

# Central District Geographic Areas Report

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

## *Commercial Revalue for 2024 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/>



**King County**

**Department of Assessments**



## King County

Department of Assessments

KSC – AS – 0708

201 S. Jackson St., Room 708

Seattle, WA 98104

*John Wilson*  
*Assessor*

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

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

<http://www.kingcounty.gov/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 with accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

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

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

In Service,

John Wilson  
King County Assessor

# How Property Is Valued

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

## What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 727,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

## Are Properties Inspected?

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

### RCW 84.40.025 - Access to property

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

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

## How Are Commercial Properties Valued?

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

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

## How is Assessment Uniformity Achieved?

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

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at [www.IAAO.org](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 1/1/2024**

## 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 2024 revalue year have increased by +0.45%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2024 Assessment Year.

Total Central District Population - Parcel Summary Data				
	2023	2024	\$ Change	% Change
<b>Totals</b>	<b>\$58,904,990,784</b>	<b>\$59,170,229,860</b>	<b>\$265,239,076</b>	<b>0.45%</b>

## Identification of the Areas

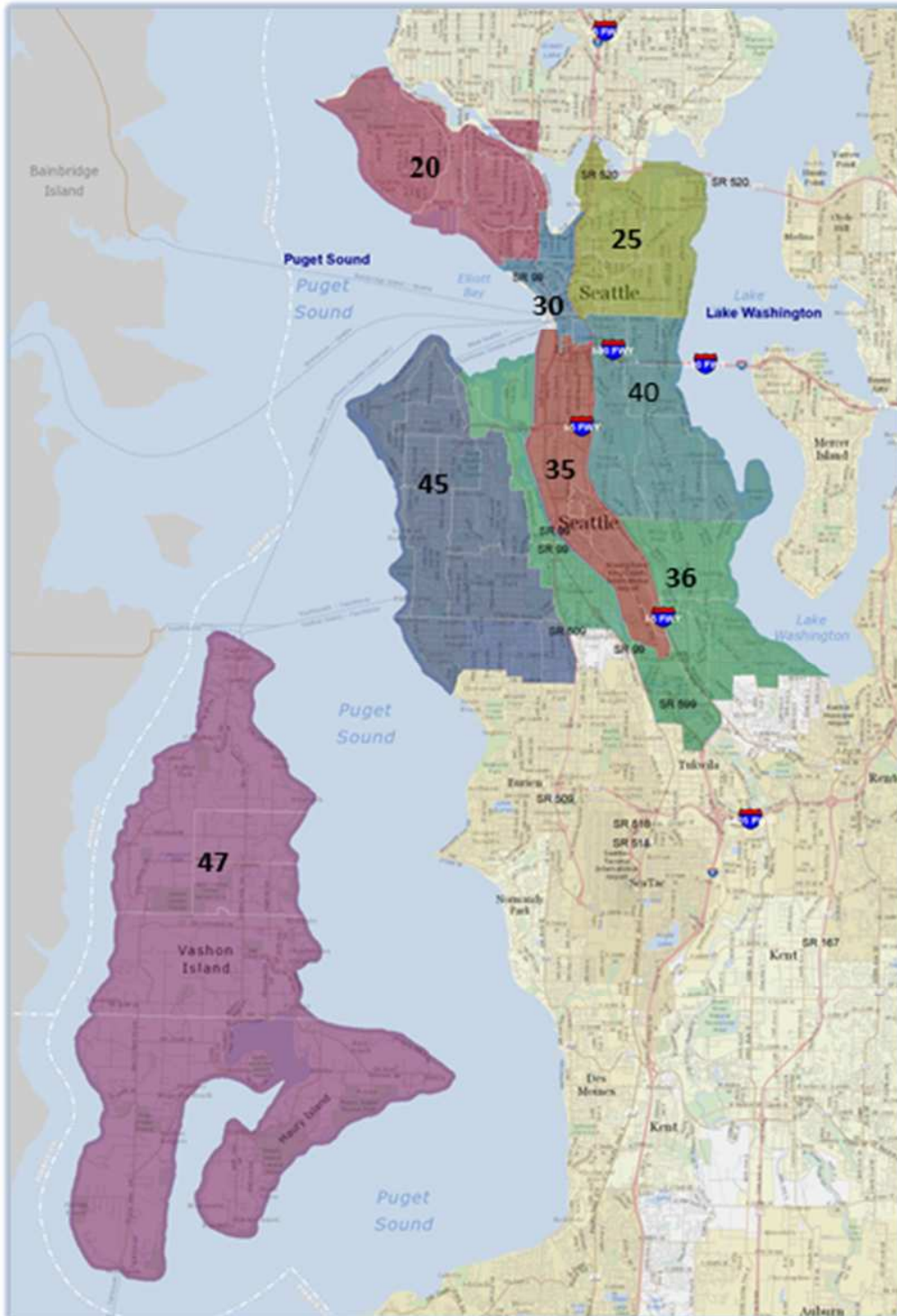
**Location: Central King County**

### 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 found on the King County Assessor website and the 2nd floor of the King Street Center.



Central District  
2024 Assessment Year

 **King County**  
Department of Assessments

## Central District Overview

### Geographic Area 20

Area 20 begins at 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, with restaurants, breweries, coffee shops, exercise studios, retail stores, and service garages.

For the 2024 assessment year, land values were flat. The area had a shortage of sales data, and even when including adjacent neighborhoods in Areas 17 and 19, more data was needed to justify value changes. Total values trended upward with a 0.69% increase, so it was a flat year.

Office values rose slightly or dropped up to 14%, depending on their size and neighborhood, with smaller offices rising slightly and medium to larger offices dropping in value. Office cap rates increased from 25 to 100 basis points. Industrial values were relatively flat after having a stunning run over the last five years. Retail values were actually up 5-10% in most areas due to strengthening rents and lower vacancies. Live/work, retail condos, and office condos had just a few sales and increased 0-25% year over year, depending on quality, effective age and location.

### Geographic Area 25

The seven different neighborhoods are similar in their mixed-use compositions and unique in their own right. Urban density is concentrated in the southwestern portion of the area and becomes more suburban as one travels north or east. Broadway-Pike/Pine is the urban retail core. First Hill has the tallest buildings and is the region's medical services hub. The Central District has a long history as one of Seattle's most diverse neighborhoods. North Capitol Hill is predominantly a residential neighborhood with a mix of historic mansions and small commercial centers. Madison-Park-Madrona is known for its many parks, water views, and waterfront developments. The Madison St & 12<sup>th</sup> Ave corridors are a transition area between the urban centers to the west and the Lake Washington neighborhoods to the east and between the Central District and North Capitol Hill. Eastlake is unique because it is squeezed between Capitol Hill, Lake Union, Downtown Seattle, and the University District.

Vacant land sales activity in Area 25 decreased in 2023 compared to 2022. There were five arms-length transactions in 2023 compared to twelve in 2022. Overall, land values rose 0.57% in 2023 compared with 2022. This reflects the current commercial market, where interest rates rose, resulting in higher capitalization rates and increased labor costs. Developers are looking to build more townhomes, as they yield more predictable returns in a shorter time frame with significantly less risk than larger apartments or commercial developments.

Improved sales activity significantly decreased in 2023. Nine improved sales were recorded in 2023 compared to twenty-one in 2022. Thirty-three percent of the improved sales were Live/work units. Overall, values dropped 0.66% since 2022.

### **Geographic Area 30**

Downtown Seattle has been scratching its way back towards pre-pandemic activity levels and has yet to succeed in most areas. Thousands of downtown workers are still working from home, and recent layoffs and declines in job postings spread well into the tech sector and held office space demand back. The downtown Seattle core continues to suffer from light foot traffic, though there's been some slight improvement.

Sales volume decreased sharply in 2023. Only six improved sales compared with seventeen in 2022. Office sales were practically non-existent in 2023. Institutional players and REITs are typical buyers in the Seattle CBD. While they remain absent, sales volume is likely to remain low. Overall, values in Area 30 decreased by -1.61%.

Vacant land sales in the Downtown core fell to only three in 2023 compared to nine in 2022. This follows the trend of decreasing land sales since 2021. Land value remained flat with a slight increase of 1.08% in Area 30.

Office properties continue to struggle with high vacancy, which ranges from 13.1% in the Belltown/Denny neighborhood to 27.8% in the Seattle CBD. Office rents fell by about 2.0% in Area 30. No new office construction is expected to start in 2024.

Retail was mixed. The vacancy rate is at a low of 2.8% in the Pioneer Square neighborhood and 5.0% in the Belltown/Denny neighborhood. The highest vacancy rate, 13.5%, is in the Seattle CBD, which has had the most significant challenges since the pandemic. Retail rent grew by about 2.5% in area 30. No new retail construction is in the works for area 30 in 2024.

Conditions are slowly but steadily improving as office workers for the City of Seattle were called back to their offices toward the end of 2023. Other public employees are also gradually returning to their downtown offices, though on a limited basis. In the tech sector, Amazon will require its employees to report to their downtown offices three days per week starting in May. New businesses are emerging to fill the retail void, and while downtown has yet to recover fully, progress is evident with numerous retail and restaurant openings over the past year. The record number of visitors expected in 2024 is set to surpass last year's tourist numbers, driven by a full slate of visiting cruise ships this summer and multiple events at the City's sports and performing arts venues. These developments are all contributing to the downtown recovery.

### **Geographic Area 35**

Geographic Area 35 begins at South King Street and extends south to the Boeing Access Road, bordered by the Duwamish Waterway in the east and Interstate 5 in the west. The East Duwamish



Manufacturing Industrial Center (MIC), the Georgetown/SODO area, is a well-established, high-demand industrial district directly south of the Seattle Central Business District. Direct access to the King County International Airport, ports, and major railway adds to the utility of the present industry in the area.

In 2023, the Seattle City Council implemented a new zoning plan to preserve the designated industrial and maritime areas, encourage modern innovation in areas close to light rail stations, and create opportunities for smaller-scale businesses, makers, and creative arts. This revision reclassifies the majority of Area 35 into these four main zones: Maritime, Manufacturing, and Logistics (MML), Industry and Innovation (II), Urban Industrial (UI), and Industrial Commercial. The predominant uses in most of Area 35 still adhere to the zoning changes. However, there are some exceptions, such as a small pocket within the Georgetown neighborhood where properties with industrial uses are now zoned Neighborhood Commercial. These zoning changes will affect future redevelopment plans within the area.

Property sale numbers for the Area have decreased in the past few years. From 2021 until 2023, 24, 11, and 6 sales have been verified to be at-market. Vacant parcel sales have also decreased, recording only two verified at-market sales in 2023, each in a different neighborhood and unrelated zoning classification. The high interest rates affected the number of prospective buyers, mainly impacting the available financing options. The few additional sales from 2023 do not sufficiently support significant changes in assessed value for the Area.

In contrast to their strong performance in the years following the start of the pandemic, industrial properties have now hit a slowdown or plateau. Lease and cap rates did not change significantly but reported vacancy rates have increased. These market conditions resulted in slight changes in the overall assessed value for Area 35.

As for new and upcoming developments, two recently completed multi-story improvements marketed for warehouse/flex use still need to be occupied in the northern part of the area. Major warehousing projects are also being built in the area's southern parts. In addition, construction of a new airplane hangar within the King County Airport and a new self-storage warehouse nearby are underway.

### **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 industrial lands lie in four Neighborhoods west of the Duwamish River. 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 rail, most are small businesses and proprietors/owners. Like the SODO Area immediately to the East, vacancy is relatively 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.

There were 27 vacant land sales in Area 36 in 2021, 2022, and 2023. There was only one vacant land sale in 2023, compared with nine in 2022. The sales prices remained relatively stable in 2023. Overall, the land value in Area 36 increased by 4.02%, mainly due to the equalization of industrial land values.

There were 17 improved sales used in Area 36 during 2021, 2022, and 2023, with an additional improved sale included from early 2024. There were 4 improved sales in 2023, down from 7 sales in 2022. Most properties were purchased for owner use. Overall, industrial/warehouse property sales prices increased in 2023, which also appears to be reflected in rental increases for these property types as well. Values in Area 36 increased by 5.09% for the 2023 Assessment Year.

### **Geographic Area 40**

Geographic Area 40 extends from I-5 east to Lake Washington, Spruce Street north, and Graham Street south. Area 40 includes the south end of First Hill, the International District East of I-5, the south end of the Central District, the north half of Beacon Hill, Columbia City, and the Rainier Valley south to Graham Street.

Over the past three years, there have been twenty-eight vacant land sales in Area 40. Ten vacant land sales were recorded in 2023, equal to the number of vacant land sales in 2022. The sales prices remained relatively stable. Overall, land values in Area 40 increased by 2.97%. Along with adjustments based on market sales, a rezoning in the industrial district near I-90 as part of the city of Seattle's Maritime Industrial Strategy contributed to moderate land value increases.

