>	0.5047
<i>Highest ratio:</i>	1.2249
<i>Coefficient of Dispersion</i>	11.72%
<i>Standard Deviation</i>	0.1630
<i>Coefficient of Variation</i>	18.06%
<i>Price Related Differential (PRD)</i>	1.00



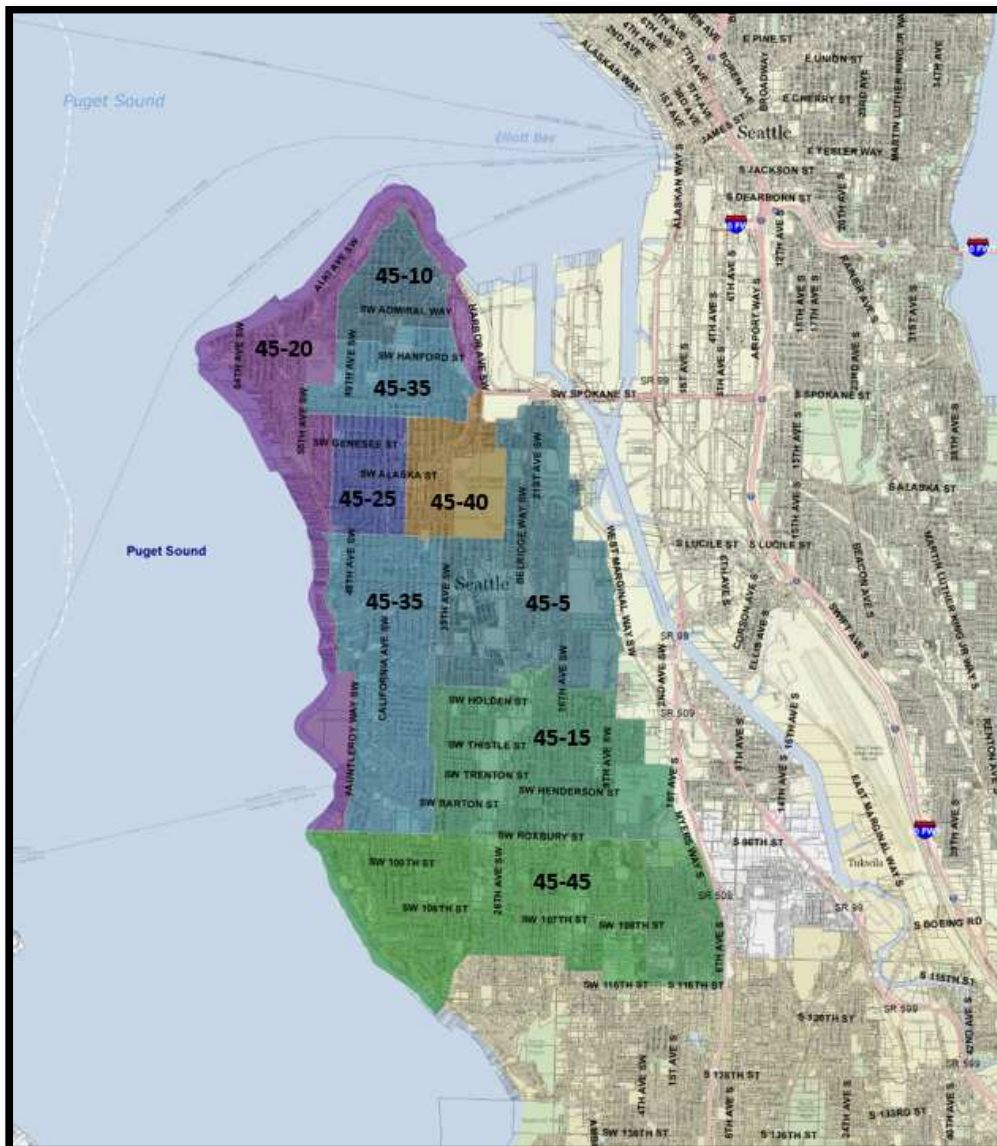
## Area 45

### Name or Designation

- **Area 45:** West Seattle/White Center/Top Hat

### Boundaries:

- **North:** SW Spokane Street
- **West:** 26th Avenue SW and 35th Avenue SW
- **South:** SW Webster Street & SW Orchard Street
- **East:** West Marginal Way SW



Central District  
2021 Assessment Year

 **King County**  
Department of Assessments

## Land Value

Overall land values in Area 45 increased 1.36%. The geographical Neighborhood of Area 45-40 (The Triangle/Avalon Way Area) experienced an upward change in its land valuation due to recent up-zoning. The total recommended assessed land value for the 2021 assessment year is \$2,491,189,100 and result in a modest increase from the 2020 assessment of +1.36%.

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
45-05	\$417,120,600	\$424,648,300	1.80%
45-10	\$94,047,600	\$95,813,800	1.88%
45-15	\$357,318,900	\$362,646,600	1.49%
45-20	\$759,140,600	\$762,109,500	0.39%
45-25	\$245,107,400	\$248,882,300	1.54%
45-30	\$39,585,900	\$40,074,900	1.24%
45-35	\$200,567,900	\$202,182,200	0.80%
45-40	\$183,426,700	\$189,898,600	3.53%
45-45	\$161,503,800	\$164,932,900	2.12%
<b>Total</b>	<b>\$2,457,819,400</b>	<b>\$2,491,189,100</b>	<b>1.36%</b>

## Neighborhoods 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	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count	Ver. Code	Remarks
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NC2-55 (M)	1	Y	
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	LR2 (M)	2	Y	
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	C1-55 (M)	1	Y	
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	C1-55 (M)	1	Y	
045	015	249220	0655	6,870	3018112	\$870,000	10/30/19	\$126.64	NC2P-55 (M)	1	Y	
045	015	436570	0600	15,506	3003134	\$1,350,000	08/01/19	\$87.06	LR3	2	Y	
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	NC3-55 (M)	2	Y	
045	020	091300	0020	8,250	2914188	\$1,994,660	02/06/18	\$241.78	LR3 (M)	1	Y	
045	020	122403	9003	47,229	2918671	\$3,000,000	03/08/18	\$63.52	C1-40	3	Y	
045	020	798740	0130	16,036	3016126	\$2,171,780	10/14/19	\$135.43	C1-55 (M)	3	Y	
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	NC2-55 (M)	1	Y	
045	025	390210	0220	7,098	2962372	\$1,130,000	11/14/18	\$159.20	NC2-65	1	Y	
045	025	390210	0220	7,098	2987225	\$1,750,000	05/07/19	\$246.55	NC2-65	1	Y	
045	025	762570	0425	15,000	2948509	\$2,600,000	08/15/18	\$173.33	NC2-30	2	Y	
045	030	079500	1805	5,909	2955079	\$150,000	09/28/18	\$25.39	CBSO	1	Y	
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	NC2-40 (M)	1	Y	
045	035	246190	0870	7,500	2920364	\$1,265,000	03/13/18	\$168.67	LR3 RC	1	Y	
045	035	432220	0055	13,827	2910949	\$1,300,000	01/11/18	\$94.02	LR1	2	Y	
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	NC2-40 (M)	1	Y	
045	035	762570	2255	7,500	2942054	\$1,325,000	07/10/18	\$176.67	LR3 RC	1	Y	
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	NC3-75 (M)	1	Y	
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	C1-55 (M)	1	Y	
045	040	762870	0300	3,880	2955549	\$710,000	10/02/18	\$182.99	C1-40	1	Y	
045	045	300480	0410	8,070	2914602	\$250,000	02/08/18	\$30.98	CBSO	1	Y	
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	CB	2	Y	
045	045	345100	0370	59,670	2935746	\$1,000,000	06/06/18	\$16.76	R24	2	Y	
045	045	721140	0945	10,363	2912846	\$560,000	01/26/18	\$54.04	R24	1	Y	

## Ratio Analysis

- Number of Sales: 81
- Range of Sales Dates: 11/12/2018- 12/02/2020

Below is the ratio study for Area 45, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2020 Value	\$ 1,008,300	\$ 1,163,400	86.70%	12.68%	17.12%	1.03%
2021 Value	\$ 1,055,600	\$ 1,163,400	90.70%	10.97%	14.22%	1.02%
Change	\$ 47,300		4.00%	-1.71%	-2.90%	-0.01%
% Change	4.69%		4.61%	-13.49%	-16.94%	-0.97%

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

Number of Parcels in the Ratio Study Population: 1,094 excluding specialties and government-owned properties.

Live/Work Townhouse units and industrial/warehouse were valued using 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
Live/Work Townhomes	\$335 - \$470	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 45 results in a total change from the 2020 assessments of +0.78% in Geographic Area 45. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$3,294,337,729	\$3,320,096,600	\$25,758,871	0.78%



## Area 45 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

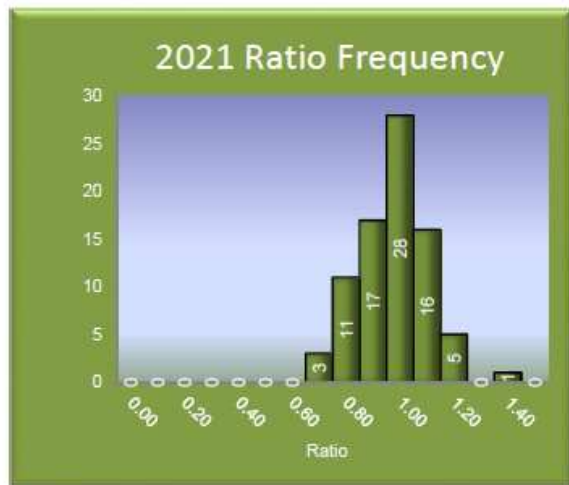
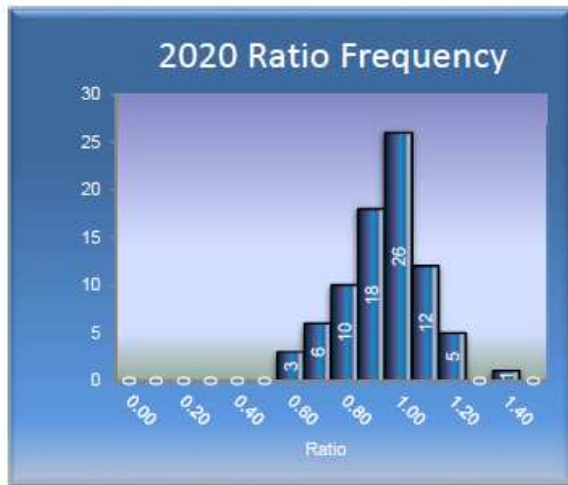
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	81
Mean Assessed Value	1,008,300
Mean Adj. Sales Price	1,163,400
Standard Deviation AV	1,044,336
Standard Deviation SP	1,190,375
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.892
Median Ratio	0.919
Weighted Mean Ratio	0.867
UNIFORMITY	
Lowest ratio	0.5477
Highest ratio:	1.3271
Coefficient of Dispersion	12.68%
Standard Deviation	0.1528
Coefficient of Variation	17.12%
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)	81
Mean Assessed Value	1,055,600
Mean Sales Price	1,163,400
Standard Deviation AV	1,091,195
Standard Deviation SP	1,190,375
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.921
Median Ratio	0.918
Weighted Mean Ratio	0.907
UNIFORMITY	
Lowest ratio	0.6252
Highest ratio:	1.3271
Coefficient of Dispersion	10.97%
Standard Deviation	0.1309
Coefficient of Variation	14.22%
Price Related Differential (PRD)	1.02





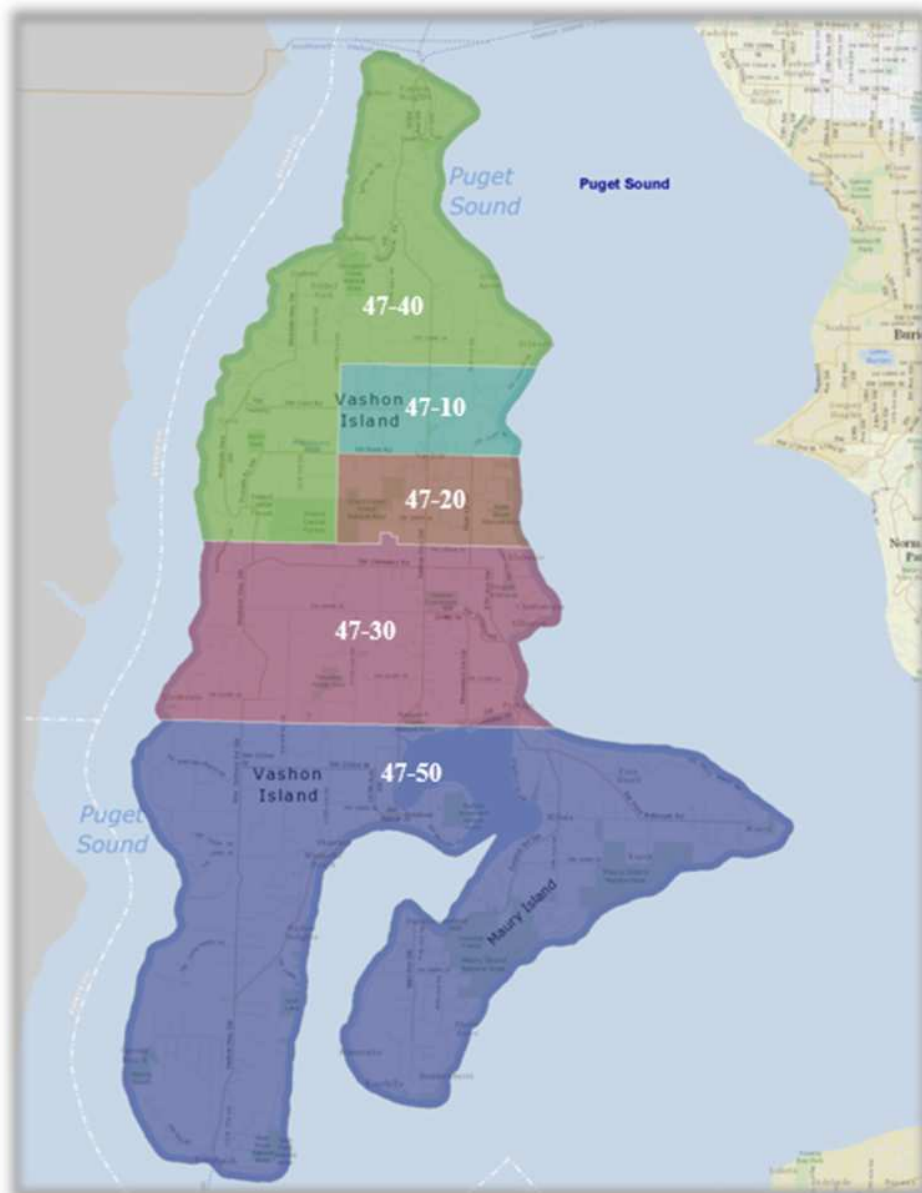
## Area 47

### Name or Designation

- **Area 47: Vashon Island**

### Boundaries:

- **Vashon and Maury Islands**



Central District  
2021 Assessment Year

 **King County**  
Department of Assessments

## Land Value

Overall land values in Area 47 remained the same and did not change. The geographical area of Vashon and Maury Islands experienced no change to its land values due to lack of sales and no visible market changes. The total recommended assessed land value for the 2021 assessment year is \$98,549,500 and result in 00.00% change from the 2020 assessment year.

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 Area			
Neighborhood	2020	2021	% Change
47-10	\$14,199,100	\$14,199,100	0.00%
47-20	\$29,825,100	\$29,825,100	0.00%
47-30	\$14,167,500	\$14,167,500	0.00%
47-40	\$5,629,800	\$5,629,800	0.00%
47-50	\$34,728,000	\$34,728,000	0.00%
<b>Total</b>	<b>\$98,549,500</b>	<b>\$98,549,500</b>	<b>0.00%</b>

## Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historic 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	Present Use	Par. Ct.	Ver. Code
047	010	085550	0170	23,100	2927172	\$115,000	04/24/18	\$4.98	VACANT	R12SO	Vacant(Multi-family)	3	Y
047	020	284620	0050	15,194	3018348	\$525,000	10/25/19	\$34.55	VACANT	CBPSO	Vacant(Commercial)	2	Y

## Ratio Analysis

- Number of Sales: 13
- Range of Sales Dates: 1/1/2018 - 12/31/2020

Below is the ratio study for Area 47 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary					
	Mean Assessed	Mean Sales Price	Ratio	COD	COV
2020 Value	\$ 578,500	\$ 692,900	83.50%	22.98%	30.06%
2021 Value	\$ 581,500	\$ 692,900	83.90%	22.12%	29.02%
Change	\$ 3,000		0.40%	-0.86%	-1.04%
% Change	0.52%		0.48%	-3.74%	-3.46%

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

Number of Parcels in the Ratio Study Population: 182 excluding specialties and government-owned properties.

Based on market sales, some properties require deviation from the typical income approach to value due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Mixed Use Building	\$90 - \$100	Per Sq Ft

## Total Value

Application of the recommended values for the 2021 assessment year of Area 47 results in a total change from the 2020 assessments of -1.35% in Geographic Area 47. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2020 Total Value	2021 Total Value	\$ Change	% Change
\$219,318,500	\$216,352,600	-\$2,965,900	-1.35%

## Area 47 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

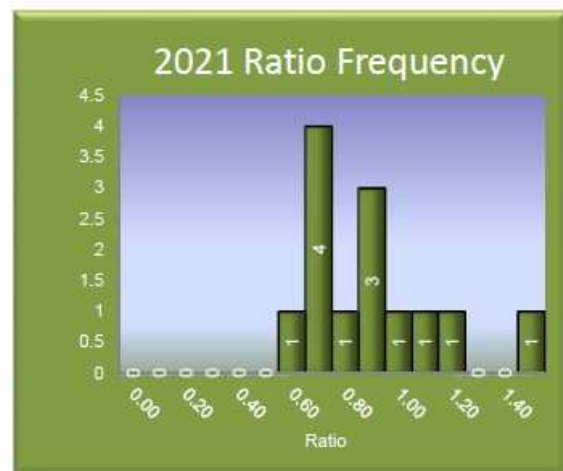
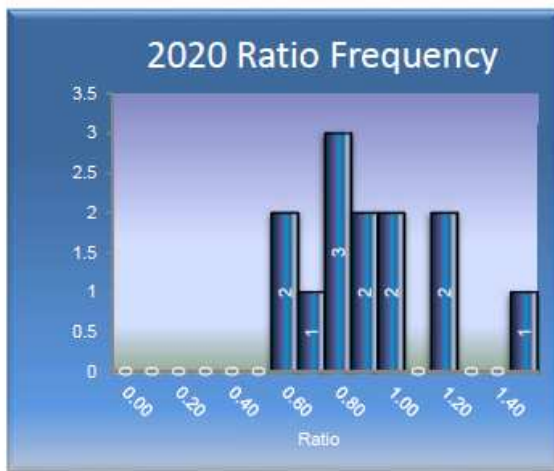
Pre-revalue ratio analysis compares sales from 2018 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	13
Mean Assessed Value	578,500
Mean Adj. Sales Price	692,900
Standard Deviation AV	243,420
Standard Deviation SP	277,930
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.868
Median Ratio	0.828
Weighted Mean Ratio	0.835
UNIFORMITY	
Lowest ratio	0.5731
Highest ratio:	1.5053
Coefficient of Dispersion	22.98%
Standard Deviation	0.2609
Coefficient of Variation	30.06%
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)	13
Mean Assessed Value	581,500
Mean Sales Price	692,900
Standard Deviation AV	245,820
Standard Deviation SP	277,930
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.869
Median Ratio	0.811
Weighted Mean Ratio	0.839
UNIFORMITY	
Lowest ratio	0.5866
Highest ratio:	1.5053
Coefficient of Dispersion	22.12%
Standard Deviation	0.2523
Coefficient of Variation	29.02%
Price Related Differential (PRD)	1.04



## Central District 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 Central District's physically inspected parcels for the 2021 assessment year. Inspections comprised 2,083 parcels, or approximately 19.46% of the 9,332 total parcels located in the Central District's responsibility (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	30	Queen Anne	603	1,398	43.13%
25	41	Broadway - Pike/Pine	70	1,261	5.55%
25	46	N Capitol Hill - Montlake	61	1,261	4.84%
30	60	Downtown Retail Core	47	1,148	4.09%
30	70	Downtown Retail Core 2	88	1,148	7.67%
30	80	Pike Place Market Historic	44	1,148	3.83%
30	100	Downtown Mixed	95	1,148	8.28%
35	50	Industrial Park Area	73	1,385	5.27%
35	60	Old Georgetown	127	1,385	9.17%
36	40	South Park	201	1,425	14.11%
40	60	Columbia City	342	1,381	24.76%
45	25	Alaska Junction	151	1,334	11.32%
45	35	California Ave	181	1,334	13.57%
<b>Central Crew Physical Inspection Totals</b>			<b>2,083</b>	<b>9,332</b>	<b>19.46%</b>

## Conclusion

The total assessed value for the Central District for the 2020 assessment year was \$47,022,123,605 and the total recommended assessed value for the 2021 assessment year is \$46,231,383,470. Application of these recommended values for the 2021 assessment year results in an average total change from the 2020 assessment of -1.68%.

Central Crew Change in Total Assessed Value				
Geo Area	2020 Total Value	2021 Total Value	\$ Change	% Change
20	\$8,609,826,300	\$8,519,232,700	-\$90,593,600	-1.05%
25	\$6,430,682,300	\$6,288,909,100	-\$141,773,200	-2.20%
30	\$11,350,187,596	\$10,822,973,700	-\$527,213,896	-4.64%
35	\$8,847,297,400	\$8,742,216,575	-\$105,080,825	-1.19%
36	\$4,450,671,900	\$4,496,942,795	\$46,270,895	1.04%
40	\$3,819,801,880	\$3,824,659,400	\$4,857,520	0.13%
45	\$3,294,337,729	\$3,320,096,600	\$25,758,871	0.78%
47	\$219,318,500	\$216,352,600	-\$2,965,900	-1.35%
<b>Total</b>	<b>\$47,022,123,605</b>	<b>\$46,231,383,470</b>	<b>-\$790,740,135</b>	<b>-1.68%</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 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

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

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

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

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

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

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. 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:

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are 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 Central 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

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Chris Savage, Commercial Appraiser II                      Date

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David O'Hern, Commercial Appraiser II                      Date

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Joe Arnold, Commercial Appraiser II                      Date

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Kim Thurman, Commercial Appraiser I                      Date

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Jeremy Gray, Commercial Appraiser I                      Date

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Nick Moody, Commercial Senior Appraiser                      Date

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Steven Roberts, Commercial Appraiser II                      Date

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Ruth Peterson, Commercial Director                      Date





## King County

### Department of Assessments

King Street Center  
201 S Jackson Street, KSC-AS-708  
Seattle, WA 98104  
(206) 296-7300 FAX (206) 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

Central District

2021 Assessment Year



**Department of Assessments**

IMPROVEMENT FROZEN SALES USED CALC FOR 20

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	10	198920	0850	48,500	3026883	\$ 13,174,000	12/20/2019	\$ 272	SCRIPPS BUILDING	SM-UP 85 (M)	1	Y	
20	10	198920	0515	9,696	3025965	\$ 3,050,000	12/17/2019	\$ 315	SCHUCHART BUILDING	SM-UP 85 (M)	1	Y	
20	10	198920	0900	12,165	3025442	\$ 4,808,125	12/11/2019	\$ 395	AVIATOR BUILDING	SM-UP 85 (M)	1	Y	
20	10	198520	0160	54,900	3015495	\$ 13,891,500	10/7/2019	\$ 253	SEATTLE CENTER PARKING GARAGE	SM-UP 85 (M)	1	Y	
20	10	224900	0407	1,540	3004137	\$ 698,000	7/25/2019	\$ 453	LIVE/WORK TOWNHOUSE UNIT - ALOHA LOFTS	SM-UP 85 (M)	1	Y	
20	10	387990	2030 & 2050	18,240	2986482	\$ 3,570,000	5/7/2019	\$ 196	OFFICE & RETAIL BUILDING; RETAIL & STORAGE BUILDING	C2-55 (M)	2	Y	
20	10	545830	0480	13,858	2984483	\$ 4,600,000	4/22/2019	\$ 332	THE RUINS BUILDING	SM-UP 65 (M)	1	Y	
20	10	198920	0786	4,301	2980972	\$ 1,750,000	4/5/2019	\$ 407	PREMIER PACIFIC SEAFOODS (OFFICE BUILDING)	SM-UP 85 (M)	1	Y	
20	10	198920	0585	8,220	29221955	\$ 3,000,000	3/30/2018	\$ 365	F.T. CROWE BUILDING	SM-UP 85 (M)	1	Y	
20	20	682110	0653	1,304	3079508	\$ 665,000	10/2/2020	\$ 510	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	
20	20	682110	0635	1,920	3049086	\$ 860,000	5/29/2020	\$ 448	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	
20	20	682110	0653	1,304	3036199	\$ 730,000	2/24/2020	\$ 560	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	
20	20	701070	0624	1,332	3035512	\$ 690,000	2/20/2020	\$ 518	LIVE/WORK TOWNHOME	NC1-55 (M)	1	Y	
20	20	682110	0655	1,304	3026787	\$ 717,000	12/20/2019	\$ 550	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	
20	20	682110	0070	655	3026787	\$ 717,000	12/13/2019	\$ 550	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	
20	20	137850	0070	2,814	3013595	\$ 1,250,000	9/25/2019	\$ 444	LIVE/WORK TOWNHOME	NC2-40	1	Y	
20	20	682110	0633	1,416	3005482	\$ 600,000	8/12/2019	\$ 424	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	
20	20	313700	0100	1,535	2980744	\$ 725,000	4/4/2019	\$ 472	HARRY WATTERS BUILDING (OFFICE CONDO)	NC2P-40	1	Y	
20	20	313700	0200	1,471	2980741	\$ 725,000	4/3/2019	\$ 493	HARRY WATTERS BUILDING (OFFICE CONDO)	NC2P-40	1	Y	
20	20	137850	0120	2,814	2961933	\$ 1,250,000	10/16/2018	\$ 444	LIVE/WORK TOWNHOME	NC2-40	1	Y	
20	20	137850	0090	2,814	2954869	\$ 1,200,000	9/25/2018	\$ 427	LIVE/WORK TOWNHOME	NC2-40	1	Y	
20	20	766620	0617 & 0610	82,679	2949069 & 2949070	\$ 19,472,500	8/23/2018	\$ 236	INTERBAY WORK LOFTS (ASSOC W/1610)	IG2 U/45	2	Y	
20	20	137850	0080	2,814	2946556	\$ 1,235,000	8/7/2018	\$ 434	LIVE/WORK TOWNHOME	NC2-40	1	Y	
20	20	137850	0060	2,814	2937374	\$ 1,225,000	6/19/2018	\$ 435	LIVE/WORK TOWNHOME	NC2-40	1	Y	
20	20	721261	0020	232	2917689	\$ 100,000	3/1/2018	\$ 431	REGENCY WEST NO. 02 CONDOMINIUM	LR3 RC	1	Y	
20	30	173280	0201	2,338	3099030	\$ 1,185,000	2/8/2021	\$ 507	WORK LOFT - GATEWAY ON GALER	NC2P-55 (M1)	1	Y	
20	30	179450	0080	3,692	3088695	\$ 2,275,000	12/15/2020	\$ 616	RESTAURANT & OFFICE (CONVERTED SFR; REDEVELOPMENT)	NC2P-55 (M1)	1	Y	
20	30	894350	0080	1,232	3069217	\$ 512,500	8/4/2020	\$ 416	VIKUR HEIM CONDOMINIUM	NC1-55 (M)	1	Y	
20	30	173280	0200	2,338	3057322	\$ 1,360,000	7/2/2020	\$ 582	WORK LOFT - GATEWAY ON GALER	NC2P-55 (M1)	1	Y	
20	30	532920	0005	6,800	3048333	\$ 4,099,999	5/22/2020	\$ 603	APARTMENT & OFFICE/RETAIL BUILDING	NC1-40 (M)	1	Y	
20	30	186110	0178	1,843	3045858	\$ 1,052,000	4/10/2020	\$ 571	ROWHOME	NC1-55 (M)	1	Y	
20	30	186110	0177	1,423	2987200	\$ 720,000	4/28/2019	\$ 506	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	
20	30	186110	0176	1,411	2977715	\$ 708,000	2/21/2019	\$ 502	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	
20	30	186110	0175	1,423	2976414	\$ 728,000	2/21/2019	\$ 512	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	
20	30	186110	0179	1,843	2971139	\$ 988,000	1/14/2019	\$ 536	ROWHOME	NC1-55 (M)	1	Y	
20	30	277060	4415	6,000	2950050	\$ 1,305,000	8/3/2018	\$ 273	GROUP HOUSE	LR1	1	Y	
20	30	423290	1285	4,080	2944342	\$ 1,500,000	7/17/2018	\$ 368	ONCE UPON A TIME & THE HOMING INSTINCT RETAIL (CONVERTED SFR)	NC2P-40	1	Y	
20	30	239710	1411	3,062	2932434	\$ 900,000	4/9/2018	\$ 294	2 UNITS ABOVE STORAGE	SF 5000	1	Y	
20	30	173280	0200	2,338	2922228	\$ 1,388,000	3/23/2018	\$ 594	WORK LOFT - GATEWAY ON GALER	NC2-30	1	Y	
20	30	423290	3350	7,525	2911642	\$ 4,500,000	1/22/2018	\$ 598	OFFICES (CONVERTED SFR's)	NC2-55 (M1)	3	Y	
20	40	197220	5086	2,034	3041140	\$ 925,000	3/18/2020	\$ 395	OFFICE BUILDING	MIO-37-LR3 (M)	1	Y	
20	40	197220	6855	7,343	2995515	\$ 3,200,000	6/20/2019	\$ 481	CANAL PARK BUILDING	C2-55 (M)	1	Y	
20	40	197220	6670	75,647	29557573	\$ 18,100,000	10/17/2018	\$ 289	CANAL PLACE OFFICE PARK (BUILDINGS 3 & 4)	C1-40	1	Y	
20	40	197220	7115	6,867	2953973	\$ 2,650,000	9/24/2018	\$ 445	MCBRIDE CONSTRUCTION	C2-40	1	Y	
20	40	197220	6785	6,372	2950887	\$ 2,100,000	9/4/2018	\$ 263	CASCADE GLASS	C2-40	1	Y	

IMPROVEMENT FROZEN SALES USED CALC FOR 20

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	40	029090	0010	14,400	2909416	\$ 990,000	1/2/2018	\$ 351	ASHBURY CONDOMINIUM	C2-40	1	Y	
20	50	277060	3595	1,410	3093409	\$ 659,995	12/21/2020	\$ 468	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	
20	50	277060	6570	208,562	3089082	\$ 24,000,000	12/15/2020	\$ 115	NORTHWESTERN INDUSTRIES INC	IG2 U/65	2	Y	
20	50	277060	3597	1,410	3079411	\$ 684,995	10/2/2020	\$ 486	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	
20	50	277060	3591	1,410	3061672	\$ 649,995	7/29/2020	\$ 461	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	
20	50	277060	3592	1,410	3064230	\$ 679,995	7/29/2020	\$ 482	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	
20	50	277060	3590	1,410	3060522	\$ 670,000	7/7/2020	\$ 475	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	
20	50	277110	0510	19,596	3027005	4,965,931 (Unadjusted) 4,665,931)	12/16/2019	299 (281 Unadjusted)	THE WHARF BUILDING	IG2 U/65	1	Y	
20	50	277060	6575	3,332	3014100	\$ 1,650,000	10/3/2019	\$ 495	OFFICE BUILDING	IG2 U/65	1	Y	
20	50	277060	6190	19,372	3006831	\$ 3,521,000	8/21/2019	\$ 182	WAREHOUSE & OFFICE BUILDING	IG2 U/65	1	Y	
20	50	277060	3620	3,352	3002189	\$ 1,525,000	7/29/2019	\$ 456	LINE RETAIL BUILDING	SM/D 40-85	1	Y	
20	50	277110	0225	14,929	2979677	\$ 4,700,000	3/27/2019	\$ 315	T-SCAN BUILDING	IG2 U/65	1	Y	
20	50	766620	1685, 1690 & 1695	83,900	2964714	\$ 11,650,000	12/3/2018	\$ 230	ELLIOT PLAZA RETAIL (STAPLES, AAA RETAIL & GARAGE)	IG2 U/45	3	Y	
20	50	766620	1705	3,175	2961374	\$ 1,500,000	11/7/2018	\$ 472	PRECISION MOTORWORKS	IG2 U/45	1	Y	
20	50	277110	0925	22,141	2948625	\$ 6,500,000	7/25/2018	\$ 294	OFFICE BUILDING	IG2 U/65	1	Y	
20	50	277250	0010	13,870	2915276	\$ 650,000	2/16/2018	\$ 363	GILMAN'S FAIRWAY CONDOMINIUM	C1-40	1	Y	
20	60	192504	9038	6,928	3071989	\$ 5,000,000	9/21/2020	\$ 722	RUSHFORTH BUILDING	NC3-55 (M)	1	Y	
20	60	880790	0070	22,239	2945102	\$ 5,474,213	7/26/2018	\$ 616	OFFICE BUILDING	LR3	1	Y	
20	60	880790	0070	22,239	2923589	\$ 4,475,000	4/6/2018	\$ 517	OFFICE BUILDING	LR3	1	Y	
20	80	197220	2635	26,291	3068278	\$ 13,700,000	9/8/2020	\$ 521	NORTHLAKE PLAZA	NC2-75 (M)	1	Y	
20	80	197220	0055	1,471	3050091	\$ 650,000	5/27/2020	\$ 442	CANAL SEVEN LIVE/WORK ROWHOME UNIT A	NC2-55 (M)	1	Y	
20	80	744200	0405	4,131	3025256	\$ 2,550,000	12/6/2019	\$ 617	THE WALRUS BUILDING - FRELARD PIZZA & TARSAN I JANE	IB U/45	1	Y	
20	80	197220	0056	1,470	3011075	\$ 655,000	9/15/2019	\$ 446	CANAL SEVEN LIVE/WORK ROWHOME UNIT B	NC2-55 (M)	1	Y	
20	80	197220	0057	1,471	3009581	\$ 677,950	8/22/2019	\$ 461	CANAL SEVEN LIVE/WORK ROWHOME UNIT C	NC2-55 (M)	1	Y	
20	80	197220	0059	1,336	3006593	\$ 645,000	8/20/2019	\$ 483	CANAL SEVEN LIVE/WORK ROWHOME UNIT F	NC2-55 (M)	1	Y	
20	80	197220	0065	1,468	3004434	\$ 680,000	8/8/2019	\$ 463	CANAL SEVEN LIVE/WORK ROWHOME UNIT D	NC2-55 (M)	1	Y	
20	80	197220	0058	1,318	2987322	\$ 775,000	4/28/2019	\$ 588	CANAL SEVEN LIVE/WORK ROWHOME UNIT G	NC2-55 (M)	1	Y	
20	80	197220	0060	1,449	2986689	\$ 775,000	4/27/2019	\$ 535	CANAL SEVEN LIVE/WORK ROWHOME UNIT E	NC2-55 (M)	1	Y	
20	80	744200	0358	864	297016	\$ 1,200,000	3/20/2019	\$ 1,389	OFFICE & STORAGE BUILDING	IB U/45	1	Y	
20	80	197220	2670	18,185	2980229	\$ 5,850,000	3/17/2019	\$ 322	RETAIL & CHASE BUILDING	NC2P-75 (M1)	1	Y	
20	80	197220	0283	1,070	2978744	\$ 662,000	3/13/2019	\$ 619	FREMONT LOFTS LIVE WORK UNIT	NC2-55 (M)	1	Y	
20	80	197220	0287	1,367	2947895	\$ 755,000	8/9/2018	\$ 552	FREMONT LOFTS LIVE WORK UNIT	C1-40	1	Y	
20	80	193130	0185	8,352	2928744	\$ 1,425,000	4/25/2018	\$ 171	WALLINGFORD PUPPET THEATRE BUILDING	SF 5000	1	Y	
20	80	165800	0010	1,134	2921623	\$ 400,000	3/26/2018	\$ 353	COBRIZO CONDOMINIUM	C1-40	1	Y	