With the continued expansion of SoundTransit Link Light Rail and the availability of comparably affordable commercial parcels in Seattle's south end, neighborhoods along the route continue to attract new transit-oriented development. The new Sound Transit East Link Extension path will originate in the International District and run on the I-90 corridor. Opening in 2025, it will add a new station at Rainier Avenue South in Area 40-50. A new fill-in SoundTransit station is planned at Graham Street, and redevelopment projects are underway. Multiple mixed-use projects within walking distance of the existing and future Light Rail stops are under construction, while others are in the planning stages. These projects will add much-needed affordable units as well as mid-income units.

Twenty-four improved sales were recorded in Area 40 during 2021, 2022, and 2023. Seven sales were recorded in 2023, up from five sales in 2022. Total values trended upward with a 2.77% increase. A rise in improved sales indicates a slight recovery from the lingering effects of the receding pandemic in Area 40. As redevelopment resumes, Area 40 will be in a position for continued growth.

## 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 contains 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.

The opening of the West Seattle Bridge in 2022 significantly impacted the commercial real estate community in the region. After being closed for nearly two years due to safety concerns, the bridge was finally reopened in June of 2022, providing a much-needed transportation link between West Seattle and the rest of the city.

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, as well as 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.

One of the challenges facing the commercial real estate market in Area 45's various surrounding neighborhoods is the impact of zoning regulations and urban development initiatives. As the neighborhoods within Area 45 continue to grow and evolve, there is a need to balance the preservation of its unique character with the demands of urban development. This includes maintaining affordable housing options, preserving historic buildings, and addressing transportation needs. Despite these challenges, Area 45, notably West Seattle, remains an attractive destination for investors and businesses alike. Its strong sense of community, diverse economy, and unique amenities set it apart from other neighborhoods in Seattle. Whether from a small retail storefront, a bustling restaurant, or a modern office space, there are ample opportunities for investment and development in West Seattle's Commercial real estate market.

Looking ahead, the future of the commercial real estate market in West Seattle and surrounding areas looks positive, with ongoing investment in infrastructure, continued population growth, and a diverse economy.

## Geographic Area 47

Vashon & Maury Islands are called "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. 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 comprises a community shopping center, a home improvement center, retail strip centers, and free-standing retail and office buildings. There are service garages, a lumber yard, small warehouses, and institutional uses (churches, schools, government buildings, and utilities). Vashon Island land increased by a modest 0.48%. The isolation of this island and its limited water supply create its market.

Historically, development activity on Vashon & Maury Islands has maintained a much slower pace in comparison to King County as a whole, and it is 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 island lacks 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 and 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. Though the island's isolation shields some of the development pressures experienced in other parts of King County, demand exists for improved and unimproved commercial properties on Vashon, which confronts a highly inelastic supply. Overall commercial values increased by 1.05%.

## Analysis Process

**Effective Date of Appraisal:** January 1, 2024

**Date of Appraisal Report:** May 24, 2024

### 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 01/01/2021 to 12/31/2023 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 number of sales of improved parcels in the Central District dropped by nearly 20% in 2023 compared to 2022. The Seattle area has been slow to recover post-pandemic, particularly in the Central Business District retail core. Demand for industrial and warehouse space continues to be a bright spot. Stakeholders still favor these properties as attractive investment vehicles. Overall, property values in the Central District increased by 0.45%.

Retail properties have been relatively stable in 2023. Though there has been essentially no new retail development, vacancies are falling, and rental rates are increasing slightly. Downtown Seattle, the hardest-hit area, has also seen a stabilization of retail vacancies and rent growth. Market sale prices per square foot of retail properties have remained generally flat in most Central Seattle neighborhoods.

Demand for industrial space has slowed across the Seattle area in 2023. Weak demand and the lack of new construction in the SODO neighborhood will keep rent growth low. Rent has increased by a modest 3.0%. Vacancy in Seattle's industrial area ranges from 5.1% to 10.3%. An overall increase. Seattle is home to one of the busiest ports on the West Coast and will continue to be attractive to investors.

Seattle's strategic location and highly educated workforce ensure its continued prominence both nationally and internationally. Despite a slowdown in economic growth due to tech layoffs, the city maintains one of the most advanced and diverse economies in the country. With the stabilization of economic factors and renewed investment in innovative industries and technologies, Seattle is poised for a strong recovery. As workers and tourists continue to return, the city is set to reemerge as a key destination for investment and tourism.

### 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 1/1/2021 to 12/31/2023. There were 257 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 2024**

Source	Date	Location	Office	Industrial	Retail	Remarks
				-	8.50% - 12.00%	Power Center – 2 <sup>nd</sup> Tier Properties
				-	8.00% - 11.00%	Power Center – 3 <sup>rd</sup> Tier Properties
				-	5.60% - 8.00%	Neigh/Comm. Ctr. – 1 <sup>st</sup> Tier Properties
				-	7.00% - 9.80%	Neigh/Comm. Ctr. – 2 <sup>nd</sup> Tier Properties
				-	7.80% - 10.80%	Neigh/Comm. Ctr. – 3 <sup>rd</sup> Tier Properties

**SEATTLE / REGIONAL CAP RATES 2024**

Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2024	Year-end 2023	West Region	7.04%	-	-	<u>Institutional Grade Properties</u>
			7.60%	-	-	CBD Office – Class A
			7.14%	-	-	CBD Office – Class B
			7.71%	-	-	Suburban Office – Class A
			-	6.20%	-	Suburban Office – Class B
			-	5.68%	-	Flex Industrial
			-	-	6.54%	Industrial
			-	-	6.59%	Community Retail
PWC Real Estate Investment Survey	4Q 2023	Seattle	6.00% - 9.00%	-	-	Office
			6.25% - 12.00%	-	-	Office
			-	4.50% - 6.50%	-	Warehouse
ACLI	4Q 2023	Seattle – Bellevue - Everett MSA	7.65%	---	---	All Classes
		Pacific Region	7.40%	5.08%	6.82%	All Classes
Newark V&A North America Market Survey	2024	Seattle	6.00%			Office CBD Class A
			8.50%			Office CBD Class B
			6.00%			Office Suburban Class A
			8.50%			Office Suburban Class B
					5.75%	Grocery Anchor Strip Class A
					6.25%	Grocery Anchor Strip Class B
					6.50%	Unanchored Strip Class A
					7.00%	Unanchored Strip Class B
		5.00%	Warehouse Logistics Class A			
		5.50%	Warehouse Logistics Class B			

**SEATTLE / REGIONAL/ NATIONAL CAP RATES 2024**

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey	H2 2023	Seattle	4.75% - 5.25% 5.00% - 5.50% 5.00% - 5.50% 5.50% - 6.00%		Infill – Class A Infill – Class A Value-add Suburban – Class A Suburban – Class A Value-add
CBRE – U.S. Cap Rate Survey - Report	Q3 2023	National		8.00%	All Hotels
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2023	Seattle West Region	5.80% - 4.80% - 6.00% 6.00% - 9.00% 6.50% - 9.50%  4.80% - 7.00% 7.30% - 8.50% 6.80% - 9.40%  -	- 8.10% - - -  7.00% - 10.00% 8.00% - 10.20% 9.00% - 11.00%	Apartments – All Classes Hotels – All Classes Apartments – 1 <sup>st</sup> Tier Properties Apartments – 2 <sup>nd</sup> Tier Properties Apartments – 3 <sup>rd</sup> Tier Properties  Student Housing – 1 <sup>st</sup> Tier Properties Student Housing – 2 <sup>nd</sup> Tier Properties Student Housing – 3 <sup>rd</sup> Tier Properties  Hotels – 1 <sup>st</sup> Tier Properties Hotels – 2 <sup>nd</sup> Tier Properties Hotels – 3 <sup>rd</sup> Tier Properties
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2023	National	4.50% - 6.50 % 5.00% - 6.20%	7.00% - 9.00%	Apartment Student Housing Hotel – All Categories, excluding Luxury Tier
IRR: Viewpoint for 2024	Year-end 2023	Seattle	5.00% 5.25% 5.25% 5.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
IRR: Viewpoint for 2024	Year-end 2023	West Region	4.98% 5.33% 5.09% 5.50%	- - - -	Urban Class A Urban Class B Suburban Class A Suburban Class B
PWC Real Estate Investment Survey	Year-end 2023	National	- - - 6.15%	7.00% - 10.00% 9.00% - 12.00% 4.50% - 10.00% 7.50% - 10.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service Student Housing
PWC Real Estate Investor Survey	4Q 2023	Pacific Region	5.04%		Apartments
CoStar	4Q 2023	KC	4.81% 4.60% 4.50% 5.00%		Apartments All Classes Apartments Class A Apartments Class B Apartments Class C
ACLI	4Q 2023	Seattle-Bellevue Everett	5.29%	----	All Classes
		Pacific	5.42%	—	All Classes
ACLI	4Q 2023	National	5.59% 5.78% 5.43% 5.90%	8.43% 9.16%	All Classes Less than 200 units 201 to 400 units 401 to 600 units  All Hotels Classes Less than 200 units
Newark V&A North America Market Survey	2024	Seattle	4.25% 4.50% 4.50% 4.75%		Multi-family Class A Multi-family Class B Multi-family Suburban Class A Multi-family Suburban Class B

WEST / NATIONAL CAP RATES 2024						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2023					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	6.00% - 9.00% 6.50% - 10.00%	- - 4.70% - 6.50%	- - -	Office CBD Suburban Office Warehouse R&D Flex Regional Mall Power Center Neigh/Comm. Ctrs.
			- - - -	6.00% - 9.00% 6.00% - 9.00%	- -	
			- -	- -	6.00% - 8.60% 6.50% - 9.00%	
			-	-	5.80% - 9.00%	
IRR: Viewpoint 2023 Commercial Real Estate Trends report	Yr. End 2023	National	7.81% 8.48% 7.91% 8.58%	- - - -	- - - -	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Community Retail Neighborhood Retail
			- -	6.92% 6.40%	- -	
			-	-	7.23%	
			-	-	7.23%	
ACLI	4Q 2023	National	7.47% 7.32% 7.16% 8.01% 7.18%	5.50% 6.57% 6.51% 5.62% 5.42%	7.31% 7.33% 7.40% 7.04% 7.46%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC Real Estate Investor Survey	4Q 2023	National	4.50% - 10.00% 5.00% - 8.00% 6.00% - 10.25% 5.25% - 10.00%	- - - -	- - - -	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
			- -	3.00% - 7.00%	- -	
			- -	- -	5.00% - 14.00% 5.50% - 7.50%	
			-	-	5.25% - 10.00%	
			-	-	6.25% - 9.00%	
The Boulder Group: Net Lease Market Report	4Q 2023	National	7.55%	7.00%	6.35%	Overall (Average)
Newark V&A North America Market Survey	2024	National		5.05% 6.05% 6.50%	5.62%	Quick Service Restaurant Self-Storage Class A Self-Storage Class B Self-Storage Class C

## **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. There was a total of 307 sales but only 257 were used in the ratio studies. 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 in the ratio studies: **257**
- Range of Sales Dates: **01/1/2021 – 1/1/2024**

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.

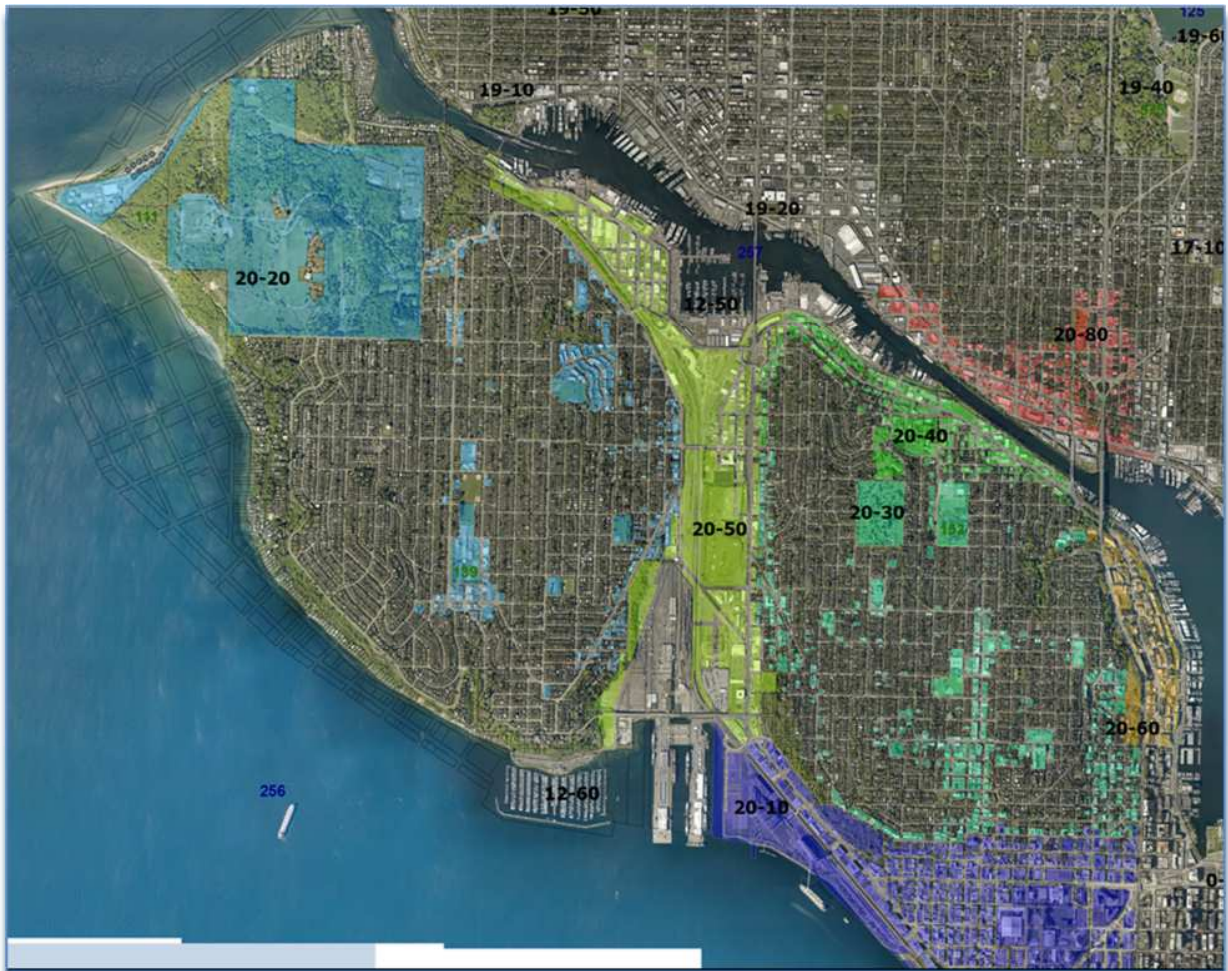
## Area 20

### 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





## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	50	Interbay	350	1,370	25.55%
<b>Geographic Area 20 Physical Inspection Totals</b>			<b>350</b>	<b>1,370</b>	<b>25.55%</b>

## Land Value

Overall land values in Area 20 increased by 0%. Geographical Area 20 experienced no change in its land valuation as there was a dearth of land/redevelopment sales in both Area 20 and in the surrounding areas such as 17 and 19. The total recommended assessed land value for the 2024 assessment year is \$13,639,281,900.

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	2023	2024	% Change
20-10	\$6,431,481,800	\$6,430,106,900	-0.02%
20-20	\$2,120,864,300	\$2,120,769,800	0.00%
20-30	\$1,633,271,800	\$1,635,301,100	0.12%
20-40	\$805,037,400	\$803,737,900	-0.16%
20-50	\$1,376,800,900	\$1,376,805,600	0.00%
20-60	\$522,730,700	\$522,763,100	0.01%
20-80	\$749,573,100	\$749,797,500	0.03%
<b>Total</b>	<b>\$13,639,760,000</b>	<b>\$13,639,281,900</b>	<b>0.00%</b>

## Neighborhood Land Sales

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

Area	Hbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel ID	Ver. Code	Remarks
020	010	198920	1010	14,400	3265506	\$7,000,000	12/20/23	\$486.11	QUEEN ANNE PLAZA	SM-UP 85 (M)	Office Building	1	Y	
020	010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$584.80	ERNEST A JOHNSON CO	SM-UP 85 (M)	Office Building	1	Y	
020	010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$527.78	RETAIL & APARTMENTS	SM-UP 85 (M1)	Retail Store	1	Y	
020	010	199020	0460	9,120	3250560	\$6,000,000	08/21/23	\$657.89	UPTOWN BAKERY/ESPRESSO	SM-UP 85 (M1)	Retail Store	1	Y	
020	010	199120	0235	13,560	3243856	\$9,100,000	06/29/23	\$671.09	FAT CITY GERMAN MOTORS/LAW OFFICE	SM-UP 160 (M)	Service Building	1	Y	
020	010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737.46	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	Retail Store	1	Y	
020	010	199120	0250	6,780	3166134	\$7,000,000	12/23/21	\$1,032.45	VACANT BUILDING	SM-UP 160 (M)	Retail Store	1	Y	
020	010	199120	0260	13,560	3165589	\$9,750,000	12/15/21	\$719.03	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	Parking/Commer	2	Y	
020	010	199120	0260	27,120	3209889	\$42,000,000	09/15/22	\$1,548.67	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	Parking/Commer	4	Y	
020	010	199120	0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692.18	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	Restaurant/Fast f	2	Y	
020	010	199120	0495	38,880	3115268	\$31,725,000	04/29/21	\$815.97	OFFICE BUILDING	SM-UP 160 (M)	Office Building	4	Y	
020	010	199120	0540	38,880	3114819	\$31,725,000	04/29/21	\$815.97	EXECUTIVE INN	SM-UP 160 (M)	Hotel/Motel	1	Y	
020	010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$731.62	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	Hotel/Motel	1	Y	
020	010	199220	0015	1,788	3119085	\$325,000	05/14/21	\$181.77	VACANT LAND	C2-55 (M)	Vacant/Commer	1	Y	
020	010	224900	0210	15,840	3136831	\$12,310,000	08/02/21	\$777.15	KIDDIE ACADEMY	SM-UP 65 (M)	Office Building	2	Y	
020	010	387990	0580	12,800	3170681	\$8,000,000	01/31/22	\$625.00	UPTOWN STUDIOS	MR (M)	Apartment	1	Y	
020	010	545730	0605	3,960	3159752	\$1,500,000	11/16/21	\$378.79	RETAIL/OFFICE BUILDING	SM-UP 65 (M)	Retail Store	2	Y	
020	010	545730	0610	5,080	3200119	\$2,225,000	07/07/22	\$437.99	EYE DOCTORS LTD / APT	SM-UP 65 (M)	Office Building	1	Y	
020	010	545730	0635	7,680	3125533	\$2,662,500	06/08/21	\$346.68	OFFICE/ FORMER CHURCH (AQUA TOWNOMES	LR3 (M)	Office Building	1	29	Seg/merge after sale; not in ratio
020	010	545830	0425	41,520	3164452	\$29,000,000	12/15/21	\$698.46	SEATTLE BUSINESS CENTER	SM-UP 85 (M1)	Office Building	1	Y	
020	010	616990	1990	47,916	3162663	\$8,600,000	12/06/21	\$179.48	WAREHOUSE, OFFICE & RETAIL BUILDINGS	IC-65 (M)	Warehouse	1	Y	
020	010	766620	1980	44,570	3182430	\$8,325,000	04/01/22	\$186.78	INDUSTRIAL BUILDING (GREG THOMPSON PRO	IC-65 (M)	Warehouse	2	Y	
020	020	222503	9061	21,750	3240704	\$3,830,000	06/07/23	\$176.09	MAGNOLIA GARDEN CENTER	NC2-55 (M)	Retail Store	2	Y	
020	030	081100	0090	6,000	3245990	\$1,500,000	07/12/23	\$250.00	FOUR PLEX	LR1 (M)	4-Plex	1	Y	
020	030	173230	0066	3,790	3229866	\$850,000	09/15/23	\$224.27	4-PLEX	LR1 (M)	4-Plex	1	Y	
020	030	265250	1735	7,440	3209440	\$3,000,000	09/12/22	\$403.23	LINE RETAIL	NC2P-55 (M)	Retail(Use/Strip)	1	Y	
020	030	872711	0010	79,823	3187008	\$30,146,252	04/27/22	\$377.66	Twenty-One Boston	NC2-75 (M1)	Apartment(Mixed	1	Y	
020	050	277060	3977	19,888	3217090	\$2,900,000	11/04/22	\$145.82	SOUND VIEW WINDOW & DOOR & LAW OFFICE	NC3-55 (M)	Retail Store	2	Y	
020	050	277110	2355	51,000	3207911	\$6,835,200	08/30/22	\$134.02	VACANT LAND (FUTURE SEATTLE STORM PRACT	KG2 U/45	Vacant/Industrial	1	Y	
020	080	193130	0065	6,400	3262529	\$1,150,000	11/29/23	\$179.69	5 PLEX	LR1 (M)	Apartment	1	Y	
020	080	193130	0585	13,781	3223292	\$4,050,000	01/10/23	\$293.88	4000 AURORA BUILDING	NC3-55 (M)	Office Building	1	Y	
020	080	197220	0785	31,183	3217065	\$20,000,000	11/09/22	\$641.38	FUNERAL HOME	NC2-75 (M1)	Mortuary/Cemet	2	Y	
020	080	197220	2355	3,000	3127636	\$750,000	06/08/21	\$250.00	R/R SFR House Tear Down	LR3 (M1)	Single Family(C/)	1	29	Seg/merge after sale; not in ratio
020	080	197220	3530	3,000	3198260	\$1,100,000	06/21/22	\$366.67	MACHINE SHOP & HOUSE	KG2 U/65	Single Family(C/)	1	Y	
020	080	197220	3630	5,280	3235201	\$2,000,000	04/27/23	\$378.79	RETAIL, OFFICE & STORAGE (CONVERTED SFR)	IB U/45	Office Building	1	Y	
020	080	197220	3640	5,280	3177713	\$1,500,000	03/11/22	\$284.09	RETAIL BUILDING (CONVERTED SFR)	IB U/45	Retail Store	1	Y	
020	080	197220	3840	10,500	3155196	\$2,075,000	10/27/21	\$197.62	THE ANCHOR PACKING CO	KG2 U/65	Warehouse	2	Y	

## Ratio Analysis

- Number of Sales: 39
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary								
	Mean Assessed		Mean Sales		Ratio	COD*	COV	PRD
	Value		Price					
2023 Value	\$ 3,017,500		\$ 3,568,700		84.60%	17.56%	21.88%	1.03%
2024 Value	\$ 3,244,800		\$ 3,568,700		90.90%	13.07%	16.84%	1.01%
Change	\$ 227,300				6.30%	-4.49%	-5.04%	-0.02%
% Change	7.53%				7.45%	-25.57%	-23.03%	-1.94%

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

Number of Parcels in the Ratio Study Population: 936 excluding specialties and government-owned properties. Some outlier sales were removed from the ratio. Overall, the ratio may be skewed due to lack of significant commercial sales for each property type in each neighborhood.

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 normally 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
Condos, live/work units, converted SFR properties	\$275 - \$800	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

### Total Value

Application of the recommended values for the 2024 assessment year of Area 20 results in a total change from the 2023 assessments of 00.69% in Geographic Area 20. The adjustments in values intend to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$11,425,656,350	\$11,504,956,400	\$ 79,300,050	0.69%

## Area 20 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

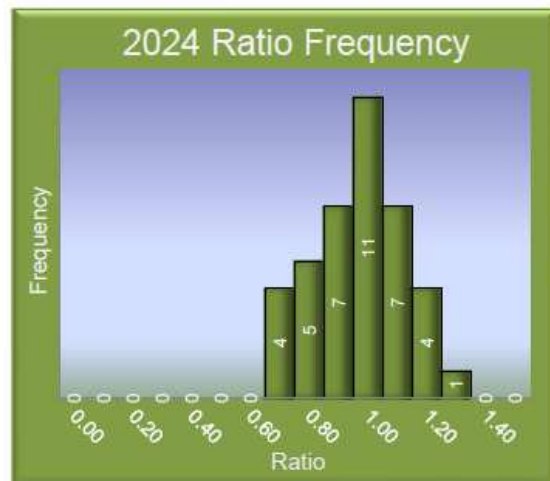
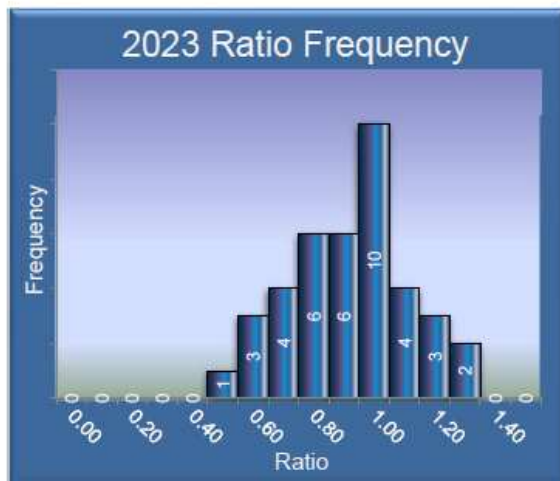
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	39
Mean Assessed Value	3,017,500
Mean Adj. Sales Price	3,568,700
Standard Deviation AV	4,229,858
Standard Deviation SP	5,170,271
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.873
Median Ratio	0.884
Weighted Mean Ratio	0.846
UNIFORMITY	
Lowest ratio	0.4513
Highest ratio:	1.2534
Coefficient of Dispersion	17.56%
Standard Deviation	0.1910
Coefficient of Variation	21.88%
Price Related Differential (PRD)	1.03