VACANT FROZEN SALES CALC FOR 20 WITH SALES USED

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	010	199120	0255 & 0260	13,560	3036918	\$8,500,000	03/02/20	\$627	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199120	0315	18,040	2980326	\$13,631,826	03/28/19	\$756 (\$725/SF w/0310)	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199120	0790	4,080	2978448	\$1,400,000	03/21/19	\$343	SMALL OFFICE/CAFÉ BUILDING	SM-UP 160 (M)	1	Y	
020	010	199120	0310	6,780	2959804	\$4,372,884	10/25/18	\$645 (\$725/SF w/0315)	PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y	
020	010	199020	0223	7,200	3080724	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y	
020	010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y	
020	010	545830	0405 & 0415	16,800	3025307	\$7,750,000	12/12/19	\$463	570-572 MERCER (FUTURE 7-STORY OFFICE BUILDING)	SM-UP 85 (M1)	2	Y	
020	010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y	
020	010	387990	0570	6,400	2969174	\$3,740,000	01/04/19	\$584	TUP TIM THAI RESTAURANT & DUPLEX (REDEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y	
020	010	198820	1235	7,200	2967080	\$5,250,000	12/19/18	\$828 Adjusted (\$729 pre adjustment)	A & A PRINTING (69 UNIT DEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y	
020	010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M)	1	Y	
020	010	545780	1505, 1510 & 1515	10,200	2993109	\$4,300,000	06/08/19	\$422	6-STORY, 155 UNIT MIXED USE PROJECT COMING`	SM-UP 65 (M1)	3	Y	
020	010	766620	1885	26,328	3005344	\$8,500,000	08/12/19	\$323	ELAND BUILDING	IC-65 (M)	1	Y	
020	030	423290	4200	7,200	2994090	\$1,100,000	06/17/19	\$153	MASONIC LODGE SITE	SF5000	1	Y	
020	030	179450	0080	5,400	2941182	\$2,000,000	06/06/18	\$370	PIROSMANI RESTAURANT (NEW 30 UNIT DEVELOPMENT COMING)	NC2P-40	1	Y	
020	040	197220	5874 & 5875	4,500	2923323	\$700,000	04/04/18	\$156	2 TOWHOMES COMING	LR3	2	Y	
020	040	744300	0045	16,000	2967215	\$2,000,000	12/17/18	\$125	WAREHOUSE & VACANT LOT	IB U/45	2	Y	
020	040	197320 & 524480	0006 & 0004	32,147	2962252	\$8,000,000	11/15/18	\$249	BLEITZ FUNERAL HOME & PARCEL TO SOUTH	C2-40	2	Y	
020	050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$1,000	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y	

VACANT FROZEN SALES CALC FOR 20 WITH SALES USED

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
020	050	277060	2940	12,000	2912153	\$3,300,000	01/23/18	\$275	BENLA CO HOT WATER TANKS (93 UNIT APARTMENT PROPOSED)	SM/D 40-85	1	Y	
020	050	277060	3590 & 3595	9,991	2941045	\$3,700,000	06/29/18	\$370	FUTURE TOWNHOME SITE (14 UNITS)	NC3-40	2	Y	
020	050	277060	0125	4,560	2998665	\$737,500	07/09/19	\$162	VACANT LOT	IG2 U/65	1	Y	
020	050	277060	6575	8,534	2955389	\$800,000	10/02/18	\$94	WAREHOUSE OFFICE BUILDING (3 STORY WAREHOUSE/OFFICE BUILDING PLANNED)	IG2 U/65	1	Y	
020	050	277060	3165	6,000	2961328	\$1,910,000	11/07/18	\$106	VACANT INDUSTRIAL LAND	IG2 U/45	1	Y	
020	050	277160	1100 & 1140	26,250	3004362	\$4,150,000	08/07/19	\$158	SEATTLE PUMP & EQUIPMENT (6-STORY, 168 UNIT APARTMENT BUILDNG PROPOSED)	C1-55 (M)	2	Y	
020	060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y	
020	060	192930	0065	12,000	2966511	\$875,000	12/04/18	\$73	WAREHOUSE (REDEVELOPMENT COMING)	C2-40 (Now C2-55)	1	Y	
020	060	168940 & 930130	0659 & 0662; 1575	14,158	2911379	\$800,000	01/03/18	\$57	SFR & 2 VACANT LOTS (REDEVELOPMENT SALE)	C1-65	3	Y	
020	060	880790	0295	3,480	2988559	\$595,000	05/09/19	\$155	VACANT LAND	C1-75 (M)	1	Y	
020	060	880790	0300	3,815	2986241	\$1,075,000	05/06/19	\$282	DUPLEX (TEAR DOWN)	C1-75 (M)	1	Y	
020	080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y	
020	080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y	

Improvement Sales for Area 020 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
020	010	140050	0020	1,025	3085470	\$450,000	11/17/20	\$439.02	CARRARA CONDOMINIUM	SM-UP 85 (M)	1		Retail Condo
020	010	198820	0060	67,995	3038458	\$12,500	03/11/20	\$0.18	USPS QUEEN ANNE STATION & DIS	SM-UP 85 (M)	2	24	Easement or right-of-way
020	010	198820	0060	70,909	3038450	\$12,500	03/13/20	\$0.18	USPS QUEEN ANNE STATION & DIS	SM-UP 85 (M)	2	24	Easement or right-of-way
020	010	198820	0090	14,400	3037989	\$20,000	03/10/20	\$1.39	CENTURY BUILDING (143 UNIT APA	SM-UP 85 (M)	2	24	Easement or right-of-way
020	010	198820	0090	28,600	3037988	\$20,000	03/10/20	\$0.70	CENTURY BUILDING (143 UNIT APA	SM-UP 85 (M)	2	24	Easement or right-of-way
020	010	198920	1150	29,515	3084034	\$15,000	09/01/20	\$0.51	16 W HARRISON BUILDING	SM-UP 85 (M)	2	24	Easement or right-of-way
020	010	198920	1235	6,720	2923230	\$800,000	04/06/18	\$119.05	A & A PRINTING	SM-UP 85 (M)	1	22	Partial interest (1/3, 1/2, etc.)
020	010	228516	0010	1,124	3030276	\$888,000	01/09/20	\$790.04	809 TAYLOR CONDOMINIUM	LR3 RC (M)	2	N	
020	020	156230	0010	900	3070697	\$435,000	09/11/20	\$483.33	CHEZ NOUS CONDOMINIUM	LR3 (M)	1		Commercial Condo
020	020	156230	0020	900	3070369	\$365,000	08/23/20	\$405.56	CHEZ NOUS CONDOMINIUM	LR3 (M)	1		Commercial Condo
020	020	423540	0725	1,034	3038491	\$3,300,000	03/12/20	\$3,191.49	SHELL SERVICE STATION	LR3 RC (M)	1	15	No market exposure
020	020	682110	0659	0	3024618	\$780,000	12/03/19	\$0.00	LIVE/WORK UNIT	NC1-40 (M)	1	N	
020	030	173280	0200	2,338	3059917	\$1,360,000	07/21/20	\$581.69	GATEWAY ON GALER LIVE/WORK	NC2P-55 (M1)	1	63	Sale price updated by sales id group
020	040	197220	4390	102,390	3001256	\$12,500	07/02/19	\$0.12	ROYAL BROUGHAM PAVILION	MIO-37-C2-40	1	24	Easement or right-of-way
020	040	337190	0006	1,680	2951738	\$1,300,000	09/04/18	\$773.81	MT PLEASANT CEMETARY	MIO-65-LR2	2	46	Non-representative sale
020	050	112503	9050	39,232	3085283	\$5,581,992	11/20/20	\$142.28	TIME OIL CO BULK TERMINAL	IG2 U/65	3	13	Bankruptcy - receiver or trustee
020	050	232503	9017	0	2925430	\$846,975	04/17/18	\$0.00	BNSF LAND	IG2 U/45	1	46	Non-representative sale
020	050	277060	0115	9,330	3092258	\$1,401,000	12/31/20	\$150.16	PETER PAN INC	IG2 U/65	1	51	Related party, friend, or neighbor
020	050	277060	6575	3,332	2929486	\$418,000	05/09/18	\$125.45	OFFICE-	IG2 U/65	1	18	Quit claim deed
020	050	277060	6582	11,600	3096059	\$1,491,087	12/16/20	\$128.54	warehouse	IG2 U/65	1	15	No market exposure
020	060	086100	0010	807	3078476	\$725,000	10/14/20	\$898.39	BLOCK CONDOMINIUM	NC3-55 (M)	1		Commercial Condo
020	060	686400	0030	0	3039780	\$567,500	03/10/20	\$0.00	PORTAL OVER LAKE UNION CONDO	C1-75 (M)	1		Live/Work Unit
020	060	686400	0050	0	3059732	\$537,500	07/20/20	\$0.00	PORTAL OVER LAKE UNION CONDO	C1-75 (M)	1		Live/Work Unit
020	060	686400	0070	1,060	3070698	\$669,000	09/10/20	\$631.13	PORTAL OVER LAKE UNION CONDO	C1-75 (M)	1		Live/Work Unit
020	080	165800	0020	3,241	3048160	\$1,035,000	05/15/20	\$319.35	COBRIZO CONDOMINIUM	NC3-55 (M)	1	15	No market exposure
020	080	197220	3740	2,360	2993273	\$400,000	06/07/19	\$169.49	RESTAURANT	IB U/45	1	52	Statement to dor
020	080	197220	4350	35,593	2971978	\$9,400	11/20/18	\$0.26	FREMONT WEST BUSINESS CENTE	IB U/45	1	24	Easement or right-of-way



Vacant Sales for Area 020 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
020	010	198920	0955	12,078	3039732	\$4,500,000	03/23/20	\$372.58	PARKING LOT	SM-UP 85 (M1)	1	15	No market exposure
020	040	197220	5545	7,200	2944853	\$2,400,000	07/24/18	\$333.33	Hayek's Properties, LLC	LR2	1	10	Tear down
020	050	423790	0240	298,971	2918549	\$348,000	03/08/18	\$1.16	GN RY OPERATING PROPERTY	IB U/45	1	15	No market exposure
020	050	766620	1491	33,794	3089341	\$2,964,000	12/16/20	\$87.71	WHOLE FOODS (PARKING FOR #146	IG2 U/45	1	15	No market exposure

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	001140	0000	ABBEY CONDOMINIUM	200 W COMSTOCK ST
20	30	005200	0036	Highland Court Apartments	610 HIGHLAND DR
20	30	006400	0000	AERIE TOWNHOMES CONDOMINIUM	1821 10TH AVE W
20	30	024770	0000	APOLLO CONDOMINIUM	330 W OLYMPIC PL
20	30	029990	0000	ATRIA VILLA APARTMENTS (0005) CONDOMI	1251 TAYLOR AVE N
20	30	054500	0000	BARRETT PLACE CONDOMINIUM	2855 14TH AVE W
20	30	080900	0005	JOHN HAY ELEMENTARY SCHOOL	201 GARFIELD ST
20	30	080900	0900	TUDOR COURT APTS	1719 2ND AVE N
20	30	080900	0930	BEAUTY SHOP & RESIDENCE	1701 2ND AVE N
20	30	080900	0980	ALL SAINTS CHURCH OF THE ASSEMBLIES OF	1716 2ND AVE N
20	30	080900	1280	APARTMENT	400 BLAINE ST
20	30	080900	1545	4 PLEX	219 HOWE ST
20	30	080900	2165	QUEEN ANNE ELEMENTARY SCHOOL	
20	30	080900	2255	WILLMAR APARTMENTS (Co-op)	2021 4TH AVE N
20	30	080900	2695	ARBOR SPACE (43 UNIT BLDG COMING; OFFI	2120 1ST AVE N
20	30	080900	2696	QUEEN ANNE MANOR	100 CROCKETT ST
20	30	080900	2730	6 UNIT APT	171 BOSTON ST
20	30	080900	2735	Medica Apts.	165 BOSTON ST
20	30	080900	2840	BOSTON CREST APTS	215 BOSTON ST
20	30	080900	2945	NOB VILLA APTS	2117 NOB HILL AVE N
20	30	080900	2950	APARTMENT	2111 NOB HILL AVE N
20	30	080900	3025	BOSTONIAN APTS	2121 4TH AVE N
20	30	080900	3050	QUEEN ANNE ELEMENTARY SCHOOL	4TH AVE N
20	30	080900	3055	QUEEN ANNE DENTAL GROUP	400 BOSTON ST
20	30	080900	3200	The Bostonianito	310 BOSTON ST
20	30	080900	3425	APARTMENT	168 BOSTON ST
20	30	080900	3435	BOSTON MANOR APTS formerly the Epperso	2200 1ST AVE N
20	30	080900	3505	6 UNIT APT	118 BOSTON ST
20	30	081100	0005	QUEEN ANNE HIGH SCHOOL GYM & CLASSRO	1431 2ND AVE N
20	30	081100	0030	FOUR PLEX	1408 ORANGE PL N
20	30	081100	0080	Kerry Gardens apartments	1421 2ND AVE N
20	30	093800	0000	BOREALIS THE CONDOMINIUM	2614 4TH AVE N
20	30	095870	0000	BOSTONIAN THE CONDOMINIUM	1300 W BOSTON ST
20	30	097600	0054	KING COUNTY RECTIFIER	
20	30	097600	0335	The Parker Apartments-LIH	2701 3RD AVE W
20	30	097600	0691	PARK PARKING LOT	
20	30	135420	0000	CARBON	2114 7TH AVE W
20	30	143756	0000	CASTLE CONDOMINIUM	2627 WARREN AVE N
20	30	154590	0000	CHERRY COURT CONDOMINIUM	1410 QUEEN ANNE AVE N
20	30	159400	0000	CITADEL THE CONDOMINIUM	2040 13TH AVE W
20	30	159890	0000	CITY VIEW PLACE CONDOMINIUM	1312 6TH AVE N
20	30	163900	0000	CLINKSTON VIEW CONDOMINIUM	104 W KINNEAR PL
20	30	165450	0000	COACH MANOR CONDOMINIUM	1214 TAYLOR AVE N
20	30	168940	0140	QUEEN ANNE ELEMENTARY SCHOOL	2000 4TH AVE N
20	30	168940	0145	QUEEN ANNE ELEMENTARY SCHOOL	411 BOSTON ST
20	30	168940	0545	4 UNIT APT	2107 5TH AVE N
20	30	168940	0845	LAKEVIEW TERRACE APTS	512 NEWTON ST
20	30	168940	0880	AMHIRST APTS	1902 5TH AVE N
20	30	168940	0885	ALADDIN APTS	1906 5TH AVE N
20	30	168940	0890	SARGENT APTS	1912 5TH AVE N
20	30	168940	0900	CASCADIAN APTS	1920 5TH AVE N
20	30	168940	0905	Newton Apartments	517 NEWTON ST
20	30	168940	0955	MACLEAN PARK	500 NEWTON ST
20	30	168940	0957	MACLEAN PARK	500 NEWTON ST
20	30	168940	0959	MACLEAN PARK	500 NEWTON ST
20	30	168940	0961	MACLEAN PARK	500 NEWTON ST
20	30	168940	1034	THE CHAR-LEE	1721 TAYLOR AVE N
20	30	168940	1036	DONPHILITA APTS	1707 TAYLOR AVE N
20	30	168940	1085	ASSOC LAND for MINOR 1095	1700 TAYLOR AVE N
20	30	168940	1095	TAYLOR TOWERS	1700 TAYLOR AVE N
20	30	168940	1115	NORTHEAST QUEEN ANNE GREENBELT	1700 TAYLOR AVE N
20	30	168940	1260	CRESTVIEW CO-OP	1623 TAYLOR AVE N
20	30	168940	1315	4 UNIT APT	1623 5TH AVE N
20	30	168940	1385	FORREST MANOR APTS	465 GARFIELD ST

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	168940	1390	FOURPLEX	1519 5TH AVE N
20	30	168940	1478	4-PLEX	512 GALER ST
20	30	173170	0000	COMSTOCK THE CONDOMINIUM	21 W COMSTOCK ST
20	30	173180	0045	THE MELBOURNE APTS	1100 QUEEN ANNE AVE N
20	30	173180	0055	GABLE HOUSE APT	1 W HIGHLAND DR
20	30	173180	0075	ROYAL ANNE APTS	1101 QUEEN ANNE AVE N
20	30	173180	0135	NARADA APTS	25 W HIGHLAND DR
20	30	173180	0405	COMSTOCK APARTMENTS	203 W COMSTOCK ST
20	30	173180	0530	1221 APARTMENTS	1221 QUEEN ANNE AVE N
20	30	173180	0535	LA FONDA APTS	1215 QUEEN ANNE AVE N
20	30	173180	0560	The Park Apartments formerly HIGHLAND CR	1205 QUEEN ANNE AVE N
20	30	173180	0590	Martin Ballard House - 6 UNITS	22 W HIGHLAND DR
20	30	173180	0620	QUEEN ANNE HEIGHTS-SHA	1212 QUEEN ANNE AVE N
20	30	173180	0650	HIGHLAND ARMS APT	1206 QUEEN ANNE AVE N
20	30	173180	0660	9 UNIT APT	1320 QUEEN ANNE AVE N
20	30	173180	0730	AMALFI APTS/CO-OP	1302 QUEEN ANNE AVE N
20	30	173180	0740	The Q-formerly QUEEN VISTA APTS	1321 QUEEN ANNE AVE N
20	30	173180	0745	APT AUTO PARKING	1316 1ST AVE W
20	30	173180	0755	GREENWICH APTS	1305 QUEEN ANNE AVE N
20	30	173180	0780	THE CARLYLE APT	1306 1ST AVE W
20	30	173180	0790	LA VISTA APT	14 W COMSTOCK ST
20	30	173180	0805	HILLCREST MANOR	21 W LEE ST
20	30	173180	0825	ST. ANNE SCHOOL	101 W LEE ST
20	30	173180	0850	MONTROSE COURT	205 W LEE ST
20	30	173180	0860	Michiko Terrace Apartments	1311 2ND AVE W
20	30	173180	0945	QUEEN ANNE CHRISTIAN CHURCH	221 W LEE ST
20	30	173180	1005	WIMBLEDON APARTMENTS	1427 3RD AVE W
20	30	173180	1055	HOBBS HILLTOP SERVICE GARAGE	205 W GALER ST
20	30	173180	1065	CENTURY VILLA APTS	1417 2ND AVE W
20	30	173180	1080	WEST TOWN VIEW APTS-Seattle Housing Aut	1407 2ND AVE W
20	30	173180	1125	Aegis of Queen Anne on Galer	223 W GALER ST
20	30	173180	1135	ST. ANNE CATHOLIC CHURCH	100 W LEE ST
20	30	173180	1239	1418 on the Hill formerly BONNIE ARMS APTS	1418 2ND AVE W
20	30	173180	1270	14 UNIT APT & SFR	1413 QUEEN ANNE AVE N
20	30	173180	1275	Christie's on Queen Anne	1409 QUEEN ANNE AVE N
20	30	173180	1330	QUEEN ANNE COURT APTS	23 W GALER ST
20	30	173180	1340	GALE ANNE TERRACE APTS	15 W GALER ST
20	30	173230	0005	GALER CREST APTS & RETAIL	1428 QUEEN ANNE AVE N
20	30	173230	0045	CLAYTON MANOR APTS	1408 QUEEN ANNE AVE N
20	30	173230	0055	QUEEN LEE APTS	1400 QUEEN ANNE AVE N
20	30	173230	0060	TOP O THE STEPS APTS	33 GALER ST
20	30	173230	0066	4-PLEX	1423 1ST AVE N
20	30	173230	0070	16 UNIT APT	1415 1ST AVE N
20	30	173235	0000	COMSTOCK COURT CONDOMINIUM	1219 6TH AVE N
20	30	173280	0189	LEE WEST APTS	318 W LEE ST
20	30	173280	0200	GATEWAY ON GALER LIVE/WORK UNIT	315 W GALER ST
20	30	173280	0201	GATEWAY ON GALER LIVE/WORK UNIT	315 W GALER ST
20	30	173280	0210	LINE RETAIL & RESTAURANT BUILDING	317 W GALER ST
20	30	173280	0215	KERRY PARK APTS	1420 4TH AVE W
20	30	173280	0905	MAYWOOD	1321 4TH AVE W
20	30	173280	1285	SOPHIA APTS	607 W GALER ST
20	30	173280	1345	FOUR PLEX	1422 WILLARD AVE W
20	30	173280	1350	QUEEN VIEW APTS	621 W GALER ST
20	30	173280	1420	RETAIL BUILDING (CONVERTED SFR)	407 W GALER ST
20	30	173280	1425	RETAIL & APARTMENT BUILDING	401 W GALER ST
20	30	173280	1435	Hunter-Trevor 9 UNIT APT & SFR	1421 4TH AVE W
20	30	173280	1445	18 UNIT APT	1417 4TH AVE W
20	30	173280	1455	8 UNIT APT	1413 4TH AVE W
20	30	174490	0000	CONTINENTAL HOUSE CONDOMINIUM	100 WARD ST
20	30	177635	0000	COTTAGES ON 7TH AVENUE	2152 7TH AVE W
20	30	178450	0000	COUNTERBALANCE CONDOMINIUM	1823 QUEEN ANNE AVE N
20	30	179200	0000	COURTYARD THE CONDOMINIUM	3003 14TH AVE W
20	30	179450	0005	RESIDENCE & OFFICE BUILDING	2235 1ST AVE N
20	30	179450	0045	OFFICE BUILDING	20 BOSTON ST

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	179450	0050	DENTAL OFFICE	14 BOSTON ST
20	30	179450	0055	RESTAURANT & APARTMENT BUILDING (CON	2232 QUEEN ANNE AVE N
20	30	179450	0070	APARTMENT & RETAIL BUILDING	2226 QUEEN ANNE AVE N
20	30	179450	0075	OFFICE BUILDING (CONVERTED SFR)	2224 QUEEN ANNE AVE N
20	30	179450	0080	RESTAURANT & OFFICE (CONVERTED SFR; RE	2220 QUEEN ANNE AVE N
20	30	179450	0085	OFFICE BUILDING (CONVERTED SFR)	2214 QUEEN ANNE AVE N
20	30	179450	0090	LINE RETAIL & OFFICE BUILDING	2212 QUEEN ANNE AVE N
20	30	179450	0100	RESTAURANT, OFFICE & APARTMENT BUILDING	2 BOSTON ST
20	30	179450	0105	EVVIVA WOOD FIRED PIZZA	2231 QUEEN ANNE AVE N
20	30	179450	0110	RETAIL & APT (CONVERTED SFR)	11 W MCGRAW ST
20	30	179450	0125	DAYCARE (CONVERTED SFR)	2223 QUEEN ANNE AVE N
20	30	179450	0130	MIXED USE RETAIL & WAREHOUSE BUILDING	2221 QUEEN ANNE AVE N
20	30	179450	0135	LINE RETAIL BUILDING	2213 QUEEN ANNE AVE N
20	30	179450	0141	MEDICAL OFFICE & LINE RETAIL BUILDING	2211 QUEEN ANNE AVE N
20	30	179450	0145	LINE RETAIL BUILDING	2205 QUEEN ANNE AVE N
20	30	179450	0150	LINE RETAIL BUILDING	2201 QUEEN ANNE AVE N
20	30	179450	0545	West Boston Apartments	215 W BOSTON ST
20	30	179450	0635	4-PLEX	2125 1ST AVE W
20	30	179450	0655	MCCLURE MIDDLE SCHOOL	1900 1ST AVE W
20	30	179450	0750	FAST FOOD BUILDING (STARBUCKS)	2135 QUEEN ANNE AVE N
20	30	179450	0755	LINE RETAIL & PUB BUILDING	2129 QUEEN ANNE AVE N
20	30	179450	0760	RESTAURANT & LINE RETAIL BUILDING	2125 QUEEN ANNE AVE N
20	30	179450	0765	LINE RETAIL & RESTAURANTS BUILDING	2115 QUEEN ANNE AVE N
20	30	179450	0780	MIXED USE APARTMENT BLDG - SEE #-0785	
20	30	179450	0785	SWEETBRIAR APTS (MIXED USE)	2103 QUEEN ANNE AVE N
20	30	179450	0880	SAFEWAY - QUEEN ANNE (# 368) Econ Unit fo	29 BOSTON ST
20	30	179450	0895	SAFEWAY - QUEEN ANNE (# 368) Econ Unit o	2100 QUEEN ANNE AVE N
20	30	179450	0935	LINE RETAIL, COFFEE & APARTMENT BIULDIN	2128 QUEEN ANNE AVE N
20	30	179450	0975	BAPTIST CHURCH	2011 1ST AVE N
20	30	179450	1015	7 UNIT APT	14 HOWE ST
20	30	179450	1035	Queen Anne Towne - Associated land	
20	30	179450	1040	Queen Anne Towne - Associated Land	
20	30	179450	1045	Queen Anne Towne - Associated Land	
20	30	179450	1060	Queen Anne Towne	1920 QUEEN ANNE AVE N
20	30	179450	1111	Eden Hill	1925 QUEEN ANNE AVE N
20	30	179450	1125	new construction with -1130/-1135 Seven Hill	1919 QUEEN ANNE AVE N
20	30	179450	1130	Seven Hills with -1135/-1125	1919 QUEEN ANNE AVE N
20	30	179450	1135	bld on -1130 Seven Hills Apartments	1919 QUEEN ANNE AVE N
20	30	179450	1140	OFFICE & RETAIL BUILDING	1905 QUEEN ANNE AVE N
20	30	179450	1146	McLean House w/retail	8 W HOWE ST
20	30	179450	1147	4-PLEX PLUS SHOP	4 W HOWE ST
20	30	179450	1150	QUEEN ANNE POOL	1ST AVE W
20	30	179450	1220	MCCLURE MIDDLE SCHOOL	1ST AVE W
20	30	179450	1250	WEST QUEEN ANNE PLAYFIELD & MCCLURE N	1901 1ST AVE W
20	30	186060	0870	FIVE UNIT APARTMENT	914 W GALER ST
20	30	186110	0062	Howe Street Apartments	901 W HOWE ST
20	30	186110	0175	LIVE/WORK ROWHOME	1009 W HOWE ST
20	30	186110	0176	LIVE/WORK ROWHOME	1007 W HOWE ST
20	30	186110	0177	LIVE/WORK ROWHOME	1005 W HOWE ST
20	30	186110	0178	ROWHOME	1013 A W HOWE ST
20	30	186110	0179	ROWHOME	1013 B W HOWE ST
20	30	186110	0185	OFFICE BUILDING	1829 10TH AVE W
20	30	186110	0325	SIX UNIT APARTMENT	1633 10TH AVE W
20	30	186110	0335	ELISE APARTMENTS	1627 10TH AVE W
20	30	192930	0100	SEATTLE COUNTRY DAY SCHOOL PARKING	
20	30	192930	0105	SEATTLE COUNTRY DAY SCHOOL PARKING	
20	30	192930	0110	SEATTLE COUNTRY DAY SCHOOL	2663 4TH AVE N
20	30	192930	0145	SEATTLE COUNTRY DAY SCHOOL (IMP ON 01	
20	30	200640	0000	DESIREE THE CONDOMINIUM	3030 14TH AVE W
20	30	212720	0025	FIRE STATION & RADIO TRANSMISSION STAT	1410 1ST AVE N
20	30	224950	0045	8 UNIT APARTMENT	920 6TH AVE N
20	30	224950	0060	VACANT LAND	
20	30	224950	0295	THE EDGE APTS-20 UNITS	620 WARD ST
20	30	224950	0305	Emerald Hill Apts. formerly Lake Union View	1013 AURORA AVE N

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	224950	0310	9 UNIT APT	619 PROSPECT ST
20	30	224950	0315	10 UNIT APT	601 PROSPECT ST
20	30	228520	0000	1800 TAYLOR CONDOMINIUM	1800 TAYLOR AVE N
20	30	231490	0000	ELLIOTT VISTA CONDOMINIUM	2034 14TH AVE W
20	30	238330	0000	ESSEX HOUSE CONDOMINIUM	1808 BIGELOW AVE N
20	30	239710	0005	LINE RETAIL BUILDING	615 W MCGRAW ST
20	30	239710	0105	OFFICE BUILDING	601 W MCGRAW ST
20	30	239710	0115	PARKING LOT	2155 6TH AVE W
20	30	239710	0120	PARKING LOT	2151 6TH AVE W
20	30	239710	0195	MIXED USE RETAIL & APARTMENT BUILDING	600 W CROCKETT ST
20	30	239710	0205	RESTAURANT & DUPLEX BUILDING	535 W MCGRAW ST
20	30	239710	0715	LINE RETAIL & OFFICE BUILDING	307 W MCGRAW ST
20	30	239710	0716	HARDWARE STORE & APARTMENT BUILDING	301 W MCGRAW ST
20	30	239710	1205	PRESBYTERIAN CHURCH	1902 5TH AVE W
20	30	239710	1411	2 UNITS ABOVE STORAGE	1900 6TH AVE W
20	30	239710	1416	RETAIL & APT	1957 6TH AVE W
20	30	239710	1505	6 UNIT APT	600 W HOWE ST
20	30	242503	9001	CASCADE PARENT PARTNERSHIP K-8 SCHOOL	2919 1ST AVE W
20	30	242503	9002	Aegis Living at Rodgers Park	2900 3RD AVE W
20	30	242503	9003	QUEEN ANNE BOWL PLAYFIELD	2700 3RD AVE W
20	30	242503	9014	CHURCH OF CHRIST SCIENTIST	2555 8TH AVE W
20	30	242503	9049	BUTTERWORTH FUNERAL HOME	520 W RAYE ST
20	30	242503	9120	Aegis Living at Rodgers Park	
20	30	242503	9126	MOUNT PLEASANT CEMETARY	700 W RAYE ST
20	30	242503	9135	TEMPLE DE HIRSCH CEMETARY	2625 5TH AVE W
20	30	242503	9139	DAVID ROGERS PARK	
20	30	247093	0000	FAIRWAY VISTA CONDOMINIUM	2215 14TH AVE W
20	30	253889	0000	15 PROSPECT CONDOMINIUM	12 WARD ST
20	30	253890	0000	1502-04 BIGELOW AVE NORTH CONDOMINIUM	1502 BIGELOW AVE N
20	30	253899	0000	5TH AVE W. CONDOMINIUM	418 W CROCKETT ST
20	30	255950	0000	FIRST AVENUE NORTH CONDOMINIUM	1430 1ST AVE N
20	30	256000	0000	18 Galer formerly the Galleon Apts.	18 GALER ST
20	30	256979	0000	519/521/523 PROSPECT	1021 TAYLOR AVE N
20	30	256985	0000	510 LEE STREET CONDOMINIUM	510 LEE ST
20	30	256992	0000	511 WARD BUILDING CONDOMINIUM	511 WARD ST
20	30	256994	0000	514 WARD STREET CONDOMINIUM	514 WARD ST
20	30	257015	0000	555 PROSPECT CONDOMINIUM	555 PROSPECT ST
20	30	257020	0000	FIVE TEN CONDOMINIUM	510 WARD ST
20	30	261738	0000	405 PROSPECT CONDOMINIUM	405 PROSPECT ST
20	30	261745	0000	467 NEWTON ST CONDOMINIUM	467 NEWTON ST
20	30	261750	0000	1400 - 11TH AVE W CONDOMINIUM	1400 11TH AVE W
20	30	261755	0000	1400 TAYLOR CONDOMINIUM	1400 TAYLOR AVE N
20	30	261761	0000	14TH AVENUE WEST CONDOMINIUM	2851 14TH AVE W
20	30	261770	0000	4TH AVE W AT LEE ST CONDOMINIUM	309 W LEE ST
20	30	261775	0000	1415 SIXTH AVENUE NORTH	1415 6TH AVE N
20	30	265250	1115	Sherne Apartments	2528 QUEEN ANNE AVE N
20	30	265250	1165	5 unit apt	2 SMITH ST
20	30	265250	1654	RETAIL & OFFICE BUILDING	2402 QUEEN ANNE AVE N
20	30	265250	1735	LINE RETAIL	2401 QUEEN ANNE AVE N
20	30	265250	2350	APARTMENT & OFFICE BUILDING	214 W MCGRAW ST
20	30	265300	0010	4-PLEX plu studio	2455 QUEEN ANNE AVE N
20	30	268400	0000	GALER GARDENS CONDOMINIUM	1417 QUEEN ANNE AVE N
20	30	268460	0000	GALER ST TOWNHOMES CONDOMINIUM	115 W GALER ST
20	30	268840	0000	GALLEON THE(0005) CONDOMINIUM	1221 TAYLOR AVE N
20	30	269680	0000	GARDEN ON QUEEN ANNE THE CONDOMINIUM	2550 6TH AVE W
20	30	270330	0000	GARFIELD VISTA CONDOMINIUM	1530 10TH AVE W
20	30	277060	3760	6 UNIT APT	3011 14TH AVE W
20	30	277060	3800	7 UNIT APT	3035 14TH AVE W
20	30	277060	3805	4 plex	3043 14TH AVE W
20	30	277060	3810	4 PLEX	3047 14TH AVE W
20	30	277060	3885	DEAUVILLE APTS	2801 14TH AVE W
20	30	277060	3908	SIX UNIT APARTMENT	2821 14TH AVE W
20	30	277060	3910	SIX UNIT APARTMENT	2827 14TH AVE W
20	30	277060	3920	EIGHT UNIT APARTMENT	2839 14TH AVE W

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	277060	3930	8 UNIT APARTMENT	2845 14TH AVE W
20	30	277060	4006	FOUR UNIT APARTMENT	2601 14TH AVE W
20	30	277060	4015	FOUR UNIT APARTMENT	2613 14TH AVE W
20	30	277060	4020	FIVE UNIT APARTMENT	2617 14TH AVE W
20	30	277060	4035	GOLFCREST APARTMENTS	2633 14TH AVE W
20	30	277060	4050	DOR-RIK APTS	2655 14TH AVE W
20	30	277060	4070	MIA CASA	2566 14TH AVE W
20	30	277060	4120	FOUNTAIN COURT APTS	2516 14TH AVE W
20	30	277060	4175	Four Plex	2513 13TH AVE W
20	30	277060	4215	Fourplex	2547 13TH AVE W
20	30	277060	4250	FIVE UNIT APARTMENT	2650 14TH AVE W
20	30	277060	4255	FIVE PLEX	2648 14TH AVE W
20	30	277060	4265	Prosch Apts.	2635 PROSCH AVE W
20	30	277060	4315	8 UNIT APT + SFR	1315 W BARRETT ST
20	30	277060	4325	APTS	2846 14TH AVE W
20	30	277060	4340	EIGHT UNIT APARTMENT	2832 14TH AVE W
20	30	277060	4350	CONTINENTAL APTS	2822 14TH AVE W
20	30	277060	4375	Queen Anne	3050 14TH AVE W
20	30	277060	4415	GROUP HOUSE	3018 14TH AVE W
20	30	277110	6055	AIRE APARTMENTS - ECON UNIT	2557 14TH AVE W
20	30	277110	8040	RALEIGH HOUSE	2501 14TH AVE W
20	30	277160	1305	FOUR PLEX	2237 14TH AVE W
20	30	277160	1315	4 - PLEX	2243 14TH AVE W
20	30	277160	1395	HELANNE APTS 7-UNITS	2268 14TH AVE W
20	30	277160	1405	FOUR PLEX	2258 14TH AVE W
20	30	277160	1465	4 plex	2214 14TH AVE W
20	30	277160	1550	SIX UNIT APARTMENT	2272 GILMAN DR W
20	30	277160	1551	SHAMROCK APARTMENTS	2249 13TH AVE W
20	30	277160	1615	GILMAN WEST APTS	2222 GILMAN DR W
20	30	277160	1640	FIVE UNIT APARTMENT	2201 12TH AVE W
20	30	277160	1700	4 PLEX	2265 12TH AVE W
20	30	277160	2010	4-PLEX	1945 GILMAN DR W
20	30	277160	2055	GRIFFIN APARTMENTS	1937 GILMAN DR W
20	30	277160	2110	GREEN VIEW APT	1910 12TH AVE W
20	30	277160	2150	12 UNIT APT	1909 11TH AVE W
20	30	277160	2156	VACANT LAND	1917 11TH AVE W
20	30	277160	2165	SIX UNIT APARTMENT	1925 11TH AVE W
20	30	277160	2171	SIX UNIT APARTMENT	2053 GILMAN DR W
20	30	277160	2240	VACANT LAND	2000 13TH AVE W
20	30	277160	2250	SEATTLE CITY LIGHT LAND	1980 13TH AVE W
20	30	277160	2285	12TH WEST & WEST HOWE PARK	2000 12TH AVE W
20	30	277160	2485	NINE UNIT APARTMENT	2005 13TH AVE W
20	30	277160	2495	APARTMENT	2015 13TH AVE W
20	30	277160	2500	VACANT LAND	2017 13TH AVE W
20	30	277160	2505	Treyza - also sits on -2510	2023 13TH AVE W
20	30	277160	2510	Treyza - Associated parcel	2027 13TH AVE W
20	30	277160	2525	FOUR PLEX APARTMENT	2037 13TH AVE W
20	30	302504	9020	vacant	
20	30	302504	9024	TOWER APTS	1404 3RD AVE N
20	30	302504	9030	LAKECREST APTS	1212 5TH AVE N
20	30	302504	9061	Mary Lew formerly GENESEE APTS	308 LEE ST
20	30	302504	9073	KING BROADCASTING TRANSMISSION BUILDING	1412 3RD AVE N
20	30	302504	9074	CLIFWOOD APT	524 HIGHLAND DR
20	30	302504	9081	5 UNIT APARTMENT	1200 5TH AVE N
20	30	323220	0030	TERRACE VIEW APARTMENTS	1821 11TH AVE W
20	30	323220	0035	Assoc Land (see Minor 0030)	1825 11TH AVE W
20	30	323220	0036	Assoc Land (see Minor 0030)	1827 11TH AVE W
20	30	329551	0000	HIGHLAND COURT-QUEEN ANNE	1216 1ST AVE W
20	30	329580	0000	HIGHLAND DRIVE CONDOMINIUM	418 HIGHLAND DR
20	30	329857	0000	HIGHLAND HOUSE EAST CONDOMINIUM	566 HIGHLAND DR
20	30	329940	0000	HIGHLAND QUEEN ANNE CONDOMINIUM	900 WARREN AVE N
20	30	330075	0000	HIGHLAND VIEW CONDOMINIUM	1200 6TH AVE N
20	30	331800	0000	HILL HOUSE CONDOMINIUM	912 3RD AVE W
20	30	337500	0000	HILLSIDE(0005) CONDOMINIUM	1612 10TH AVE W



## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	337540	0000	HILLSIDE HOUSE CONDOMINIUM	1605 5TH AVE N
20	30	355100	0000	HYDROGEN APARTMENTS	1415 9TH AVE W
20	30	366900	0000	JANUS HOUSE CONDOMINIUM	1811 4TH AVE W
20	30	373760	0000	JOHNSTON MANOR CONDOMINIUM	2552 14TH AVE W
20	30	379550	0000	KATMANDU CONDOMINIUM	1511 11TH AVE W
20	30	387110	0000	KING JAMES ON QUEEN ANNE CONDOMINIUM	2056 13TH AVE W
20	30	387790	0000	KINNEAR VISTA CONDOMINIUM	1001 2ND AVE W
20	30	387990	0215	HILLSIDE HOUSE APTS 10 UNIT	15 WARD ST
20	30	387990	0235	Queen Anne Apartments	900 QUEEN ANNE AVE N
20	30	387990	0285	Montanita Apts.	1012 QUEEN ANNE AVE N
20	30	387990	0295	FAIRVIEW APTS	1000 QUEEN ANNE AVE N
20	30	387990	0305	THE TIKI	1015 QUEEN ANNE AVE N
20	30	387990	0325	EDGECLIFF APTS	929 QUEEN ANNE AVE N
20	30	387990	0340	JEM-WEY APARTMENTS	915 QUEEN ANNE AVE N
20	30	387990	0350	ALOHA WEY APARTMENTS	8 W ALOHA ST
20	30	387990	0355	Seville Court	906 1ST AVE W
20	30	387990	0370	Seville Court Annex	918 1ST AVE W
20	30	387990	0375	Century Terrace	1000 1ST AVE W
20	30	387990	0685	GLEN EDEN APTS	921 1ST AVE W
20	30	387990	0710	8 UNIT APARTMENT	911 1ST AVE W
20	30	387990	0715	THE IRELAND APTS	100 W OLYMPIC PL
20	30	387990	0720	OLYMPIC WEST APTS-SHA	110 W OLYMPIC PL
20	30	387990	0787	FOUR PLEX	100 W KINNEAR PL
20	30	387990	0925	HADLEY HOUSE COOP APTS	919 2ND AVE W
20	30	387990	0965	OLYMPUS MANOR COOP APT	220 W OLYMPIC PL
20	30	387990	1620	500 WEST OLYMPIC PLACE CO-OP	500 W OLYMPIC PL
20	30	387990	1915	CHELSEA COURT APTS	620 W OLYMPIC PL
20	30	387990	1925	SKYLINE HOUSE APTS	600 W OLYMPIC PL
20	30	387990	1970	KINNEAR APTS	905 OLYMPIC WAY W
20	30	387990	1980	Olympic Apts.	684 W OLYMPIC PL
20	30	388090	0265	4 PLEX	316 W OLYMPIC PL
20	30	388090	0268	vacant-multifamily	
20	30	388090	0270	SEASONS APARTMENT	324 W OLYMPIC PL
20	30	395660	0000	LA MIRADA CONDOMINIUM	1000 2ND AVE W
20	30	418820	0000	LANSLOWNE CONDOMINIUM	1902 BIGELOW AVE N
20	30	419320	0000	LARSSON CONDOMINIUM	1959 12TH AVE W
20	30	421240	0006	KOMO TV	157 GALER ST
20	30	421240	0070	FOUR PLEX	1420 WARREN AVE N
20	30	423290	0125	KA-CEE APTS	1821 6TH AVE W
20	30	423290	0190	TWO BUILDINGS	1834 6TH AVE W
20	30	423290	0215	ADAMS COURT APT	1818 6TH AVE W
20	30	423290	0600	Park Place Apartments	1827 3RD AVE W
20	30	423290	0970	Sherman Apts w/retail	1835 QUEEN ANNE AVE N
20	30	423290	0980	OFFICES & APARTMENT BUILDING	1829 QUEEN ANNE AVE N
20	30	423290	0985	RESTAURANT (CONV SFR)	1825 QUEEN ANNE AVE N
20	30	423290	0995	OFFICE, LINE RETAIL & APARTMENT BUILDING	1817 QUEEN ANNE AVE N
20	30	423290	1005	QUEEN ANNE'S STATION MIXED USE RETAIL	1811 QUEEN ANNE AVE N
20	30	423290	1015	RETAIL & APARTMENT (CONVERTED SFR)	1809 QUEEN ANNE AVE N
20	30	423290	1020	LA REVE BAKERY & CAFE + APARTMENT	1805 QUEEN ANNE AVE N
20	30	423290	1025	RETAIL STORE (CONVERTED SFR)	4 W BLAINE ST
20	30	423290	1075	BETHANY PRESBYTERIAN CHURCH	1820 QUEEN ANNE AVE N
20	30	423290	1105	ALICE ARMS APTS & CLINIC	10 BLAINE ST
20	30	423290	1265	Umpqua Bank	1630 QUEEN ANNE AVE N
20	30	423290	1285	RETAIL BUILDING (CONVERTED SFR)	1622 QUEEN ANNE AVE N
20	30	423290	1305	16 UNIT APT	1616 QUEEN ANNE AVE N
20	30	423290	1325	WELLS FARGO BANK	1600 QUEEN ANNE AVE N
20	30	423290	1385	QUEEN ANNE APTS	1635 QUEEN ANNE AVE N
20	30	423290	1398	APARTMENTS, LINE RETAIL & OFFICE BUILDING	1621 QUEEN ANNE AVE N
20	30	423290	1399	RESTAURANT & BAR BUILDING	1625 QUEEN ANNE AVE N
20	30	423290	1420	DRY CLEANER BUILDING	1617 QUEEN ANNE AVE N
20	30	423290	1435	7-ELEVEN	1607 QUEEN ANNE AVE N
20	30	423290	1440	Lindon Apartments	4 W GARFIELD ST
20	30	423290	1600	DAYCARE	1617 1ST AVE W
20	30	423290	1615	ALAMO APTS	1611 1ST AVE W

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GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	423290	1730	MURETTE APTS	124 W GARFIELD ST
20	30	423290	2100	MASONIC LODGE SITE	1608 4TH AVE W
20	30	423290	2230	QUEEN ANNE LIBRARY	406 W GARFIELD ST
20	30	423290	2310	QUEEN ANNE UNITED METHODIST CHURCH	1606 5TH AVE W
20	30	423290	2820	FOUR PLEX	601 W GARFIELD ST
20	30	423290	2850	PASEO APTS	1515 6TH AVE W
20	30	423290	3115	Engine House Apartments	1518 5TH AVE W
20	30	423290	3130	5-PLEX APT BLDG	1512 5TH AVE W
20	30	423290	3170	GARFIELD EXCHANGE BUILDING	1529 4TH AVE W
20	30	423290	3340	OFFICE BUILDING (CONVERTED SFR)	320 W GALER ST
20	30	423290	3345	OFFICE BUILDING (CONVERTED SFR)	314 W GALER ST
20	30	423290	3350	OFFICE BUILDING (CONVERTED SFR)	318 W GALER ST
20	30	423290	3445	CENTURYLINK PARKING LOT	1503 3RD AVE W
20	30	423290	3455	CENTURYLINK EXCHANGE BUILDING (SPLIT ZONING)	1503 3RD AVE W
20	30	423290	3540	APARTMENT, RETAIL & OFFICE BUIDINGS	224 W GALER ST
20	30	423290	3645	LAW OFFICE & APARTMENT BUILDING	210 W GALER ST
20	30	423290	3720	PARKING LOT	1500 2ND AVE W
20	30	423290	3780	ANYTIME FITNESS BUILDING	110 W GALER ST
20	30	423290	3805	Fitzgerald Apartments	1522 1ST AVE W
20	30	423290	3840	GALER OFFICE BUILDING	20 W GALER ST
20	30	423290	3850	The Gilbert House Apartments	1529 QUEEN ANNE AVE N
20	30	423290	3855	Assoc Land - See Minor 3850	1529 QUEEN ANNE AVE N
20	30	423290	3880	Assoc Land - See Minor-3850	1529 QUEEN ANNE AVE N
20	30	423290	3885	RESTAURANT BUILDING	1515 QUEEN ANNE AVE N
20	30	423290	3890	RETAIL & OFFICE BUILDING	1507 QUEEN ANNE AVE N
20	30	423290	3900	APARTMENT & LINE RETAIL BUILDING	1501 QUEEN ANNE AVE N
20	30	423290	3910	THE SEATTLE GYM	1530 QUEEN ANNE AVE N
20	30	423290	3950	KIRO TRANSMITTER	1500 QUEEN ANNE AVE N
20	30	423290	3960	SERVICE GARAGE	1508 QUEEN ANNE AVE N
20	30	423290	3970	RESTAURANT BUILDINGS	1500 QUEEN ANNE AVE N
20	30	423890	0000	LE GRANDE CONDOMINIUM	507 HOWE ST
20	30	423910	0000	LE PARC CONDOMINIUM	1231 5TH AVE N
20	30	427200	0000	LEONA CONDOMINIUM	1 WARD ST
20	30	436250	0000	LITHIUM APARTMENTS	1519 5TH AVE W
20	30	513765	0000	MARC-ANNA CONDOMINIUM	102 GALER ST
20	30	514890	0000	MARINA PARC CONDOMINIUM	1107 OLYMPIC WAY W
20	30	516280	0000	MARLEE MANOR(0005) CONDOMINIUM	1819 10TH AVE W
20	30	519440	0000	MARY, THE CONDOMINIUM	1008 6TH AVE N
20	30	524480	1100	SEATTLE COUNTRY DAY SCHOOL OFFICE	2632 NOB HILL AVE N
20	30	524480	1105	SEATTLE COUNTRY DAY SCHOOL PARKING	
20	30	524480	1110	SEATTLE COUNTRY DAY SCHOOL COURTS	
20	30	532920	0005	APARTMENT & OFFICE/RETAIL BUILDING	2412 7TH AVE W
20	30	532920	0010	APARTMENT & LINE RETAIL BUILDING	624 W MCGRAW ST
20	30	532920	0025	OFFICE BUILDING	614 W MCGRAW ST
20	30	532920	0030	LINE RETAIL & RESIDENCE	610 W MCGRAW ST
20	30	532920	0035	MEDICAL OFFICE & RESIDENCE	604 W MCGRAW ST
20	30	532920	0040	RETAIL & APARTMENT BUILDING	600 W MCGRAW ST
20	30	534350	0000	MCKEAN Apartments	1404 10TH AVE W
20	30	539665	0000	MCGRAW SQUARE CONDOMINIUM	901 W MCGRAW ST
20	30	545730	0055	5 UNIT APARTMENT	915 1ST AVE N
20	30	545730	0065	NINETEEN WARD APTS	19 WARD ST
20	30	545780	0110	ALOHA TERRACE APARTMENTS	901 3RD AVE N
20	30	545780	0145	23 UNIT APARTMENT	200 ALOHA ST
20	30	545780	0550	FOUR PLEX	
20	30	545780	0680	ANN MARIE APT	310 ALOHA ST
20	30	545780	1185	QUEEN VUE COURT	372 ALOHA ST
20	30	545780	1195	ELLIOTT VIEW APTS	909 4TH AVE N
20	30	545780	1200	PUMP STATION CITY OF SEATTLE	60 4TH AVE N
20	30	545780	1235	18 UNIT APARTMENT	900 NOB HILL AVE N
20	30	545780	1595	NEEDLEVIEW APARTMENTS	910 4TH AVE N
20	30	545780	1680	6 UNIT APARTMENT	414 PROSPECT ST
20	30	545780	1685	TUDOR APTS	1105 5TH AVE N
20	30	545780	1712	Cameron Apts.	1115 5TH AVE N
20	30	545780	1845	DOLORES MANOR APTS	1123 TAYLOR AVE N

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GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	545780	1855	HIGHLAND VIEW APT	501 HIGHLAND DR
20	30	545780	1870	Prospect Manor	1100 5TH AVE N
20	30	545780	1905	GREENBRIER APARTMENTS	1115 6TH AVE N
20	30	545780	1910	SHERYL COURT	563 HIGHLAND DR
20	30	545780	1955	5 UNIT APARTMENT	554 PROSPECT ST
20	30	545830	0005	TAYLOR AVENUE APTS	1001 TAYLOR AVE N
20	30	545830	0045	Aqua Terazzo formerly AQUA TERRACE APAR	1020 5TH AVE N
20	30	545830	0105	THE ORION APARTMENTS	901 TAYLOR AVE N
20	30	545830	0150	vacant -multifamily	519 WARD ST
20	30	545830	0631	FOUNTAINSIDE APARTMENTS	909 6TH AVE N
20	30	545830	0705	Fourplex	915 6TH AVE N
20	30	545830	0710	11 UNIT APARTMENT	570 WARD ST
20	30	545830	0738	FOUR PLEX	1010 TAYLOR AVE N
20	30	545830	0739	FOUR PLEX	552 WARD ST
20	30	609600	0105	Taylor Vista formerly TOWN TOPPER	1413 TAYLOR AVE N
20	30	609600	0150	6 UNIT APT	505 GALER ST
20	30	609600	0215	Top of the 5th Apartments	1401 5TH AVE N
20	30	609600	0220	TOWNE VUE MANOR	1425 5TH AVE N
20	30	609650	0015	4-PLEX	615 W COMSTOCK ST
20	30	609650	0030	4-PLEX	1216 6TH AVE N
20	30	609650	0065	Queen Anne Apts.	1300 6TH AVE N
20	30	609650	0085	CROSSPOINTE VISTA	620 COMSTOCK ST
20	30	609650	0120	Lee Street Apts.	611 LEE ST
20	30	609650	0180	VACANT LAND	612 LEE ST
20	30	609650	0195	VACANT LAND	1418 AURORA AVE N
20	30	609650	0220	VACANT LAND	1426 AURORA AVE N
20	30	609650	0221	VACANT LAND	609 GALER ST
20	30	616990	0166	BACHTEL/ALEXANDER HAMILTON APTS	1127 OLYMPIC WAY W
20	30	616990	0195	Villa Franca	1108 9TH AVE W
20	30	616990	0510	LOMITA VISTA APTS	1208 10TH AVE W
20	30	616990	1115	APARTMENT	1407 9TH AVE W
20	30	616990	1170	4-PLEX	1408 10TH AVE W
20	30	620920	0000	NV THE CONDOMINIUM	1615 4TH AVE W
20	30	620960	0000	Cresswell Condominium	3023 14TH AVE W
20	30	638513	0000	OLYMPIC PLACE CONDOMINIUM	666 W OLYMPIC PL
20	30	638520	0000	OLYMPIC PLAZA CONDOMINIUM	654 W OLYMPIC PL
20	30	638860	0000	OLYMPIC WATCH TOWNHOUSES CONDOMIN	1817 11TH AVE W
20	30	639005	0000	105 WEST HIGHLAND DRIVE CONDOMINIUM	105 W HIGHLAND DR
20	30	639100	0000	ONE ELEVEN THE CONDOMINIUM	111 W HIGHLAND DR
20	30	639145	0000	ONE SIXTY LEE ST PH 01 CONDOMINIUM	160 LEE ST
20	30	661280	0000	PALISADES CONDOMINIUM	1818 BIGELOW AVE N
20	30	663310	0000	PARC CRISTAL CONDOMINIUM	520 GALER ST
20	30	664945	0000	PARK TERRACE CONDOMINIUM	528 W OLYMPIC PL
20	30	677650	0000	PICK-NORT CONDOMINIUM	514 W GALER ST
20	30	678080	0000	PIERRE MARQUIS CONDOMINIUM	2253 GILMAN DR W
20	30	681790	0000	PLAZA ROYALE CONDOMINIUM	1001 QUEEN ANNE AVE N
20	30	688990	0005	MARGUERITE MANOR	565 LEE ST
20	30	688990	0015	6th Avenue Apts	1317 6TH AVE N
20	30	688990	0097	TAYLOR-HIGHLAND APTS	1200 TAYLOR AVE N
20	30	688990	0125	TOWNVIEW APTS	1222 TAYLOR AVE N
20	30	688990	0135	9-Unit	1226 TAYLOR AVE N
20	30	688990	0210	KERWIN APTS	1235 TAYLOR AVE N
20	30	688990	0220	EDEN COURT APTS	1233 TAYLOR AVE N
20	30	688990	0255	Crosby Queen Anne formerly Queen Anne Ga	1250 5TH AVE N
20	30	688990	0276	Kahala Apartments	1249 5TH AVE N
20	30	688990	0286	Union Views Apartments	1243 5TH AVE N
20	30	690880	0000	PROSPECT POINTE CONDOMINIUM	525 W PROSPECT ST
20	30	692670	0449	APARTMENT	1914 BIGELOW AVE N
20	30	692670	0534	MINNICK CO-OP	1906 BIGELOW AVE N
20	30	692670	0560	TROLLEY HILL PARK	1800 5TH AVE N
20	30	692670	0565	TROLLEY HILL PARK	
20	30	692670	0570	TROLLEY HILL PARK	
20	30	692670	0575	TROLLEY HILL PARK	
20	30	692670	0580	TROLLEY HILL PARK	

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	692670	0705	VACANT LAND	1800 TAYLOR PL N
20	30	692670	0900	VACANT LAND	1700 TAYLOR AVE N
20	30	692670	0910	VACANT LAND	1700 TAYLOR AVE N
20	30	692670	0921	VACANT LAND	1700 TAYLOR AVE N
20	30	701069	0000	QUEEN ANNE THE CONDOMINIUM	2572 14TH AVE W
20	30	701120	0080	Rover's Landing Apartments	2112 11TH AVE W
20	30	701120	0095	FOUR PLEX APARTMENT	1018 W CROCKETT ST
20	30	701120	0425	Flora Alta Apartments	2140 9TH AVE W
20	30	701120	0480	SKYVIEW APARTMENTS	818 W CROCKETT ST
20	30	701120	0585	EIGHT UNIT APARTMENT	801 W MCGRAW ST
20	30	701120	0595	WESTMORELAND APARTMENTS	2156 8TH AVE W
20	30	701120	0630	Eighth West Apartments	2130 8TH AVE W
20	30	701120	0695	The Edith formerly the OLYMPIC VIEW APART	2101 7TH AVE W
20	30	701120	1185	4 UNIT APT	1957 8TH AVE W
20	30	701120	1415	SEVEN UNIT APARTMENT	1940 11TH AVE W
20	30	701120	1495	Vintage Apartments	1903 10TH AVE W
20	30	701120	1575	4-PLEX	1953 10TH AVE W
20	30	701430	0000	QUEEN ANNE HIGH SCHOOL CONDOMINIUM	201 GALER ST
20	30	701485	0000	QUEEN ANNE OCEAN VIEW CONDOMINIUM	2244 13TH AVE W
20	30	701540	0000	QUEEN ANNE 20 CONDOMINIUM	2221 GILMAN DR W
20	30	701560	0000	QUEEN ANNE WEST CONDOMINIUM	1965 12TH AVE W
20	30	721230	0000	REGENCY APARTMENTS CONDOMINIUM	612 PROSPECT ST
20	30	721260	0000	REGENCY WEST CONDOMINIUM	2219 13TH AVE W
20	30	721565	0000	RENAISSANCE AT 1ST & LEE	1414 1ST AVE W
20	30	721570	0000	RENAISSANCE THE CONDOMINIUM	1011 5TH AVE N
20	30	739130	0000	RODGER'S PARK TOWNHOMES	301 W RAYE ST
20	30	766270	0056	Westview Fourplex	2667 10TH AVE W
20	30	768090	0000	SEAWARD CONDOMINIUM	1016 6TH AVE N
20	30	769810	0000	SEVEN HIGHLAND DRIVE CONDOMINIUM	7 HIGHLAND DR
20	30	769837	0000	1717 5TH AVENUE N CONDOMINIUM	1717 5TH AVE N
20	30	770510	0160	FOUR PLEX APARTMENT	1610 12TH AVE W
20	30	780408	0000	611 HIGHLAND CONDOMINIUM	611 HIGHLAND DR
20	30	780415	0000	610 ALOHA CONDOMINIUM	610 ALOHA ST
20	30	780432	0000	1629 CONDOMINIUM	1629 QUEEN ANNE AVE N
20	30	780436	0000	660 WEST OLYMPIC PLACE CONDOMINIUM	660 W OLYMPIC PL
20	30	780975	0000	SKYLINE PLACE CONDOMINIUM	920 5TH AVE N
20	30	787335	0000	SOUND VUES WEST CONDOMINIUM	1805 12TH AVE W
20	30	794010	0055	VACANT LAND	2800 3RD AVE W
20	30	809420	0000	SUNDOWNER CONDOMINIUM	3053 14TH AVE W
20	30	856320	0000	TANAGER CONDOMINIUM	1404 W BOSTON ST
20	30	856540	0000	TARMIGAN CONDOMINIUM	2219 14TH AVE W
20	30	856700	0000	TAYLOR CONDOMINIUM	1525 TAYLOR AVE N
20	30	856725	0000	TAYLOR ANNE CONDOMINIUM	1730 TAYLOR AVE N
20	30	856750	0000	TAYLOR-LEE CONDOMINIUM	1250 TAYLOR AVE N
20	30	856760	0000	TAYLOR PLACE CONDOMINIUM	1900 TAYLOR AVE N
20	30	857895	0000	10TH AVE TOWNHOMES CONDOMINIUM	1800 10TH AVE W
20	30	857950	0000	10 HIGHLAND DRIVE CONDOMINIUM	10 HIGHLAND DR
20	30	863690	0000	304 BOSTON STREET	304 BOSTON ST
20	30	866318	0000	TOSCANO CONDOMINIUM	907 WARREN AVE N
20	30	866480	0000	TOWNE TERRACE CONDOMINIUM	550 ALOHA ST
20	30	868080	0000	TRIAD MANOR CONDOMINIUM	1911 13TH AVE W
20	30	872598	0000	TWELVE EIGHTEEN FIFTH CONDOMINIUM	1218 5TH AVE N
20	30	872660	0000	1234 TAYLOR CONDOMINIUM	1234 TAYLOR AVE N
20	30	872665	0000	2811-14TH AVE. WEST CONDOMINIUM	2811 14TH AVE W
20	30	872675	0000	2831 FOURTEENTH WEST CONDOMINIUM	2831 14TH AVE W
20	30	872676	0000	2841 14TH AVENUE WEST CONDOMINIUM	2841 14TH AVE W
20	30	872695	0000	2048, A CONDOMINIUM	2048 13TH AVE W
20	30	872727	0000	2108 WARREN AVENUE CONDOMINIUM	2108 WARREN AVE N
20	30	872730	0000	2101 NOB HILL AVENUE NORTH CONDOMINI	2101 NOB HILL AVE N
20	30	872815	0000	22 WEST LEE CONDOMINIUM	22 W LEE ST
20	30	872860	0000	2633 WARREN AVE N CONDOMINIUM	2633 WARREN AVE N
20	30	872910	0000	2621 THE(0005) CONDOMINIUM	2621 14TH AVE W
20	30	872930	0000	2030 - 13TH AVE WEST CONDOMINIUM	2030 13TH AVE W
20	30	872968	0000	2241 CONDOMINIUM	2241 13TH AVE W

## 2021 AY AREA 20 PHYSICAL INSPECTION LIST

GeoArea	GeoNbhd	Major	Minor	PropName	AddrLine
20	30	872972	0000	2233	2233 14TH AVE W
20	30	873233	0000	200 WEST HIGHLAND CONDOMINIUM	200 W HIGHLAND DR
20	30	873234	0000	210 COMSTOCK CONDOMINIUM	210 W COMSTOCK ST
20	30	873237	0000	202 WEST OLYMPIC PLACE CONDOMINIUM	202 W OLYMPIC PL
20	30	881000	0000	UNION VISTA CONDOMINIUM	1230 5TH AVE N
20	30	889440	0000	VERANDAS ON QUEEN ANNE CONDOMINIUM	1901 TAYLOR AVE N
20	30	889853	0000	VICTORIA CONDOMINIUM	100 W HIGHLAND DR
20	30	894350	0000	VIKUR HEIM CONDOMINIUM	1001 W HOWE ST
20	30	894411	0000	VILLA COSTELLA CONDOMINIUM	348 W OLYMPIC PL
20	30	896430	0000	VUE CLIFF(0005) CONDOMINIUM	2500 GILMAN AVE W
20	30	896650	0000	VUEWIND CONDOMINIUM	912 6TH AVE N
20	30	916000	0000	WARD PLACE TERRACE CONDOMINIUM	918 TAYLOR AVE N
20	30	926950	0000	WEST HOWE PARK CONDOMINIUM	1110 W HOWE ST
20	30	927015	0000	WEST QUEEN ANNE CONDOMINIUM	1401 5TH AVE W
20	30	927020	0005	FRANTZ H COE ELEMENTARY SCHOOL	2424 7TH AVE W
20	30	927020	0125	KEN'S MARKET	2400 6TH AVE W
20	30	927040	0000	WEST QUEEN ANNE PLACE CONDOMINIUM	3044 14TH AVE W
20	30	927050	0000	GOLFVIEW APTS	1410 W RAYE ST
20	30	928590	0000	WEST SOUND CONDOMINIUM	2223 13TH AVE W
20	30	930130	1530	MACLEAN PARK	1901 6TH AVE N
20	30	930190	0000	WESTLAKE VIEW CONDOMINIUM	1308 6TH AVE
20	30	931990	0000	WESTSIDE CONDOMINIUM	1914 13TH AVE W
20	30	932040	0000	WESTVIEW MANOR CONDOMINIUM	2625 13TH AVE W
20	30	940580	0045	Jasmer Apartments	2435 7TH AVE W
20	30	940580	0065	QUEEN ANNE LUTHERAN CHURCH	2400 8TH AVE W
20	30	943140	0000	WILLOWS ON TENTH, THE CONDOMINIUM	1909 10TH AVE W
20	30	947597	0000	WINDSOR COURT CONDOMINIUM	566 PROSPECT ST

Improvement Sales for Area 025 with Sales Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
025	041	066000	2760	21,068	2973024	\$15,515,000	02/03/19	\$736.42	1501 - 1535 Melrose Ave	NC3P-85	1	Y	
025	041	111705	0010	2,899	2958917	\$1,480,000	10/22/18	\$510.52	BRIX	NC3-40	1	Y	
025	041	111705	0030	1,623	2937110	\$1,155,000	06/19/18	\$711.65	BRIX	NC3-40	1	Y	
025	041	600350	0095	9,500	3028403	\$4,300,000	12/27/19	\$452.63	CAFFE VITA	NC3P-75 (M)	1	Y	
025	041	600350	1191	17,466	2960082	\$6,250,000	10/26/18	\$357.84	Jai Thai - 2nd Floor Hair Studio/Metro	NC3P-40	2	Y	
025	041	678490	0030	1,086	2996552	\$710,000	06/26/19	\$653.78	PIKE LOFTS CONDOMINIUM	NC3P-75 (M)	1	Y	
025	041	750250	0045	33,196	2936414	\$18,500,000	06/15/18	\$557.30	KNIGHTS OF COLUMBUS BLDG	NC3P-65	4	Y	
025	041	872560	0355	10,800	2921727	\$2,900,000	03/29/18	\$268.52	CLUB Z	NC3P-85	1	Y	
025	041	880490	0455	44,100	3027134	\$15,334,000	12/21/19	\$347.71	Heath Printers Building - Office Nomads	NC3-75 (M)	4	Y	
025	042	197820	1130	7,960	3077193	\$5,000,000	10/19/20	\$628.14	JOSLIN CENTER FOR DIABETES	MIO-70-HR (M)	1	Y	
025	042	256035	0010	19,511	3025680	\$15,150,000	12/16/19	\$776.49	FIRST HILL PLAZA RETAIL BUILDING CONC	NC3P-200 (M)	2	Y	
025	043	181380	0030	2,425	3018614	\$1,280,000	10/21/19	\$527.84	Former Coffee Flour Kitchen	NC2-55 (M)	1	Y	
025	043	501480	0010	333	3034795	\$305,000	02/11/20	\$915.92	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	1	Y	
025	043	600300	1395	32,316	2971281	\$14,500,000	01/17/19	\$448.69	Footprint Cal Park	NC3-40	2	Y	
025	043	600300	1415	2,800	2988041	\$1,405,000	05/15/19	\$501.79	Capitol Hill Health Building	NC3-75 (M1)	1	Y	
025	043	723460	0500	8,394	3024416	\$2,500,000	12/06/19	\$297.83	GAFFNEY HOUSE	NC3-75 (M)	1	Y	
025	043	794830	0115	3,200	2919870	\$1,580,000	03/14/18	\$493.75	UNION HALL	MIO-37-LR2	1	Y	
025	044	195970	0023	13,945	2915556	\$6,000,000	02/20/18	\$430.26	office	NC2-40	1	Y	
025	044	195970	2760	9,618	3085424	\$2,150,000	11/23/20	\$223.54	LAKE UNION CAFE	NC3P-55 (M)	1	Y	
025	044	196820	0010	16,172	2910491	\$6,338,600	01/03/18	\$391.95	ROSS LABORATORIES INC	C1-40	1	26	Imp changed after sale; not in ratio
025	044	220760	0020	2,728	2955063	\$1,075,000	09/27/18	\$394.06	EASTLAKE, THE	NC2P-40	1	Y	
025	044	290220	0327	5,520	3092129	\$2,941,426	12/29/20	\$532.87	With a little Help, inc. Services for Seniors	LR3 (M)	1	Y	
025	044	290220	0520	2,780	2917649	\$1,500,000	03/01/18	\$539.57	Patrick's Fly Shop	NC2P-40	1	Y	
025	044	290220	0916	10,604	2971283	\$4,700,000	01/17/19	\$443.23	Footprint Franklin	LR3	1	Y	
025	045	140730	0010	17,666	2976000	\$7,900,000	02/24/19	\$447.19	Footprint 1806	LR3	1	Y	
025	045	722850	0985	2,930	3035591	\$1,395,000	02/25/20	\$476.11	Mixed Use Duplex w/ Retail	NC2P-55 (M1)	1	Y	
025	045	723460	0035	11,858	3099924	\$5,600,000	02/16/21	\$472.26	Spring Park Flats	LR3 (M)	1	Y	
025	045	794930	0080	9,100	3009328	\$2,900,000	09/05/19	\$318.68	450-458 12th Ave	NC3P-55 (M)	1	Y	
025	046	134230	0235	3,132	3083744	\$1,400,000	11/04/20	\$447.00	Volunteer Park Market and Cafe	SF 5000	1	Y	
025	046	232920	0140	905	2999684	\$360,000	07/16/19	\$397.79	EMBASSY THE CONDOMINIUM	NC1-55 (M)	1	Y	
025	046	678820	1505	3,168	3003983	\$1,200,000	08/08/19	\$378.79	Former Montlake Alehouse	NC1-40 (M)	1	Y	
025	046	685270	0160	15,054	2971282	\$9,200,000	01/17/19	\$611.13	Footprint Eleventh	LR3	1	Y	
025	047	501480	0030	1,646	3091135	\$1,053,440	12/16/20	\$640.00	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	1	Y	
025	047	515770	0004	1,410	3089936	\$1,100,000	12/02/20	\$780.14	1115 34th Ave Live-Work Unit A	NC1-40 (M)	1	Y	
025	047	515770	0005	1,402	3013194	\$980,000	09/09/19	\$699.00	1115 34th Ave Live-Work Unit B	NC1-40 (M)	1	Y	
025	047	715220	0255	1,040	3037153	\$754,500	03/03/20	\$725.48	Pike Station Live-Work Unit A (Over driveway)	NC1-40 (M)	1	Y	
025	047	715220	0255	1,040	2967161	\$725,000	12/05/18	\$697.12	Pike Station Live-Work Unit A (Over driveway)	NC1-30	1	Y	
025	047	715220	0258	1,544	2943010	\$1,150,000	07/16/18	\$744.82	Pike Station Live-Work Unit D	NC1-30	1	Y	
025	047	715220	0259	1,529	3044884	\$990,000	04/24/20	\$647.48	Pike Station Live-Work Unit E	NC1-40 (M)	1	Y	
025	047	715220	0260	1,529	3043032	\$875,000	04/10/20	\$572.27	Pike Station Live-Work Unit F / Studio 216	NC1-40 (M)	1	Y	
025	047	715220	0261	1,500	2941787	\$905,000	07/09/18	\$603.33	Pike Station Live-Work Unit G	NC1-30	1	Y	
025	047	715220	0300	1,410	2993018	\$980,000	06/05/19	\$695.04	1121 34th Ave Live-Work Unit B	NC1-40 (M)	1	Y	
025	047	715220	0301	1,402	3018496	\$989,900	10/25/19	\$706.06	1121 34th Ave Live-Work Unit A	NC1-40 (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
025	041	314860	0010	3,200	2970925	\$1,200,000	01/17/19	\$375.00	229-231 Harvard Ave E	MR	1	Y	
025	041	600300	1115	37,120	2965656	\$27,100,000	12/10/18	\$730.06	BONNEY-WATSON FUNERAL HOME	NC3P-65	3	Y	
025	041	684820	0685	7,312	2981196	\$8,232,085	04/03/19	\$1,125.83	1651 E Olive Way Office	NC3P-75 (M)	1	Y	
025	041	684820	0690	6,172	2981197	\$4,458,885	04/03/19	\$722.44	Fred Wildlife Refuge	NC3P-75 (M)	1	Y	
025	041	684820	0695	11,864	2981198	\$8,724,031	04/03/19	\$735.34	120 Belmont Ave E / 123 Boylston Ave E	NC3-75 (M)	1	Y	
025	041	685070	0020	5,300	2975733	\$3,180,000	02/28/19	\$600.00	Former Grill on Broadway	NC3P-40	1	Y	
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	1407 Harvard Ave Parking Lot	NC3P-75 (M)	1	Y	
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	Noren Sushi/Victrola Coffee	NC3P-75 (M)	1	Y	
025	041	872560	0290	5,250	2931573	\$3,000,000	05/03/18	\$571.43	BELLEVUE APT	NC3P-65	1	Y	
025	042	197820	0935	14,400	2933346	\$8,060,000	05/17/18	\$559.72	Therapeutic Treatment Center	HR	1	Y	
025	042	197820	1180	29,168	2954740	\$18,100,000	09/27/18	\$620.54	PARKING	HR	3	Y	
025	042	219810	0005	7,200	3027760	\$5,764,345	12/27/19	\$800.60	MIXED-USE APARTMENT	MIO-90-NC3-95 (M)	1	Y	
025	043	304320	0185	4,800	2980254	\$1,849,400	03/27/19	\$385.29	FOUR-PLEX	NC2-40	1	Y	
025	043	348300	0000	10,343	2964634	\$3,800,000	12/03/18	\$367.40	HOWELL HOUSE	LR3	2	Y	
025	043	600300	1005	16,950	2963634	\$10,175,000	11/27/18	\$600.29	Car Tender (primary parcel)	NC3-75 (M1)	3	Y	
025	043	600300	1560	5,600	2931626	\$1,900,000	05/23/18	\$339.29	FOURPLEX	LR3	1	Y	
025	043	600300	1560	5,600	3022198	\$2,182,500	11/19/19	\$389.73	FOURPLEX	LR3 (M)	1	Y	
025	043	723460	0290	7,200	2990146	\$2,150,000	05/21/19	\$298.61	Patrick J. Sullivan House	LR3 (M)	1	Y	
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	Madison Inn Work Release	LR3 (M)	1	Y	
025	044	195970	0015	17,922	3027844	\$6,885,000	12/30/19	\$384.16	retail	NC2P-65 (M1)	2	Y	
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	OFFICE	NC2-65 (M1)	1	Y	
025	044	195970	1451	2,106	2982717	\$600,000	04/15/19	\$284.90	2823-2825 Franklin Ave E	LR2	2	Y	
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	Eastlake Bar & Grill	NC3-55 (M)	1	Y	
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	E-Clips Hair Studio & Eastlake Massage	NC3P-55 (M)	1	Y	
025	044	195970	2937	3,787	2929093	\$1,050,000	05/01/18	\$277.26	Outdoor storage lot	NC2-40	1	Y	
025	044	202504	9138	11,271	2950438	\$3,500,000	08/24/18	\$310.53	4-PLEX	LR2	2	26	Imp changed after sale; not in ratio
025	044	290220	0640	6,150	3026063	\$2,396,200	12/16/19	\$389.63	6 UNIT APT	NC2-65 (M2)	1	Y	
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	Former Alden Apartments	LR3 (M)	1	Y	
025	045	796010	0356	2,700	2982155	\$700,000	04/08/19	\$259.26	SERVICE GARAGE	NC1-40	1	Y	
025	045	912610	1695	9,030	2920750	\$2,050,000	03/19/18	\$227.02	CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	2	Y	
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	FORMER CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	3	Y	
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	Update Barbershop & Mesob Restaurant	NC1-40 (M)	1	Y	
025	046	180690	0455	4,800	2988730	\$1,575,000	05/15/19	\$328.13	4-PLEX	LR3 (M)	1	26	Imp changed after sale; not in ratio
025	046	191210	0620	4,500	3019349	\$1,200,000	09/13/19	\$266.67	2412 10th Ave E	NC1-55 (M)	1	Y	
025	046	684770	0410	7,200	2965590	\$2,980,000	12/03/18	\$413.89	323 Bellevue Ave E	MR	1	Y	
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	421 Belmont Ave E	MR (M)	1	Y	
025	046	685070	0480	5,927	2948585	\$2,350,000	08/21/18	\$396.49	Tucker House - Open Office with 2nd Floor Apt	MR	1	Y	
025	046	685170	0040	6,000	3011220	\$1,850,000	09/17/19	\$308.33	614 13th Ave E	LR3 (M)	1	Y	
025	046	685170	0330	15,108	2940311	\$5,200,000	07/01/18	\$344.19	THE LANCE APTS	LR3	4	Y	
025	046	685270	0421	4,400	2916738	\$1,475,000	02/26/18	\$335.23	FOURPLEX	LR3	1	26	Imp changed after sale; not in ratio
025	046	685270	0425	3,475	2926621	\$1,600,000	04/11/18	\$460.43	FOURPLEX	LR3	1	Y	
025	046	942140	0035	7,879	2935469	\$2,960,000	05/23/18	\$375.68	15th Ave Parking Lot	NC2P-40	1	Y	
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	East Lynn Apartments	LR3 (M)	1	Y	
025	047	501600	1270	9,000	2966630	\$1,374,030	12/14/18	\$152.67	Newborn Pentecostal Church	SF 5000	1	26	Imp changed after sale; not in ratio

Improvement Sales for Area 025 with Sales not Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
025	041	066000	2760	22,360	2970993	\$307,825	01/22/19	\$13.77	Melrose Market Bldg	NC3P-85	2	22	Partial interest (1/3, 1/2, etc.)
025	041	314860	0010	3,380	2970959	\$1,200,000	01/17/19	\$355.03	229-231 Harvard Ave E	MR	1	20	Correction deed
025	041	600350	0360	14,400	2920742	\$83,500	03/16/18	\$5.80	Everyday Music	NC3P-65	1	24	Easement or right-of-way
025	041	600350	0650	3,839	3071329	\$1,050,000	09/23/20	\$273.51	GERMAN UNITED CHURCH	MR (M1)	1	51	Related party, friend, or neighbor
025	042	197920	0050	35,731	2938123	\$1,310,320	06/22/18	\$36.67	Town Hall Seattle	HR	1	43	Development rights parcel to prvt se
025	043	322504	9017	24,248	2975924	\$4,800,000	02/27/19	\$197.95	1120 12th Ave	NC3P-65	1	57	Selling or buying costs affecting sa
025	044	195970	0023	29,819	3078819	\$8,500	08/24/20	\$0.29	office	NC2-65 (M1)	4	24	Easement or right-of-way
025	044	210770	0190	1,874	3028890	\$1,300,000	01/03/20	\$693.70	EASTLAKE VETERINARY HOSP	C1-75 (M)	3	51	Related party, friend, or neighbor
025	044	338390	0232	4,152	3036496	\$5,125,000	02/24/20	\$1,234.34	Bank of America Branch	C1-75 (M)	1	36	Plottage
025	046	220750	0345	3,704	2944732	\$3,400,000	07/31/18	\$917.93	BERTSHI SCHOOL	LR2	1	36	Plottage
025	047	515770	0004	1,410	3041242	\$700,000	03/27/20	\$496.45	1115 34th Ave Live-Work Unit A	NC1-40 (M)	1	52	Statement to dor
025	047	715220	0235	4,188	2981431	\$2,800,000	04/06/19	\$668.58	Red Cow Restaurant + Residence	NC1-30	1	51	Related party, friend, or neighbor
025	047	715220	0320	2,288	2919579	\$625,000	03/13/18	\$273.16	World Travel Center	NC1-30	1	15	No market exposure

Vacant Sales for Area 025 with Sales not Used

04/16/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
025	041	880490	0680	10,000	3008117	\$7,572,437	08/30/19	\$757.24	LENOX APTS	MR	2	11	Corporate affiliates
025	042	197820	0469	5,193	3002254	\$1,400,000	07/29/19	\$269.59	Panorama House Parking Lot	HR (M)	1	52	Statement to dor
025	042	197820	1140	7,200	3072524	\$12,000	09/25/20	\$1.67	PARKING LOT	NC3-200 (M)	1	24	Easement or right-of-way
025	043	600300	0170	8,962	2944664	\$4,530,000	07/30/18	\$505.47	Former Frans Chocolate Factory	NC3P-65	1	56	Builder or developer sales
025	043	600300	1000	7,910	2999303	\$5,894,000	07/12/19	\$745.13	RETAIL W/APTS	NC3-75 (M1)	2	36	Plottage
025	044	202504	9082	90	3087836	\$21,600	11/02/20	\$240.00	2' x 45' Strip of Land West of 2517 Yale	LR3 (M1)	1	36	Plottage
025	045	332504	9058	286	2913609	\$6,600	02/01/18	\$23.08	Vacant Landlocked parcel	NC2P-55 (M)	1	67	Gov't to non-gov't
025	046	330370	0085	13,731	2967547	\$2,750,000	12/21/18	\$200.28	HILLTOP SERVICE STATION	NC2P-40	2	46	Non-representative sale

2021 PHYSICAL INSPECTION GEO AREA 25				
Geo	Neighborhood	Major	Minor	AddrLine
25	41	771460	0000	601 BELMONT AVE E
25	41	330370	0015	615 A 15TH AVE E
25	41	330370	0017	615 C 15TH AVE E
25	46	330370	0018	615 D 15TH AVE E
25	46	330370	0016	615 B 15TH AVE E
25	46	600350	1731	1304 E JOHN ST
25	46	600300	1810	116 13TH AVE E
25	41	685170	0255	13TH AVE E
25	41	685070	0475	
25	41	684820	0027	601 BELLEVUE AVE E
25	41	685070	0205	619 BROADWAY
25	41	685070	0245	807 E ROY ST
25	41	685070	0215	615 BROADWAY
25	41	685070	0220	601 BROADWAY
25	46	600300	2095	115 BROADWAY
25	46	684820	0656	520 E DENNY WAY
25	46	744950	0045	1550 E OLIVE WAY
25	46	516500	0000	103 BELLEVUE AVE E
25	46	744950	0026	117 SUMMIT AVE E
25	46	292504	9062	201 SUMMIT AVE E
25	46	684820	0590	200 SUMMIT AVE E
25	46	684820	0586	206 SUMMIT AVE E
25	46	684820	0585	210 SUMMIT AVE E
25	46	684820	0587	510 E JOHN ST
25	46	314860	0055	201 HARVARD AVE E
25	46	600350	1150	1800 E OLIVE WAY
25	46	314860	0045	207 HARVARD AVE E
25	46	314860	0010	231 HARVARD AVE E
25	46	314860	0135	227 BOYLSTON AVE E
25	46	314860	0070	208 BOYLSTON AVE E
25	46	181780	0110	1715 E OLIVE WAY
25	41	314860	0160	207 BOYLSTON AVE E
25	46	314860	0065	1718 E OLIVE WAY
25	46	684820	0600	205 BELMONT AVE E
25	41	684820	0526	306 SUMMIT AVE E
25	41	684820	0150	300 BELLEVUE AVE E
25	41	292504	9092	231 SUMMIT AVE E
25	41	292504	9055	210 BELLEVUE AVE E
25	41	684820	0680	1610 E OLIVE WAY
25	41	684820	0675	1635 E OLIVE WAY
25	41	684820	0665	115 BELMONT AVE E
25	41	684820	0695	123 BOYLSTON AVE E
25	41	684820	0690	127 BOYLSTON AVE E
25	41	684820	0625	1600 E OLIVE WAY
25	41	684820	0635	1611 E OLIVE WAY
25	41	684820	0642	110 SUMMIT AVE E
25	41	111705	0000	530 BROADWAY E
25	41	685070	0180	600 BROADWAY E

2021 PHYSICAL INSPECTION GEO AREA 25				
Geo	Neighborhood	Major	Minor	AddrLine
25	41	685070	0185	606 BROADWAY E
25	41	685070	0190	614 BROADWAY
25	46	685070	0195	618 BROADWAY
25	46	266300	0610	915 E ROY ST
25	46	684820	0245	413 E MERCER ST
25	46	685070	0160	
25	46	685070	0171	609 10TH AVE E
25	46	685270	0355	1058 E MERCER ST
25	46	600350	1170	HARVARD AVE E
25	46	684820	0570	226 SUMMIT AVE E
25	46	600350	1210	201 BROADWAY
25	46	330370	0085	523 15TH AVE E
25	46	684820	0330	609 SUMMIT AVE E
25	46	330370	0095	533 15TH AVE E
25	46	330370	0100	519 15TH AVE E
25	41	330370	0105	509 15TH AVE E
25	41	330370	0115	501 15TH AVE E
25	41	600350	1815	203 14TH AVE E
25	46	600350	1735	210 13TH AVE E
25	46	600350	1810	211 14TH AVE E
25	46	600350	1795	225 14TH AVE E
25	46	600350	1919	1416 E THOMAS ST
25	46	684820	0385	530 SUMMIT AVE E
25	46	942140	0090	315 15TH AVE E
25	46	330370	0240	321 15TH AVE E
25	41	330370	0165	431 15TH AVE E
25	41	330370	0170	427 15TH AVE E
25	41	330370	0175	423 15TH AVE E
25	41	330370	0180	417 15TH AVE E
25	41	330370	0185	411 15TH AVE E
25	41	330370	0190	409 15TH AVE E
25	41	330370	0235	345 15TH AVE E
25	41	942140	0040	115 15TH AVE E
25	41	942140	0045	109 15TH AVE E
25	41	942140	0051	E DENNY WAY
25	41	942140	0050	103 15TH AVE E
25	41	600300	1869	101 14TH AVE E
25	41	685170	0110	
25	41	685270	0010	621 12TH AVE E
25	41	266300	0625	ROY ST
25	41	685070	0635	519 BOYLSTON AVE E
25	46	685070	0136	516 BROADWAY
25	41	685070	0135	512 BROADWAY
25	41	685070	0130	510 BROADWAY
25	41	685270	0670	500 BROADWAY E
25	41	685270	0160	422 11TH AVE E
25	41	600350	1445	215 11TH AVE E
25	41	600350	1470	1020 E JOHN ST

2021 PHYSICAL INSPECTION GEO AREA 25				
Geo	Neighborhood	Major	Minor	AddrLine
25	41	600350	1070	121 11TH AVE E
25	41	600350	1355	200 10TH AVE E
25	41	600350	1391	10TH AVE E
25	41	685070	0585	614 BOYLSTON AVE E
25	41	600350	1390	222 10TH AVE E
25	41	600350	2070	1010 E THOMAS ST
25	41	600350	2071	
25	41	685070	0090	430 BROADWAY E
25	41	685070	0080	420 BROADWAY
25	41	685070	0076	416 BROADWAY
25	41	685070	0075	414 BROADWAY
25	41	685070	0065	400 BROADWAY
25	41	685070	0025	324 BROADWAY
25	41	685070	0020	314 BROADWAY E
25	41	681786	0000	1711 E OLIVE WAY
25	46	600300	2020	108 BROADWAY
25	46	600350	1230	206 BROADWAY E
25	46	600350	2080	300 BROADWAY E
25	46	685070	0375	325 BROADWAY
25	46	600350	2180	305 BROADWAY
25	46	600350	1320	10TH AVE E
25	46	600350	1340	918 E JOHN ST
25	46	600350	1330	916 E JOHN ST
25	46	600350	1191	229 BROADWAY E
25	46	600350	1195	225 BROADWAY
25	46	684820	0685	1651 E OLIVE WAY
25	41	600350	1205	219 BROADWAY E
25	41	600350	1190	815 E THOMAS ST
25	41	685070	0435	425 HARVARD AVE E
25	46	685070	0480	420 BOYLSTON AVE E
25	46	685070	0430	707 E HARRISON ST
25	46	684820	0480	411 BELMONT AVE E
25	46	684820	0762	311 BOYLSTON AVE E
25	46	600300	2105	109 BROADWAY E
25	46	600300	2100	113 BROADWAY E



Improvement Sales for Area 030 with Sales Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
030	010	524780	1830	14,400	2997061	\$6,100,000	06/11/19	\$423.61	OCEAN CITY RESTAURANT	IDM 85/85-170	1	Y	
030	010	524780	2080	29,454	2976122	\$11,500,000	02/28/19	\$390.44	NIPPON KAN/KOBE PARK BLDG	IDR 170	2	Y	
030	020	093900	0130	69,746	2954607	\$20,250,000	09/27/18	\$290.34	BRODERICK BUILDING	PSM 100/100-130	1	Y	
030	020	093900	0155	149,040	2970607	\$30,997,500	01/16/19	\$207.98	BUTLER GARAGE	PSM 100/100-130	1	Y	Hold Out From Ratio Calculation
030	020	228543	0030	1,372	3045495	\$712,500	04/30/20	\$519.31	80 SOUTH JACKSON - CONDO	PSM-100	1	Y	
030	020	258500	1130	814	3026475	\$583,000	12/20/19	\$716.22	FLORENTINE CONDOMINIUM	PSM-85-120	1	Y	
030	020	524780	0035	33,322	3027611	\$8,375,000	12/27/19	\$251.34	MAYNARD BUILDING	PSM-100	1	Y	
030	020	524780	0335	35,163	3008430	\$13,553,000	08/26/19	\$385.43	SEATTLE QUILT BUILDING	PSM-100	1	Y	
030	020	524780	0440	74,980	2997311	\$34,250,000	06/28/19	\$456.79	OLYMPIC BLOCK BUILDING	PSM-100	2	Y	
030	020	524780	0481	14,656	3029847	\$7,350,000	01/13/20	\$501.50	HOTEL DEL MAR BUILDING	PSM-100	1	Y	
030	020	524780	0525	3,200	3032302	\$1,600,000	01/31/20	\$500.00	RETAIL BUILDING	PSM 100/100-120	1	Y	
030	020	524780	0530	6,660	2963380	\$1,700,000	11/26/18	\$255.26	RETAIL BUILDING	PSM 100/100-120	1	Y	
030	020	524780	0595	27,645	2996610	\$5,500,000	06/28/19	\$198.95	METROPOLE	PSM 100/100-120	1	Y	
030	020	524780	0855	25,954	2932522	\$9,252,886	05/15/18	\$356.51	MOSES BUILDING	PSM 100/100-120	1	Y	
030	020	524780	0890	32,647	2999186	\$12,300,000	07/12/19	\$376.76	MASINS BUILDING	PSM 100/100-120	2	Y	
030	020	524780	0900	49,000	2943421	\$20,495,000	07/23/18	\$418.27	FURUYA & CORGIAT BUILDINGS	PSM 100/100-120	1	Y	
030	040	094200	0045	58,814	2943000	\$84,490,000	07/16/18	\$1,436.56	SECURITY PACIFIC	DOC1 U/450/U	2	Y	Hold Out From Ratio Calculation
030	040	780292	0020	218,487	3026365	\$42,575,000	12/17/19	\$194.86	PARKING GARAGE	DOC1 U/450/U	1	Y	Hold Out From Ratio Calculation
030	060	197570	0235	93,042	3021991	\$58,000,000	11/22/19	\$623.37	FOURTH & PIKE BUILDING	DRC 85-170	1	Y	
030	060	197570	0330	52,380	2954608	\$14,800,000	09/27/18	\$282.55	MiKen BUILDING	DRC 85-170	1	Y	
030	060	197570	0450	6,000	3007937	\$5,000,000	08/30/19	\$833.33	AARON BROTHERS	DRC 85-170	1	Y	
030	060	256800	0020	5,363	2938932	\$2,850,000	06/15/18	\$531.42	FISCHER STUDIO BLDG CONDO	DRC 85-170	1	Y	
030	070	176600	0010	2,301	2975195	\$2,530,000	02/21/19	\$1,099.52	COSMOPOLITAN	DOC2 500/300-550	1	Y	
030	070	176600	0010	2,301	2957516	\$1,655,000	10/10/18	\$719.25	COSMOPOLITAN	DOC2 500/300-550	1	Y	
030	080	197720	0420	27,277	2978232	\$11,538,325	03/13/19	\$423.01	ALASKA TRADE BUILDING	PMM-85	1	Y	
030	090	024630	0010	9,999	3028224	\$5,275,000	12/27/19	\$527.55	APEX HOTEL CONDOMINIUM	DMR/C 95/65	1	Y	
030	090	051240	0010	2,085	2946519	\$1,000,000	08/09/18	\$479.62	BANNER BUILDING CONDO	DMR/C 145/75	1	Y	
030	090	068780	0010	1,284	3070801	\$653,500	09/19/20	\$508.96	BELLORA CONDOMINIUM	DMR/C 145/75	1	Y	
030	090	069500	0135	69,810	3069311	\$50,685,000	09/14/20	\$726.04	ECONET BUILDING	DMC-75	1	Y	
030	090	173480	0030	5,367	3028149	\$2,695,000	12/26/19	\$502.14	CONCORD CONDOMINIUM	DMR/R 145/65	1	Y	
030	090	197720	0696	8,640	2955470	\$3,250,000	10/02/18	\$376.16	COTERIE ROOM & OFFICE	DMR/C 95/65	1	Y	
030	090	268870	0020	2,069	2955100	\$950,000	09/24/18	\$459.16	GALLERY BELLTOWN	DMR/C 145/75	2	Y	
030	090	286740	1080	5,428	3043828	\$2,685,000	04/17/20	\$494.66	GRANDVIEW CONDOMINIUM	DMR/R 145/65	3	Y	
030	090	745720	0020	1,910	3031498	\$930,000	01/27/20	\$486.91	ROYAL CREST CONDOMINIUM	DMR/R 145/65	2	Y	
030	090	745720	0030	2,110	3043836	\$975,000	04/17/20	\$462.09	ROYAL CREST CONDOMINIUM	DMR/R 145/65	3	Y	
030	090	765690	0030	1,353	3016240	\$675,000	10/18/19	\$498.89	SEATTLE HEIGHTS CONDOMINIUM	DMR/R 280/65	1	Y	
030	090	868400	0090	1,302	2997470	\$660,000	06/20/19	\$506.91	TRIO	DMC-75	1	Y	
030	100	169750	0010	35,204	3015676	\$10,000,000	10/16/19	\$284.06	COLONIAL/GRAND PACIFIC CONDO	DMC 240/290-440	10	Y	
030	100	197570	0580	58,000	3073437	\$33,499,000	09/28/20	\$577.57	POLL BUILDING	DMC 240/290-440	1	Y	
030	100	607550	0010	0	3071200	\$1,488,960	09/01/20	\$0.00	NEXUS CONDOMINIUM	DMC 240/290-440	2	Y	
030	100	872969	0020	94,880	3021449	\$29,227,500	11/19/19	\$308.05	2024 THIRD AVE/YWCA	DMC 240/290-440	1	Y	
030	110	029005	0010	1,837	3070706	\$1,350,000	09/17/20	\$734.89	ART STABLE CONDOMINIUM	SM-SLU 100/95	1	Y	
030	110	601100	0020	8,063	2954469	\$2,150,000	09/25/18	\$266.65	NAUTICA CONDOMINIUM	SM-SLU 100/95	2	Y	
030	110	684970	0280	5,674	2964513	\$12,800,000	11/30/18	\$2,255.90	MARINER BLDG	SM-SLU 240/125-440	1	Y	

Vacant Sales for Area 030 with Sales Used

04/16/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
030	010	524780	2410	14,400	2962391	\$7,500,000	11/16/18	\$520.83	BUSH GARDEN-REST, & LOUNGE	IDM 85/85-170	2	Y	
030	010	982070	0015	14,400	2911669	\$10,000,000	01/22/18	\$694.44	PARKING LOT	IDR/C 125/150-270	1	Y	
030	020	524780	0985	7,200	2993729	\$4,220,000	06/11/19	\$586.11	WALTHER BUILDING	PSM 100/100-120	2	Y	
030	060	197570	0135	14,400	2954215	\$19,000,000	09/26/18	\$1,319.44	CENTRAL HOTEL HENRY THE EIGHTH	DRC 85-170	1	Y	
030	070	065900	0355	59,776	3025261	\$133,000,000	12/12/19	\$2,224.97	PARKING LOT	DOC2 500/300-550	5	Y	
030	090	065300	0325	7,200	2969385	\$4,320,000	01/08/19	\$600.00	OFFICE WAREHOUSE	DMR/C 145/75	1	Y	
030	090	065600	0585	6,480	3022086	\$5,800,000	11/22/19	\$895.06	RETAIL/OFFICE BUILDING	DMR/R 145/65	1	Y	
030	090	065600	0605	6,480	2954688	\$6,000,000	09/28/18	\$925.93	TWO BELLS TAVERN	DMR/C 280/125	1	Y	
030	090	069500	0205	5,815	2912523	\$3,000,000	01/29/18	\$515.91	FELIX BUILDING	DMC-75	1	Y	
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	BUTCHER'S TABLE REST & OFFICES	DMC 240/290-440	2	Y	
030	100	066000	1445	14,400	2980313	\$22,000,000	04/01/19	\$1,527.78	CORNISH COLLEGE CLASSROOMS	DMC 240/290-440	1	Y	
030	100	066000	1475	7,200	2943903	\$8,300,000	07/26/18	\$1,152.78	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	1480	7,200	2943904	\$8,300,000	07/26/18	\$1,152.78	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	1485	7,200	2943905	\$7,800,000	07/26/18	\$1,083.33	PARKING LOT	DMC 240/290-440	1	Y	
030	100	066000	2155	5,160	2913368	\$5,000,000	01/23/18	\$968.99	DOLLAR CAR RENTAL	DMC 240/290-440	1	Y	
030	100	066000	2190	14,400	2967917	\$17,250,000	12/27/18	\$1,197.92	GROUP HOME	DMC 240/290-440	1	Y	
030	100	066000	2195	14,400	2928886	\$14,000,000	05/03/18	\$972.22	SEATTLE POLICE GARAGE	DMC 240/290-440	1	Y	
030	100	066000	2210	42,432	3004408	\$72,000,000	08/07/19	\$1,696.83	MODERN DIGITAL	DMC 240/290-440	5	Y	
030	100	069700	0265	19,452	2949712	\$25,000,000	08/27/18	\$1,285.21	6TH & BATTERY BUILDING/ANTIOCH	DMC 240/290-440	1	Y	
030	100	069700	0265	19,452	2997453	\$21,250,000	06/28/19	\$1,092.43	6TH & BATTERY BUILDING/ANTIOCH	DMC 240/290-440	1	Y	
030	100	197570	0440	19,440	2934410	\$24,375,000	06/06/18	\$1,253.86	CHROMER BUILDING	DMC 240/290-440	2	Y	
030	100	197720	1125	6,480	2998903	\$7,500,000	06/26/19	\$1,157.41	TRUST PARKING BUILDING	DMC 240/290-440	1	Y	
030	110	199120	1135	6,000	2997343	\$9,000,000	07/01/19	\$1,500.00	The Barking Lounge	SM-SLU 175/85-280	1	Y	
030	110	199120	1140	12,000	2997390	\$16,666,666	06/28/19	\$1,388.89	PATRICIA CAMERON GALLERY +	SM-SLU 175/85-280	1	Y	
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	CASCADE ARCH. & RETAIL	SM-SLU 175/85-280	3	Y	
030	110	199120	1355	3,600	2966571	\$2,500,000	12/17/18	\$694.44	GALLERY	SM-SLU 175/85-280	1	Y	
030	110	224900	0100	23,632	2994348	\$28,500,000	06/18/19	\$1,205.99	COPIERS NORTHWEST	SM-SLU 175/85-280	1	Y	
030	110	224900	0245	27,127	2942955	\$33,500,000	07/20/18	\$1,234.93	701 DEXTER BUILDING	SM-SLU 175/85-280	1	Y	
030	110	224950	0115	9,220	2975527	\$8,500,000	02/28/19	\$921.91	WAREHOUSE/OFFICE	SM-SLU 100/95	1	Y	
030	110	408880	3720	23,256	3026847	\$17,360,000	12/19/19	\$746.47	PARKING	SM-SLU 100/65-145	2	Y	
030	110	684970	0075	9,600	3007114	\$8,400,000	08/25/19	\$875.00	FEATHERED FRIENDS	SM-SLU 240/125-440	1	Y	
030	110	684970	0290	4,120	2964514	\$4,120,000	11/28/18	\$1,000.00	PARKING LOT	SM-SLU 240/125-440	1	Y	
030	110	684970	0295	4,205	2964512	\$4,205,000	11/26/18	\$1,000.00	COMMERCIAL PKG LOT	SM-SLU 240/125-440	1	Y	
030	110	786350	0065	7,200	2964074	\$3,000,000	11/30/18	\$416.67	PETER DAVID STUDIO	SM-SLU/R 65/95	1	Y	

## Improvement Sales for Area 030 with Sales not Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
030	010	127515	0020	41,789	2975521	\$824,618	02/28/19	\$19.73	BUSH HOTEL 2	IDM-75-85	1	42	Development rights to cnty,cty,or pr
030	010	127515	0020	41,789	2975522	\$460,583	02/28/19	\$11.02	BUSH HOTEL 2	IDM-75-85	1	42	Development rights to cnty,cty,or pr
030	010	524780	1606	2,914	3061204	\$989,600	07/31/20	\$339.60	DENTAL OFC	IDR 170	1	51	Related party, friend, or neighbor
030	020	156270	0020	11,084	3025857	\$1,500,000	12/16/19	\$135.33	CHIEF SEATTLE CLUB	PSM 100/100-120	1	17	Non-profit organization
030	020	524780	0030	35,882	2982848	\$562,308	04/17/19	\$15.67	WASHINGTON PARK BUILDING	PSM 100/100-120	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982846	\$105,728	04/17/19	\$2.95	WASHINGTON PARK BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982844	\$2,079,215	04/17/19	\$57.95	WASHINGTON PARK BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982849	\$659,155	04/17/19	\$18.37	WASHINGTON PARK BUILDING	PSM 100/100-120	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982851	\$1,310,263	04/17/19	\$36.52	WASHINGTON PARK BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982845	\$187,035	04/17/19	\$5.21	WASHINGTON PARK BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982850	\$376,753	04/17/19	\$10.50	WASHINGTON PARK BUILDING	PSM 100/100-120	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982847	\$562,308	04/17/19	\$15.67	WASHINGTON PARK BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0140	16,650	2982971	\$95,000	07/31/18	\$5.71	C & H COMPANY (STG WHSE)	PSM 100/100-120	1	24	Easement or right-of-way
030	020	524780	0380	28,216	2970601	\$10,322,582	01/16/19	\$365.84	BUTTNICK BUILDING	PSM-100	1	59	Bulk portfolio sale
030	020	524780	0385	19,415	2970600	\$7,475,840	01/16/19	\$385.05	CITY LOAN BUILDING	PSM-100	1	59	Bulk portfolio sale
030	020	524780	0530	6,660	3026105	\$2,500,000	12/18/19	\$375.38	CASCO ANTIGUO	PSM 100/100-120	1	8	Questionable per appraisal
030	020	524780	0535	26,090	3011663	\$1,250,000	09/23/19	\$47.91	RETAIL BUILDING (MARKET)	PSM 100/100-120	2	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0535	26,090	3011662	\$1,250,000	09/23/19	\$47.91	RETAIL BUILDING (MARKET)	PSM 100/100-120	2	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0555	54,270	3028785	\$6,062,500	12/31/19	\$111.71	INTERURBAN BUILDING	PSM 100/100-120	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0960	18,300	2955432	\$1,517,160	09/28/18	\$82.90	SALVATION ARMY HARBOR LIGHT	PSM 100/100-120	1	44	Tenant
030	020	610825	0010	4,880	2923413	\$10	01/11/18	\$0.00	THE NORD MASTER	PSM-100	1	31	Exempt from excise tax
030	020	766620	6855	68,700	3002559	\$8,750,000	07/30/19	\$127.37	NORDIC BUILDING	PSM-85-120	1	64	Sales/leaseback
030	020	780412	0010	4,146	3024425	\$520,916	11/19/19	\$125.64	606 POST CONDOMINIUM	PSM 100/100-130	2	18	Quit claim deed
030	030	093900	0240	52,298	2982491	\$664,608	04/15/19	\$12.71	FOSTER & MARSHALL BUILDING	DMC 340/290-440	1	42	Development rights to cnty,cty,or pr
030	030	094200	0855	0	3026127	\$16,000,000	12/17/19	\$0.00	Vacant Lot	DMC 340/290-440	1	67	Gov't to non-gov't
030	040	230195	0020	94,038	2982834	\$18,000	04/15/19	\$0.19	YWCA 1118-5TH AVE CONDO	DOC1 U/450/U	2	42	Development rights to cnty,cty,or pr
030	050	197720	0920	79,140	3069059	\$380,811	09/11/20	\$4.81	TERMINAL SALES OFFICE BLDG	DMC-145	1	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3069060	\$1,769,413	09/11/20	\$18.31	1201 WESTERN BUILDING	DMC-170	2	42	Development rights to cnty,cty,or pr
030	060	197570	0220	84,614	2971501	\$32,490,000	01/16/19	\$383.98	OFFICE	DRC 85-170	2	33	Lease or lease-hold
030	060	197720	0980	349,184	2913545	\$57,492,733	02/05/18	\$164.65	BON MACY'S PARKING GARAGE	DRC 85-170	1	33	Lease or lease-hold
030	070	065900	0445	64,080	2930006	\$615,000	05/10/18	\$9.60	AVIS PARKING GARAGE	DOC2 500/300-550	1	22	Partial interest (1/3, 1/2, etc.)
030	070	065900	0445	64,080	2960510	\$141,000	10/30/18	\$2.20	AVIS PARKING GARAGE	DOC2 500/300-550	1	22	Partial interest (1/3, 1/2, etc.)
030	090	065400	0005	87,046	3088717	\$11,450,000	12/14/20	\$131.54	LABOR TEMPLE	DMR/R 145/65	2	45	Multi-parcel & multi-building sale
030	090	069800	0095	21,545	2960282	\$748,952	10/31/18	\$34.76	OLYMPIC SCULPTURE PARK	DMR/R 145/65	3	42	Development rights to cnty,cty,or pr
030	090	069800	0095	12,425	2965961	\$242,862	12/12/18	\$19.55	OLYMPIC SCULPTURE PARK	DMR/R 145/65	3	42	Development rights to cnty,cty,or pr
030	090	070000	0050	0	2981697	\$1,750,000	04/10/19	\$0.00	BELLTOWN VIEW	DMR/C 95/65	1	22	Partial interest (1/3, 1/2, etc.)
030	090	228544	0020	1,263	3081924	\$740,000	10/23/20	\$585.91	81 VINE BUILDING CONDOMINIUM	DMR/C 145/75	2	48	Condo with gar.,moorage or stg
030	090	268870	0020	2,069	2955101	\$650,000	09/24/18	\$314.16	GALLERY BELLTOWN	DMR/C 145/75	2	11	Corporate affiliates
030	090	766620	2305	91,614	3051605	\$248,929	06/15/20	\$2.72	OLD SPAGHETTI FACTORY	DH2/75	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3019186	\$503,010	10/01/19	\$5.49	OLD SPAGHETTI FACTORY	DH2/75	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3080792	\$250,700	11/03/20	\$2.74	OLD SPAGHETTI FACTORY	DH2/75	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3013098	\$227,792	10/01/19	\$2.49	OLD SPAGHETTI FACTORY	DH2/75	2	42	Development rights to cnty,cty,or pr

Improvement Sales for Area 030 with Sales not Used

04/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
030	090	766620	2495	41,900	2957720	\$7,500	08/28/18	\$0.18	PIER 54 IVARS ACRES OF CLAMS	DH1/45	1	51	Related party, friend, or neighbor
030	100	069600	0025	24,000	3065312	\$15,500,000	08/25/20	\$645.83	Downtown Family Medical	DMC 240/290-440	1	68	Non-gov't to gov't
030	100	093900	0515	34,910	3069061	\$765,900	09/11/20	\$21.94	HOLYOKE BUILDING	DMC 240/290-440	1	42	Development rights to cnty,cty,or pr
030	100	607550	0020	0	3071180	\$186,120	09/01/20	\$0.00	NEXUS CONDOMINIUM	DMC 240/290-440	1	19	Seller's or purchaser's assignment
030	110	198320	0015	7,230	3093571	\$65,000	11/20/20	\$8.99	415 WESTLAKE - KAKAO CAFÉ	SM-SLU 175/85-280	1	24	Easement or right-of-way
030	110	198320	0170	92,823	3012162	\$746,699	09/12/19	\$8.04	UPTOWN EXPRESSO - ETAL	SM-SLU 175/85-280	3	67	Gov't to non-gov't
030	110	198320	0180	112,263	3050470	\$50,000	01/06/20	\$0.45	GUITAR /MUSIC SHOP	SM-SLU 175/85-280	4	24	Easement or right-of-way
030	110	198320	0230	66,320	3091489	\$32,500	10/15/20	\$0.49	FIRESTONE TIRE AND RUBBER CO	SM-SLU 175/85-280	2	24	Easement or right-of-way
030	110	198320	0230	58,320	2925168	\$10	04/05/18	\$0.00	FIRESTONE TIRE AND RUBBER CO	SM-SLU 175/85-280	1	68	Non-gov't to gov't
030	110	198620	0245	39,998	3091183	\$52,140,000	12/17/20	\$1,303.57	TERRY THOMAS BUILDING	SM-SLU 175/85-280	1	36	Plottage
030	110	199120	1355	3,600	2916428	\$20,000	02/13/18	\$5.56	GALLERY	SM-SLU 175/85-280	1	24	Easement or right-of-way
030	110	199120	1355	3,600	2947774	\$20,000	08/16/18	\$5.56	GALLERY	SM-SLU 175/85-280	1	24	Easement or right-of-way
030	110	199120	1375	27,338	3021512	\$1,926,331	11/14/19	\$70.46	UNITY CHURCH	SM-SLU 85-280	1	42	Development rights to cnty,cty,or pr
030	110	224900	0285	0	3034664	\$1,674,750	02/10/20	\$0.00	VACANT COMMERCIAL LAND	SM-SLU 175/85-280	1	42	Development rights to cnty,cty,or pr
030	110	684770	0115	19,976	3020481	\$420,000	11/08/19	\$21.03	PEMCO INSURANCE GROUP	SM-SLU 100/95	1	67	Gov't to non-gov't
030	110	684770	0115	19,976	3005358	\$28,318,922	08/16/19	\$1,417.65	PEMCO INSURANCE GROUP	SM-SLU 100/95	1	59	Bulk portfolio sale
030	110	684970	0075	11,975	3031748	\$223,300	01/22/20	\$18.65	FEATHERED FRIENDS	SM-SLU 240/125-440	1	42	Development rights to cnty,cty,or pr

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
030	010	524780	1461	14,400	2979926	\$270,550	03/29/19	\$18.79	PARKING LOT	IDR/C 125/150-270	1	42	Development rights to cnty,cty,or pr
030	010	524780	1831	4,800	2965266	\$1,250,000	12/05/18	\$260.42	PARKING LOT	IDM 85/85-170	1	51	Related party, friend, or neighbor
030	010	683470	0005	4,800	3084714	\$5,500,000	11/23/20	\$1,145.83	PARKING LOT	IDM 165/85-170	1	36	Plottage
030	020	524780	0915	1,008	2999187	\$900,000	07/12/19	\$892.86	NUMBER 1 TERIYAKI	PSM 100/100-120	1	36	Plottage
030	040	093900	0310	28,572	3069058	\$127,721,831	09/11/20	\$4,470.17	CREDIT UNION & TRUST COURT	DOC1 U/450/U	1	51	Related party, friend, or neighbor
030	050	766620	2545	32,601	2950962	\$44,000,000	09/04/18	\$1,349.65	COMMUTER CENTER BUILDING	DMC-170	3	65	Plans and permits
030	070	065900	0355	13,551	3025257	\$38,000,000	12/12/19	\$2,804.22	PARKING LOT	DOC2 500/300-550	1	59	Bulk portfolio sale
030	100	066000	1025	178,141	2943641	\$181,010,940	07/24/18	\$1,016.11	METRO TUNNEL TRANSIT STN.	DMC 340/290-440	2	63	Sale price updated by sales id grp
030	100	066000	2195	14,400	3004412	\$30,960,000	08/07/19	\$2,150.00	SEATTLE POLICE GARAGE	DMC 240/290-440	1	5	Full sales price not reported
030	100	069600	0015	12,960	2912101	\$10,000	01/25/18	\$0.77	ARRIVE'	DMC 240/290-440	1	24	Easement or right-of-way
030	100	069600	0015	25,920	2912102	\$23,652	01/25/18	\$0.91	ARRIVE'	DMC 240/290-440	2	24	Easement or right-of-way
030	100	069700	0295	38,880	2954546	\$78,750,000	09/27/18	\$2,025.46	MIDAS MUFFLER	DMC 240/290-440	2	65	Plans and permits
030	100	197720	1225	19,080	2965380	\$35,000,000	12/07/18	\$1,834.38	PARKING LOT	DMC 240/290-440	3	51	Related party, friend, or neighbor
030	100	197720	1225	32,040	2965561	\$350,000	09/27/18	\$10.92	PARKING LOT	DMC 240/290-440	4	24	Easement or right-of-way
030	100	197720	1231	6,480	2965560	\$150,000	10/18/18	\$23.15	SURFACE PARKING LOT	DMC 240/290-440	1	24	Easement or right-of-way
030	110	199120	1405	10,800	3000432	\$75,000	07/19/19	\$6.94	LIHI DENNY PARK APTS + RET.	SM-SLU 85-280	1	24	Easement or right-of-way
030	110	246740	0156	3,600	2909535	\$1,250,000	01/03/18	\$347.22	SFR	SM-SLU/R 65/95	1	38	Divorce
030	110	338690	0025	4,664	3005352	\$3,300,000	07/29/19	\$707.55	CITY VIEW CORRIDOR	SM-SLU 100/95	1	65	Plans and permits