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	39
Mean Assessed Value	3,244,800
Mean Sales Price	3,568,700
Standard Deviation AV	4,770,811
Standard Deviation SP	5,170,271
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.921
Median Ratio	0.947
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.6084
Highest ratio:	1.2534
Coefficient of Dispersion	13.07%
Standard Deviation	0.1551
Coefficient of Variation	16.84%
Price Related Differential (PRD)	1.01



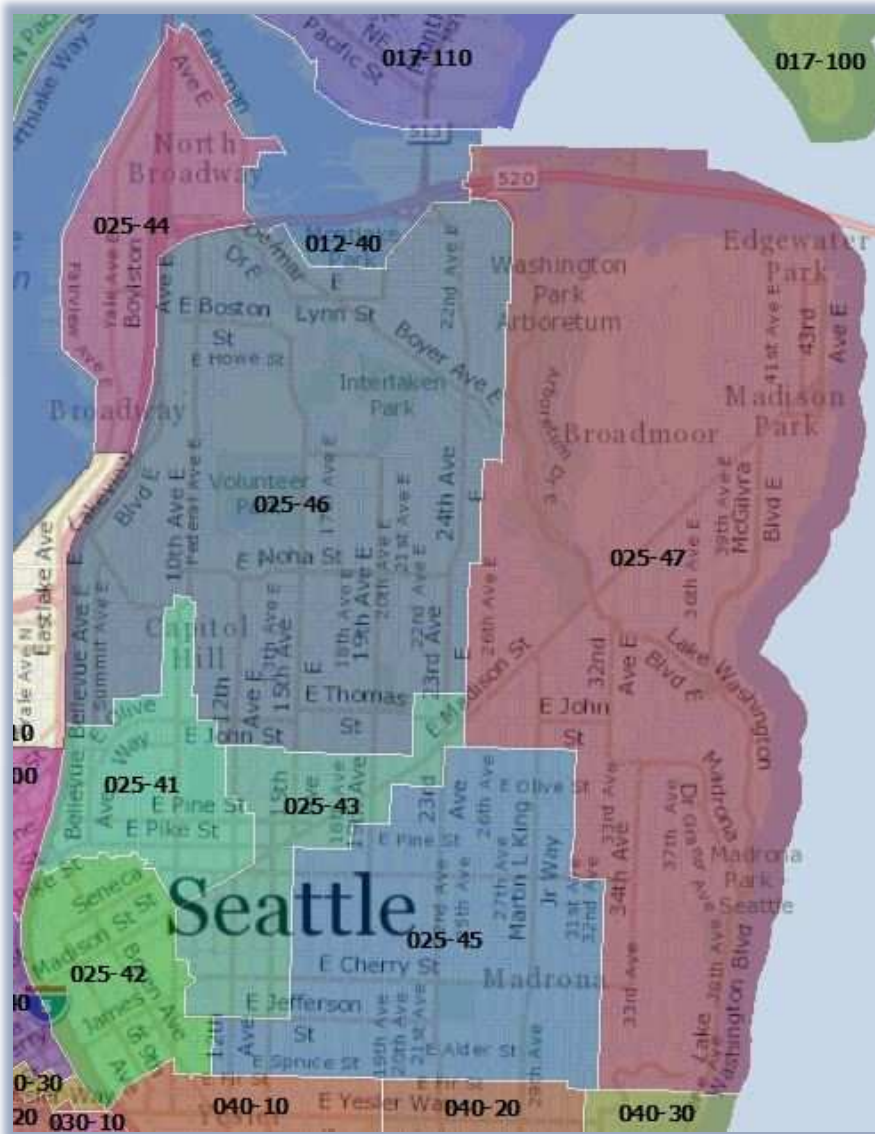
## Area 25

### 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



Central District  
2024 Assessment Year

 **King County**  
Department of Assessments

## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
25	43	Madison-Seattle U (Section 28)	73	1244	5.87%
25	46	N Capitol Hill-Montlake (Section 21)	67	1244	5.39%
25	47	Madison Park-Madrona (Sections 21 and 22)	96	1244	7.72%
<b>Geographic Area 25 Physical Inspection Totals</b>			<b>236</b>	<b>1244</b>	<b>18.97%</b>

## Land Value

Overall land values in Area 25 increased by 0.57%. Capitol Hill experienced land valuation changes due to market sales adjustments. The total recommended land value for the 2024 assessment year is \$13,304,599,155, a 0.57% increase from the 2023 assessment of \$13,228,724,219.

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	2023	2024	% Change
25-41	\$2,694,093,262	\$2,707,404,800	0.49%
25-42	\$2,672,831,977	\$2,701,290,500	1.06%
25-43	\$2,173,609,400	\$2,185,463,600	0.55%
25-44	\$949,749,600	\$966,291,400	1.74%
25-45	\$1,138,706,900	\$1,141,791,700	0.27%
25-46	\$2,668,115,900	\$2,670,579,800	0.09%
25-47	\$931,617,180	\$931,777,355	0.02%
<b>Total</b>	<b>\$13,228,724,219</b>	<b>\$13,304,599,155</b>	<b>0.57%</b>

## Neighborhoods Land Sales

The following is a list 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	Present Use	Parcel Ct.	Ver. Code	Remarks
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	11th Ave Inn Bed & Breakfast	MR (M1)	Shell Structure	1	Y	
025	041	684820	0675	5,700	3207789	\$3,350,000	08/25/22	\$587.72	1621-1635 E Olive Way & 129 Belmont A	NC3P-75 (M)	Tavern/Lounge	1	Y	
025	041	685070	0180	5,456	3265696	\$3,000,000	12/19/23	\$549.85	PARKING LOT	NC3P-75 (M1)	Parking(Commercial Lot)	1	Y	
025	041	872560	0260	5,250	3223464	\$2,750,000	01/12/23	\$523.81	SFR - OFFICES	NC3P-75 (M)	Office Building	1	Y	
025	041	872560	0260	5,250	3274712	\$4,000,000	03/20/24	\$761.90	SFR - OFFICES	NC3P-75 (M)	Office Building	1	Y	
025	042	197820	1241	6,699	3186968	\$3,700,000	04/28/22	\$552.32	Seneca Dental	HR (M)	Office Building	2	Y	
025	043	386540	0030	11,664	3216857	\$6,791,393	11/08/22	\$582.25	1312-1318 E Union St / 1407 14th Ave	NC3-75 (M)	Industrial(Light)	1	Y	
025	043	600300	0150	7,420	3219192	\$4,100,000	11/30/22	\$552.56	Talbot Building	NC3-75 (M)	Service Building	1	Y	
025	043	723460	0435	21,600	3184355	\$6,600,000	04/13/22	\$305.56	1729 17th Ave	LR3 (M)	Medical/Dental Office	2	Y	
025	044	195970	0200	5,500	3173687	\$1,650,000	02/17/22	\$300.00	5 UNIT APT	LR2 (M)	Apartment	1	Y	
025	044	195970	1170	15,092	3143624	\$7,750,000	09/03/21	\$513.52	Knickerbocker Building	NC2P-65 (M1)	Shell Structure	2	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)	Retail Store	1	Y	
025	044	195970	2745	9,680	3174881	\$3,920,000	02/18/22	\$404.96	3107-3113 Eastlake & Houses in Alley	NC3P-55 (M)	Apartment(Mixed Use)	1	Y	
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LAND SURVEY OFFICE	LR3 (M)	Office Building	1	Y	
025	045	684070	0355	10,000	3198958	\$2,132,500	06/06/22	\$213.25	APTS	NC1-55 (M)	Apartment	1	Y	
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	CHURCH	NC2P-75 (M1)	Shell Structure	2	Y	
025	045	722850	0500	5,530	3167052	\$2,085,000	12/16/21	\$377.03	1437 23rd Ave	NC2P-55 (M)	Shell Structure	1	Y	
025	045	722850	0520	8,690	3167114	\$2,299,000	12/13/21	\$264.56	CHURCH	NC2P-55 (M)	Shell Structure	3	Y	
025	045	722850	0946	1,897	3170163	\$1,166,500	01/10/22	\$614.92		RSL (M)	Vacant(Single-family)	1	Y	
025	045	722850	1100	8,650	3213356	\$1,900,000	10/04/22	\$219.65	4-Plex	RSL (M)	Apartment	1	Y	
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	MIXED-USE RETAIL/APARTMENT	NC1-40 (M)	Apartment(Mixed Use)	1	Y	
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	2412 10th Ave E	NC1-55 (M)	Vacant(Commercial)	1	Y	
025	046	600350	1470	4,800	3165427	\$1,650,000	12/07/21	\$343.75	SFR - INDIVIDUAL DEVELOPMENT CENTER	NC2-75 (M1)	Shell Structure	1	Y	
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	THE TOWN HOUSE	MR (M1)	Shell Structure	1	Y	
025	046	684820	0135	4,800	3246630	\$1,096,800	07/19/23	\$228.50	318 Lofts (proposed)	MR (M)	Apartment	1	Y	
025	046	685270	0530	9,971	3102504	\$2,200,000	02/25/21	\$220.64	FOURPLEX	MR (M1)	Shell Structure	2	Y	
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	VACANT	NC2P-55 (M)	Vacant(Multi-family)	1	Y	
025	047	515770	0040	7,400	3204385	\$2,225,000	08/09/22	\$300.68	1106 34th Ave	NC1-30 (M)	Single Family(Res Use/Zo	1	Y	
025	047	515770	0040	4,856	3265232	\$1,475,000	12/21/23	\$303.75	1106 34th Ave	NC1-30 (M)	Single Family(Res Use/Zo	1	Y	
025	047	515770	0045	4,856	3265229	\$1,475,000	12/21/23	\$303.75	Vacant Land	NC1-30 (M)	Vacant(Single-family)	1	Y	
025	047	515770	0055	6,100	3204388	\$2,225,000	08/09/22	\$364.75	4 UNIT	NC1-30 (M)	4-Plex	1	Y	

## Ratio Analysis

- Number of sales: 48
- Number of sales used in Ratio: 42
- Range of sales dates: 01/01/2021 – 12/31/2023

Below is the ratio study for Area 25, improving uniformity and the assessment level. Due to the low sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 3,848,000	\$ 4,141,500	92.90%	14.96%	20.45%	1.00%
2024 Value	\$ 3,821,000	\$ 4,141,500	92.30%	13.91%	19.01%	1.00%
Change	\$ (27,000)		-0.60%	-1.05%	-1.44%	0.00%
% Change	-0.70%		-0.65%	-7.02%	-7.04%	0.00%

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

Number of Parcels in the Ratio Study Population: 899, excluding specialties and government-owned properties.

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

Property Type	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$330 - \$780	Per Sq Ft
Live/Work Townhomes	\$700	Per Sq Ft

## Total Value

Application of the recommended values for the 2024 assessment year of Area 25 results in a total change from the 2023 assessments of -0.66%. The adjustments in values are intended to improve uniformity and equalization. The values in the table below exclude specialty properties.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$10,028,372,215	\$9,961,859,260	\$ (66,512,955)	-0.66%



## Area 25 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

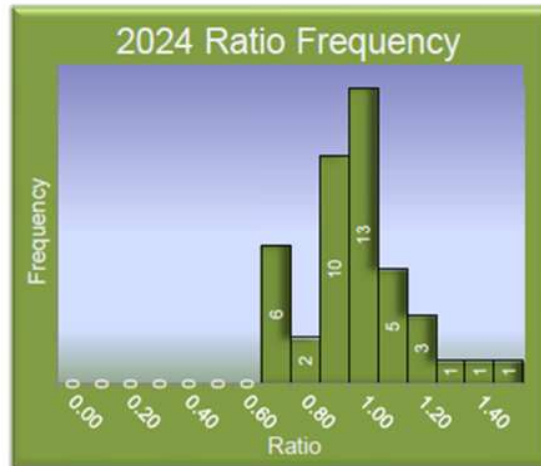
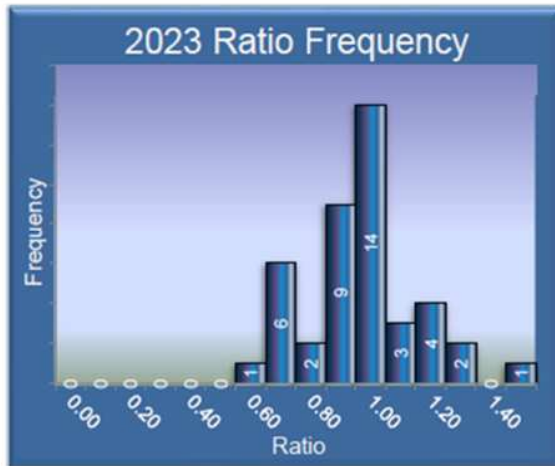
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	3,848,000
Mean Adj. Sales Price	4,141,500
Standard Deviation AV	5,649,617
Standard Deviation SP	5,762,604
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.915
Weighted Mean Ratio	0.929
UNIFORMITY	
Lowest ratio	0.5632
Highest ratio:	1.4180
Coefficient of Dispersion	14.96%
Standard Deviation	0.1892
Coefficient of Variation	20.45%
Price Related Differential (PRD)	1.00