## 2021 Physical Inspection Area 30

Area	Neighborhood	Major #	Minor #	Address
30	60	065900	0020	1618 4TH AVE
30	60	065900	0025	1624 4TH AVE
30	60	065900	0030	405 OLIVE WAY
30	60	065900	0070	500 PINE ST
30	60	065900	0085	505 OLIVE WAY
30	60	197570	0080	1420 5TH AVE
30	60	197570	0095	1400 5TH AVE
30	60	197570	0115	501 PINE ST
30	60	197570	0120	523 PINE ST
30	60	197570	0125	1511 6TH AVE
30	60	197570	0135	1520 5TH AVE
30	60	197570	0155	1506 5TH AVE
30	60	197570	0160	520 PIKE ST
30	60	197570	0175	PINE ST
30	60	197570	0180	1513 5TH AVE
30	60	197570	0195	1516 4TH AVE
30	60	197570	0200	1513 5TH AVE
30	60	197570	0220	1505 5TH AVE
30	60	197570	0235	1424 4TH AVE
30	60	197570	0240	425 PIKE ST
30	60	197570	0255	1415 5TH AVE
30	60	197570	0275	1408 4TH AVE
30	60	197570	0280	1409 5TH AVE
30	60	197570	0281	1405 5TH AVE
30	60	197570	0290	1404 4TH AVE
30	60	197570	0300	301 PIKE ST
30	60	197570	0305	1425 4TH AVE
30	60	197570	0325	1423 4TH AVE
30	60	197570	0330	1417 4TH AVE
30	60	197570	0340	1402 3RD AVE
30	60	197570	0345	1411 4TH AVE
30	60	197570	0365	1525 4TH AVE
30	60	197570	0380	1518 3RD AVE
30	60	197570	0390	1501 4TH AVE
30	60	197570	0450	1513 3RD AVE
30	60	197570	0465	1511 3RD AVE
30	60	197570	0485	1419 3RD AVE
30	60	197570	0511	1413 3RD AVE
30	60	197570	0525	1401 3RD AVE
30	60	197720	0980	1601 3RD AVE
30	60	256800	0000	1519 3RD AVE
30	60	276470	0000	1530 3RD AVE
30	60	638530	0000	217 PINE ST
30	60	762875	0000	1500 4TH AVE 702
30	60	780411	0000	1405 6TH AVE
30	60	863423	0000	300 PINE ST
30	60	930150	0000	400 PINE ST
30	70	065900	0165	1600 7TH AVE
30	70	065900	0220	724 PINE ST
30	70	065900	0235	1700 7TH AVE



## 2021 Physical Inspection Area 30

Area	Neighborhood	Major #	Minor #	Address
30	70	065900	0255	1700 7TH AVE
30	70	065900	0265	1831 8TH AVE
30	70	065900	0305	720 OLIVE WAY
30	70	065900	0330	600 OLIVE WAY
30	70	065900	0340	1818 6TH AVE
30	70	065900	0350	601 STEWART ST
30	70	065900	0355	1825 7TH AVE
30	70	065900	0365	1807 7TH AVE
30	70	065900	0380	500 OLIVE WAY
30	70	065900	0381	
30	70	065900	0385	414 OLIVE WAY
30	70	065900	0400	414 STEWART ST
30	70	065900	0430	1927 5TH AVE
30	70	065900	0435	1923 5TH AVE
30	70	065900	0440	1921 5TH AVE
30	70	065900	0445	1913 5TH AVE
30	70	065900	0455	1903 5TH AVE
30	70	065900	0475	1900 5TH AVE
30	70	065900	0545	531 STEWART ST
30	70	065900	0555	600 STEWART ST
30	70	065900	0600	1953 WESTLAKE AVE
30	70	065900	0610	1942 WESTLAKE AVE
30	70	065900	0625	1907 7TH AVE
30	70	065900	0640	620 STEWART ST
30	70	065900	0645	1900 7TH AVE
30	70	065900	0650	1906 7TH AVE
30	70	065900	0675	
30	70	065900	0685	1921 8TH AVE
30	70	065900	0710	2004 WESTLAKE AVE
30	70	065900	0715	2008 WESTLAKE AVE
30	70	065900	0730	2027 WESTLAKE AVE
30	70	065900	0740	2030 7TH AVE
30	70	065900	0750	2001 8TH AVE
30	70	065900	0775	
30	70	065900	0860	2033 7TH AVE
30	70	065900	0870	
30	70	065900	0880	2021 7TH AVE
30	70	065900	0890	2000 5TH AVE
30	70	065900	0905	2020 5TH AVE
30	70	065900	0920	2030 5TH AVE
30	70	065900	0930	2033 6TH AVE
30	70	065900	0950	2001 6TH AVE
30	70	066000	0165	2101 7TH AVE
30	70	066000	0176	2133 7TH AVE
30	70	066000	0195	620 LENORA ST
30	70	066000	0205	2100 6TH AVE
30	70	066000	0215	2120 6TH AVE
30	70	066000	0220	2101 7TH AVE
30	70	066000	0270	2100 7TH AVE
30	70	066000	0275	2130 7TH AVE

## 2021 Physical Inspection Area 30

Area	Neighborhood	Major #	Minor #	Address
30	70	066000	0280	
30	70	066000	0320	
30	70	066000	0625	800 STEWART ST
30	70	066000	0635	
30	70	066000	0639	1918 8TH AVE
30	70	066000	0650	1918 8TH AVE
30	70	066000	0708	808 HOWELL ST
30	70	066000	0740	
30	70	066000	0800	800 OLIVE WAY
30	70	066000	0804	PINE ST
30	70	066000	0820	
30	70	066000	0825	1619 9TH AVE
30	70	066000	0835	809 OLIVE WAY
30	70	066000	0845	809 OLIVE WAY
30	70	066000	0860	1601 9TH AVE
30	70	066000	0865	1601 9TH AVE
30	70	176600	0000	819 VIRGINIA ST
30	70	197670	0005	601 PINE ST
30	70	197670	0010	1531 7TH AVE
30	70	197670	0045	1506 6TH AVE
30	70	197670	0055	614 PIKE ST
30	70	197670	0095	1400 6TH AVE
30	70	197670	0411	
30	70	197720	1260	301 VIRGINIA ST
30	70	197720	1280	301 VIRGINIA ST
30	70	197720	1295	301 VIRGINIA ST
30	70	197720	1315	1904 3RD AVE
30	70	228505	0000	818 STEWART ST
30	70	228513	0000	1615 8TH AVE
30	70	238200	0000	1920 4TH AVE
30	70	274800	0000	901 STEWART ST
30	70	619500	0000	721 PINE ST
30	70	636400	0000	737 OLIVE WAY
30	70	660047	0000	1612 6TH AVE
30	70	679212	0000	721 PINE ST
30	80	197620	0105	1423 1ST AVE
30	80	197620	0140	1408 WESTERN AVE
30	80	197620	0160	84 UNION ST
30	80	197620	0165	1534 PIKE PL
30	80	197620	0170	PIKE PL
30	80	197620	0185	PIKE PL
30	80	197620	0190	1528 PIKE PL
30	80	197620	0195	1520 PIKE PL
30	80	197620	0205	1501 PIKE PL
30	80	197620	0210	1513 1ST AVE
30	80	197620	0230	1505 1ST AVE
30	80	197620	0300	1501 WESTERN AVE
30	80	197720	0050	86 PINE ST
30	80	197720	0280	2001 WESTERN AVE
30	80	197720	0286	1900 WESTERN AVE

## 2021 Physical Inspection Area 30

Area	Neighborhood	Major #	Minor #	Address
30	80	197720	0385	1901 PIKE PL
30	80	197720	0395	1925 1ST AVE
30	80	197720	0405	1926 PIKE PL
30	80	197720	0410	1918 PIKE PL
30	80	197720	0415	1923 1ST AVE
30	80	197720	0416	1921 1ST AVE
30	80	197720	0420	1917 1ST AVE
30	80	197720	0425	1912 PIKE PL
30	80	197720	0435	1901 1ST AVE
30	80	197720	0451	
30	80	197720	0471	2019 1ST AVE
30	80	257028	0000	1507 WESTERN AVE
30	80	269480	0000	1606 PIKE PL
30	80	332400	0000	1425 WESTERN AVE
30	80	419380	0000	1430 WESTERN AVE
30	80	516045	0000	2030 WESTERN AVE
30	80	516050	0000	1531 1ST AVE
30	80	516065	0000	2021 1ST AVE
30	80	516066	0000	2033 1ST AVE
30	80	516090	0000	1901 WESTERN AVE
30	80	609450	0000	98 UNION ST
30	80	659835	0000	1531 WESTERN AVE
30	80	678570	0000	87 VIRGINIA ST
30	80	744270	0000	1420 WESTERN AVE
30	80	766620	2390	1426 ALASKAN WAY
30	80	766620	2405	1414 ALASKAN WAY
30	80	766620	2410	1400 ALASKAN WAY
30	80	787710	0000	1419 1ST AVE
30	80	800855	0000	80 STEWART ST
30	100	065900	0965	2014 4TH AVE
30	100	065900	0970	401 LENORA ST
30	100	065900	0985	423 LENORA ST
30	100	065900	0990	421 LENORA ST
30	100	065900	0995	2025 5TH AVE
30	100	065900	1000	2021 5TH AVE
30	100	065900	1010	2015 5TH AVE
30	100	065900	1015	2011 5TH AVE
30	100	065900	1020	2005 5TH AVE
30	100	066000	0005	2100 5TH AVE
30	100	066000	0010	2106 5TH AVE
30	100	066000	0020	2120 5TH AVE
30	100	066000	0025	2124 5TH AVE
30	100	066000	0040	2121 6TH AVE
30	100	066000	0070	
30	100	069400	0205	2101 4TH AVE
30	100	069600	0005	2100 4TH AVE
30	100	069600	0015	2116 4TH AVE
30	100	069600	0025	2124 4TH AVE
30	100	069600	0035	2133 5TH AVE
30	100	069600	0040	2127 5TH AVE

## 2021 Physical Inspection Area 30

Area	Neighborhood	Major #	Minor #	Address
30	100	069600	0045	2121 5TH AVE
30	100	069600	0050	2115 5TH AVE
30	100	069600	0055	2105 5TH AVE
30	100	093900	0515	1018 1ST AVE
30	100	093900	0530	1012 1ST AVE
30	100	094200	0025	1101 2ND AVE
30	100	160450	0000	2000 4TH AVE
30	100	169750	0000	1119 1ST AVE
30	100	184305	0000	2033 2ND AVE
30	100	197470	0170	1216 1ST AVE
30	100	197470	0190	
30	100	197470	0210	1200 1ST AVE
30	100	197570	0420	211 PINE ST
30	100	197570	0435	1526 2ND AVE
30	100	197570	0440	1516 2ND AVE
30	100	197570	0460	200 PIKE ST
30	100	197570	0480	1430 2ND AVE
30	100	197570	0515	1400 2ND AVE
30	100	197570	0560	1412 1ST AVE
30	100	197570	0580	110 UNION ST
30	100	197570	0605	119 PINE ST
30	100	197570	0645	1501 2ND AVE
30	100	197570	0646	114 PIKE ST
30	100	197620	0060	1315 1ST AVE
30	100	197620	0075	1301 1ST AVE
30	100	197620	0076	1221 1ST AVE
30	100	197720	0015	1613 2ND AVE
30	100	197720	0030	104 PINE ST
30	100	197720	0855	2030 1ST AVE
30	100	197720	0875	2020 1ST AVE
30	100	197720	0885	2015 2ND AVE
30	100	197720	0890	2016 1ST AVE
30	100	197720	0900	2001 2ND AVE
30	100	197720	0925	1935 2ND AVE
30	100	197720	0926	1931 2ND AVE
30	100	197720	0930	1929 2ND AVE
30	100	197720	0940	1920 1ST AVE
30	100	197720	0945	1921 2ND AVE
30	100	197720	0946	1919 2ND AVE
30	100	197720	0950	1915 2ND AVE
30	100	197720	0970	116 STEWART ST
30	100	197720	1035	1926 2ND AVE
30	100	197720	1040	1931 3RD AVE
30	100	197720	1045	1929 3RD AVE
30	100	197720	1050	1921 3RD AVE
30	100	197720	1055	1915 3RD AVE
30	100	197720	1060	1902 2ND AVE
30	100	197720	1070	1907 3RD AVE
30	100	197720	1090	211 LENORA ST
30	100	197720	1095	2031 3RD AVE

2021 Physical Inspection Area 30				
Area	Neighborhood	Major #	Minor #	Address
30	100	197720	1120	2015 3RD AVE
30	100	197720	1121	2013 3RD AVE
30	100	197720	1125	2014 2ND AVE
30	100	197720	1130	2006 2ND AVE
30	100	197720	1135	2001 3RD AVE
30	100	197720	1140	2000 2ND AVE
30	100	197720	1210	2035 4TH AVE
30	100	197720	1215	2033 4TH AVE
30	100	197720	1225	
30	100	197720	1230	2021 4TH AVE
30	100	197720	1231	2015 4TH AVE
30	100	197720	1240	
30	100	197720	1245	2003 4TH AVE
30	100	197720	1255	
30	100	253883	0000	1521 2ND AVE
30	100	253887	0000	2132 5TH AVE
30	100	312504	9099	
30	100	501730	0000	1000 1ST AVE
30	100	606500	0000	1401 2ND AVE
30	100	606501	0000	1415 2ND AVE
30	100	639135	0000	2000 1ST AVE
30	100	768389	0000	1600 2ND AVE
30	100	872969	0000	2024 3RD AVE
30	100	919720	0000	1107 1ST AVE

Improvement Sales for Area 035 with Sales Used

06/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
035	010	339110	0010	1,452	3002353	\$590,000	07/31/19	\$406.34	HOLGATE SQUARE CONDO	IG2 U/85	1	Y	
035	010	766620	3150	21,310	3030441	\$5,650,000	01/14/20	\$265.13	BARCODES WEST	IG2 U/85	1	Y	
035	010	766620	3485	49,802	2959981	\$12,557,500	10/31/18	\$252.15	Total Reclaim Inc	IG1 U/85	1	Y	
035	010	766620	3810	21,755	3020053	\$7,800,000	11/11/19	\$358.54	AIR TOUCH DIST CENTER	IG2 U/85	1	Y	
035	010	766620	4820	47,690	3056855	\$19,775,000	07/13/20	\$414.66	TURNER CONSTRUCTION	IC 85-175	1	Y	
035	010	766620	5300	2,544	2997213	\$905,000	06/28/19	\$355.74	SUBWAY & OFC/ RETAIL BLDG	IG1 U/85	1	Y	
035	010	766620	5630	8,490	3056673	\$2,000,000	07/10/20	\$235.57	B.C.T.	IG1 U/85	2	Y	
035	010	766620	5882	14,488	3023351	\$3,460,000	11/27/19	\$238.82	HALF-WAY HOUSE	IG1 U/85	1	Y	
035	010	766620	6045	7,708	2965552	\$3,766,525	12/10/18	\$488.65	JAYMARC AV/UNIVERSITY LIFE CH	IG2 U/85	1	Y	
035	010	766620	6250	17,459	3003482	\$4,845,000	08/06/19	\$277.51	CARLSON AUDIO SYSTEMS	IG2 U/85	2	Y	
035	010	766620	6265	10,440	2917964	\$2,400,000	03/02/18	\$229.89	JIMMY JOHN'S/URBAN ADD	IG2 U/85	1	Y	
035	010	766620	7155	41,224	3090015	\$7,250,000	12/15/20	\$175.87	O B WILLIAMS CO	IG2 U/85	1	Y	
035	010	766620	7270	4,440	3054334	\$1,750,000	06/12/20	\$394.14	ANALYTICAL 360	IG2 U/85	1	34	Use-change after sale; not in ratio
035	010	766620	7420	14,416	3078026	\$7,200,000	10/14/20	\$499.45	K.R. TRIGGER BLDG	IG2 U/85	1	26	Imp changed after sale; not in ratio
035	010	766620	7503	31,131	3082925	\$4,000,000	11/13/20	\$128.49	NORTHWEST CASTING	IG1 U/85	1	Y	
035	010	766620	7611	81,199	3002217	\$8,500,000	07/30/19	\$104.68	SEATTLE POTTERY	IG1 U/85	1	Y	
035	030	172280	0035	12,960	3037401	\$4,965,000	02/27/20	\$383.10	OFFICE	IG2 U/85	1	Y	
035	030	172280	1874	4,914	2951119	\$2,200,000	09/04/18	\$447.70	FINDLAY SQUARE	IG2 U/85	4	Y	
035	030	172280	1980	3,698	2928580	\$950,000	05/03/18	\$256.90	PIG IRON BBQ	IG2 U/85	2	Y	
035	030	172280	2140	3,100	2937118	\$1,076,500	06/18/18	\$347.26	CITY LIGHTS ELECTRIC SUPPLY	IG2 U/85	1	Y	
035	030	182404	9047	18,715	3042699	\$2,935,000	04/13/20	\$156.83	GUADLAJARA	IG1 U/85	2	69	Net Lease Sale; not in ratio
035	030	357320	0135	14,759	3046773	\$5,611,300	05/08/20	\$380.20	ALL CITY FENCE CO	IG1 U/85	1	Y	
035	030	357320	0250	99,482	2947208	\$17,495,000	08/14/18	\$175.86	SOUTH SEATTLE INDUSTRIAL PAR	IG1 U/85	1	Y	
035	030	395890	1255	11,520	3088868	\$1,730,000	12/14/20	\$150.17	EMERALD CITY BINDRY	IG1 U/85	1	Y	
035	030	395890	1356	12,895	3088871	\$2,800,000	12/14/20	\$217.14	PAPER MERCHANT/POWER DISTR	IG1 U/85	1	Y	
035	030	526330	0140	11,364	3002408	\$4,500,000	07/15/19	\$395.99	BRANOM INSTRUMENT CO	C1-75 (M)	1	Y	
035	030	526330	0290	7,000	2931010	\$2,475,000	05/16/18	\$353.57	SHERMAN SUPPLY CO.	IG2 U/85	1	26	Imp changed after sale; not in ratio
035	030	526330	0330	8,000	2955070	\$2,825,000	09/18/18	\$353.13	TRADE PRINTERY	C1-65	1	34	Use-change after sale; not in ratio
035	030	526330	0650	5,960	3088002	\$2,400,000	12/11/20	\$402.68	IMPRESSION PRINTING	IG2 U/85	1	Y	
035	030	526330	0650	5,960	3030767	\$1,295,000	01/21/20	\$217.28	IMPRESSION PRINTING	IG2 U/85	1	26	Imp changed after sale; not in ratio
035	030	526330	0985	24,682	3026503	\$3,800,000	12/20/19	\$153.96	WA MACH WORKS/WALASHEK INC	IG2 U/85	1	Y	
035	030	536720	4670	17,280	3010474	\$4,300,000	09/11/19	\$248.84	COLLISION CARE CTR/A TILE TRAI	IG2 U/85	1	Y	
035	030	737660	0135	18,150	2945236	\$5,495,000	07/26/18	\$302.75	LEATHERS HOME FURNISHINGS	IG2 U/85	1	Y	
035	030	766670	0530	49,364	2991010	\$8,785,000	05/09/19	\$177.96	UNION MFG	IG1 U/85	1	Y	
035	030	788610	0475	35,836	2996350	\$7,950,000	06/27/19	\$221.84	FMR LAIRD PLASTICS	IG2 U/85	1	Y	
035	030	788610	0605	5,242	3003875	\$2,165,001	08/02/19	\$413.01	RANEYS BAR AND GRILL	IG2 U/85	2	34	Use-change after sale; not in ratio
035	030	788610	1065	11,614	3085575	\$2,200,000	11/10/20	\$189.43	PRINTING N GO	IG2 U/85	1	Y	
035	030	788610	1215	25,871	3072857	\$5,425,000	09/30/20	\$209.69	TRADEMARK SIGN AND SUPPLY	IG2 U/85	1	Y	
035	030	788610	1280	36,150	2979895	\$6,900,000	03/29/19	\$190.87	JOHN PERINE CO	IG2 U/85	1	Y	

Improvement Sales for Area 035 with Sales Used

06/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
035	050	273810	0175	6,510	2950017	\$1,970,000	08/28/18	\$302.61	MARBLE DESIGN	IB U/65	1	Y	
035	050	273810	0380	25,500	2963760	\$6,200,000	11/28/18	\$243.14	THE CHAPMAN BLDG	IG2 U/85	1	Y	
035	050	273810	0501	40,120	2951241	\$9,550,000	09/04/18	\$238.04	WAREHOUSE	IG2 U/85	1	Y	
035	050	386840	0170	8,000	2927207	\$1,650,000	04/26/18	\$206.25	STELLA'S	IG2 U/85	1	Y	
035	050	386840	0190	19,800	2982160	\$4,250,000	04/12/19	\$214.65	PIONEER INDUSTRIES	IG2 U/85	3	Y	
035	050	536720	1040	21,332	2918227	\$5,950,000	03/08/18	\$278.92	CORONA DECOR CO	IG2 U/85	1	Y	
035	060	036000	0020	11,949	2968150	\$3,000,000	12/14/18	\$251.07	FMR CENTRAL BAPTIST CHURCH	NC3-40	1	26	Imp changed after sale; not in ratio
035	060	141630	0130	7,579	3012372	\$2,500,000	09/27/19	\$329.86	McCULLOGH ARCHITECTS/ARMOR	IG2 U/85	1	Y	
035	060	346680	0065	195,458	2968603	\$38,500,000	12/21/18	\$196.97	RAINIER CENTER - PARCEL A	IG2 U/85	7	Y	
035	060	535420	0170	1,656	2945291	\$1,200,000	07/27/18	\$724.64	FMR BIG PEOPLE SCOOTERS	C2-40	1	34	Use-change after sale; not in ratio
035	060	554430	0030	18,660	2985025	\$4,150,000	04/30/19	\$222.40	MONARCH TRADING CO.	IG2 U/85	2	Y	
035	060	692070	0010	8,624	2975890	\$2,300,000	02/21/19	\$266.70	INDUSTRIAL BLDGS	IB U/65	1	Y	
035	065	536720	1465	2,620	2965522	\$410,000	12/10/18	\$156.49	CORVID CONSTRUCTION	IG2 U/85	1	Y	
035	065	536720	1500	23,680	2910618	\$7,500,000	01/12/18	\$316.72	PACIFIC LIGHTING SYSTEMS	IG2 U/85	1	26	Imp changed after sale; not in ratio
035	065	536720	2050	6,513	3037711	\$2,400,000	03/06/20	\$368.49	U.S. BANK	IG2 U/85	1	29	Seg/merge after sale; not in ratio
035	065	536720	4100	75,048	2957492	\$14,500,000	10/16/18	\$193.21	WESTCORE RIVER BUILDING	IG1 U/85	1	Y	



Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
035	010	132730	0015	47,700	2969688	\$5,250,000	01/07/19	\$110.06	PSF INDUSTRIES	IG1 U/85	1	Y	
035	010	766620	4545	32,400	3009385	\$7,128,000	09/09/19	\$220.00	STERNOD ENTERPRISES(OFFICE)/D	IG2 U/85	1	Y	
035	010	766620	4550	19,800	2979879	\$3,625,000	03/29/19	\$183.08	VACANT LAND	IG2 U/85	2	Y	
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	SALVATION ARMY	IC 85-175	3	Y	
035	010	766620	7461	198,687	3002724	\$22,000,000	07/30/19	\$110.73	A O SMITH CORP	IG1 U/85	1	Y	
035	030	172280	1600	5,400	3027625	\$1,250,000	12/27/19	\$231.48	FUNKY FINDS	C1-75 (M)	2	Y	
035	030	192404	9001	39,578	3021306	\$2,850,000	11/15/19	\$72.01	INDUSTRIAL	IG2 U/85	1	Y	
035	030	395890	1315	316,169	2964015	\$18,300,000	11/29/18	\$57.88	Mac-MILLAN PIPER	IG1 U/85	2	Y	
035	030	526330	0115	21,128	3010452	\$3,800,000	09/16/19	\$179.86	THE VAC SHACK	C1-75 (M)	4	Y	
035	030	766620	4090	14,389	2955451	\$849,000	09/24/18	\$59.00	Storage Warehouse	IG1 U/85	1	Y	
035	030	766620	5805	50,075	2980376	\$1,000,000	03/27/19	\$19.97	VACANT LAND	IG1 U/85	2	Y	
035	060	273410	0635	16,000	2997182	\$2,500,000	06/27/19	\$156.25	Hope Christian Community Church	LR1 (M)	2	Y	
035	060	692070	0060	26,181	2959403	\$1,975,000	10/29/18	\$75.44	RECYCLING DEPOT	IG2 U/85	1	Y	
035	060	700620	0430	12,000	3011500	\$1,000,000	09/17/19	\$83.33	AIRPORT WAY MARKET	C2-55 (M)	1	Y	
035	060	700620	0465	4,500	2995525	\$500,000	06/20/19	\$111.11	VACANT LAND	NC3-40	1	Y	
035	060	700620	0600	14,807	2938472	\$1,400,000	06/26/18	\$94.55	VACANT	C2-40	1	29	Seg/merge after sale; not in ratio
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	VACANT LAND - FMR CHEMICAL PLA	IG2 U/85	1	Y	
035	065	213620	0641	690,795	2976848	\$13,756,461	03/08/19	\$19.91	CROWLEY MARINE SERVICES	IG1 U/85	1	Y	
035	065	346880	0320	15,226	2918561	\$1,000,000	03/01/18	\$65.68	VACANT	C1-40	1	Y	
035	065	346880	0320	15,226	2944851	\$2,400,000	07/30/18	\$157.63	VACANT	C1-40	1	29	Seg/merge after sale; not in ratio
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	SAWDUST SUPPLY COMPANY/Granit	IG2 U/85	1	Y	

Improvement Sales for Area 035 with Sales not Used

06/16/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
035	010	132730	0004	32,676	3082009	\$2,700,000	11/06/20	\$82.63	ON SAFARI FOODS	IG1 U/85	1	15	No market exposure
035	010	132730	0045	30,599	3082010	\$2,669,500	11/06/20	\$87.24	NEMCO	IG1 U/85	1	51	Related party, friend, or neighbor
035	010	766620	3000	20,724	3096690	\$137,000	01/28/21	\$6.61	HONDA/TOYOTA DETAIL FACILITY/	IG2 U/85	1	18	Quit claim deed
035	010	766620	3470	81,508	2966689	\$37,200,000	12/17/18	\$456.40	MERCEDES BENZ OF SEATTLE (EC	IG2 U/85	3	57	Selling or buying costs affecting sa
035	010	766620	4530	17,600	3076188	\$3,650,000	10/15/20	\$207.39	GROCERY OUTLET (M1 = #0554156	IG2 U/85	1	33	Lease or lease-hold
035	010	766620	5408	103,537	3052178	\$16,800,000	06/17/20	\$162.26	AMERICAN LIFE	IG1 U/85	3	51	Related party, friend, or neighbor
035	010	766620	5550	48,280	3056801	\$6,744,293	07/13/20	\$139.69	AMERICAN LIFE BUILDING	IG1 U/85	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5835	25,800	3032452	\$3,465,000	01/27/20	\$134.30	NEW J.R. ABBOTT BLDG-FMR CLYI	IG1 U/85	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6260	9,900	2956451	\$611,636	09/28/18	\$61.78	KRISPY KREME/OFFICE	IG2 U/85	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6270	6,695	3008996	\$4,300,000	08/30/19	\$642.27	1944 1ST AVE LLC	IG2 U/85	1	11	Corporate affiliates
035	030	172280	1945	3,320	3092843	\$375,000	12/31/20	\$112.95	OMNI PACKING & SEAL	IG2 U/85	1	15	No market exposure
035	030	202404	9050	64,450	2946121	\$16,000,000	08/02/18	\$248.25	OLYMPIC MEDICAL	IG2 U/85	1	36	Plottage
035	030	202404	9075	72,039	2946124	\$14,000,000	08/02/18	\$194.34	B & O I	IG2 U/85	1	36	Plottage
035	030	526330	0155	17,216	3016344	\$5,830,000	10/21/19	\$338.64	ALL - WEST	C1-75 (M)	1	68	Non-gov't to gov't
035	030	536720	4505	57,540	2936780	\$5,550,000	06/14/18	\$96.45	GLACIER NORTHWEST/GENERAL I	IG1 U/85	1	57	Selling or buying costs affecting sa
035	030	536720	4685	15,098	2951901	\$3,750,000	09/07/18	\$248.38	BRIDGESTONE	IG2 U/85	1	36	Plottage
035	030	788610	0917	4,100	3060455	\$2,594,000	07/30/20	\$632.68	M & R EQUIP	IG2 U/85	1	31	Exempt from Excise Tax
035	030	788610	1010	4,885	3060536	\$1,550,000	07/31/20	\$317.30	AURIC AG	IG2 U/85	2	31	Exempt from Excise Tax
035	050	536720	1160	1,914	2965049	\$5,500,000	11/20/18	\$2,873.56	SHELL FOOD MART	IG2 U/85	1	1	Personal property included
035	060	036000	0020	11,949	3066588	\$2,800,000	08/28/20	\$234.33	FUTURE CPC SOBERING CENTER	NC3-55 (M)	1	34	Change of Use
035	060	346780	0052	2,622	2964828	\$1,695,000	11/13/18	\$646.45	SISTER AND BROTHERS NASHVILI	C2-40	1	51	Related party, friend, or neighbor
035	060	554430	0115	22,789	3068414	\$30,000	08/09/20	\$1.32	ATWOOD ADHESIVES INC	IG2 U/85	1	33	Lease or lease-hold
035	060	700620	0466	0	3091935	\$775,000	12/04/20	\$0.00	VACANT LAND	NC3-55 (M)	7	33	Leasehold
035	065	213620	0606	2,437	3061536	\$6,000,000	07/28/20	\$2,462.04	ARCO AMPM	IG2 U/85	1	1	Personal property included
035	065	536720	1920	1,935	2950443	\$1,800,000	08/28/18	\$930.23	I LUV TERIYAKI RESTAURANT	IG2 U/85	1	57	Selling or buying costs affecting sa

Vacant Sales for Area 035 with Sales not Used

06/16/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
035	010	567950	0420	1,130	2942871	\$25,001	06/28/18	\$22.12	RIGHT OF WAY	IG2 U/85	1	24	Easement or right-of-way
035	010	567950	0450	8,617	2910324	\$210,855	01/04/18	\$24.47	FMR RR ROW	IG2 U/85	2	18	Quit claim deed
035	010	766620	2860	32,779	3011998	\$500,000	08/29/19	\$15.25	NW ENVIROSERVICES-vacant land	IG2 U/85	4	52	Statement to dor
035	010	766620	5565	22,609	3078419	\$226,090	10/23/20	\$10.00	VACANT-STG YARD	IG1 U/85	1	46	Non-representative sale
035	010	766620	5565	22,609	3082011	\$297,350	11/06/20	\$13.15	VACANT-STG YARD	IG1 U/85	1	51	Related party, friend, or neighbor
035	010	766620	5565	22,609	3082012	\$652,650	11/06/20	\$28.87	VACANT-STG YARD	IG1 U/85	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5845	88,920	2909821	\$4,333,051	01/05/18	\$48.73	JH KELLY	IG1 U/85	1	11	Corporate affiliates
035	010	766620	5960	9,000	3051619	\$1,500,000	06/15/20	\$166.67	VACANT LAND	IG2 U/85	1	65	Plans and permits
035	030	766620	5807	14,400	3093336	\$10	01/08/21	\$0.00	LAND-ECON WITH 617290-0005	IG1 U/85	2	31	Exempt from excise tax
035	050	386840	0165	6,500	3030820	\$260,000	01/22/20	\$40.00	PARKING	IG2 U/85	1	51	Related party, friend, or neighbor
035	050	386840	0176	6,500	3030819	\$260,000	01/22/20	\$40.00	Parking	IG2 U/85	1	51	Related party, friend, or neighbor

2021 PHYSICAL INSPECTION AREA 35				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	60	000180	0020	6118 12TH AVE S
35	60	000180	0021	1201 S VALE ST
35	60	000180	0024	5800 AIRPORT WAY S
35	60	000180	0063	6100 12TH AVE S
35	60	000180	0100	1209 S BAILEY ST
35	60	000180	0139	6201 CORSON AVE S
35	60	000520	0121	
35	60	036000	0005	1209 S BAILEY ST
35	60	036000	0020	1201 S BAILEY ST
35	60	036000	0035	6124 12TH AVE S
35	60	090100	0015	1200 S ANGELO ST
35	60	090100	0095	6250 ELLIS AVE S
35	60	090100	0110	1225 S ANGELO ST
35	50	105000	0004	745 S LUCILE ST
35	50	105000	0010	707 S LUCILE ST
35	60	141630	0005	5623 AIRPORT WAY S
35	60	141630	0009	5625 AIRPORT WAY S
35	60	141630	0025	5629 AIRPORT WAY S
35	60	141630	0035	5616 CORSON AVE S
35	60	141630	0040	5622 CORSON AVE S
35	60	141630	0060	5300 AIRPORT WAY S
35	60	141630	0075	5701 AIRPORT WAY S
35	60	141630	0084	5707 AIRPORT WAY S
35	60	141630	0114	915 S CARSTENS PL
35	60	141630	0130	5700 CORSON AVE S
35	60	141630	0170	5300 AIRPORT WAY S
35	50	148630	0005	700 S HOMER ST
35	50	172280	0065	605 S BRANDON ST
35	50	172280	0073	609 S BRANDON ST
35	50	172280	0095	5419 MAYNARD AVE S
35	50	172280	0115	616 S LUCILE ST
35	50	172280	0120	612 S LUCILE ST
35	50	172280	0140	5412 6TH AVE S
35	50	172280	0145	650 S LUCILE ST
35	50	172280	0223	637 S LUCILE ST
35	50	172280	0315	624 S FINDLAY ST
35	50	172280	0320	
35	50	172280	0325	
35	50	172280	0335	5512 6TH AVE S
35	50	172280	0515	5602 6TH AVE S
35	50	172280	0525	620 S ORCAS ST
35	50	172280	0570	620 S ORCAS ST
35	50	172280	0585	650 S ORCAS ST
35	50	172280	0590	666 S HOMER ST

2021 PHYSICAL INSPECTION AREA 35				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	50	172280	0620	670 S ORCAS ST
35	50	172280	0985	5815 PADILLA PL S
35	50	172280	1079	5700 6TH AVE S
35	50	172280	1080	655 S ORCAS ST
35	50	172280	1081	665 S ORCAS ST
35	50	172280	1290	
35	50	172280	1300	
35	50	172280	1310	
35	50	172280	1320	418 S ORCAS ST
35	50	202404	9036	6020 6TH AVE S
35	60	202404	9044	6239 CORSON AVE S
35	50	202404	9059	5964 6TH AVE S
35	50	202404	9060	6000 6TH AVE S
35	50	202404	9068	5950 6TH AVE S
35	60	230890	0105	1115 S ELIZABETH ST
35	60	273410	0110	6216 CORSON AVE S
35	60	273410	0115	6220 CORSON AVE S
35	60	273410	0120	
35	60	273410	0125	6200 CORSON AVE S
35	60	273410	0175	6601 CARLETON AVE S
35	60	273410	0556	6249 FLORA AVE S
35	60	273410	0635	6600 CARLETON AVE S
35	60	273410	0920	1101 S BAILEY ST
35	60	273410	1110	6525 ELLIS AVE S
35	60	273410	1230	6263 ELLIS AVE S
35	60	273410	1265	6201 ELLIS AVE S
35	60	273510	0020	980 S HARNEY ST
35	60	273510	0035	976 S HARNEY ST
35	60	273510	0060	954 S HARNEY ST
35	60	273510	0065	
35	60	273610	0010	940 S HARNEY ST
35	60	273710	0010	934 S HARNEY ST
35	50	273810	0175	808 S FIDALGO ST
35	50	273810	0355	5900 4TH AVE S
35	50	273810	0375	415 S FIDALGO ST
35	50	273810	0380	5811 6TH AVE S
35	50	273810	0415	607 S FIDALGO ST
35	50	273810	0425	5930 6TH AVE S
35	50	273810	0500	801 S FIDALGO ST
35	50	273810	0501	780 S MICHIGAN ST
35	60	273810	0610	5959 CORSON AVE S
35	60	273810	0610	5959 CORSON AVE S
35	50	273810	0620	800 S MICHIGAN ST
35	60	346580	0070	6401 CARLETON AVE S

2021 PHYSICAL INSPECTION AREA 35				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	60	346580	0085	6400 CORSON AVE S
35	60	346680	0005	5611 AIRPORT WAY S
35	60	346680	0030	5813 AIRPORT WAY S
35	60	346680	0033	
35	60	346680	0037	900 S CARSTENS PL
35	60	346680	0040	911 S HOMER ST
35	60	346680	0050	5800 CORSON AVE S
35	60	346680	0060	5900 AIRPORT WAY S
35	60	346680	0063	
35	60	346680	0065	5900 AIRPORT WAY S
35	60	346680	0076	5610 AIRPORT WAY S
35	60	346680	0077	5620 AIRPORT WAY S
35	60	346680	0110	6007 12TH AVE S
35	60	346680	0130	6011 12TH AVE S
35	60	346680	0175	1024 S BAILEY ST
35	60	346680	0210	1010 S BAILEY ST
35	60	346680	0235	1112 S BAILEY ST
35	60	346780	0005	1136 S ALBRO PL
35	60	346780	0035	6276 ELLIS AVE S
35	60	346780	0042	
35	60	346780	0052	1128 S ALBRO PL
35	60	346780	0054	1132 S ALBRO PL
35	50	386840	0075	800 S FINDLAY ST
35	50	386840	0076	
35	60	386840	0105	755 S HOMER ST
35	50	386840	0150	5501 AIRPORT WAY S
35	50	386840	0160	5503 AIRPORT WAY S
35	50	386840	0165	5507 AIRPORT WAY S
35	50	386840	0170	5511 AIRPORT WAY S
35	50	386840	0175	5515 AIRPORT WAY S
35	50	386840	0176	
35	50	386840	0185	5527 AIRPORT WAY S
35	50	386840	0190	5531 AIRPORT WAY S
35	50	386840	0200	5545 AIRPORT WAY S
35	50	386840	0205	5609 CORSON AVE S
35	50	386840	0216	
35	50	386840	0217	800 S FINDLAY ST
35	50	386840	0235	800 S FINDLAY ST
35	50	386840	0246	800 S HOMER ST
35	50	508440	0005	549 S DAWSON ST
35	50	508440	0065	5212 6TH AVE S
35	50	508440	0165	5327 DENVER AVE S
35	50	508440	0170	600 S BRANDON ST
35	50	508440	0171	5301 DENVER AVE S

2021 PHYSICAL INSPECTION AREA 35				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	50	526330	0080	404 S BRANDON ST
35	60	535420	0005	5919 AIRPORT WAY S
35	60	535420	0015	5913 AIRPORT WAY S
35	60	535420	0020	5909 AIRPORT WAY S
35	60	535420	0035	5909 AIRPORT WAY S
35	60	535420	0040	960 S NEBRASKA ST
35	60	535420	0045	950 S NEBRASKA ST
35	60	535420	0080	5910 CORSON AVE S
35	60	535420	0170	5951 AIRPORT WAY S
35	60	535420	0200	5955 AIRPORT WAY S
35	60	535420	0245	969 S NEBRASKA ST
35	60	535420	0260	941 S NEBRASKA ST
35	60	535420	0295	925 S NEBRASKA ST
35	60	535420	0310	917 S NEBRASKA ST
35	60	535420	0325	5958 CORSON AVE S
35	50	536720	0820	525 S FRONT ST
35	50	536720	0875	545 S FRONT ST
35	50	536720	1000	6101 6TH AVE S
35	50	536720	1010	
35	50	536720	1020	6113 6TH AVE S
35	50	536720	1040	6133 6TH AVE S
35	50	536720	1155	6100 6TH AVE S
35	50	536720	1160	600 S MICHIGAN ST
35	50	536720	4756	5933 6TH AVE S
35	60	554430	0005	5825 AIRPORT WAY S
35	60	554430	0010	5815 AIRPORT WAY S
35	60	554430	0030	927 S HOMER ST
35	60	554430	0045	940 S DORIS ST
35	60	554430	0080	920 S DORIS ST
35	60	554430	0095	5820 CORSON AVE S
35	60	554430	0115	945 S DORIS ST
35	60	554430	0125	933 S DORIS ST
35	60	554430	0150	911 S DORIS ST
35	60	554430	0175	5905 AIRPORT WAY S
35	60	554430	0210	957 S DORIS ST
35	60	554430	0230	950 S NEBRASKA ST
35	60	554430	0231	951 S DORIS ST
35	60	692070	0010	921 S HARNEY ST
35	60	692070	0060	6004 CORSON AVE S
35	60	700620	0005	6111 13TH AVE S
35	60	700620	0035	6201 13TH AVE S
35	60	700620	0045	6205 13TH AVE S
35	60	700620	0050	
35	60	700620	0085	6253 13TH AVE S



2021 PHYSICAL INSPECTION AREA 35				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	60	700620	0100	6261 13TH AVE S
35	60	700620	0105	6265 13TH AVE S
35	60	700620	0278	6241 STANLEY AVE S
35	60	700620	0281	6260 13TH AVE S
35	60	700620	0282	6210 13TH AVE S
35	60	700620	0345	6200 13TH AVE S
35	60	700620	0365	6100 AIRPORT WAY S
35	60	700620	0405	6235 AIRPORT WAY S
35	60	700620	0430	6249 AIRPORT WAY S
35	60	700620	0450	6240 STANLEY AVE S
35	60	700620	0510	6101 AIRPORT WAY S
35	60	700620	0540	6251 AIRPORT WAY S
35	60	700620	0570	6271 AIRPORT WAY S
35	60	700620	0600	6272 STANLEY AVE S
35	60	700620	0602	
35	60	700620	0604	
35	60	700620	0625	
35	60	700620	0630	6264 STANLEY AVE S
35	60	700620	0650	6250 STANLEY AVE S
35	60	754980	2808	
35	60	792510	0010	6010 AIRPORT WAY S
35	60	792510	0015	
35	60	792510	0020	
35	60	916610	0020	6111 12TH AVE S

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
036	015	766670	2210	20,200	2924187	\$2,999,000	04/12/18	\$148.47	HARDWARE SPECIALTY CO	IG1 U/85	1	26	Imp changed after sale; not in ratio
036	020	182404	9046	27,283	2982183	\$3,500,000	04/11/19	\$128.29	CONTINENTIAL VAN LINES	SF 7200	2	Y	
036	020	284020	0490	4,032	3072561	\$673,000	09/27/20	\$166.91	EXPERT MARBLE AND GRANITE, IN	SF 7200	1	Y	
036	020	284020	0690	4,500	3064712	\$1,550,000	08/21/20	\$344.44	STORAGE/LITE MFG. WAREHOUSE	IG2 U/85	4	Y	
036	020	284020	1475	24,100	3023620	\$3,750,000	12/03/19	\$155.60	WHSE	IG2 U/85	1	Y	
036	020	284020	1500	10,978	3016436	\$2,500,000	10/21/19	\$227.73	FOG TITE METER SEAL CO	IG2 U/85	2	Y	
036	020	302404	9005	25,500	3006213	\$4,995,000	08/14/19	\$195.88	CATHOLIC PRINTING, INC	IG2 U/85	2	Y	
036	040	562420	0190	14,400	2959923	\$2,205,000	10/25/18	\$153.13	Puget Sound Coatings	I	1	Y	
036	040	562420	0410	10,000	2972977	\$3,810,600	02/08/19	\$381.06	STORAGE WAREHOUSE	RB	3	Y	
036	040	732790	1055	2,100	2934275	\$375,000	05/30/18	\$178.57	LONG COMPANY	IB U/45	1	Y	
036	040	732790	3160	8,100	3003395	\$800,000	07/30/19	\$98.77	THE FAB SHOP	IG2 U/65	1	Y	
036	040	732790	4135	16,360	2964105	\$2,200,000	11/20/18	\$134.47	GEARWORKS	IG1 U/65	1	Y	
036	040	732790	4550	10,300	2945372	\$1,662,500	07/31/18	\$161.41	NORTHWEST LABORATORIES INC	IG2 U/65	1	26	Imp changed after sale; not in ratio
036	040	732790	5855	1,872	2969896	\$650,000	01/11/19	\$347.22	VERSITILE DRILLING	IG1 U/65	1	Y	
036	040	732790	6120	5,698	2922590	\$1,275,000	03/20/18	\$223.76	TUCKER - WEITZEL & ASSOC., INC	IG2 U/65	1	Y	
036	040	732790	6830	1,010	2966281	\$305,000	12/14/18	\$301.98	SMALL OFFICE	IG2 U/65	1	Y	
036	040	788360	0211	7,000	2913360	\$1,850,000	01/23/18	\$264.29	SCHUBERT FLOOR COVERINGS	IB U/45	1	Y	
036	040	788360	3160	9,600	2929758	\$1,600,000	05/08/18	\$166.67	BFC Architectural Metals	IB U/45	1	Y	
036	040	788360	8608	2,520	2960265	\$680,000	10/26/18	\$269.84	WAREHOUSE	C2-65	1	34	Use-change after sale; not in ratio
036	040	788360	8654	2,300	3007858	\$1,826,000	08/27/19	\$793.91	Napoli Pizza	NC3P-40	1	Y	
036	050	333300	1255	394	3002914	\$500,000	07/29/19	\$1,269.04	GRAND AUTO SALES	NC2-55 (M)	1	Y	
036	050	333300	1610	4,896	2994923	\$1,000,000	06/10/19	\$204.25	SERVICE REPAIR GARAGE	NC2-55 (M)	1	Y	
036	050	770760	0005	1,365	2941549	\$499,000	07/12/18	\$365.57	EVERGREEN	NC1-30	1	26	Imp changed after sale; not in ratio
036	070	426570	0150	5,760	2927661	\$1,125,000	04/27/18	\$195.31	FISH CANNERY	NC3-40	1	34	Use-change after sale; not in ratio
036	070	712930	4680	1,092	3049058	\$550,000	05/27/20	\$503.66	SAFARI AUTO SERVICE	NC1-55 (M)	1	Y	
036	070	712930	4835	1,568	2939915	\$400,000	07/02/18	\$255.10	LAW OFFICES	NC2-40	1	Y	
036	070	807000	0400	1,000	3063921	\$805,000	08/08/20	\$805.00	RESIDENCE \ SHED W\ 14 BOAT SL	LR3	1	Y	
036	080	032304	9007	16,496	3001966	\$3,650,000	07/25/19	\$221.27	Northwest Kidney Center	C2-75 (M)	1	Y	
036	080	032304	9025	48,000	3070646	\$11,350,000	09/16/20	\$236.46	NOBLE, LTD., WORLD HEADQUAR	IG2 U/65	1	Y	
036	080	032304	9207	19,590	3000686	\$5,960,000	07/22/19	\$304.24	JANUARY CO	IG2 U/65	1	Y	
036	080	032304	9213	17,223	2914956	\$2,665,880	02/15/18	\$154.79	LINDAL CEDAR HOMES	LI	1	34	Use-change after sale; not in ratio
036	080	547680	0170	1,890	3029967	\$450,000	01/10/20	\$238.10	RAY'S AUTO CLINIC	RCC	1	Y	
036	090	000300	0109	32,621	3020024	\$9,250,000	11/08/19	\$283.56	HUSKY INTERNATIONAL TRUCKS	C/LI	2	Y	
036	090	032304	9152	45,349	2925218	\$8,100,000	04/11/18	\$178.61	EASTERN ELECT APPARATUS REP	MIC/H	2	Y	
036	090	102304	9012	34,651	3000864	\$6,257,420	07/23/19	\$180.58	ELECTRICAL DISTRIBUTING INC	MIC/L	1	Y	
036	090	102304	9075	12,500	3092043	\$6,625,000	12/28/20	\$530.00	TRUCK TRAILER SALES	MIC/H	2	Y	
036	090	261320	0055	6,424	3013850	\$1,450,000	10/01/19	\$225.72	Cardinal Aerospace	C/LI	1	Y	
036	090	261320	0084	81,225	3012386	\$16,471,000	08/29/19	\$202.78	FOSTORIA NORTHSTREAM INDUS	C/LI	1	Y	
036	090	261320	0085	27,600	2954038	\$3,750,000	09/17/18	\$135.87	General Builders Supply & Alaska Air	C/LI	1	Y	

Improvement Sales for Area 036 with Sales 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
036	090	734560	0766	6,028	2998061	\$2,300,000	07/05/19	\$381.55	BECKER TRANSFER	C/LI	2	Y	

Vacant Sales for Area 036 with Sales Used

05/13/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
036	015	766670	6545	54,000	3021170	\$3,591,484	11/15/19	\$66.51	BERG SCAFFOLDING CO	IG2 U/85	1	Y	
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	SPLIT ZONING	SF 7200	4	Y	
036	020	719280	0050	12,000	2918004	\$700,000	03/07/18	\$58.33	GT TOWING LOT	IG2 U/85	1	Y	
036	020	754730	0625	7,890	3018322	\$399,950	10/25/19	\$50.69	VACANT INDUSTRIAL	IB U/85	2	Y	
036	020	798740	0005	12,021	2918007	\$1,000,000	03/07/18	\$83.19	INDUSTRIAL WHSE	IG2 U/85	1	Y	
036	040	243320	0215	139,752	2959924	\$3,920,000	10/25/18	\$28.05	PUGET SOUND COATINGS	IG2 U/65	1	Y	
036	040	732790	1445	20,000	2958081	\$537,500	10/04/18	\$26.88	STORAGE YARD	IB U/45	3	Y	
036	040	732790	4160	4,000	2964107	\$150,000	11/20/18	\$37.50	STORAGE YARD	IG1 U/65	1	Y	
036	040	732790	6636	2,200	2913072	\$185,000	01/30/18	\$84.09	VACANT INDUSTRIAL	IG1 U/65	1	Y	
036	040	788360	0635	6,900	3007981	\$475,000	08/27/19	\$68.84	VACANT LAND	LR3 (M)	2	Y	
036	040	788360	0638	3,900	2956361	\$200,000	10/01/18	\$51.28	VACANT MULTI-FAMILY	LR3	1	Y	
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	VACANT LAND	IG2 U/65	2	Y	
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	GLORIA'S TRAVEL/LAW OFFICE	NC3P-95 (M)	1	Y	
036	050	100500	0201	14,631	2985397	\$2,100,000	04/26/19	\$143.53	GLORIA'S TRAVEL/LAW OFFICE	NC3P-85	1	Y	
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	VACANT SINGLE FAMILY RESIDENC	LR3 RC (M)	1	Y	
036	050	166250	0007	7,875	2954221	\$1,685,000	09/26/18	\$213.97	SAIGON RADIO	NC3-65	1	Y	
036	050	166250	0007	7,875	2912685	\$1,038,000	01/26/18	\$131.81	SAIGON RADIO	NC3-65	1	Y	
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	SMALL OFFICE	NC2-55 (M)	4	Y	
036	050	333300	2960	18,431	2954222	\$3,500,000	09/26/18	\$189.90	ROSE PETALS RESTAURANT	NC3P-85	1	Y	
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	SEATTLE HOUSING AUTHORITY - PA	NC3-95 (M1)	1	Y	
036	050	352404	9012	19,931	2922070	\$1,931,000	03/30/18	\$96.88	NEW STAR FOOD MART	NC2-40	1	Y	
036	050	352404	9164	30,036	2922071	\$2,300,000	03/30/18	\$76.57	VACANT LOT	NC2-40	2	Y	
036	050	390410	0306	7,136	2968043	\$503,000	12/24/18	\$70.49	ABE & DEX BARBERSHOP, LLC.	NC2-40	1	Y	
036	050	390410	0320	8,979	2985852	\$650,000	04/25/19	\$72.39	SINGLE FAMILY RESIDENCE	LR2	1	Y	
036	050	512900	0005	41,986	2993971	\$4,830,000	06/17/19	\$115.04	RETAIL STORES	NC1-40 (M)	1	Y	
036	070	204540	0036	6,237	3013954	\$330,000	10/02/19	\$52.91	4-PLEX	R6P	1	Y	
036	070	212470	0360	40,518	2947504	\$3,850,000	08/13/18	\$95.02	H E GOLDBERG CO	NC3P-40	1	Y	
036	070	212470	0420	16,820	2949927	\$1,210,000	08/28/18	\$71.94	VACANT SFR	NC3-40	1	Y	
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	ROSSOE OIL	NC2-55 (M)	1	Y	
036	070	712930	4810	89,562	3014190	\$6,900,000	10/07/19	\$77.04	HONG KONG SEAFOOD REST	NC2-55 (M)	7	Y	
036	080	032304	9091	152,773	2937460	\$1,533,000	06/19/18	\$10.03	AFFORDABLE AUTO WRECKING	IG2 U/65	2	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
036	015	766670	2940	0	3090260	\$1,850,000	12/18/20	\$0.00	ARCO	IG1 U/85	1	15	No market exposure
036	020	284020	0640	1,570	3060231	\$499,000	07/28/20	\$317.83	SINGLE FAMILY RESIDENCE	IG2 U/85	1	17	Non-profit organization
036	020	766670	3464	29,639	2913192	\$4,075,000	01/18/18	\$137.49	PACIFIC BIO DIESEL	IG1 U/85	1	68	Non-gov't to gov't
036	020	766670	3885	5,556	3029405	\$900,000	01/07/20	\$161.99	Light Manufacturing Warehouse	IB U/85	3	51	Related party, friend, or neighbor
036	040	243370	0076	31,300	2926253	\$237,500	03/30/18	\$7.59	Halfon Candy Co.	IG2 U/65	1	51	Related party, friend, or neighbor
036	040	538860	0041	31,604	3064073	\$7,950,000	08/18/20	\$251.55	HEARTWOOD	IG2 U/65	1	15	No market exposure
036	040	732790	1195	0	3010867	\$1,000,000	09/11/19	\$0.00	DUWAMISH WATERWAY PK	IB U/45	1	63	Sale price updated by sales id group
036	040	732790	4570	6,644	2936697	\$1,000,000	06/08/18	\$150.51	CUSTOM CRATING	IG2 U/65	1	51	Related party, friend, or neighbor
036	040	732790	4585	36,982	2933230	\$4,398,500	05/29/18	\$118.94	PWA INC	IG2 U/65	1	51	Related party, friend, or neighbor
036	040	732790	5350	4,920	2918843	\$2,950,000	03/09/18	\$599.59	HURLEN CONST	IG1 U/65	1	51	Related party, friend, or neighbor
036	050	512900	0040	1,118	2970105	\$519,480	01/13/19	\$464.65	VICTOR OISHI AUTO SERVICE	NC1-30	1	22	Partial interest (1/3, 1/2, etc.)
036	070	666780	0110	0	2988164	\$35,000	04/26/19	\$0.00	PARKSHORE MARINA CONDOMINI	NC2-30	1	35	Open space designation continued/ok'
036	070	666780	0240	0	2957992	\$40,000	10/08/18	\$0.00	PARKSHORE MARINA 40' Uncovere	NC2-30	1	67	Gov't to non-gov't
036	070	666780	0610	0	2976568	\$14,774	03/06/19	\$0.00	PARKSHORE MARINA CONDOMINI	NC2-30	1	18	Quit claim deed
036	070	666780	0870	0	2987554	\$60,000	04/23/19	\$0.00	PARKSHORE MARINA CONDOMINI	NC2-30	1	51	Related party, friend, or neighbor
036	070	713130	0400	15,135	2961545	\$3,599,900	11/07/18	\$237.85	AMAZING GRACE LUTH CHURCH	SF 5000	1	17	Non-profit organization
036	070	806600	0111	3,480	3033236	\$160,000	02/07/20	\$45.98		LR2 (M)	1	52	Statement to dor
036	080	032304	9092	0	3021040	\$722,650	11/15/19	\$0.00	IKAN II AUTO WRECKING	SF 7200	1	11	Corporate affiliates
036	080	032304	9103	2,400	2994058	\$7,600,000	06/17/19	\$3,166.67	EQUIPMENT STORAGE YARD	C2-75 (M)	1	68	Non-gov't to gov't
036	080	032304	9207	19,590	2921449	\$4,000,000	03/28/18	\$204.19	JANUARY CO	IG2 U/65	1	N	
036	090	261320	0003	15,250	3090836	\$2,700,000	12/21/20	\$177.05	FARWEST PAINTS	C/LI	1	15	No market exposure
036	090	734060	0480	474,113	2928390	\$22,000,000	05/04/18	\$46.40	GROUP HEALTH OPERATIONS CEI	MIC/L	1	68	Non-gov't to gov't
036	090	870020	0020	20,520	2991550	\$2,400,000	05/27/19	\$116.96	FOSTORIA PARK - LOT B	C/LI	1	11	Corporate affiliates

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
036	020	766670	4040	255,883	3064485	\$83,566	08/20/20	\$0.33	Birmingham Steel Storage Yard	IG2 U/85	1	18	Quit claim deed
036	040	562420	0412	2,078	2973268	\$39,400	02/08/19	\$18.96	VACANT COML	RB	1	18	Quit claim deed
036	040	732790	5725	10,550	2918832	\$650,000	03/09/18	\$61.61	HURLEN CONSTRUCTION	IG1 U/65	1	51	Related party, friend, or neighbor
036	050	339507	0230	39,129	3019198	\$5,430,000	11/06/19	\$138.77	SEATTLE HOUSING AUTHORITY	NC3P-95 (M)	1	67	Gov't to non-gov't

2021 PHYSICAL INSPECTION AREA 36				
Area	Nbh	Major	Minor	SitusAddress
36	40	000160	0001	8604 DALLAS AVE S
36	40	000160	0029	
36	40	000160	0044	
36	40	000160	0060	1620 S 92ND PL
36	40	000160	0061	1801 S 93RD ST
36	40	000160	0062	1801 S 93RD ST
36	40	000340	0013	10100 WEST MARGINAL PL S
36	40	042304	9001	
36	40	042304	9187	10108 WEST MARGINAL PL S
36	40	052304	9005	515 S 96TH ST
36	40	052304	9008	429 S 96TH ST
36	40	052304	9010	
36	40	052304	9194	401 S 96TH ST
36	40	052304	9246	439 S 96TH ST
36	40	052304	9255	501 S 96TH ST
36	40	292404	9004	7152 1ST AVE S
36	40	292404	9006	
36	40	292404	9030	
36	40	292404	9064	7224 WEST MARGINAL WAY S
36	40	292404	9093	7500 WEST MARGINAL WAY S
36	40	292404	9094	7500 WEST MARGINAL WAY S
36	40	292404	9097	7601 2ND AVE S
36	40	292404	9099	
36	40	292404	9101	7440 WEST MARGINAL WAY S
36	40	292404	9103	7501 2ND AVE S
36	40	292404	9104	
36	40	292404	9107	7224 WEST MARGINAL WAY S
36	40	292404	9109	7272 WEST MARGINAL WAY S
36	40	302404	9016	7115 WEST MARGINAL WAY SW
36	40	302404	9018	7739 1ST AVE S
36	40	302404	9026	7717 DETROIT AVE SW
36	40	302404	9073	7500 DETROIT AVE SW
36	40	302404	9075	7707 DETROIT AVE SW
36	40	302404	9111	7201 DETROIT AVE SW
36	40	302404	9153	7739 1ST AVE S
36	40	302404	9157	7125 WEST MARGINAL WAY SW
36	40	302404	9158	7777 DETROIT AVE SW
36	40	302404	9163	7557 DETROIT AVE SW
36	40	302404	9164	7746 DETROIT AVE SW
36	40	302404	9166	7800 DETROIT AVE SW
36	40	302404	9167	7901 1ST AVE S
36	40	302404	9174	7739 1ST AVE S



2021 PHYSICAL INSPECTION AREA 36				
Area	Nbh	Major	Minor	SitusAddress
36	40	302404	9181	7801 DETROIT AVE SW
36	40	302404	9182	
36	40	302404	9183	
36	40	312404	9001	7901 1ST AVE S
36	40	312404	9004	149 SW KENYON ST
36	40	312404	9005	8140 DETROIT AVE SW
36	40	312404	9007	8105 1ST AVE S
36	40	312404	9008	8101 1ST AVE S
36	40	312404	9009	8051 1ST AVE S
36	40	312404	9014	
36	40	312404	9125	8427 1ST AVE S
36	40	312404	9134	8135 1ST AVE S
36	40	312404	9148	8100 DETROIT AVE SW
36	40	312404	9149	8100 DETROIT AVE SW
36	40	312404	9150	8100 DETROIT AVE SW
36	40	312404	9151	8111 1ST AVE S
36	40	312404	9156	
36	40	312404	9157	8165 1ST AVE S
36	40	312404	9158	8105 1ST AVE SW
36	40	312404	9160	8155 1ST AVE S
36	40	312404	9172	8425 1ST AVE S
36	40	312404	9173	8425 1ST AVE S
36	40	536720	2507	
36	40	536720	2515	
36	40	536720	2520	
36	40	562420	0230	615 S 96TH ST
36	40	562420	0232	625 S 96TH ST
36	40	562420	0250	9619 8TH AVE S
36	40	562420	0253	631 S 96TH ST
36	40	562420	0310	
36	40	562420	0311	1031 S 96TH ST
36	40	562420	0330	
36	40	562420	0335	1115 S 96TH ST
36	40	562420	0351	1313 S 96TH ST
36	40	562420	0360	1303 S 96TH ST
36	40	562420	0371	9635 DES MOINES MEMORIAL DR S
36	40	562420	0410	1541 1/2 WEST MARGINAL WAY S
36	40	562420	0411	1541 S 96TH ST
36	40	562420	0412	9840 WEST MARGINAL WAY S
36	40	562420	0416	9850 WEST MARGINAL WAY S
36	40	562420	0931	
36	40	562420	0950	10030 WEST MARGINAL PL S

2021 PHYSICAL INSPECTION AREA 36				
Area	Nbh	Major	Minor	SitusAddress
36	40	562420	0951	
36	40	562420	0970	
36	40	562420	1250	9801 DES MOINES MEMORIAL DR S
36	40	687120	0035	160 S ORCHARD ST
36	40	687120	0045	
36	40	687120	0100	7318 4TH AVE S
36	40	687120	0210	7318 4TH AVE S
36	40	687120	0350	7200 2ND AVE S
36	40	687120	0620	7201 2ND AVE S
36	40	687120	0651	7225 2ND AVE S
36	40	687120	0660	7225 2ND AVE S
36	40	687120	0670	
36	40	687120	0675	7235 2ND AVE S
36	40	687120	0695	7245 2ND AVE S
36	40	687120	0750	7265 2ND AVE S
36	40	687120	0811	7201 OCCIDENTAL AVE S
36	40	732790	2480	811 S CHICAGO ST
36	40	732790	2490	803 S CHICAGO ST
36	40	732790	2500	7808 8TH AVE S
36	40	732790	2520	7814 8TH AVE S
36	40	732790	2670	733 S CHICAGO ST
36	40	732790	2700	721 S CHICAGO ST
36	40	732790	2710	7800 7TH AVE S
36	40	732790	2850	558 S KENYON ST
36	40	732790	2895	
36	40	732790	2900	525 S CHICAGO ST
36	40	732790	2920	525 S CHICAGO ST
36	40	732790	2960	7800 5TH AVE S
36	40	732790	3120	7777 7TH AVE S
36	40	732790	3160	531 S PORTLAND ST
36	40	732790	3180	
36	40	732790	3210	516 S CHICAGO ST
36	40	732790	3330	758 S CHICAGO ST
36	40	732790	3331	754 S CHICAGO ST
36	40	732790	3360	755 S PORTLAND ST
36	40	732790	3372	736 S CHICAGO ST
36	40	732790	3375	722 S CHICAGO ST
36	40	732790	3380	730 S CHICAGO ST
36	40	732790	3385	700 S CHICAGO ST
36	40	732790	3645	7760 8TH AVE S
36	40	732790	4049	
36	40	732790	4100	707 S RIVERSIDE DR

2021 PHYSICAL INSPECTION AREA 36				
Area	Nbh	Major	Minor	SitusAddress
36	40	732790	4135	707 S RIVERSIDE DR
36	40	732790	4160	7700 7TH AVE S
36	40	732790	4170	7724 7TH AVE S
36	40	732790	4190	707 S RIVERSIDE DR
36	40	732790	4300	533 S HOLDEN ST
36	40	732790	4315	521 S HOLDEN ST
36	40	732790	4470	7701 5TH AVE S
36	40	732790	4510	255 S HOLDEN ST
36	40	732790	4530	253 S HOLDEN ST
36	40	732790	4550	241 S HOLDEN ST
36	40	732790	4570	233 S HOLDEN ST
36	40	732790	4585	7700 2ND AVE S
36	40	732790	4760	260 S PORTLAND ST
36	40	732790	4770	7619 5TH AVE S
36	40	732790	4792	7601 5TH AVE S
36	40	732790	4830	255 S AUSTIN ST
36	40	732790	4845	245 S AUSTIN ST
36	40	732790	4875	225 S AUSTIN ST
36	40	732790	4895	211 S AUSTIN ST
36	40	732790	4920	7620 2ND AVE S
36	40	732790	4975	218 S HOLDEN ST
36	40	732790	4985	222 S HOLDEN ST
36	40	732790	5005	240 S HOLDEN ST
36	40	732790	5070	540 S HOLDEN ST
36	40	732790	5170	7600 5TH AVE S
36	40	732790	5235	530 S HOLDEN ST
36	40	732790	5280	740 S HOLDEN ST
36	40	732790	5350	700 S RIVERSIDE DR
36	40	732790	5700	640 S RIVERSIDE DR
36	40	732790	5710	
36	40	732790	5725	620 S RIVERSIDE DR
36	40	732790	5775	605 S RIVERSIDE DR
36	40	732790	5835	7502 5TH AVE S
36	40	732790	5855	7510 5TH AVE S
36	40	732790	5910	7509 5TH AVE S
36	40	732790	5940	7501 5TH AVE S
36	40	732790	5955	401 S WEBSTER ST
36	40	732790	6011	301 S WEBSTER ST
36	40	732790	6015	251 S WEBSTER ST
36	40	732790	6045	7500 2ND AVE S
36	40	732790	6110	222 S AUSTIN ST
36	40	732790	6120	230 S AUSTIN ST

2021 PHYSICAL INSPECTION AREA 36				
Area	Nbh	Major	Minor	SitusAddress
36	40	732790	6260	7400 2ND AVE S
36	40	732790	6375	7400 3RD AVE
36	40	732790	6426	318 S WEBSTER ST
36	40	732790	6465	7417 4TH AVE S
36	40	732790	6515	7421 5TH AVE S
36	40	732790	6525	7400 4TH AVE S
36	40	732790	6585	7433 5TH AVE S
36	40	732790	6636	520 S WEBSTER ST
36	40	732790	6645	523 S RIVERSIDE DR
36	40	732790	6685	7410 5TH AVE S
36	40	732790	6750	7410 5TH AVE S
36	40	732790	6755	582 S RIVERSIDE DR
36	40	732840	1005	7801 5TH AVE S
36	40	732840	1010	480 S KENYON ST
36	40	732840	1020	470 S KENYON ST
36	40	732840	1030	460 S KENYON ST
36	40	732840	1080	241 S CHICAGO ST
36	40	732840	1175	200 S KENYON ST
36	40	732840	1305	271 S PORTLAND ST
36	40	732840	1355	252 S CHICAGO ST
36	40	732840	1425	250 S CHICAGO ST
36	40	732840	1427	230 S CHICAGO ST
36	40	761900	0000	1600 S 92ND PL
36	40	788410	0110	
36	40	788410	0145	8661 DALLAS AVE S
36	40	788410	0350	8661 DALLAS AVE S
36	40	788410	0360	8700 16TH AVE S
36	40	788410	0445	
36	40	788410	0455	8609 17TH AVE S
36	40	788410	0465	8601 17TH AVE S
36	40	788410	0490	8603 DALLAS AVE S
36	40	788410	0500	
36	40	788410	0535	8620 16TH AVE S

Improvement Sales for Area 040 with Sales Used

04/26/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
040	010	332000	0240	10,750	2972112	\$3,250,000	01/30/19	\$302.33	The Melding Pot	NC3P-40	1	Y	
040	010	332000	0265	12,800	2993566	\$2,650,000	06/12/19	\$207.03	OFFICE	NC3P-40	1	Y	
040	010	713230	0370	110,220	3035271	\$26,750,000	02/25/20	\$242.70	1130 Building	NC3-75 (M1)	1	29	Seg/merge after sale; not in ratio
040	010	713430	0390	34,463	2997814	\$8,500,000	06/24/19	\$246.64	Color Graphics	IC-65	1	Y	
040	010	817010	0570	19,660	2923587	\$5,175,000	04/06/18	\$263.22	HERZOG GLASS	DMC 85/75-170	1	Y	
040	010	982670	0689	2,060	2917317	\$915,000	02/26/18	\$444.17	Live/Work Townhouse	NC1-40	1	Y	
040	010	982670	0695	2,065	3061048	\$953,000	07/15/20	\$461.50	Live/Work Townhouse	NC1-55 (M)	1	Y	
040	010	982670	0929	2,068	3013171	\$803,000	09/27/19	\$388.30	Live/Work Unit	NC1-40	1	Y	
040	010	982670	0939	2,483	3090494	\$875,000	12/18/20	\$352.40	Live/Work Unit	NC1-55 (M)	1	Y	
040	040	396440	0221	1,495	3037445	\$635,000	03/03/20	\$424.75	Live/Work Townhouse	NC1P-55 (M)	1	Y	
040	040	912200	0345	4,420	2956547	\$1,438,888	10/09/18	\$325.54	WASH GARDEN CLUB HQ	LR2	1	Y	
040	050	159460	0115	7,420	2988532	\$2,299,000	05/13/19	\$309.84	LIBERTY SIDECARS	C1-65	1	Y	
040	060	170290	0900	5,362	3031711	\$1,800,000	01/29/20	\$335.70	Retail Building	NC3-40	1	69	Net Lease Sale; not in ratio
040	060	170290	0955	1,600	3025494	\$825,000	12/11/19	\$515.63	Live - work units	NC2-40	1	Y	
040	060	170290	0961	1,600	3082196	\$850,000	11/10/20	\$531.25	Live/Work Unit	NC2-40	1	Y	
040	060	170290	1055	12,143	2973787	\$2,775,000	02/12/19	\$228.53	Seward Pk. Art Studio, Garde Rail Ga	NC3P-40	1	Y	
040	060	170290	1665	3,768	2973788	\$1,330,000	02/11/19	\$352.97	Columbia City Ale House	NC3P-40	1	69	Net Lease Sale; not in ratio
040	060	170290	1775	4,809	3026757	\$2,200,000	12/18/19	\$457.48	Salted Sea/Root Yoga	NC3P-40	1	Y	
040	060	333050	0441	1,446	3081567	\$522,500	10/27/20	\$361.34	Live/Work Townhouse	NC2-40	1	Y	
040	060	333050	0453	1,290	3092214	\$499,950	12/04/20	\$387.56	Live/Work Townhouse	NC2-55 (M)	1	Y	
040	060	811310	0330	7,392	2991941	\$2,450,000	05/31/19	\$331.44	LINE RETAIL	C1-65	1	69	Net Lease Sale; not in ratio
040	060	811310	0880	2,376	3066007	\$500,000	08/26/20	\$210.44	Moonlite Inc. - Retail	LR3 (M)	1	Y	
040	070	415430	4605	3,493	3092051	\$1,500,000	12/31/20	\$429.43	FLYING SQUIRREL PIZZA RESTAU	NC1-40 (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
040	010	000760	0132	5,439	2983716	\$1,196,580	04/22/19	\$220.00	VACANT LAND	NC2-40	1	Y	
040	010	193730	0075	5,975	2932830	\$880,000	05/18/18	\$147.28	VACANT	LR2	2	Y	
040	010	331950	0045	28,359	2983714	\$7,031,545	04/22/19	\$247.95	ARMORED TRANSPORT	NC2-55 (M)	4	Y	
040	010	331950	0565	9,856	3079990	\$1,725,000	10/23/20	\$175.02	WASHINGTON MEDICAL CLINIC	LR3 (M)	1	Y	
040	010	331950	0575	4,800	3079989	\$875,000	10/22/20	\$182.29	VACANT LAND	LR3 (M)	1	Y	
040	010	331950	1535	4,800	2969390	\$850,000	01/07/19	\$177.08	VACANT LAND	LR2	1	Y	
040	010	332050	0015	3,850	2948281	\$870,000	08/14/18	\$225.97	VACANT	DMR/C 75/75-170	1	Y	
040	010	332050	0210	32,051	3092119	\$6,960,000	12/28/20	\$217.15	WEST COAST PRINTING	NC2-75 (M)	1	Y	
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00	VACANT LAND (ASSOCIATE PARCEL	NC3-55 (M)	1	Y	
040	010	713230	0435	8,000	3035273	\$1,500,000	02/25/20	\$187.50	WEEZEE'S PLUMBING	NC3-75 (M1)	1	Y	
040	010	713230	0445	8,000	3035272	\$1,500,000	02/25/20	\$187.50	San Fernando Roasted Chicken	NC3-75 (M1)	1	Y	
040	010	806100	0005	23,433	2983564	\$5,500,000	04/17/19	\$234.71	GARAGE	NC3P-65	2	Y	
040	010	806100	0025	24,000	2983534	\$7,500,000	04/16/19	\$312.50	CURTAIN MFG	NC3P-65	2	Y	
040	010	817010	0025	51,000	2960674	\$11,320,000	11/05/18	\$221.96	ACME POULTRY & EGG CO	DMR/C 75/75-95	7	Y	
040	010	817010	0240	6,000	2929431	\$1,350,000	05/08/18	\$225.00	PARKING LOT	DMR/C 75/75-170	1	Y	
040	010	859190	0215	9,600	2988564	\$3,500,000	05/17/19	\$364.58	12th & Main Bldg.	NC2-65	1	Y	
040	010	982200	0280	57,726	2922330	\$20,000,000	03/30/18	\$346.46	Vacant	LR3	4	Y	
040	010	982200	0330	47,815	2988565	\$19,099,740	05/17/19	\$399.45	Vacant	LR3	1	Y	
040	010	982200	0370	38,441	2988597	\$14,550,260	05/17/19	\$378.51	Vacant	LR3	1	Y	
040	010	982670	0565	61,448	3021767	\$11,000,000	11/21/19	\$179.01	SEATTLE KEIRO	NC1-55 (M)	1	Y	
040	020	056700	0612	25,144	2926815	\$4,600,000	04/25/18	\$182.95	VACANT	LR2	2	Y	
040	020	872810	0645	11,512	3027899	\$1,600,000	12/06/19	\$138.99	CHRISTIAN RESTORATION CENTER	LR2 (M)	1	Y	
040	020	982770	0090	7,200	2929784	\$1,760,000	05/09/18	\$244.44	CENTRAL AREA YOUTH CENTER	LR3	1	Y	
040	040	138980	0005	12,800	3005452	\$2,940,000	08/13/19	\$229.69	2 FOURPLEXES	NC2-65	1	Y	
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50	VACANT	LR2 (M)	1	Y	
040	040	885000	0190	2,979	3049002	\$190,000	05/27/20	\$63.78	VACANT LAND	LR2 (M)	1	Y	
040	050	149830	2010	30,000	3091952	\$4,550,000	12/29/20	\$151.67	Smart Foodservice Warehouse Stores	C1-75 (M)	4	Y	
040	050	149830	2175	42,241	2947246	\$4,112,548	07/09/18	\$97.36	IMPERIAL LANES	C1-65	1	Y	
040	050	149830	2176	21,771	2947245	\$2,400,000	07/09/18	\$110.24	Vacant	C1-65	1	Y	
040	050	149830	2300	4,500	3032378	\$1,200,000	01/31/20	\$266.67	SKEETER'S AUTO REBUILD	NC3-75 (M)	1	Y	
040	050	149830	2305	25,500	3092062	\$4,350,000	12/29/20	\$170.59	AQUA MEDIA CORP	NC3-75 (M)	1	Y	
040	050	149830	3056	67,500	3066650	\$10,250,000	08/27/20	\$151.85	VACANT COMMERCIAL	C1-75 (M1)	7	Y	
040	050	159460	0010	8,000	2909474	\$1,199,700	01/02/18	\$149.96	VACANT LAND	C1-65	2	Y	
040	050	754830	1000	17,122	2982953	\$4,111,000	04/18/19	\$240.10	OBERTOS	C1-65	2	Y	
040	050	754830	1095	139,417	2939185	\$19,869,650	06/28/18	\$142.52	Vacant	C1-65	16	Y	
040	050	912200	1075	441,445	2951539	\$65,000,000	09/06/18	\$147.24	PEPSI BOTTLING GROUP	C2-65	1	Y	
040	060	212404	9279	12,488	3059095	\$1,200,000	07/20/20	\$96.09	MOBILE HOME - CHURCH/DAY CARE	LR3 (M1)	1	Y	
040	060	222404	9007	63,240	2945254	\$2,100,000	07/20/18	\$33.21	vacant	C1-65	2	Y	
040	060	234130	0490	12,209	2919819	\$1,480,000	03/15/18	\$121.22	M & H AUTO BODY	C1-40	1	Y	