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	42
Mean Assessed Value	3,821,000
Mean Sales Price	4,141,500
Standard Deviation AV	5,345,254
Standard Deviation SP	5,762,604
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.927
Median Ratio	0.920
Weighted Mean Ratio	0.923
UNIFORMITY	
Lowest ratio	0.6358
Highest ratio:	1.4180
Coefficient of Dispersion	13.91%
Standard Deviation	0.1762
Coefficient of Variation	19.01%
Price Related Differential (PRD)	1.00



## Area 30

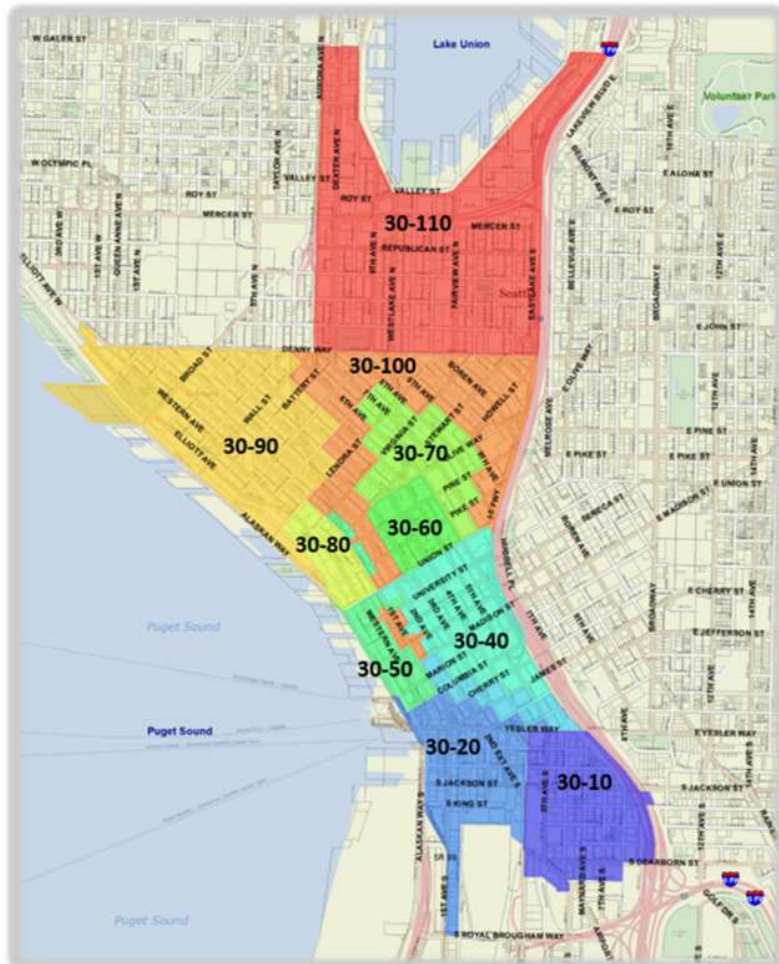
### Name or Designation

- **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



## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
30	90	Belltown	315	1,117	28.20%
<b>Geographic Area 30 Physical Inspection Totals</b>			<b>315</b>	<b>1,117</b>	<b>28.20%</b>

## Land Value

Overall, land values in Area 30 increased by +1.08%. Geographical Area 30, known as the “Central Business District” and “South Lake Union,” experienced minimal increases in its land valuation. The total recommended assessed land value for the 2024 assessment year is \$23,632,414,900, which increases value above the 2023 assessment total by +1.08%.

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	2023	2024	% Change
30-10	\$862,792,600	\$866,379,400	0.42%
30-20	\$986,731,900	\$987,533,400	0.08%
30-30	\$789,949,900	\$789,951,000	0.00%
30-40	\$3,213,839,700	\$3,219,659,100	0.18%
30-50	\$490,750,300	\$490,753,800	0.00%
30-60	\$827,665,000	\$917,432,500	10.85%
30-70	\$2,512,390,438	\$2,546,269,300	1.35%
30-80	\$292,869,100	\$292,890,600	0.01%
30-90	\$2,843,379,900	\$2,865,088,900	0.76%
30-100	\$4,669,606,500	\$4,754,769,400	1.82%
30-110	\$5,890,046,560	\$5,901,687,500	0.20%
<b>Total</b>	<b>\$23,380,021,898</b>	<b>\$23,632,414,900</b>	<b>1.08%</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
030	010	524780	2725	13,440	3212359	\$5,000,000	09/30/22	\$372.02	IDM-75-85	1	Y
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	IDM-75-85	1	Y
030	010	859290	0065	20,160	3183407	\$8,000,000	04/12/22	\$396.83	IDM 85/85-170	1	Y
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	PSM 100/100-120	2	Y
030	020	766620	6705	9,000	3230910	\$6,750,000	03/24/23	\$750.00	PSM-85-120	1	Y
030	020	766620	6710	18,000	3212655	\$13,500,000	10/05/22	\$750.00	PSM-85-120	2	Y
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	DOC1 U/450/U	1	Y
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	DMC-170	1	Y
030	090	065400	0045	26,640	3205901	\$17,500,000	08/16/22	\$656.91	DMR/R 145/65	1	Y
030	090	065600	0190	6,480	3224207	\$2,528,000	01/20/23	\$390.12	DMR/C 95/65	1	Y
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	DMR/C 95/65	2	Y
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	DMR/C 95/65	1	Y
030	100	065900	1000	19,440	3201670	\$33,075,000	07/22/22	\$1,701.39	DMC 240/290-440	4	Y
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	DMC 240/290-440	1	Y
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	DMC 240/290-440	2	Y
030	100	069700	0325	19,054	3203686	\$40,000,000	08/05/22	\$2,099.30	DMC 240/290-440	1	Y
030	100	069700	0400	70,400	3183641	\$126,750,000	04/14/22	\$1,800.43	DMC 240/290-440	2	Y
030	100	197620	0060	4,440	3229079	\$3,000,000	03/08/23	\$675.68	DMC 240/290-440	1	Y
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	DMC 240/290-440	1	Y
030	110	199120	1400	3,600	3207905	\$2,000,000	09/01/22	\$555.56	SM-SLU 85-280	1	Y
030	110	269310	0015	15,360	3212754	\$27,125,000	09/30/22	\$1,765.95	SM-SLU 240/125-440	2	Y
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	SM-SLU 100/65-145	1	Y
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	SM-SLU 100/95	2	Y
030	110	684970	0075	9,440	3167048	\$15,250,000	12/30/21	\$1,615.47	SM-SLU 240/125-440	1	Y
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	SM-SLU 240/125-440	1	Y

## Ratio Analysis

- Number of Sales: 36
- Range of Sales Dates: 1/1/2021- 12/31/2023

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

Sales - Improved Valuation Change Summary						
	Mean	Mean Sales	Ratio	COD	COV	PRD
	Assessed	Price				
2023 Value	\$ 7,379,900	\$ 8,015,800	92.10%	12.59%	17.37%	1.02%
2024 Value	\$ 7,213,900	\$ 8,015,800	90.00%	10.67%	15.90%	1.00%
Change	\$ (166,000)		-2.10%	-1.92%	-1.47%	-0.02%
% Change	-2.25%		-2.28%	-15.25%	-8.46%	-1.96%

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

Number of Parcels in the Ratio Study Population: 859 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	\$215 - \$847	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

### Total Value

Application of the recommended values for the 2024 assessment year of Geographic Area 30 results in a total change from the 2023 assessments of -1.61%. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$13,868,709,160	\$13,644,892,450	-\$223,816,710	-1.61%

## Area 30 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

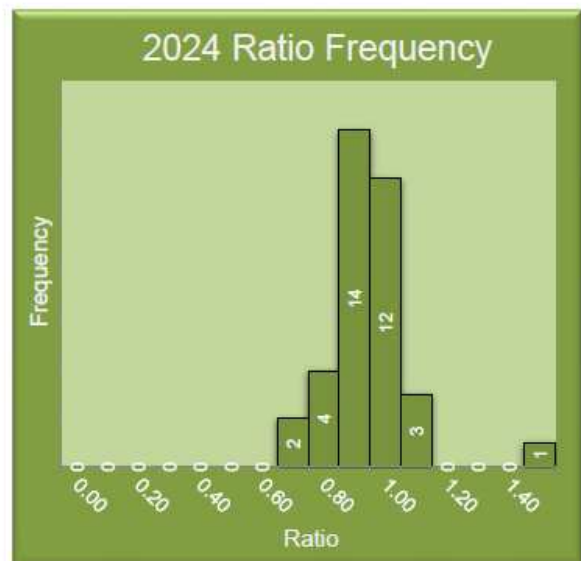
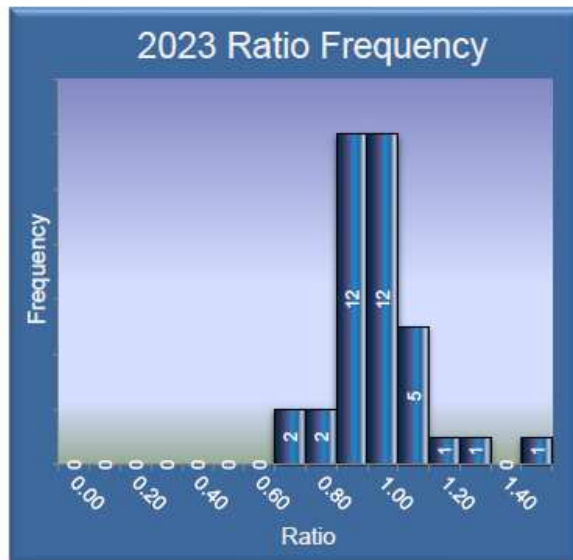
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	36
Mean Assessed Value	7,379,900
Mean Adj. Sales Price	8,015,800
Standard Deviation AV	13,960,936
Standard Deviation SP	15,373,183
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.935
Median Ratio	0.932
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.6254
Highest ratio:	1.4784
Coefficient of Dispersion	12.59%
Standard Deviation	0.1624
Coefficient of Variation	17.37%
Price Related Differential (PRD)	1.02

### POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	36
Mean Assessed Value	7,213,900
Mean Sales Price	8,015,800
Standard Deviation AV	14,354,866
Standard Deviation SP	15,373,183
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.900
Median Ratio	0.896
Weighted Mean Ratio	0.900
UNIFORMITY	
Lowest ratio	0.6265
Highest ratio:	1.4784
Coefficient of Dispersion	10.67%
Standard Deviation	0.1431
Coefficient of Variation	15.90%
Price Related Differential (PRD)	1.00



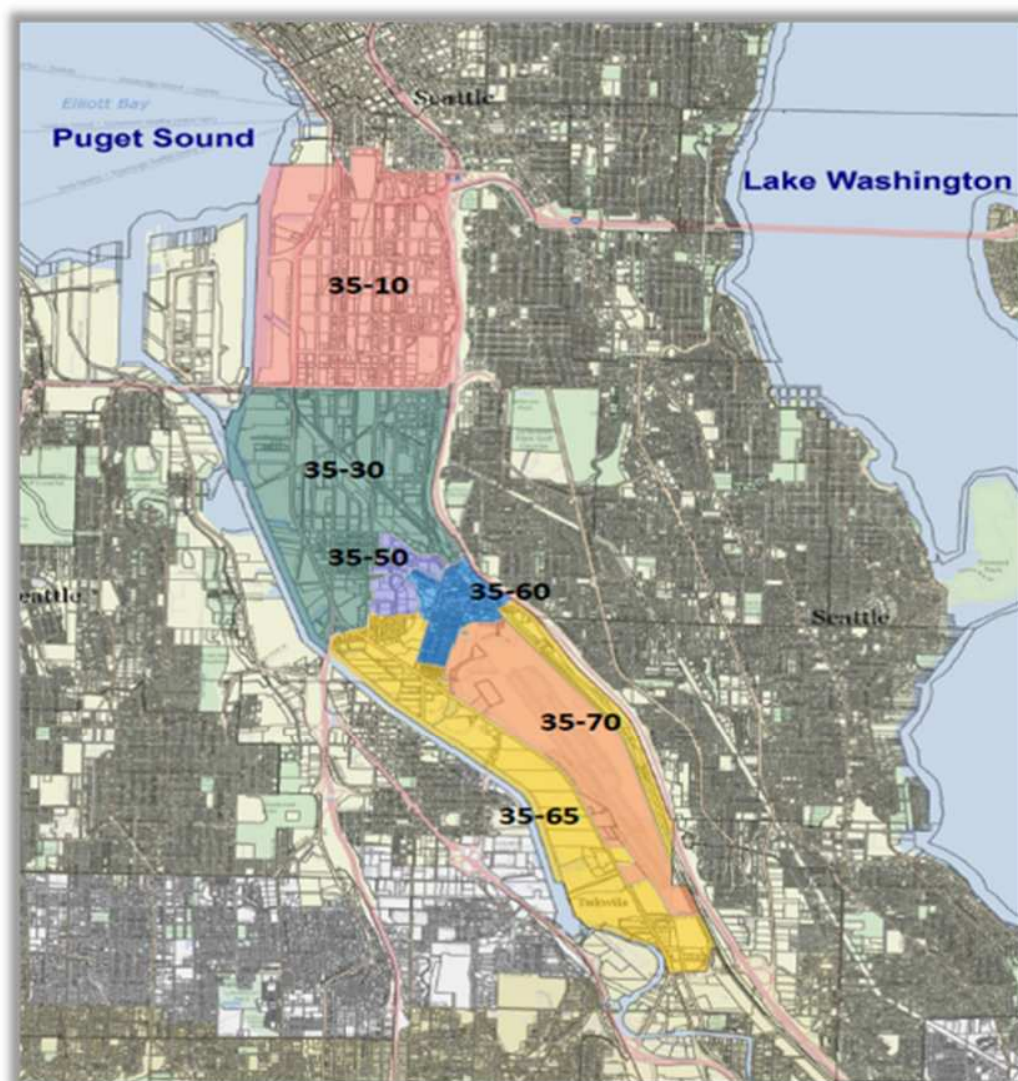
## Area 35

### Name or Designation

- **Area 35:** East Duwamish MIC

### Boundaries:

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



## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
35	10	N of Lander Street	290	1,376	21.08%
<b>Geographic Area 35 Physical Inspection Totals</b>			<b>290</b>	<b>1,376</b>	<b>21.08%</b>

## Land Value

Area 35 has experienced a slow year for land sales, and they do not support significant changes in land value. The total recommended land value for the 2024 assessment year is \$8,561,362,400, which is a 1.65% increase from the 2023 assessed value.

The City of Seattle implemented new zoning classifications in October 2023. The rezoning aims to preserve the industrial core and maritime areas with the Marine, Manufacturing, and Logistics Zone (MML), open zones for emerging industries close to transit stations with the Industry and Innovation Zone (II), and designate areas for small-scale industrial, makers, and arts spaces with the Urban Industrial Zone (UI). The zoning changes impact future development plans.

The following table shows the breakdown of land value change from the previous assessment per neighborhood, including government-owned and specialty properties.

Change in Assessed Land Value by Neighborhood			
Neighborhood	2023	2024	% Change
35-10	\$3,470,199,500.00	\$3,551,538,400.00	2.34%
35-30	\$1,956,861,900.00	\$1,973,236,000.00	0.84%
35-50	\$216,524,900.00	\$216,524,900.00	0.00%
35-60	\$152,045,800.00	\$152,022,100.00	-0.02%
35-65	\$1,296,592,000.00	\$1,338,016,500.00	3.19%
35-70	\$1,330,024,500.00	\$1,330,024,500.00	0.00%
<b>Total</b>	<b>\$8,422,248,600</b>	<b>\$8,561,362,400</b>	<b>1.65%</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	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct.	Ver. Code	Remarks
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	SUN DEL-MART-CLOSED	IG2 U/85	Conv Store witho	1	Y	
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	3295	100,800	3222440	\$16,800,000	12/30/22	\$166.67	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	3380	15,400	3251177	\$5,400,000	08/07/23	\$350.65	PERFORMANCE RADIATORS	IC 85-175	Warehouse	1	Y	
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	PEP BOYS AUTO SERVICE	IG1 U/85	Service Building	1	Y	
035	010	766620	5933	120,206	3181979	\$9,400,000	04/01/22	\$78.20	PROLOGIS PROPERTY	IG1 U/85	Shell Structure	2	Y	
035	010	766620	6130	5,595	3235991	\$620,000	04/27/23	\$110.81	VACANT LAND -RR OWNED	IG1 U/85	Vacant(Industrial	1	Y	
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	PECOS PIT BBQ	IG2 U/85	Restaurant/Loun	1	Y	
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	SYNESSO	C1-75 (M)	Warehouse	1	Y	
035	030	172280	2145	5,000	3194065	\$1,200,000	06/01/22	\$240.00	STONECRAFT	IG2 U/85	Warehouse	1	Y	
035	030	182404	9058	199,916	3126404	\$22,000,000	06/17/21	\$110.05	RAINIER COLD STG/'E' & 'E' MEATS	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	Mac-MILLAN PIPER	IG1 U/85	Terminal(Auto/B	2	Y	
035	030	526330	0055	16,666	3198558	\$4,500,000	06/29/22	\$270.01	STAR MOTEL - S.BENNETT	C1-75 (M)	Hotel/Motel	2	Y	
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Pl	1	Y	
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	SFR - ARCHITECTURAL LANDSCAPE	C1-75 (M)	Office Building	1	Y	
035	065	000180	0161	51,563	3238817	\$4,150,000	05/18/23	\$80.48	DAVIS MFG ET AL	IG2 U/85	Warehouse	1	34	Use-change after sale; not in ratio
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	VACANT LAND	C1-55 (M)	Vacant(Commer	1	Y	

## Ratio Analysis

- Number of Sales: 41
- Number of Sales Used in Ratio: 29
- Range of Sales Dates: 1/1/2021- 12/31/2023

Below is the ratio study for Area 35, which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 6,069,100	\$ 7,011,000	86.60%	14.94%	18.45%	0.97%
2024 Value	\$ 6,578,000	\$ 7,011,000	93.80%	13.28%	16.82%	0.99%
Change	\$ 508,900		7.20%	-1.66%	-1.63%	0.02%
% Change	8.39%		8.31%	-11.11%	-8.83%	2.06%

\*COD and COV are measures of uniformity – lower percentages represent better uniformity.

Number of Parcels in the Ratio Study Population: 901 excluding specialty properties.

The cost, sales, and income methods of property valuation were all considered when valuing the properties in Area 35. Due to available market information that can be used for the income method, the values that resulted from this method were selected for most properties in the area.

The following table represents the value ranges assigned for properties where the sales comparison approach was utilized.

Market Valuation Range	
Dominant Use	Value per NRA (\$/SF)
Industrial/Warehouse	\$70-\$455
Commercial Condominium Units	\$95

### Total Value

Application of the recommended values for the 2024 assessment year of Area 35 results in 0.95% change from the previous assessment year. The adjustments in values are intended to improve uniformity and equalization. The total values in the table below exclude specialty properties.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$10,570,335,400	\$10,671,207,700	\$ 100,872,300	0.95%

## Area 35 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

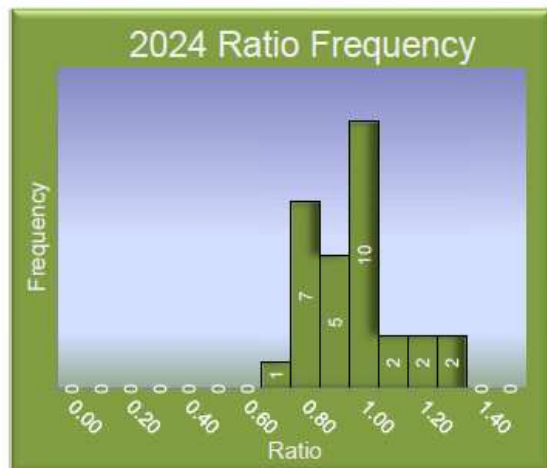
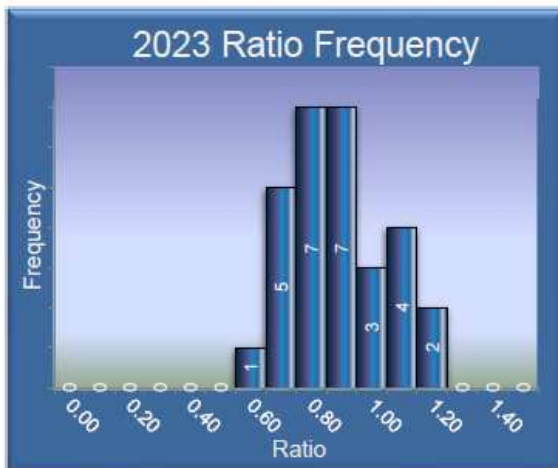
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	29
Mean Assessed Value	6,069,100
Mean Adj. Sales Price	7,011,000
Standard Deviation AV	5,094,149
Standard Deviation SP	5,480,052
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.842
Median Ratio	0.836
Weighted Mean Ratio	0.866
UNIFORMITY	
Lowest ratio	0.5423
Highest ratio:	1.1057
Coefficient of Dispersion	14.94%
Standard Deviation	0.1553
Coefficient of Variation	18.45%
Price Related Differential (PRD)	0.97

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	29
Mean Assessed Value	6,578,000
Mean Sales Price	7,011,000
Standard Deviation AV	5,229,976
Standard Deviation SP	5,480,052
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.922
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.6919
Highest ratio:	1.2715
Coefficient of Dispersion	13.28%
Standard Deviation	0.1556
Coefficient of Variation	16.82%
Price Related Differential (PRD)	0.99



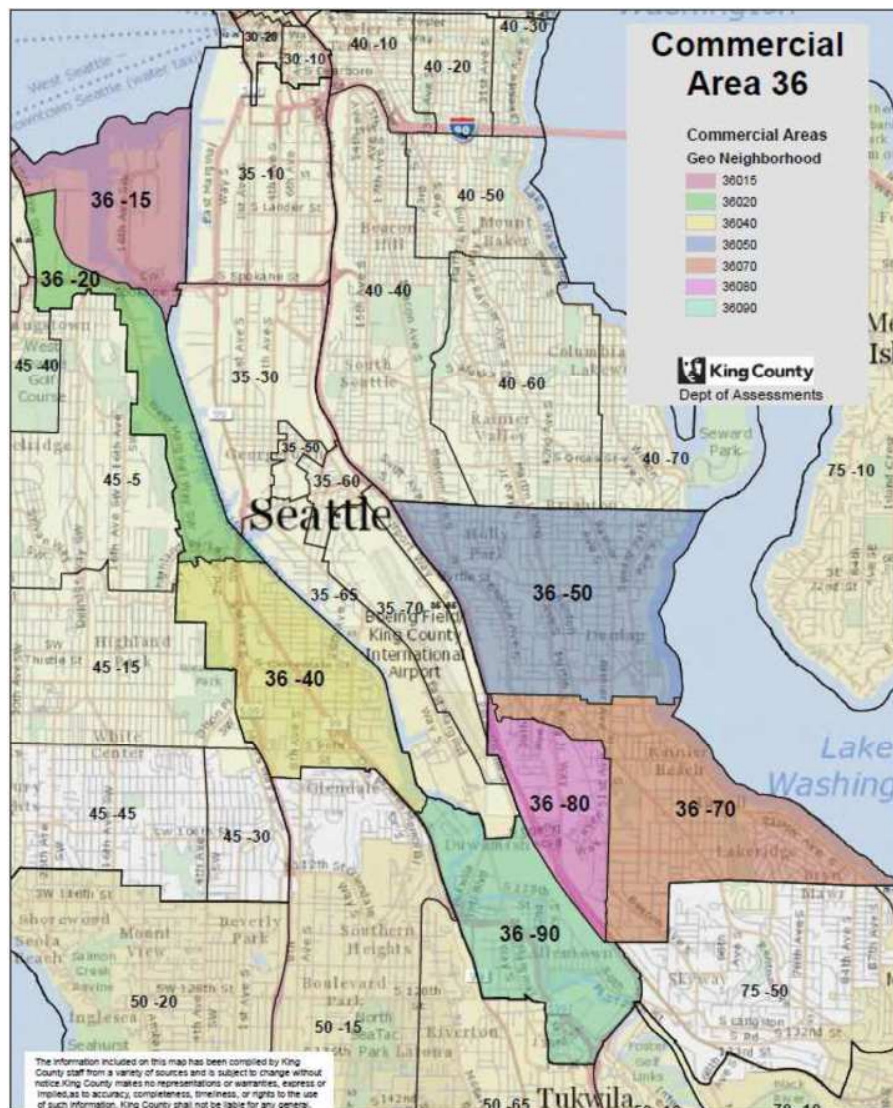
## Area 36

### 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 Lake Washington from S. Graham St. South to S 112th St. at Rainier Ave S.
- **West** – W. Marginal Way and Pacific Hwy S.



Central District  
2024 Assessment Year

 **King County**  
Department of Assessments

## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
36	80	Between I-5 & 51st Av S & S Barton St	71	1,411	5.03%
36	90	East of SR 99 & SR 599 & West of I-5	208	1,411	14.74%
<b>Geographic Area 36 Physical Inspection Totals</b>			<b>279</b>	<b>1411</b>	<b>19.77%</b>

## Land Value

Overall, land values in Area 36 increased by 4.02%. The most significant percentage increase occurred in Neighborhood 40, highlighting the demand for industrial-zoned land. Neighborhoods 36-50 and 36-70 are more commercial, whereas Neighborhoods 36-15, 36-20, 36-40, 36-80, and 36-90 are predominantly industrial. Regarding value adjustments applied to contaminated industrial parcels, the overall associated neighborhood value changes are somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level before a contaminated property specialist's subsequent re-adjustment (reduction) during each revalue cycle. The total recommended assessed land value for the 2024 assessment year is \$5,327,160,354, increasing from the 2023 assessment of \$5,121,116,920.