Vacant Sales for Area 040 with Sales Used

06/07/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
040	060	333050	0440	13,566	2983633	\$1,650,000	04/18/19	\$121.63	DAYSRING & FITCH FUNERAL HOM	NC2-40	3	Y	
040	060	333050	0975	4,746	2948463	\$900,000	08/16/18	\$189.63	Great Smiles Denture Clinic	NC2-40	1	Y	
040	060	333050	0975	904	3116793	\$858,950	04/26/21	\$950.17	Townhouse	NC2-55 (M)	1	Y	
040	060	333200	0375	10,425	2985202	\$350,000	04/26/19	\$33.57	Jubilee Christian Center	SF 5000	2	Y	
040	060	392940	0070	17,878	2972718	\$2,950,000	02/05/19	\$165.01	Pho Rainier Restaurant	NC2-40	1	Y	
040	060	392990	0010	74,400	2990563	\$16,693,000	05/29/19	\$224.37	OFFICE BUILDING (ASSOCIATE PARC	NC2P-40	2	Y	
040	060	392990	0090	13,588	2986514	\$1,550,000	05/07/19	\$114.07	VAC LD	LR3	3	Y	
040	060	392990	0090	5,547	3088361	\$1,082,478	11/30/20	\$195.15	VAC LD	LR3 (M)	1	Y	
040	060	392990	0095	5,506	3088368	\$428,000	11/30/20	\$77.73	VAC LD	LR3 (M)	1	Y	
040	060	505830	0135	9,836	2967882	\$1,700,000	11/20/18	\$172.83	MINUTE MART	SM-NR-85	1	Y	
040	060	564960	0390	21,051	2932892	\$2,992,500	05/29/18	\$142.15	COLUMBIA TOWING STORAGE YARD	NC2-40	2	Y	
040	060	945920	0135	8,430	2981512	\$875,000	04/04/19	\$103.80	GARAGE STORAGE BUILDING	C1-40	2	Y	



## Improvement Sales for Area 040 with Sales not Used

04/26/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
040	010	331950	0096	5,520	3091835	\$80,000	12/25/20	\$14.49	SEATTLE KOYASAN CHURCH	LR3 (M)	1	17	Non-profit organization
040	010	331950	1295	5,000	2915706	\$1,280,000	02/20/18	\$256.00	NORTHWEST TOFU/RESTAURANT	NC3P-40	1	44	Tenant
040	010	332000	0570	8,832	2942997	\$3,300,000	07/06/18	\$373.64	SEATTLE AUTOMOTIVE DISTRIBUT	DMR/C 75/75-95	1	N	
040	010	332050	0030	4,800	3001832	\$2,570,000	07/24/19	\$535.42	R S AUTO REPAIR	DMR/C 75/75-170	1	15	No market exposure
040	010	332050	0045	2,795	2963807	\$32,000	11/27/18	\$11.45	FISHING & TACKLE	DMR/C 75/75-170	3	24	Easement or right-of-way
040	010	392740	0005	6,730	2984993	\$50,000	04/30/19	\$7.43	WAREHOUSE	NC3P-65	1	51	Related party, friend, or neighbor
040	010	713430	0595	8,000	3013182	\$959,000	09/27/19	\$119.88	Central Bark	IC-65	1	3	Contract or cash sale
040	010	817010	0350	31,744	2915591	\$8,000,000	02/20/18	\$252.02	Kings Oriental Foods Co.	DMR/C 75/75-170	3	44	Tenant
040	010	817010	0490	0	2920303	\$980,000	03/14/18	\$0.00	SFR HOUSE-TEAR DOWN CONDITI	DMC 85/75-170	1	15	No market exposure
040	020	364610	0280	6,544	2940219	\$5,000	07/03/18	\$0.76	Community House	NC3P-75 (M)	1	24	Easement or right-of-way
040	040	059700	0535	1,680	3012632	\$1,000,000	09/27/19	\$595.24	VALERO	NC2P-40	1	51	Related party, friend, or neighbor
040	040	394290	0110	4,724	2921949	\$1,649,900	03/30/18	\$349.26	Life Change Church	SF 5000	1	17	Non-profit organization
040	040	754980	2075	1,100	2973044	\$263,000	01/30/19	\$239.09	PARIS BAKERY	NC1-30	1	15	No market exposure
040	050	000360	0055	3,198	3047175	\$2,545	05/14/20	\$0.80	AUTO DETAILING	NC1-75 (M1)	2	24	Easement or right-of-way
040	050	000360	0074	7,326	3048446	\$25,400	05/20/20	\$3.47	Vien Thong	NC1-55 (M)	2	24	Easement or right-of-way
040	050	149830	2560	4,026	3033748	\$1,275,000	02/10/20	\$316.69	M & M AUTO REPAIR	NC3-75 (M)	1	15	No market exposure
040	050	149830	2880	12,459	3073400	\$4,950,000	09/29/20	\$397.30	Live/Work Townhouse	NC3-75 (M1)	1	15	No market exposure
040	050	159460	0105	3,000	2968241	\$795,000	12/28/18	\$265.00	Rainier Dental Center	C1-65	1	51	Related party, friend, or neighbor
040	050	754830	1000	11,093	2969722	\$119,385	04/12/18	\$10.76	OBERTOS	C1-65	1	33	Lease or lease-hold
040	060	170290	0695	1,960	2928752	\$693,000	05/07/18	\$353.57	SHOLA DELI and Apartment	NC2-40	1	15	No market exposure
040	060	170290	0820	2,585	3079910	\$1,100,000	10/16/20	\$425.53	La Medusa Sicilian Food	NC3P-40	1	44	Tenant
040	060	234130	0030	2,432	2995402	\$700,000	06/14/19	\$287.83	ABU-BAKR MOSQUE	C1-40	1	15	No market exposure
040	060	234130	0595	1,248	2911118	\$615,000	01/12/18	\$492.79	SFR HOUSE USING AS RETAIL STO	C1-40	1	15	No market exposure
040	060	333050	0255	6,400	2960588	\$830,000	10/30/18	\$129.69	A & B BUSINESS MACHINES	NC2-40	1	15	No market exposure
040	060	333050	0945	2,760	3088839	\$1,050,000	12/07/20	\$380.43	Black & Tan Hall	NC2P-55 (M)	1	44	Tenant
040	060	795030	1650	1,500	3045397	\$709,999	04/23/20	\$473.33	Retail Store	C2-55 (M)	1	N	
040	060	811310	1080	19,028	2948687	\$1,000	08/15/18	\$0.05	FIRE STATION & ENGINEERING DE	SF 5000	1	24	Easement or right-of-way
040	060	811310	1080	19,028	2948686	\$1,000	08/15/18	\$0.05	FIRE STATION & ENGINEERING DE	SF 5000	2	24	Easement or right-of-way

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
040	010	000760	0133	4,083	2985418	\$3,050,000	04/24/19	\$747.00	VACANT LAND	NC2-40	7	65	Plans and permits
040	010	193730	0075	2,360	3015109	\$1,280,000	09/25/19	\$542.37	VACANT	LR2 (M)	2	65	Plans and permits
040	010	392740	0051	15,921	2984992	\$50,000	04/30/19	\$3.14	CHURCH	NC3P-65	1	71	Parking easement
040	010	806100	0025	47,433	3044227	\$20,000,000	04/24/20	\$421.65	CURTAIN MFG	NC3P-75 (M)	4	65	Plans and permits
040	010	817010	0015	16,500	2978983	\$53,600	03/20/19	\$3.25	VACANT LAND (PARKING LOT TO ACCTS #817010-0020 & #817010-0100)	DMR/C 75/75-95	3	24	Easement or right-of-way
040	020	125020	0425	18,000	2964587	\$5,000,000	12/03/18	\$277.78	Crossfit CD	NC2P-40	1	65	Plans and permits
040	020	605860	0305	7,499	3073737	\$2,600,000	09/10/20	\$346.71	DEP Homes	NC1-40 (M)	2	65	Plans and permits
040	050	000360	0025	25,306	3031506	\$1,412,500	01/28/20	\$55.82	Parking	LR3 (M)	1	N	
040	050	754830	1155	4,815	3049713	\$1,800,000	06/01/20	\$373.83	AUTO BODY REPAIR SHOP	NC3-75 (M)	1	15	No market exposure
040	060	234130	0245	450	2979890	\$17,500	03/21/19	\$38.89	VACANT	C1-40	1	15	No market exposure
040	060	505830	0135	9,836	3025762	\$1,875,184	11/21/19	\$190.64	MINUTE MART	SM-NR 95 (M)	1	65	Plans and permits
040	070	558320	0080	5,681	3014252	\$1,100,000	10/01/19	\$193.63	Vacant	NC1-30	1	65	Plans and permits

2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	020260	0000	3940 S AMERICUS ST
40	60	066150	0000	5220 42ND AVE S
40	60	088300	0005	6230 RAINIER AVE S
40	60	118300	0090	5314 MARTIN LUTHER KING JR WAY S
40	60	131430	0005	6100 RAINIER AVE S
40	60	131430	0019	5983 RAINIER AVE S
40	60	148040	0006	5207 42ND AVE S
40	60	148040	0020	5213 42ND AVE S
40	60	148040	0040	5282 RAINIER AVE S
40	60	148040	0051	5276 RAINIER AVE S
40	60	148040	0066	5270 RAINIER AVE S
40	60	148040	0080	5260 RAINIER AVE S
40	60	148040	0090	5262 RAINIER AVE S
40	60	148040	0100	5256 RAINIER AVE S
40	60	148040	0105	5250 RAINIER AVE S
40	60	157110	0025	3108 S GRAHAM ST
40	60	162404	9064	S COLUMBIAN WAY
40	60	162404	9065	2815 S ALASKA ST
40	60	170290	0495	3901 S ANGELINE ST
40	60	170290	0635	3805 S ANGELINE ST
40	60	170290	0650	3719 S ANGELINE ST
40	60	170290	0680	4812 RAINIER AVE S
40	60	170290	0685	3808 S EDMUNDS ST
40	60	170290	0686	4820 RAINIER AVE S
40	60	170290	0695	3810 S EDMUNDS ST
40	60	170290	0706	3818 S EDMUNDS ST
40	60	170290	0715	3822 S EDMUNDS ST
40	60	170290	0720	3828 S EDMUNDS ST
40	60	170290	0740	3838 S EDMUNDS ST
40	60	170290	0750	4800 RAINIER AVE S
40	60	170290	0805	4851 RAINIER AVE S
40	60	170290	0820	4855 RAINIER AVE S
40	60	170290	0845	4861 RAINIER AVE S
40	60	170290	0855	4863 RAINIER AVE S
40	60	170290	0870	4869 RAINIER AVE S
40	60	170290	0880	4873 RAINIER AVE S
40	60	170290	0900	4850 37TH AVE S
40	60	170290	0910	3700 S FERDINAND ST
40	60	170290	0955	3829 S EDMUNDS ST
40	60	170290	0956	3829 B S EDMUNDS ST
40	60	170290	0957	3829 C S EDMUNDS ST
40	60	170290	0958	3829 D S EDMUNDS ST
40	60	170290	0959	No Situs Address
40	60	170290	0960	3827 C S EDMUNDS ST
40	60	170290	0961	3827 B S EDMUNDS ST
40	60	170290	0962	3827 A S EDMUNDS ST
40	60	170290	0981	3815 S EDMUNDS ST
40	60	170290	0995	3806 S FERDINAND ST
40	60	170290	1005	3810 S FERDINAND ST
40	60	170290	1011	3814 S FERDINAND ST
40	60	170290	1016	3820 S FERDINAND ST
40	60	170290	1035	3830 S FERDINAND ST

2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	170290	1040	3803 S EDMUNDS ST
40	60	170290	1055	4860 RAINIER AVE S
40	60	170290	1070	4864 RAINIER AVE S
40	60	170290	1075	4868 RAINIER AVE S
40	60	170290	1220	3902 S FERDINAND ST
40	60	170290	1221	No Situs Address
40	60	170290	1222	No Situs Address
40	60	170290	1445	4916 39TH AVE S
40	60	170290	1565	3829 S FERDINAND ST
40	60	170290	1580	3825 S FERDINAND ST
40	60	170290	1585	3821 S FERDINAND ST
40	60	170290	1589	3817 S FERDINAND ST
40	60	170290	1605	3811 S FERDINAND ST
40	60	170290	1610	3804 S HUDSON ST
40	60	170290	1640	4902 RAINIER AVE S
40	60	170290	1650	4908 RAINIER AVE S
40	60	170290	1660	4910 RAINIER AVE S
40	60	170290	1665	4914 RAINIER AVE S
40	60	170290	1670	4916 RAINIER AVE S
40	60	170290	1675	4918 RAINIER AVE S
40	60	170290	1685	3717 S FERDINAND ST
40	60	170290	1695	3709 S FERDINAND ST
40	60	170290	1700	3701 S FERDINAND ST
40	60	170290	1710	3702 S HUDSON ST
40	60	170290	1730	3714 S HUDSON ST
40	60	170290	1750	4901 RAINIER AVE S
40	60	170290	1760	4909 RAINIER AVE S
40	60	170290	1775	4915 RAINIER AVE S
40	60	170290	1795	3722 S HUDSON ST
40	60	170303	0000	5026 RENTON AVE S
40	60	170340	0005	4721 RAINIER AVE S
40	60	170340	0006	4739 RAINIER AVE S
40	60	170340	0016	4801 RAINIER AVE S
40	60	170340	0025	4825 RAINIER AVE S
40	60	170340	0145	3515 S ALASKA ST
40	60	170340	0165	4717 36TH AVE S
40	60	170340	0255	3518 S EDMUNDS ST
40	60	170340	0370	4732 35TH AVE S
40	60	170340	0381	4712 35TH AVE S
40	60	170340	0410	4700 35TH AVE S
40	60	170340	0510	3200 S EDMUNDS ST
40	60	170340	0735	3206 S FERDINAND ST
40	60	170340	0745	3200 S FERDINAND ST
40	60	170340	0755	3528 S FERDINAND ST
40	60	170340	1151	3220 S HUDSON ST
40	60	170340	1160	3206 S HUDSON ST
40	60	170340	1165	4701 RAINIER AVE S
40	60	170490	0242	5215 46TH AVE S
40	60	170490	0338	5316 RAINIER AVE S
40	60	170490	0340	5210 42ND AVE S
40	60	170490	0380	5208 42ND AVE S
40	60	170490	0391	5214 42ND AVE S

2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	170490	0405	5303 RAINIER AVE S
40	60	170490	0410	5300 RAINIER AVE S
40	60	170490	0435	4416 S BRANDON ST
40	60	212404	9002	No Situs Address
40	60	212404	9279	3019 S ANGELINE ST
40	60	212404	9282	4810 MARTIN LUTHER KING JR WAY S
40	60	212404	9284	32ND AVE S
40	60	222404	9002	4700 RAINIER AVE S
40	60	222404	9003	3411 S ALASKA ST
40	60	222404	9007	No Situs Address
40	60	222404	9009	3613 S JUNEAU ST
40	60	222404	9014	5937 35TH AVE S
40	60	222404	9022	3519 S JUNEAU ST
40	60	222404	9026	6007 MARTIN LUTHER KING JR WAY S
40	60	222404	9028	5907 MARTIN LUTHER KING JR WAY S
40	60	222404	9035	3600 S GRAHAM ST
40	60	222404	9068	No Situs Address
40	60	222404	9071	4730 32ND AVE S
40	60	222404	9086	No Situs Address
40	60	222404	9087	3512 S JUNEAU ST
40	60	222404	9089	4740 32ND AVE S
40	60	234130	0005	5421 MARTIN LUTHER KING JR WAY S
40	60	234130	0015	5503 MARTIN LUTHER KING JR WAY S
40	60	234130	0030	5511 MARTIN LUTHER KING JR WAY S
40	60	234130	0040	5601 MARTIN LUTHER KING JR WAY S
40	60	234130	0055	35TH AVE S
40	60	234130	0056	S ORCAS ST
40	60	234130	0070	5619 MARTIN LUTHER KING JR WAY S
40	60	234130	0080	No Situs Address
40	60	234130	0125	No Situs Address
40	60	234130	0135	5707 MARTIN LUTHER KING JR WAY S
40	60	234130	0145	No Situs Address
40	60	234130	0150	5700 MARTIN LUTHER KING JR WAY S
40	60	234130	0225	5600 MARTIN LUTHER KING JR WAY S
40	60	234130	0226	3615 S FINDLAY ST
40	60	234130	0245	5500 MARTIN LUTHER KING JR WAY S
40	60	234130	0380	5500 MARTIN LUTHER KING JR WAY S
40	60	234130	0410	5518 MARTIN LUTHER KING JR WAY S
40	60	234130	0490	5400 MARTIN LUTHER KING JR WAY S
40	60	234130	0520	5418 MARTIN LUTHER KING JR WAY S
40	60	234130	0585	5319 MARTIN LUTHER KING JR WAY S
40	60	234130	0595	5315 MARTIN LUTHER KING JR WAY S
40	60	260341	0000	No Situs Address
40	60	266050	0010	3565 S HUDSON ST
40	60	266050	0020	3551 S HUDSON ST
40	60	266050	0195	5000 MARTIN LUTHER KING JR WAY S
40	60	266050	0247	5022 MARTIN LUTHER KING JR WAY S
40	60	266050	0270	5030 MARTIN LUTHER KING JR WAY S
40	60	266050	0281	5031 MARTIN LUTHER KING JR WAY S
40	60	266050	0285	5061 MARTIN LUTHER KING JR WAY S
40	60	266050	0288	5061 MARTIN LUTHER KING JR WAY S
40	60	266050	0295	5058 MARTIN LUTHER KING JR WAY S

### 2021 Area 40 Physical Inspection

Geo	Neighborhood	Major	Minor	AddrLine
40	60	266050	0296	5050 MARTIN LUTHER KING JR WAY S
40	60	266050	0297	5054 MARTIN LUTHER KING JR WAY S
40	60	266050	0300	5209 MARTIN LUTHER KING JR WAY S
40	60	266050	0315	No Situs Address
40	60	266050	0328	5030 35TH AVE S
40	60	266050	0400	5033 37TH AVE S
40	60	266050	0430	5033 37TH AVE S
40	60	266050	0435	5037 37TH AVE S
40	60	269060	0040	4402 S GRAHAM ST
40	60	333050	0055	4455 S BRANDON ST
40	60	333050	0230	4423 S BRANDON ST
40	60	333050	0255	5416 RAINIER AVE S
40	60	333050	0260	5400 RAINIER AVE S
40	60	333050	0280	5420 RAINIER AVE S
40	60	333050	0305	5415 RAINIER AVE S
40	60	333050	0320	5401 RAINIER AVE S
40	60	333050	0425	5425 RAINIER AVE S
40	60	333050	0441	5501 RAINIER AVE S
40	60	333050	0442	No Situs Address
40	60	333050	0451	No Situs Address
40	60	333050	0452	No Situs Address
40	60	333050	0453	No Situs Address
40	60	333050	0455	5511 RAINIER AVE S
40	60	333050	0460	No Situs Address
40	60	333050	0465	5515 RAINIER AVE S
40	60	333050	0470	No Situs Address
40	60	333050	0475	5523 RAINIER AVE S
40	60	333050	0720	5500 RAINIER AVE S
40	60	333050	0730	5508 RAINIER AVE S
40	60	333050	0740	5520 RAINIER AVE S
40	60	333050	0935	5600 RAINIER AVE S
40	60	333050	0945	5608 RAINIER AVE S
40	60	333050	0950	5610 RAINIER AVE S
40	60	333050	0955	5614 RAINIER AVE S
40	60	333050	0960	5620 RAINIER AVE S
40	60	333050	0966	No Situs Address
40	60	333050	0974	No Situs Address
40	60	333050	0975	4508 S ORCAS ST
40	60	333050	0976	No Situs Address
40	60	333050	0977	No Situs Address
40	60	333050	0978	No Situs Address
40	60	333050	1050	5601 RAINIER AVE S
40	60	333050	1056	5607 RAINIER AVE S
40	60	333050	1058	5609 RAINIER AVE S
40	60	333050	1070	5611 RAINIER AVE S
40	60	333050	1080	5619 RAINIER AVE S
40	60	333050	1275	5701 RAINIER AVE S
40	60	333050	1290	5709 RAINIER AVE S
40	60	333050	1301	5717 RAINIER AVE S
40	60	333050	1310	5723 RAINIER AVE S
40	60	333050	1325	4213 S ORCAS ST
40	60	333050	1580	4517 S ORCAS ST

2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	333050	1590	5700 RAINIER AVE S
40	60	333050	1606	5718 RAINIER AVE S
40	60	333050	1620	5720 RAINIER AVE S
40	60	333050	1725	5800 RAINIER AVE S
40	60	333050	1730	5804 RAINIER AVE S
40	60	333050	1740	5818 RAINIER AVE S
40	60	333050	1805	5803 RAINIER AVE S
40	60	333150	0560	4620 S FINDLAY ST
40	60	333250	0045	5900 RAINIER AVE S
40	60	333250	0076	5922 RAINIER AVE S
40	60	333250	0125	No Situs Address
40	60	333250	0145	5903 RAINIER AVE S
40	60	333250	0155	5905 RAINIER AVE S
40	60	333250	0170	5913 RAINIER AVE S
40	60	333250	1090	3928 S GRAHAM ST
40	60	342660	0005	5718 MARTIN LUTHER KING JR WAY S
40	60	342660	0026	5740 MARTIN LUTHER KING JR WAY S
40	60	342660	0070	5748 MARTIN LUTHER KING JR WAY S
40	60	342660	0080	5739 37TH AVE S
40	60	342660	0090	No Situs Address
40	60	342660	0100	No Situs Address
40	60	342660	0106	No Situs Address
40	60	342660	0115	No Situs Address
40	60	342660	0120	No Situs Address
40	60	342660	0125	No Situs Address
40	60	345700	0005	No Situs Address
40	60	345700	0010	No Situs Address
40	60	392940	0005	3740 S ANGELINE ST
40	60	392940	0040	3808 S ANGELINE ST
40	60	392940	0059	3700 S ANGELINE ST
40	60	392940	0060	3716 S ANGELINE ST
40	60	392940	0070	4740 RAINIER AVE S
40	60	392990	0010	No Situs Address
40	60	392990	0015	4728 RAINIER AVE S
40	60	392990	0020	4715 38TH AVE S
40	60	392990	0050	4725 38TH AVE S
40	60	392990	0056	4747 39TH AVE S
40	60	392990	0060	3801 S ALASKA ST
40	60	392990	0090	4720 38TH AVE S
40	60	392990	0095	4730 38TH AVE S
40	60	417460	0005	2701 S ALASKA ST
40	60	417460	0050	2601 S ALASKA ST
40	60	529220	0060	3940 S PEARL ST
40	60	529220	0061	No Situs Address
40	60	529220	0062	No Situs Address
40	60	529520	0005	2855 S ALASKA ST
40	60	539670	0000	3240 S EDMUNDS ST
40	60	541410	0121	4724 31ST AVE S
40	60	541410	0160	4700 31ST AVE S
40	60	541410	0170	No Situs Address
40	60	541410	0295	4716 30TH AVE S
40	60	541410	0305	No Situs Address



2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	564960	0025	3933 S FARRAR ST
40	60	564960	0030	3939 S FARRAR ST
40	60	564960	0035	5201 42ND AVE S
40	60	564960	0045	5244 RAINIER AVE S
40	60	564960	0046	No Situs Address
40	60	564960	0050	5212 RAINIER AVE S
40	60	564960	0052	5214 RAINIER AVE S
40	60	564960	0055	5216 RAINIER AVE S
40	60	564960	0059	3919 S PEARL ST
40	60	564960	0060	3911 S PEARL ST
40	60	564960	0061	5200 RAINIER AVE S
40	60	564960	0062	5100 RAINIER AVE S
40	60	564960	0064	3927 S PEARL ST
40	60	564960	0065	3916 S PEARL ST
40	60	564960	0066	5014 39TH AVE S
40	60	564960	0115	5018 RAINIER AVE S
40	60	564960	0120	5020 RAINIER AVE S
40	60	564960	0125	5000 RAINIER AVE S
40	60	564960	0130	5021 RAINIER AVE S
40	60	564960	0133	5015 RAINIER AVE S
40	60	564960	0135	5001 RAINIER AVE S
40	60	564960	0170	3730 S DAWSON ST
40	60	564960	0172	3701 S HUDSON ST
40	60	564960	0173	3711 S HUDSON ST
40	60	564960	0335	5231 39TH AVE S
40	60	564960	0350	5205 39TH AVE S
40	60	564960	0365	5117 RAINIER AVE S
40	60	564960	0370	5101 RAINIER AVE S
40	60	564960	0385	5223 RAINIER AVE S
40	60	564960	0395	5230 39TH AVE S
40	60	564960	0411	5237 RAINIER AVE S
40	60	564960	0425	5261 RAINIER AVE S
40	60	564960	0465	5279 RAINIER AVE S
40	60	564960	0470	5269 RAINIER AVE S
40	60	564960	0473	No Situs Address
40	60	564960	0476	5263 RAINIER AVE S
40	60	688890	0150	5306 MARTIN LUTHER KING JR WAY S
40	60	688890	0160	5308 MARTIN LUTHER KING JR WAY S
40	60	718680	0110	5943 MARTIN LUTHER KING JR WAY S
40	60	718680	0125	5940 MARTIN LUTHER KING JR WAY S
40	60	785390	0000	3933 S PEARL ST
40	60	785700	0410	2820 S ORCAS ST
40	60	785700	0920	2803 S ORCAS ST
40	60	785700	1000	3014 S JUNEAU ST
40	60	785700	1005	3006 S JUNEAU ST
40	60	786800	0005	6101 RAINIER AVE S
40	60	786800	0015	6111 RAINIER AVE S
40	60	811310	0005	5952 MARTIN LUTHER KING JR WAY S
40	60	811310	0040	3801 S JUNEAU ST
40	60	811310	0122	5933 39TH AVE S
40	60	811310	0160	5960 MARTIN LUTHER KING JR WAY S
40	60	811310	0170	6008 MARTIN LUTHER KING JR WAY S

2021 Area 40 Physical Inspection				
Geo	Neighborhood	Major	Minor	AddrLine
40	60	811310	0250	6033 MARTIN LUTHER KING JR WAY S
40	60	811310	0322	6056 MARTIN LUTHER KING JR WAY S
40	60	811310	0330	6061 MARTIN LUTHER KING JR WAY S
40	60	811310	0390	3828 S GRAHAM ST
40	60	811310	0425	3818 S GRAHAM ST
40	60	811310	0450	6044 MARTIN LUTHER KING JR WAY S
40	60	811310	0530	S JUNEAU ST
40	60	811310	0830	6211 RAINIER AVE S
40	60	811310	0880	5997 RAINIER AVE S
40	60	811310	0950	6020 RAINIER AVE S
40	60	811310	0970	6112 RAINIER AVE S
40	60	811310	1080	5968 RAINIER AVE S
40	60	933180	0710	3319 S BRANDON ST
40	60	933180	0711	3315 S BRANDON ST
40	60	941840	0035	6015 36TH AVE S
40	60	941840	0050	6021 36TH AVE S
40	60	941840	0055	6033 36TH AVE S
40	60	941840	0060	6045 36TH AVE S
40	60	941840	0065	6050 35TH AVE S
40	60	941840	0070	6049 36TH AVE S
40	60	941840	0075	6044 35TH AVE S
40	60	941840	0080	6038 35TH AVE S
40	60	941840	0085	6032 35TH AVE S
40	60	941840	0090	6028 35TH AVE S
40	60	941840	0095	6024 35TH AVE S
40	60	941840	0100	6020 35TH AVE S
40	60	941840	0105	6016 35TH AVE S
40	60	941840	0110	6012 35TH AVE S
40	60	945920	0135	5223 MARTIN LUTHER KING JR WAY S
40	60	945920	0136	No Situs Address

Improvement Sales for Area 045 with Sales Used

04/20/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	035	762570	3351	1,287	3087494	\$630,000	12/02/20	\$489.51	LIVE/WORK TOWNHOME	NC2-40 (M)	1	Y	
045	045	310740	0110	4,992	3084214	\$801,000	11/20/20	\$160.46	BANK OF AMERICA	CBSO	1	Y	
045	020	122403	9034	1,899	3087765	\$739,000	11/19/20	\$389.15	LIVE/WORK TOWNHOME	C1-55 (M)	1	Y	
045	035	787250	0076	1,409	3084290	\$570,000	11/18/20	\$404.54	LIVE/WORK TOWNHOME	NC2-55 (M)	1	Y	
045	045	721140	1375	2,575	3076490	\$770,000	10/08/20	\$299.03	WHITE CENTER PIZZA	CBSO	1	Y	
045	045	062304	9285	12,965	3071948	\$1,850,000	09/23/20	\$142.69	Northmart	CBSO	1	Y	
045	045	345100	0035	1,974	3070463	\$325,000	09/16/20	\$164.64	PIZZA HUT - TAKE OUT PIZZA	CBSO	1	Y	
045	020	889530	0020	2,000	3070247	\$580,000	09/10/20	\$290.00	VERGE	C1-55 (M)	1	Y	
045	015	211470	0565	1,526	3070655	\$315,000	09/08/20	\$206.42	GROCERY STORE	NC1-40 (M)	1	Y	
045	005	177360	0170	4,118	3067658	\$2,595,480	09/02/20	\$630.28	MICRO APARMENTS - FOOTPRINT DELRIDGE	LR2 (M)	1	Y	
045	040	929730	1840	12,856	3067527	\$6,994,400	08/27/20	\$544.06	MICRO APARTMENTS - FOOTPRINT AVALON I	MR (M)	1	Y	
045	035	762570	3346	1,527	3060318	\$620,000	07/28/20	\$406.02	LIVE/WORK TOWNHOME	NC2-40 (M)	1	Y	
045	025	286300	0230	1,400	3057260	\$600,000	07/15/20	\$428.57	GRANADA CONDOMINIUM	NC2-75 (M)	1	Y	
045	005	177310	1576	1,600	3056703	\$659,950	07/07/20	\$412.47	TOWNHOME	NC2P-55 (M)	1	Y	
045	030	079500	0025	10,833	3052542	\$1,040,000	06/19/20	\$96.00	AZTECA WHSES	CBSO	1	Y	
045	035	757770	0119	1,634	3052961	\$750,000	06/05/20	\$459.00	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	
045	005	177310	1578	1,491	3041846	\$665,000	03/24/20	\$446.01	SFR	NC2P-55 (M)	1	Y	
045	045	345100	0403	3,690	3037149	\$799,000	03/03/20	\$216.53	SW CHIRO CLINIC W/SFR RENTAL	R48	1	Y	
045	025	390210	0220	2,160	3036735	\$2,925,000	02/28/20	\$1,354.17	7-11 STORE	NC2-75 (M)	1	69	Net Lease Sale; not in ratio
045	025	095200	2152	1,320	3036367	\$635,000	02/26/20	\$481.06	LIVE/WORK TOWNHOME	LR3 RC (M)	1	Y	
045	035	790520	0070	4,100	3036050	\$2,425,000	02/25/20	\$591.46	LEGAL OFFICE	LR3 RC (M)	1	Y	
045	005	177310	1574	1,977	3036527	\$669,950	02/20/20	\$338.87	LIVE/WORK TOWNHOME	NC2P-55 (M)	1	Y	
045	045	310740	0060	16,416	3034961	\$4,400,000	02/14/20	\$268.03	O'REILLY AUTO PARTS/CHILDRENS ACADEMY	CBSO	1	Y	
045	005	177310	1577	1,977	3034319	\$634,950	02/10/20	\$321.17	LIVE/WORK TOWNHOME	NC2P-55 (M)	1	Y	
045	025	095200	2150	1,378	3033880	\$619,000	02/05/20	\$449.20	LIVE/WORK TOWNHOME	LR3 RC (M)	1	Y	
045	020	514280	0030	894	3032923	\$525,000	02/04/20	\$587.25	MARCUS PLACE	NC2-75 (M)	1	Y	
045	030	089200	0043	13,696	3032272	\$1,400,000	01/29/20	\$102.22	ROY'S AUTO PARTS	CBSO	2	Y	
045	025	149530	0035	3,134	3031081	\$1,500,000	01/24/20	\$478.62	POGGIE TAVERN	NC3P-95 (M)	1	Y	
045	045	320380	0165	3,960	3029356	\$825,000	01/09/20	\$208.33	PHO Rest/DAVES CREDIT JEWELRY	CBSO	1	Y	
045	025	095200	6550	9,200	3027839	\$5,100,000	12/27/19	\$554.35	42ND MEDICAL DENTAL BLDG	NC3-75 (M)	1	Y	
045	020	514280	0030	894	3025615	\$525,000	12/11/19	\$587.25	MARCUS PLACE	NC2-75 (M)	1	Y	
045	045	062304	9215	6,400	3026172	\$850,000	12/02/19	\$132.81	WAREHOUSE	ISO	1	Y	
045	025	286300	0240	1,400	3024363	\$630,000	11/26/19	\$450.00	GRANADA CONDOMINIUM	NC2-75 (M)	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	045	721140	1140	4,256	3024778	\$630,000	11/22/19	\$148.03	Khmer Community of Seattle-KC/Refugee Federation service	CBSO	2	Y	
045	005	343850	0100	2,610	3021581	\$625,000	11/19/19	\$239.46	GU-WI GUTTERS AND WINDOWS	SF 7200	1	Y	
045	045	630340	0330	2,690	3016766	\$720,000	10/18/19	\$267.66	KOCH MACHINE	CBSO	1	Y	
045	045	721140	1375	2,575	3008588	\$785,000	08/28/19	\$304.85	WHITE CENTER PIZZA	CBSO	1	Y	
045	030	062304	9048	13,167	3002730	\$1,500,000	07/30/19	\$113.92	WPMC	CBSO	1	Y	
045	005	177310	1573	1,977	3002706	\$705,000	07/24/19	\$356.60	LIVE/WORK TOWNHOME	NC2P-55 (M)	1	Y	
045	035	129430	0010	2,119	3000227	\$950,000	07/11/19	\$448.32	LARRY'S TAVERN	NC2-55 (M)	1	Y	
045	030	079500	1525	2,400	3000715	\$570,000	07/08/19	\$237.50	AFFORDABLE APPLIANCES	CBSO	1	Y	
045	035	762570	3297	1,230	2995221	\$599,000	06/13/19	\$486.99	LIVE WORK TOWNHOME	NC2-40 (M)	1	Y	
045	035	762570	3375	1,492	2991863	\$775,000	05/31/19	\$519.44	LIVE/WORK TOWNHOME	NC2-40 (M)	1	Y	
045	015	935290	1210	5,850	2990912	\$810,000	05/30/19	\$138.46	VACANT OFFICE	NC2P-40	1	34	Use-change after sale; not in ratio
045	005	177310	1575	1,565	2988258	\$699,950	05/13/19	\$447.25	Townhome	NC2P-40	1	Y	
045	045	012303	9001	4,140	2985957	\$805,000	05/03/19	\$194.44	Noble Barton	CBSO	1	Y	
045	035	082600	0035	2,400	2979817	\$1,325,000	03/22/19	\$552.08	THUNDER ROAD GUITARS/THE BASS SHOP/WASH DOG	NC3-55 (M1)	1	Y	
045	015	534720	0205	5,000	2978902	\$1,150,000	03/21/19	\$230.00	ROXBURY PLAZA	NC2P-55 (M)	1	Y	
045	030	079500	0020	2,175	2979294	\$510,000	03/21/19	\$234.48	REVOLUTION MOTORSPORTS	CBSO	1	Y	
045	045	745400	0095	1,742	2976537	\$525,000	03/05/19	\$301.38	Growing Smart Kidz	SF 5000	1	Y	
045	045	797320	2800	34,801	2973171	\$5,625,000	02/08/19	\$161.63	McLendon's Hardware Store	CBSO	3	Y	
045	040	260787	0010	806	2990693	\$400,000	01/01/19	\$496.28	41ST AVENUE CONDOMINIUM	NC3-55 (M)	1	Y	
045	030	079500	0010	3,360	2968705	\$700,000	12/28/18	\$208.33	BROSSON CO	CBSO	1	Y	
045	030	089200	0041	6,830	2968395	\$900,000	12/27/18	\$131.77	SW Saw & Mower & Storage	CBSO	2	Y	
045	010	927570	3365	1,450	2966191	\$325,000	12/07/18	\$224.14	DENTAL OFFICE	LR2	1	Y	
045	020	889530	0010	2,938	2962250	\$420,000	11/08/18	\$142.95	VERGE	C1-40	1	Y	
045	045	721140	1345	7,558	2962448	\$1,150,000	11/06/18	\$152.16	Mixed Retail/ Auto Repair/Apts	CBSO	1	Y	
045	045	797320	2455	12,600	2960386	\$1,650,000	10/23/18	\$130.95	WEST SEATTLE QUALITY COLLISION	ISO	2	Y	
045	045	012303	9146	2,232	2960040	\$275,000	09/26/18	\$123.21	THE LOCKER ROOM BAR & GRILL	CBSO	1	Y	
045	020	122403	9035	1,899	2955317	\$600,000	09/25/18	\$315.96	LIVE/WORK TOWNHOME	C1-40	1	Y	
045	035	570850	0464	1,988	2954856	\$810,000	09/21/18	\$407.44	LIVE/WORK TOWNHOME	NC2-40	1	Y	
045	020	782920	0005	1,992	2952948	\$1,500,000	09/17/18	\$753.01	TULLYS	NC1-30	1	Y	
045	025	095200	2252	2,150	2952989	\$1,042,500	09/13/18	\$484.88	LIVE/WORK TOWNHOME	NC1-40	1	Y	
045	045	025400	0661	1,129	2943291	\$250,000	07/20/18	\$221.43	ARBOR HEIGHTS CLINIC	SF 5000	1	Y	
045	035	762570	3351	1,287	2944347	\$626,920	07/19/18	\$487.12	LIVE/WORK TOWNHOME	NC2-30	1	Y	
045	035	253894	0020	2,473	2943158	\$1,100,000	07/11/18	\$444.80	5430 CALIFORNIA AVENUE CONDOMINIUM	NC2-30	1	Y	