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	2023	2024	% Change
36-15	\$975,503,400	\$1,039,098,350	6.52%
36-20	\$835,289,500	\$864,945,100	3.55%
36-40	\$1,030,833,820	\$1,114,852,920	8.15%
36-50	\$882,495,500	\$882,814,800	0.04%
36-70	\$366,027,800	\$366,137,200	0.03%
36-80	\$241,128,100	\$252,456,742	4.70%
36-90	\$789,838,800	\$806,855,242	2.15%
<b>Total</b>	<b>\$5,121,116,920</b>	<b>\$5,327,160,354</b>	<b>4.02%</b>

## Neighborhoods Land Sales

The following is a list 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	Neighborhood	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct.	Ver. Code	Remarks
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	BERG SCAFFOLDING CO	IG2 U/85	Shell Structure	1	Y	
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	SHOP	IG2 U/85	Shell Structure	4	Y	
036	040	243370	0145	61,824	3187863	\$2,300,000	05/02/22	\$37.20	SOUTH PARK STORAGE	IG2 U/65	Vacant(Commer	1	Y	
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	Intl. Construction Equip.	IG2 U/65	Industrial(Light)	1	Y	
036	040	562420	0091	18,395	3174889	\$1,200,000	02/24/22	\$65.24	Absolute German		Shell Structure	1	Y	
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	STORAGE YARD	IB U/45	Vacant(Industrial)	3	Y	
036	040	732790	2670	20,000	3211740	\$1,950,000	09/28/22	\$97.50	STORAGE YARD	IG2 U/65	Vacant(Industrial)	2	Y	
036	040	732840	0740	51,000	3108605	\$2,100,000	03/31/21	\$41.18	GLITSA SWEDISH FLOOR FINISH	IG2 U/65	Warehouse	1	Y	
036	040	788360	0350	103,621	3097323	\$4,060,000	01/27/21	\$39.18	Coast Crane Company	IG2 U/65	Service Building	1	Y	
036	040	788360	0600	82,754	3097226	\$2,940,000	01/27/21	\$35.53	Ness Crane	IB U/45	Shell Structure	1	Y	
036	040	788360	2745	5,300	3168239	\$355,000	01/06/22	\$66.98	VACANT LAND	NC2-55 (M)	Vacant(Commer	1	Y	
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	SOUTH PARK MISSIONARY BAPT	RSL (M)	Shell Structure	1	Y	
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	VACANT INDUSTRIAL	C2-75 (M)	Terminal(Auto/B	2	Y	
036	050	100500	0225	6,738	3201888	\$3,050,000	07/23/22	\$452.66	10 UNIT APT	NC3P-95 (M)	Apartment	1	Y	
036	050	100500	0245	12,423	3212405	\$3,208,250	09/30/22	\$258.25	REX APTS	NC3P-95 (M)	Apartment	1	Y	
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	RAINIER AUTO BODY	NC2-55 (M)	Service Building	1	Y	
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	166250	0094	16,640	3192084	\$1,217,000	05/25/22	\$73.14	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	272404	9050	28,491	3122360	\$1,665,000	05/28/21	\$58.44	Holly Terrace	LR3 (M)	Apartment	2	Y	
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	VAC LAND	NC2-55 (M)	Vacant(Commer	1	Y	
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	4-PLEX	R6	4-Plex	1	26	mp changed after sale; not in ratio
036	070	212470	0025	10,681	3237976	\$775,000	05/16/23	\$72.56	BLUE STREAK TOWING	SM-RB 85 (M)	Vacant(Commer	1	Y	
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	THUNDERBIRD TREATMENT CENTER	LR2 (M)	Shell Structure	1	Y	
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	VACANT INDUSTRIAL	IG2 U/65	Warehouse	4	Y	
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	VACANT LAND	O	Vacant(Industrial)	2	Y	
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	VACANT LAND	C/LI	Vacant(Industrial)	1	Y	
036	090	261320	0134	27,008	3213974	\$900,000	09/20/22	\$33.32	VACANT INDUSTRIAL	C/LI	Vacant(Industrial)	2	Y	

## Ratio Analysis

- Number of Sales: 24
- Number of Sales included in Ratio Study: 17
- Range of Sales Dates: 1/19/2021 – 2/23/2024

Below is the ratio study for Area 36, which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 2,398,100	\$ 2,969,100	80.80%	17.73%	24.73%	1.03%
2024 Value	\$ 2,647,400	\$ 2,969,100	89.20%	12.19%	17.61%	1.00%
Change	\$ 249,300		8.40%	-5.54%	-7.12%	-0.03%
% Change	10.40%		10.40%	-31.25%	-28.79%	-2.91%

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

Number of Parcels in the Ratio Study Population: 703 excluding specialties and government-owned properties.

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

Property Type	Value Range	
Use	Range	Unit of Measure
Warehouse/Industrial/Service	\$100 - \$230	Per Sq Ft
Office Building	\$100- \$300	Per Sq Ft

### Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of +5.09% in Geographic Area 36. The adjustments in values are intended to improve uniformity and equalization. The total values in the table below exclude specialty properties.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$5,062,053,412	\$5,319,928,307	\$257,874,895	5.09%

## Area 36 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

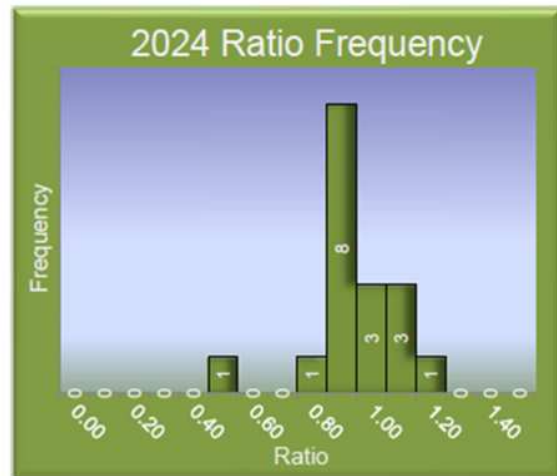
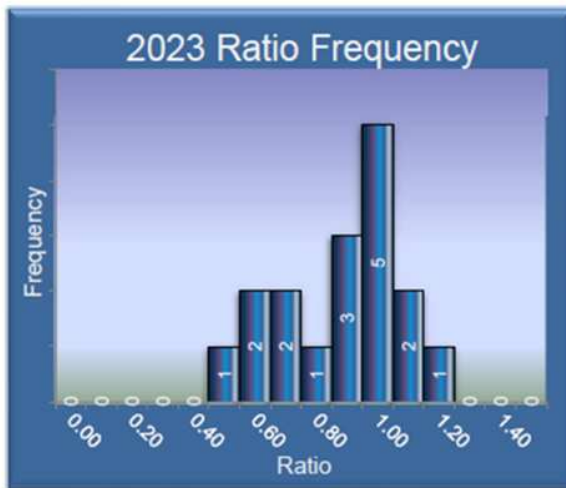
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	17
Mean Assessed Value	2,398,100
Mean Adj. Sales Price	2,969,100
Standard Deviation AV	3,260,911
Standard Deviation SP	3,900,231
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.834
Median Ratio	0.876
Weighted Mean Ratio	0.808
UNIFORMITY	
Lowest ratio	0.4016
Highest ratio:	1.1714
Coefficient of Dispersion	17.73%
Standard Deviation	0.2063
Coefficient of Variation	24.73%
Price Related Differential (PRD)	1.03

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	17
Mean Assessed Value	2,647,400
Mean Sales Price	2,969,100
Standard Deviation AV	3,452,592
Standard Deviation SP	3,900,231
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.896
Median Ratio	0.888
Weighted Mean Ratio	0.892
UNIFORMITY	
Lowest ratio	0.4486
Highest ratio:	1.1688
Coefficient of Dispersion	12.19%
Standard Deviation	0.1577
Coefficient of Variation	17.61%
Price Related Differential (PRD)	1.00





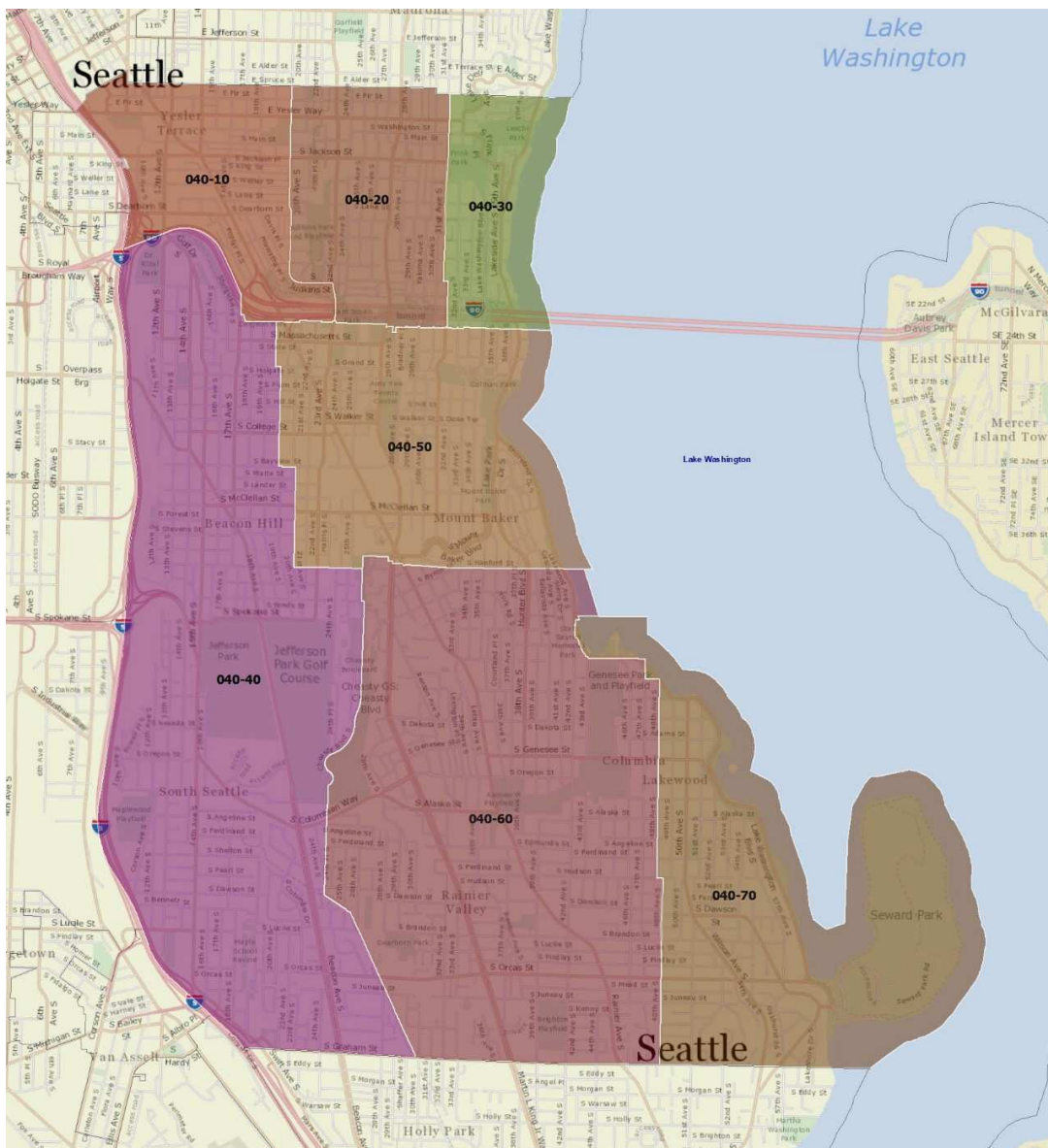
## Area 40

### Name or Designation

- Area 40: Rainier Valley

### Boundaries:

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



Central District  
2024 Assessment Year

 **King County**  
Department of Assessments

## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
40	40	Beacon Hill	169	1,321	12.79%
<b>Geographic Area 40 Physical Inspection Totals</b>			<b>169</b>	<b>1,321</b>	<b>12.79%</b>

## Land Value

Overall land values in Area 40 increased by +2.97%. Rainier Valley experienced changes in land value due to minor adjustments based on market sales. The total recommended land value for the 2024 assessment year is \$4,994,618,975, increasing from the 2023 assessment of \$4,850,430,395.