Improvement Sales for Area 045 with Sales Used

04/20/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	035	570850	0491	1,988	2940825	\$839,990	07/06/18	\$422.53	LIVE/WORK TOWNHOME	NC2-40	1	Y	
045	020	311058	0010	1,726	2941692	\$1,310,000	06/25/18	\$758.98	HARBOR LANDING CONDOMINIUM	NC2-65	1	Y	
045	035	762570	1298	1,306	2937873	\$650,000	06/19/18	\$497.70	LIVE/WORK TOWNHOME	NC2-30	1	Y	
045	045	320380	0180	4,465	2936333	\$850,000	06/15/18	\$190.37	STAN'S ADULT SUPERSTORE	CBSO	1	Y	
045	035	082600	0205	12,377	2936413	\$2,990,000	06/12/18	\$241.58	FAUNTLEROY SQUARE LINE RETAIL	NC3-30	1	Y	
045	045	797320	2540	14,320	2931834	\$2,200,000	05/24/18	\$153.63	Dollar Tree	ISO	2	Y	
045	005	284870	0005	6,246	2930132	\$1,100,000	05/15/18	\$176.11	SKYLARK RESTAURANT	C1-40	1	Y	
045	035	757770	0117	1,656	2929427	\$705,000	05/04/18	\$425.72	LIVE/WORK TOWNHOME	NC1-30	1	Y	
045	025	019400	0946	1,473	2928716	\$750,000	04/30/18	\$509.16	LIVE/WORK TOWNHOME	NC1-40	1	Y	
045	035	570850	0485	1,988	2927191	\$800,000	04/24/18	\$402.41	LIVE/WORK TOWNHOME	NC2-40	1	Y	
045	035	570850	0486	1,988	2927193	\$800,000	04/24/18	\$402.41	LIVE/WORK TOWNHOME	NC2-40	1	Y	
045	035	246190	0050	8,569	2924599	\$3,500,000	03/24/18	\$408.45	NORTHWEST PLAN SERVICES/CLR LIGHTING	NC2-30	1	Y	
045	025	005040	0010	993	2922303	\$520,000	03/23/18	\$523.67	ADELAIDE CONDOMINIUM	LR2 RC (M)	1	Y	
045	020	762170	0006	3,435	2920629	\$2,300,000	03/22/18	\$669.58	Subway/Top Pot Doughnuts	NC1-30	1	Y	
045	045	310740	0135	10,305	2920959	\$1,800,000	03/22/18	\$174.67	APTS/VACANT CLUB	CBSO	1	Y	
045	045	345100	0290	2,232	2922091	\$628,000	03/21/18	\$281.36	SOUTH END FLORIST	CB	1	Y	
045	030	079500	0295	924	2911765	\$200,000	01/12/18	\$216.45	VACANT RETAIL	CBSO	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	VACANT LAND	LR2 (M)	2	Y	
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	VACANT	C1-55 (M)	1	Y	
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	TUG TAVERN	C1-55 (M)	1	Y	
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NCOMPASS CONSTRUCTION/BARRE BOHEMIAN	NC2-55 (M)	1	Y	
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	GOOD E'S AUTOMOTIVE / Z RIMZ & TIREZ	NC3-55 (M)	2	Y	
045	015	249220	0655	6,870	3018112	\$870,000	10/30/19	\$126.64	HOWDEN KENNEDY FUNERAL HOME	NC2P-55 (M)	1	Y	
045	015	436570	0600	15,506	3003134	\$1,350,000	08/01/19	\$87.06	5 PLEX	LR3	2	Y	
045	020	798740	0130	16,036	3016126	\$2,171,780	10/14/19	\$135.43	VACANT	C1-55 (M)	3	Y	
045	020	122403	9003	47,229	2918671	\$3,000,000	03/08/18	\$63.52	JACOBSEN'S MARINE	C1-40	3	Y	
045	020	091300	0020	8,250	2914188	\$1,994,660	02/06/18	\$241.78	Teardown	LR3 (M)	1	Y	
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	CDE Software	NC2-55 (M)	1	Y	
045	025	390210	0220	7,098	2987225	\$1,750,000	05/07/19	\$246.55	7-11 STORE	NC2-65	1	Y	
045	025	390210	0220	7,098	2962372	\$1,130,000	11/14/18	\$159.20	7-11 STORE	NC2-65	1	Y	
045	025	762570	0425	15,000	2948509	\$2,600,000	08/15/18	\$173.33	THE THAITAN	NC2-30	2	Y	
045	030	079500	1805	5,909	2955079	\$150,000	09/28/18	\$25.39	TOP HAT INDUSTRIES-VACANT	CBSO	1	Y	
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	West Seattle Holistic Health Center Parking/Cmty pay parking	NC2-40 (M)	1	Y	
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	VACANT LAND	NC2-40 (M)	1	Y	
045	035	762570	2255	7,500	2942054	\$1,325,000	07/10/18	\$176.67	CHARMANN APTS	LR3 RC	1	Y	
045	035	246190	0870	7,500	2920364	\$1,265,000	03/13/18	\$168.67	C&P Coffee Company	LR3 RC	1	Y	
045	035	432220	0055	13,827	2910949	\$1,300,000	01/11/18	\$94.02	VACANT LAND	LR1	2	Y	
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	VACANT LAND	C1-55 (M)	1	Y	
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	DOG CITY DAYCARE	NC3-75 (M)	1	Y	
045	040	762870	0300	3,880	2955549	\$710,000	10/02/18	\$182.99	VACANT LAND	C1-40	1	Y	
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	YARINGTONS FUNERAL HOME	CB	2	Y	
045	045	345100	0370	59,670	2935746	\$1,000,000	06/06/18	\$16.76	VACANT LAND	R24	2	Y	
045	045	300480	0410	8,070	2914602	\$250,000	02/08/18	\$30.98	SORRENSEN AUTO & MARINE - VACANT	CBSO	1	Y	
045	045	721140	0945	10,363	2912846	\$560,000	01/26/18	\$54.04	PARKING LOT	R24	1	Y	

Improvement Sales for Area 045 with Sales not Used

04/20/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	015	126320	0070	2,116	3088222	\$450,000	12/09/20	\$212.67	Masjid Al Tawhid Southwest seattle Is	SF 5000	1	64	Sales/leaseback
045	045	345100	0228	11,340	3094224	\$6,330	07/20/20	\$0.56	SERVICE KING AUTO COLLISION R	CBSO	1	68	Non-gov't to gov't
045	045	320380	0105	7,748	3070649	\$7,000	07/13/20	\$0.90	TEXACO FOOD MART/SERVICE	CBSO	1	68	Non-gov't to gov't
045	045	320380	0005	12,480	3107063	\$181	07/06/20	\$0.01	BARTELL DRUG STORE	CBSO	1	68	Non-gov't to gov't
045	020	532310	0005	4,836	3039578	\$1,420,500	03/19/20	\$293.73	PHOENECIA RESTAURANT, ALKI C	NC1-40 (M)	1	46	Non-Rep Sale; High Vacancy; Contamination
045	015	249120	1060	3,131	3046303	\$150,000	03/02/20	\$47.91	DERE AUTO	NC2P-55 (M)	1	52	Statement to dor
045	035	762570	1280	1,110	3031107	\$675,000	01/23/20	\$608.11	SALON EF-FEKTS'	NC2-40 (M)	1	36	Plottage
045	045	345100	0290	3,528	3025796	\$216,287	12/13/19	\$61.31	BARRAZA LAW OFFICE	CB	1	52	Statement to dor
045	035	431570	0008	1,200	3026204	\$875,000	12/05/19	\$729.17	CAFE LADRO	LR2 RC (M)	1	10	Tear down
045	045	345100	0242	0	3011263	\$200,000	09/20/19	\$0.00	KING COUNTY LIBRARY	O	1	67	Gov't to non-gov't
045	035	762570	1278	1,448	3010111	\$900,000	09/06/19	\$621.55	OUTWEST BAR	NC2-40 (M)	1	36	Plottage
045	045	012303	9465	11,180	3004315	\$1,850,000	08/09/19	\$165.47	VACANT CHURCH	R8	3	22	Partial interest (1/3, 1/2, etc.)
045	045	797320	2575	560	2989265	\$499,000	05/21/19	\$891.07	Taqueria La Fondita	ISO	1	44	Tenant
045	035	762570	1415	1,383	2986317	\$612,000	04/25/19	\$442.52	SEATTLE WELLNESS PROGRAMS	LR3 RC	1	22	Partial interest (1/3, 1/2, etc.)
045	035	431570	0008	2,815	2980327	\$3,150,000	03/28/19	\$1,119.01	CAFE LADRO	LR2 RC	4	58	Preliminary shortplat approval
045	045	300480	0380	2,070	2972899	\$253,000	01/15/19	\$122.22	ATLAS ELECTRIC	CBSO	1	34	Change of Use; Distroyed Property
045	025	095200	6550	9,200	2969366	\$1,300,000	01/05/19	\$141.30	42ND MEDICAL DENTAL BLDG	NC3-65	1	22	Partial interest (1/3, 1/2, etc.)
045	015	436570	0060	9,604	2946512	\$1,720,000	08/08/18	\$179.09	Wa State Driver Licensing	NC3-40	1	63	Sale price updated by sales id group
045	045	310740	0165	10,688	2948962	\$1,000,000	07/27/18	\$93.56	White Center Pharmacy/White Cente	CBSO	1	51	Related party, friend, or neighbor
045	045	300480	0380	2,070	2944340	\$125,000	07/14/18	\$60.39	ATLAS ELECTRIC	CBSO	1	12	Estate administrator, guardian, or e
045	015	935290	1000	15,960	2935040	\$200,000	06/06/18	\$12.53	WAREHOUSE STORAGE	NC2P-40	1	12	Estate administrator, guardian, or e
045	045	769460	0061	2,720	2935794	\$860,000	06/06/18	\$316.18	SHOREWOOD GROCERY	R6	1	46	Non-representative sale



Vacant Sales for Area 045 with Sales not Used

04/20/2021

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	327780	0730	10,875	2966207	\$2,000,000	12/11/18	\$183.91	VACANT COM'L LAND	NC2P-40	2	N	
045	015	329870	0580	12,918	3015420	\$580,000	10/10/19	\$44.90	AUTO & BRAKE SERVICE - NO GAS	LR3 RC (M)	1	12	Estate administrator, guardian, or e
045	015	775050	0001	13,750	2932516	\$158,125	05/25/18	\$11.50	VACANT	LR2	1	18	Quit claim deed
045	015	935290	0035	9,864	2917358	\$450,000	02/23/18	\$45.62	TEARDOWN	LR3 RC	1	N	
045	020	927220	2400	2,500	2972618	\$2,333,333	01/17/19	\$933.33	VACANT	MR (M)	1	36	Plottage
045	045	721140	0945	1,729,240	3012311	\$8,000	09/27/19	\$0.00	PARKING LOT	R24	2	43	Development rights parcel to prvt se

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	25	019400	0770	4101 CALIFORNIA AVE SW
45	25	019400	0780	4101 CALIFORNIA AVE SW
45	25	019400	0790	4110 44TH AVE SW
45	25	019400	0910	4157 CALIFORNIA AVE SW
45	25	019400	0925	4155 CALIFORNIA AVE SW
45	25	019400	0926	4153 CALIFORNIA AVE SW
45	25	019400	0935	4147 CALIFORNIA AVE SW
45	25	019400	0943	4143 A CALIFORNIA AVE SW
45	25	019400	0944	4143 B CALIFORNIA AVE SW
45	25	019400	0945	4141 CALIFORNIA AVE SW
45	25	019400	0946	4143 C CALIFORNIA AVE SW
45	25	019400	0969	4137 CALIFORNIA AVE SW
45	25	019400	1030	4101 CALIFORNIA AVE SW
45	35	082600	0035	6400 CALIFORNIA AVE SW
45	35	082600	0070	6428 CALIFORNIA AVE SW
45	35	082600	0075	6451 FAUNTLEROY WAY SW
45	35	082600	0205	6421 FAUNTLEROY WAY SW
45	35	082600	0219	6358 42ND AVE SW
45	35	082600	0220	4118 SW MORGAN ST
45	35	082600	0240	6407 FAUNTLEROY WAY SW
45	35	082600	0415	6322 FAUNTLEROY WAY SW
45	25	095200	2135	4034 A CALIFORNIA AVE SW
45	25	095200	2136	4034 B CALIFORNIA AVE SW
45	25	095200	2150	4044 A CALIFORNIA AVE SW
45	25	095200	2151	4044 B CALIFORNIA AVE SW
45	25	095200	2152	4044 C CALIFORNIA AVE SW
45	25	095200	2170	4054 CALIFORNIA AVE SW
45	25	095200	2179	4060 CALIFORNIA AVE SW
45	25	095200	2190	4102 CALIFORNIA AVE SW
45	25	095200	2210	4110 CALIFORNIA AVE SW
45	25	095200	2248	4130 CALIFORNIA AVE SW
45	25	095200	2252	4132 CALIFORNIA AVE SW
45	25	095200	2260	4138 CALIFORNIA AVE SW
45	25	095200	2270	4142 CALIFORNIA AVE SW
45	25	095200	2280	4150 CALIFORNIA AVE SW
45	25	095200	2295	4154 CALIFORNIA AVE SW
45	25	095200	2300	4156 CALIFORNIA AVE SW
45	25	095200	2370	42ND AVE SW
45	25	095200	2380	4139 42ND AVE SW
45	25	095200	2500	4152 42ND AVE SW
45	25	095200	2655	4100 SW GENESEE ST
45	25	095200	5770	4425 41ST AVE SW
45	25	095200	5865	41ST AVE SW
45	25	095200	5870	41ST AVE SW
45	25	095200	5890	4400 42ND AVE SW
45	25	095200	5930	
45	25	095200	5960	4456 42ND AVE SW
45	25	095200	6010	4401 42ND AVE SW

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	25	095200	6060	
45	25	095200	6125	4208 SW OREGON ST
45	25	095200	6140	4400 CALIFORNIA AVE SW
45	25	095200	6160	4412 CALIFORNIA AVE SW
45	25	095200	6190	4426 CALIFORNIA AVE SW
45	25	095200	6200	4430 CALIFORNIA AVE SW
45	25	095200	6205	4436 CALIFORNIA AVE SW
45	25	095200	6215	4438 CALIFORNIA AVE SW
45	25	095200	6225	4444 CALIFORNIA AVE SW
45	25	095200	6236	4448 CALIFORNIA AVE SW
45	25	095200	6243	4452 CALIFORNIA AVE SW
45	25	095200	6244	4458 CALIFORNIA AVE SW
45	25	095200	6260	4500 CALIFORNIA AVE SW
45	25	095200	6275	4508 CALIFORNIA AVE SW
45	25	095200	6290	4520 CALIFORNIA AVE SW
45	25	095200	6315	4528 CALIFORNIA AVE SW
45	25	095200	6330	4538 CALIFORNIA AVE SW
45	25	095200	6340	4540 CALIFORNIA AVE SW
45	25	095200	6350	4546 CALIFORNIA AVE SW
45	25	095200	6365	4548 CALIFORNIA AVE SW
45	25	095200	6375	4554 CALIFORNIA AVE SW
45	25	095200	6400	42ND AVE SW
45	25	095200	6435	42ND AVE SW
45	25	095200	6445	42ND AVE SW
45	25	095200	6455	42ND AVE SW
45	25	095200	6470	42ND AVE SW
45	25	095200	6550	4520 42ND AVE SW
45	35	112403	9001	2900 CALIFORNIA AVE SW
45	35	129430	0005	3401 CALIFORNIA AVE SW
45	35	129430	0010	3405 CALIFORNIA AVE SW
45	35	129430	0015	3407 CALIFORNIA AVE SW
45	35	129430	0060	3425 CALIFORNIA AVE SW
45	25	129730	0235	5046 CALIFORNIA AVE SW
45	35	149330	0030	3445 CALIFORNIA AVE SW
45	35	149330	0050	3453 CALIFORNIA AVE SW
45	25	149530	0005	4701 CALIFORNIA AVE SW
45	25	149530	0010	4707 CALIFORNIA AVE SW
45	25	149530	0025	4711 CALIFORNIA AVE SW
45	25	149530	0035	4717 CALIFORNIA AVE SW
45	25	149530	0040	4719 CALIFORNIA AVE SW
45	25	149530	0045	4721 CALIFORNIA AVE SW
45	25	149530	0085	4741 CALIFORNIA AVE SW
45	25	149530	0100	4747 CALIFORNIA AVE SW
45	25	149530	0105	4757 CALIFORNIA AVE SW
45	25	149530	0115	4757 CALIFORNIA AVE SW
45	25	149530	0125	4700 44TH AVE SW
45	25	149530	0160	4712 44TH AVE SW
45	25	149530	0165	

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	25	149530	0170	4724 44TH AVE SW
45	25	149530	0180	4728 44TH AVE SW
45	25	149530	0190	4730 44TH AVE SW
45	25	149530	0210	4740 44TH AVE SW
45	25	149530	0235	4750 44TH AVE SW
45	25	149530	0275	4711 44TH AVE SW
45	25	149530	0310	4727 44TH AVE SW
45	25	149530	0350	4747 44TH AVE SW
45	35	150180	0060	3045 CALIFORNIA AVE SW
45	25	209520	0005	5033 SW DAKOTA ST
45	35	246190	0006	5400 CALIFORNIA AVE SW
45	35	246190	0015	5410 CALIFORNIA AVE SW
45	35	246190	0020	5416 CALIFORNIA AVE SW
45	35	246190	0025	5410 CALIFORNIA AVE SW
45	35	246190	0045	5440 CALIFORNIA AVE SW
45	35	246190	0050	5446 CALIFORNIA AVE SW
45	35	246190	0870	5612 CALIFORNIA AVE SW
45	35	246190	0880	5622 CALIFORNIA AVE SW
45	35	248720	0015	9250 45TH AVE SW
45	35	248720	1110	9251 45TH AVE SW
45	35	248720	1146	4520 SW BRACE POINT DR
45	35	248820	0490	
45	35	248820	0495	
45	35	248820	0500	
45	35	248820	0505	
45	35	248820	0510	
45	35	248820	0515	
45	35	248820	0520	
45	35	248820	0525	
45	35	248820	0530	
45	35	249120	0590	3800 SW BARTON ST
45	35	262403	9127	7413 FAUNTLEROY WAY SW
45	35	280960	0005	6967 CALIFORNIA AVE SW
45	35	280960	0025	6957 CALIFORNIA AVE SW
45	35	281060	0005	6701 CALIFORNIA AVE SW
45	25	301030	0830	4001 44TH AVE SW
45	25	301030	1030	4304 SW DAKOTA ST
45	25	301030	1055	4045 CALIFORNIA AVE SW
45	25	301030	1056	
45	25	301030	1140	4001 CALIFORNIA AVE SW
45	25	338990	0005	4501 CALIFORNIA AVE SW
45	25	338990	0015	4505 CALIFORNIA AVE SW
45	25	338990	0020	4509 CALIFORNIA AVE SW
45	25	338990	0025	4513 CALIFORNIA AVE SW
45	25	338990	0035	4517 CALIFORNIA AVE SW
45	25	338990	0045	4523 CALIFORNIA AVE SW
45	25	338990	0055	4529 CALIFORNIA AVE SW
45	25	338990	0075	4535 CALIFORNIA AVE SW

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	25	338990	0085	4541 CALIFORNIA AVE SW
45	25	338990	0100	4553 CALIFORNIA AVE SW
45	25	338990	0115	4302 SW ALASKA ST
45	25	338990	0150	44TH AVE SW
45	25	338990	0170	44TH AVE SW
45	25	338990	0205	4314 SW ALASKA ST
45	25	338990	0260	4501 44TH AVE SW
45	25	338990	0290	4515 44TH AVE SW
45	25	338990	0355	4545 44TH AVE SW
45	35	352403	9040	9131 CALIFORNIA AVE SW
45	35	352403	9078	9140 CALIFORNIA AVE SW
45	25	377981	0000	4746 44TH AVE SW
45	35	386990	0015	6540 CALIFORNIA AVE SW
45	25	390210	0070	4301 SW EDMUNDS ST
45	25	390210	0220	4800 ERSKINE WAY SW
45	35	431570	0008	7005 CALIFORNIA AVE SW
45	35	431570	0009	7025 CALIFORNIA AVE SW
45	35	431570	0020	4320 SW MYRTLE ST
45	35	431570	0810	6770 MURRAY AVE SW
45	35	432220	0085	7303 BAINBRIDGE PL SW
45	35	501400	0005	5000 SW SPOKANE ST
45	35	501400	0049	5000 SW SPOKANE ST
45	35	501400	0054	5000 SW SPOKANE ST
45	35	505230	0015	3256 CALIFORNIA AVE SW
45	35	505230	0035	3270 CALIFORNIA AVE SW
45	35	505230	0040	3272 CALIFORNIA AVE SW
45	35	505230	0050	3280 CALIFORNIA AVE SW
45	35	539860	0025	3818 49TH AVE SW
45	35	570850	0391	3256 44TH AVE SW
45	35	570850	0401	3255 CALIFORNIA AVE SW
45	35	570850	0410	3225 CALIFORNIA AVE SW
45	35	570850	0420	3247 CALIFORNIA AVE SW
45	35	570850	0430	3243 CALIFORNIA AVE SW
45	35	570850	0435	3237 A CALIFORNIA AVE SW
45	35	570850	0436	3237 B CALIFORNIA AVE SW
45	35	570850	0445	3235 CALIFORNIA AVE SW
45	35	570850	0455	3225 CALIFORNIA AVE SW
45	35	570850	0463	3221 A CALIFORNIA AVE SW
45	35	570850	0464	3221 B CALIFORNIA AVE SW
45	35	570850	0475	3217 A CALIFORNIA AVE SW
45	35	570850	0476	3217 B CALIFORNIA AVE SW
45	35	570850	0485	3215 A CALIFORNIA AVE SW
45	35	570850	0486	3215 B CALIFORNIA AVE SW
45	35	570850	0491	3209 A CALIFORNIA AVE SW
45	35	570850	0500	3207 CALIFORNIA AVE SW
45	35	631800	0005	5000 SW SPOKANE ST
45	35	633200	0185	3824 SW MORGAN ST
45	35	757770	0090	3720 CALIFORNIA AVE SW

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	35	757770	0114	3800 A CALIFORNIA AVE SW
45	35	757770	0115	3800 B CALIFORNIA AVE SW
45	35	757770	0116	3802 A CALIFORNIA AVE SW
45	35	757770	0117	3802 B CALIFORNIA AVE SW
45	35	757770	0118	3804 CALIFORNIA AVE SW
45	35	757770	0119	3806 CALIFORNIA AVE SW
45	35	757770	0137	3824 CALIFORNIA AVE SW
45	35	757770	0138	3830 CALIFORNIA AVE SW
45	35	757770	0139	3832 CALIFORNIA AVE SW
45	35	757770	0140	3834 CALIFORNIA AVE SW
45	35	757770	0141	3836 CALIFORNIA AVE SW
45	35	757770	0142	3838 CALIFORNIA AVE SW
45	35	757770	0143	3840 CALIFORNIA AVE SW
45	35	757770	0380	3900 41ST AVE SW
45	35	757770	0476	3902 CALIFORNIA AVE SW
45	35	757770	0486	3916 CALIFORNIA AVE SW
45	35	757770	0495	3922 CALIFORNIA AVE SW
45	35	757770	0496	3920 CALIFORNIA AVE SW
45	25	757920	0030	4718 CALIFORNIA AVE SW
45	25	757920	0040	4720 CALIFORNIA AVE SW
45	25	757920	0045	4722 CALIFORNIA AVE SW
45	25	757920	0075	4736 CALIFORNIA AVE SW
45	25	757920	0085	4740 CALIFORNIA AVE SW
45	25	757920	0095	4744 CALIFORNIA AVE SW
45	25	757920	0105	4750 CALIFORNIA AVE SW
45	25	757920	0120	4200 SW EDMUNDS ST
45	25	757920	1015	4810 CALIFORNIA AVE SW
45	25	757920	1045	4822 CALIFORNIA AVE SW
45	25	757920	1055	4826 CALIFORNIA AVE SW
45	25	757920	1075	4836 CALIFORNIA AVE SW
45	25	757920	1230	4801 42ND AVE SW
45	25	762570	0425	5258 CALIFORNIA AVE SW
45	25	762570	0430	5252 CALIFORNIA AVE SW
45	25	762570	0435	5242 CALIFORNIA AVE SW
45	25	762570	0436	
45	25	762570	0450	5230 A CALIFORNIA AVE SW
45	25	762570	0451	5230 B CALIFORNIA AVE SW
45	25	762570	0452	5230 C CALIFORNIA AVE SW
45	25	762570	0485	5201 CALIFORNIA AVE SW
45	25	762570	0525	5245 CALIFORNIA AVE SW
45	25	762570	0540	5261 CALIFORNIA AVE SW
45	25	762570	0550	
45	25	762570	0555	5275 CALIFORNIA AVE SW
45	35	762570	1276	5405 CALIFORNIA AVE SW
45	35	762570	1278	5401 CALIFORNIA AVE SW
45	35	762570	1280	5409 CALIFORNIA AVE SW
45	35	762570	1285	5415 CALIFORNIA AVE SW
45	35	762570	1293	

2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	35	762570	1294	
45	35	762570	1295	5421 CALIFORNIA AVE SW
45	35	762570	1296	
45	35	762570	1297	
45	35	762570	1298	5431 A CALIFORNIA AVE SW
45	35	762570	1299	5431 B CALIFORNIA AVE SW
45	35	762570	1300	5429 CALIFORNIA AVE SW
45	35	762570	1301	5431 C CALIFORNIA AVE SW
45	35	762570	1306	
45	35	762570	1307	
45	35	762570	1308	
45	35	762570	1309	
45	35	762570	1310	5437 CALIFORNIA AVE SW
45	35	762570	1311	5439 G CALIFORNIA AVE SW
45	35	762570	1320	5447 CALIFORNIA AVE SW
45	35	762570	1415	5617 CALIFORNIA AVE SW
45	35	762570	1420	5623 CALIFORNIA AVE SW
45	35	762570	1436	5639 CALIFORNIA AVE SW
45	35	762570	1445	5647 CALIFORNIA AVE SW
45	35	762570	1451	5659 CALIFORNIA AVE SW
45	35	762570	2240	5901 CALIFORNIA AVE SW
45	35	762570	2285	5949 CALIFORNIA AVE SW
45	35	762570	2360	4201 SW JUNEAU ST
45	35	762570	2425	5952 CALIFORNIA AVE SW
45	35	762570	2445	5932 CALIFORNIA AVE SW
45	35	762570	2470	5910 CALIFORNIA AVE SW
45	35	762570	2472	5902 CALIFORNIA AVE SW
45	35	762570	2785	3920 SW RAYMOND ST
45	35	762570	2915	6044 FAUNTLEROY WAY SW
45	35	762570	3265	6058 CALIFORNIA AVE SW
45	35	762570	3270	6056 CALIFORNIA AVE SW
45	35	762570	3275	6048 CALIFORNIA AVE SW
45	35	762570	3290	6030 CALIFORNIA AVE SW
45	35	762570	3295	6026 CALIFORNIA AVE SW
45	35	762570	3296	6024 C CALIFORNIA AVE SW
45	35	762570	3297	6024 B CALIFORNIA AVE SW
45	35	762570	3298	6024 A CALIFORNIA AVE SW
45	35	762570	3305	6016 CALIFORNIA AVE SW
45	35	762570	3330	6007 CALIFORNIA AVE SW
45	35	762570	3340	6017 CALIFORNIA AVE SW
45	35	762570	3345	6021 A CALIFORNIA AVE SW
45	35	762570	3346	6021 B CALIFORNIA AVE SW
45	35	762570	3347	6021 C CALIFORNIA AVE SW
45	35	762570	3350	6031 A CALIFORNIA AVE SW
45	35	762570	3351	6031 B CALIFORNIA AVE SW
45	35	762570	3352	6031 C CALIFORNIA AVE SW
45	35	762570	3370	6047 CALIFORNIA AVE SW
45	35	762570	3375	6053 CALIFORNIA AVE SW



2021 AREA 45 PHYSICAL INSPECTION				
GeoArea	GeoNbhd	Major	Minor	AddrLine
45	35	762570	3376	6055 CALIFORNIA AVE SW
45	35	762570	3377	6057 CALIFORNIA AVE SW
45	35	762570	3755	4616 SW GRAHAM ST
45	35	762570	4265	6301 CALIFORNIA AVE SW
45	35	762570	4275	
45	35	762570	4440	6501 CALIFORNIA AVE SW
45	35	762620	0005	6413 CALIFORNIA AVE SW
45	35	762620	0009	6401 CALIFORNIA AVE SW
45	35	762620	0255	6459 CALIFORNIA AVE SW
45	35	780393	0000	4310 SW GRAHAM ST
45	35	787250	0005	3400 CALIFORNIA AVE SW
45	35	787250	0065	3430 CALIFORNIA AVE SW
45	35	787250	0070	3440 CALIFORNIA AVE SW
45	35	787250	0071	3442 CALIFORNIA AVE SW
45	35	787250	0072	3444 CALIFORNIA AVE SW
45	35	787250	0075	4224 SW SPOKANE ST
45	35	787250	0076	4222 SW SPOKANE ST
45	35	787250	0077	4220 SW SPOKANE ST
45	25	790470	0090	4401 CALIFORNIA AVE SW
45	25	790470	0095	4411 CALIFORNIA AVE SW
45	25	790470	0096	4411 CALIFORNIA AVE SW
45	25	790470	0100	4415 CALIFORNIA AVE SW
45	25	790470	0105	4435 CALIFORNIA AVE SW
45	25	790470	0106	4435 CALIFORNIA AVE SW
45	25	790470	0110	4449 CALIFORNIA AVE SW
45	25	790470	0111	4445 CALIFORNIA AVE SW
45	25	790470	0115	4455 SW OREGON ST
45	25	790470	0116	4453 CALIFORNIA AVE SW
45	35	790520	0005	3601 CALIFORNIA AVE SW
45	35	790520	0010	3601 CALIFORNIA AVE SW
45	35	790520	0011	3623 CALIFORNIA AVE SW
45	35	790520	0025	3727 CALIFORNIA AVE SW
45	35	790520	0056	3801 CALIFORNIA AVE SW
45	35	790520	0070	3909 CALIFORNIA AVE SW
45	35	798740	0820	SW SPOKANE ST
45	35	870210	0050	3000 CALIFORNIA AVE SW
45	35	870210	0135	3050 CALIFORNIA AVE SW
45	35	884630	0060	7141 CALIFORNIA AVE SW
45	35	884630	0070	4316 SW OTHELLO ST
45	35	927830	0005	3429 45TH AVE SW
45	35	927830	0010	3429 45TH AVE SW
45	35	939670	0035	3800 SW FINDLAY ST
45	25	942440	0005	
45	35	984230	0380	8316 39TH AVE SW



Improvement Sales for Area 047 with Sales Used

01/20/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
047	020	322303	9048	1,680	3076872	\$750,000	10/16/20	\$446.43	DIG	CBPSO	Greenhse/Nrsry/Hort Srvc	1	Y
047	020	322303	9048	1,680	2953423	\$950,000	09/18/18	\$565.48	DIG	CBPSO	Greenhse/Nrsry/Hort Srvc	1	Y
047	030	062203	9100	165,186	2943838	\$1,230,000	07/19/18	\$7.45	K-2 SPORTS VACANT BLDG	CBPSO	Industrial(Gen Purpose)	1	Y
047	020	322303	9103	5,175	2969399	\$868,000	01/03/19	\$167.73	GIRAFFE/SPIDER'S SKI & SPORT	CBPSO	Office Building	2	Y
047	010	302303	9111	2,424	2950526	\$190,000	08/29/18	\$78.38	VASHON INTUITIVE ARTS / VASHON TECH SUP	CBPSO	Office Building	1	Y
047	010	302303	9050	2,753	2929052	\$1,025,000	05/03/18	\$372.32	VASHON PHYSICAL THERAPY	CBPSO	Office Building	1	Y
047	010	302303	9061	1,520	3067042	\$450,000	08/26/20	\$296.05	LUNA BELLA'S CONSIGNMENT/SAYRE LAW OF	CBPSO	Retail Store	1	Y
047	020	322303	9021	1,688	3046532	\$640,000	05/07/20	\$379.15	ISLAND INSURANCE & PERRY'S VASHON BUR	CBPSO	Retail Store	1	Y
047	050	192203	9016	4,048	2972534	\$699,125	01/31/19	\$172.71	HARBOR MERCANTILE	NB	Retail Store	1	Y
047	020	322303	9020	1,488	2913800	\$560,000	02/06/18	\$376.34	SAUCY SISTERS PIZZERIA	CBPSO	Retail Store	1	Y
047	020	312303	9030	2,880	2913483	\$618,000	01/30/18	\$214.58	VASHON VINTAGE/RAVEN'S NEST/VALISE	CBPSO	Retail Store	1	Y
047	010	292303	9127	3,977	2937147	\$627,000	06/16/18	\$157.66	4 PAWS VET CLINIC/YFS FAMILY PLACE	NBP	School(Private)	1	Y
047	020	322303	9112	2,304	2932220	\$400,000	05/23/18	\$173.61	KIMMCO INC. GENERAL CONTRACTORS	CBPSO	Service Building	1	Y

Improvement Sales for Area 047 with Sales not Used

01/20/2021

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
047	040	182303	9057	969	2982906	\$1,500	03/13/19	\$1.55	HEIGHTS WATER CORPORATION	RA5	Utility, Public	1	24	Easement or right-of-way

Vacant Sales for Area 047 with Sales Used

01/20/2021

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
047	010	085550	0170	23,100	2927172	\$115,000	04/24/18	\$4.98	VACANT	R12SO	Vacant(Multi-family)	3	Y
047	020	284620	0050	15,194	3018348	\$525,000	10/25/19	\$34.55	VACANT	CBPSO	Vacant(Commercial)	2	Y