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	2023	2024	% Change
40-10	\$1,251,826,195	\$1,321,103,395	5.53%
40-20	\$541,287,200	\$543,083,700	0.33%
40-30	\$105,905,500	\$104,966,030	-0.89%
40-40	\$717,775,100	\$720,135,000	0.33%
40-50	\$725,737,600	\$747,604,600	3.01%
40-60	\$1,243,217,100	\$1,293,505,250	4.05%
40-70	\$264,681,700	\$264,221,000	-0.17%
<b>Total</b>	<b>\$4,850,430,395</b>	<b>\$4,994,618,975</b>	<b>2.97%</b>

## Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these recent 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 / Ld. Area	Zone	Par. Ct.	Ver. Code
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50	LR2 (M)	1	Y
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00	NC3-55 (M)	1	Y
040	010	331950	1400	9,553	3120392	\$2,900,000	05/21/21	\$303.57	NC3P-55 (M)	2	Y
040	060	335740	0085	12,960	3129780	\$995,000	05/24/21	\$76.77	LR2 RC (M)	1	Y
040	050	149830	2615	8,122	3122020	\$1,000,000	05/26/21	\$123.12	NC3-75 (M)	1	Y
040	060	564960	0035	51,533	3134559	\$7,700,000	07/20/21	\$149.42	NC2-55 (M)	2	Y
040	010	332000	0580	9,600	3161968	\$3,350,000	12/01/21	\$348.96	DMR/C 75/75-95	2	Y
040	020	690920	0085	11,880	3165239	\$2,550,000	12/14/21	\$214.65	LR2 (M)	1	Y
040	040	754980	0515	12,086	3169415	\$1,700,000	01/19/22	\$140.66	NC1-40 (M)	1	Y
040	060	266050	0247	16,807	3193347	\$1,350,000	06/01/22	\$80.32	LR3 RC (M)	1	Y
040	010	859090	0290	78,876	3195323	\$22,500,000	06/14/22	\$285.26	LR3	2	Y
040	040	059700	0625	3,892	3196735	\$2,200,000	06/17/22	\$565.26	NC2P-55 (M)	1	Y
040	010	332000	0430	15,007	3197438	\$3,500,000	06/23/22	\$233.22	NC3P-55 (M)	1	Y
040	010	859190	0100	13,875	3210018	\$4,335,000	09/07/22	\$312.43	DMR/C 75/75-95	1	Y
040	060	170290	1565	16,500	3208946	\$3,735,975	09/09/22	\$226.42	NC2P-55 (M)	4	Y
040	050	539360	1250	51,016	3211559	\$13,500,000	09/28/22	\$264.62	C1-75 (M)	4	Y
040	060	342660	0005	14,529	3219355	\$2,350,000	11/28/22	\$161.75	NC2-55 (M)	1	Y
040	060	392940	0040	11,160	3220946	\$3,000,000	12/15/22	\$268.82	NC2-55 (M)	1	Y
040	060	560900	0215	10,724	3226233	\$740,000	02/09/23	\$69.00	NC2-55 (M)	1	Y
040	060	811310	0160	66,198	3230229	\$2,100,000	03/17/23	\$31.72	NC2-55 (M)	1	Y
040	050	000360	0065	13,700	3237461	\$2,925,000	05/15/23	\$213.50	SM-NR 95 (M)	1	Y
040	050	149830	1995	30,000	3237838	\$3,300,000	05/16/23	\$110.00	C1-75 (M)	4	Y
040	060	605610	0620	29,839	3237381	\$35,224,000	05/16/23	\$1,180.47	NC1P-55 (M)	2	Y
040	010	982200	0780	27,602	3239842	\$5,200,000	05/31/23	\$188.39	LR3	1	Y
040	060	160460	2205	6,323	3253704	\$500,000	09/06/23	\$79.08	NC2-55 (M)	4	Y
040	010	817010	0005	16,500	3253140	\$6,400,000	09/08/23	\$387.88	DMR/C 75/75-95	2	Y
040	050	149830	2525	51,620	3253480	\$14,350,000	09/12/23	\$277.99	NC3-75 (M)	3	Y
040	010	713430	0225	15,800	3253629	\$2,350,000	09/13/23	\$148.73	IC-65 (M)	4	Y

## Ratio Analysis

- Number of Sales: 24
- Number of Sales included in Ratio Study: 15
- Range of Sales Dates: 1/01/2021- 12/31/2023

Below is the ratio study for Area 40 which improves uniformity and the assessment level. Due to the low sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$ 1,026,000	\$ 1,237,600	82.90%	14.51%	20.75%	1.00%
2024 Value	\$ 1,144,600	\$ 1,237,600	92.50%	12.09%	17.31%	0.98%
Change	\$ 118,600		9.60%	-2.42%	-3.45%	-0.02%
% Change	11.56%		11.58%	-16.68%	-16.61%	-2.00%

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

Number of Parcels in the Ratio Study Population: 783 excluding specialty 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	
Use	Range	Unit of Measure
Live/Work Townhomes	\$330 - \$520	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data.

## Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of 2.77% in Geographic Area 40. The adjustments in values are intended to improve uniformity and equalization. The total values in the table below exclude specialty properties.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$ 3,932,114,648	\$ 4,040,958,943	\$ 108,844,295	2.77%

## Area 40 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

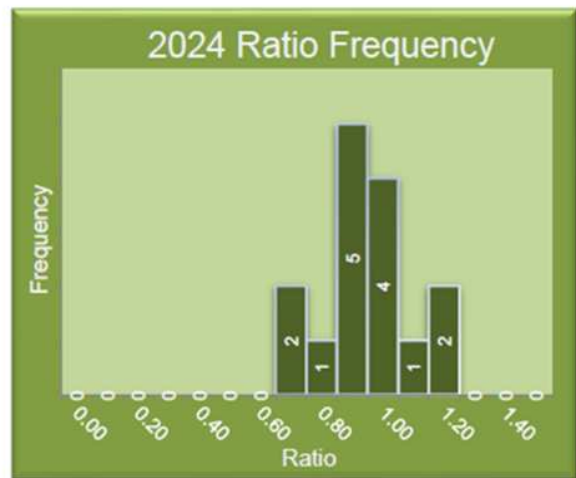
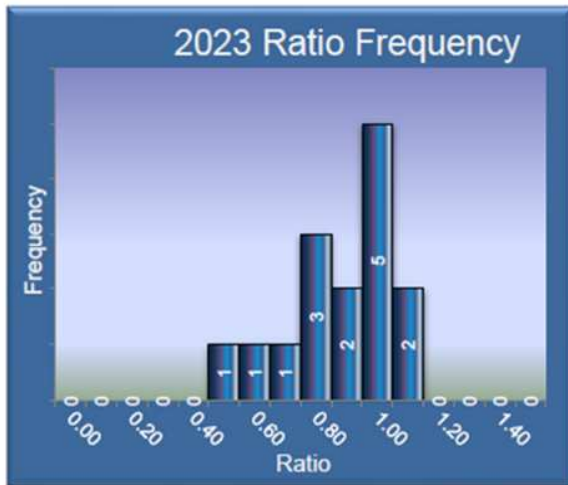
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	15
Mean Assessed Value	1,026,000
Mean Adj. Sales Price	1,237,600
Standard Deviation AV	810,482
Standard Deviation SP	890,888
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.832
Median Ratio	0.882
Weighted Mean Ratio	0.829
UNIFORMITY	
Lowest ratio	0.4417
Highest ratio:	1.0702
Coefficient of Dispersion	14.51%
Standard Deviation	0.1727
Coefficient of Variation	20.75%
Price Related Differential (PRD)	1.00

### POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	15
Mean Assessed Value	1,144,600
Mean Sales Price	1,237,600
Standard Deviation AV	917,507
Standard Deviation SP	890,888
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.902
Median Ratio	0.897
Weighted Mean Ratio	0.925
UNIFORMITY	
Lowest ratio	0.6309
Highest ratio:	1.1592
Coefficient of Dispersion	12.09%
Standard Deviation	0.1561
Coefficient of Variation	17.31%
Price Relate	0.98



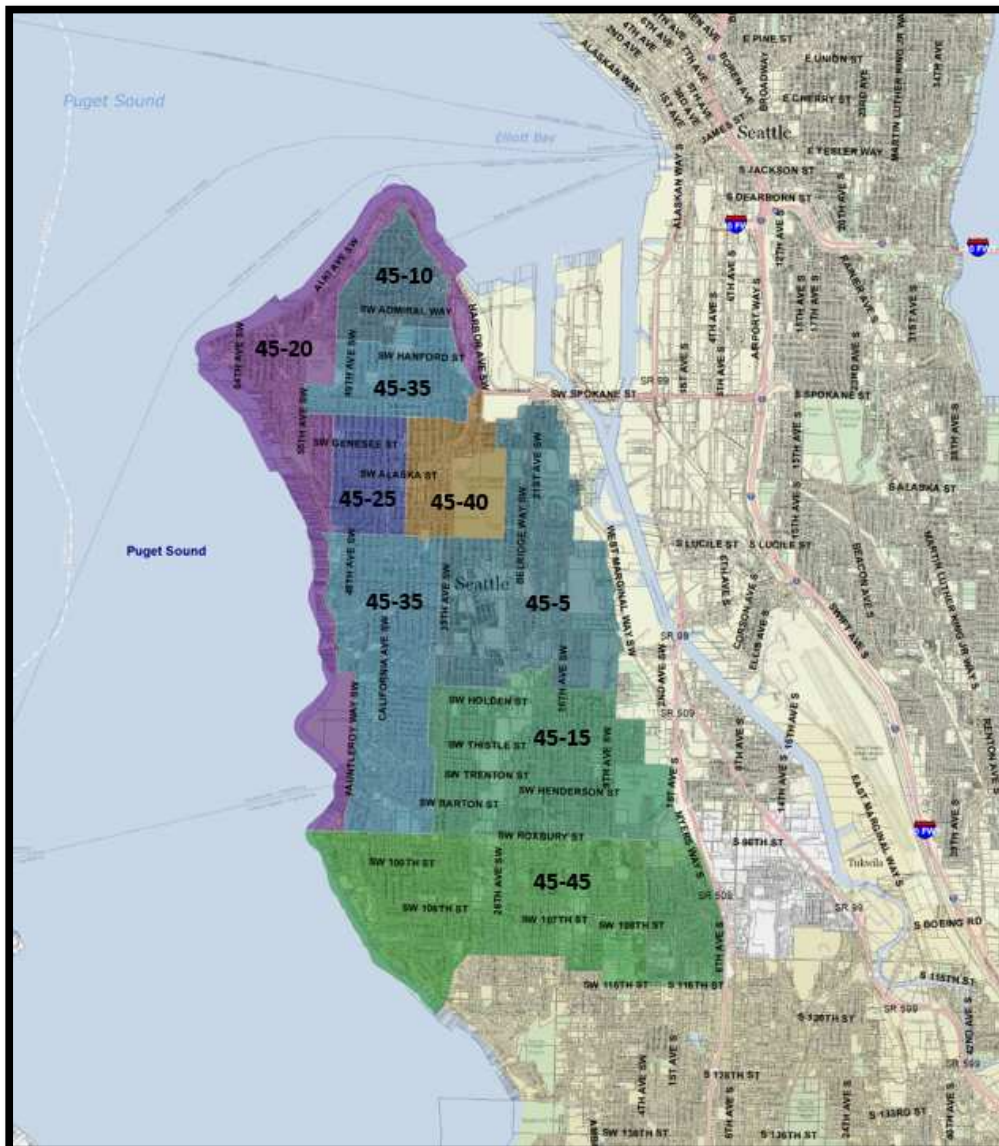
## Area 45

### 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  
2024 Assessment Year

 **King County**  
Department of Assessments

## Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
45	5	North Delridge	163	1,351	12.07%
45	15	Westwood / White Center	173	1,351	12.81%
<b>Geographic Area 45 Physical Inspection Totals</b>			<b>336</b>	<b>1351</b>	<b>24.87%</b>

## Land Value

Overall, land values in Area 45 increased +0.24%. The geographical neighborhood of Area 45-30 (Top Hat) experienced the strongest change in its land valuation due to recent up-zoning and recalibrating of land values. The total recommended assessed land value for the 2024 assessment year is \$2,763,363,500, which results in a modest increase from the 2023 assessment of +0.24%.

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	2023	2024	% Change
45-05	\$466,009,600	\$468,045,600	0.44%
45-10	\$123,458,400	\$124,024,000	0.46%
45-15	\$409,033,900	\$409,033,900	0.00%
45-20	\$796,075,300	\$796,102,100	0.00%
45-25	\$274,016,200	\$274,016,200	0.00%
45-30	\$45,458,700	\$48,390,300	6.45%
45-35	\$229,388,800	\$229,388,800	0.00%
45-40	\$213,659,700	\$215,048,500	0.65%
45-45	\$199,614,099	\$199,314,100	-0.15%
<b>Total</b>	<b>\$2,756,714,699</b>	<b>\$2,763,363,500</b>	<b>0.24%</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.	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	045	721140	1405	7,200	3264847	\$350,000	12/14/23	\$48.61	VACANT/LD TRUCKING AND EXCAVATING	CBPSODPA	Vacant(Commercial)	1	Y	
045	035	762570	2915	5,500	3253392	\$673,000	09/12/23	\$122.36	Garage/storage	LR2 (M)	Shell Structure	1	Y	
045	030	079500	1515	20,519	3244859	\$945,000	07/03/23	\$46.05	VACANT LAND	CBSO	Vacant(Commercial)	2	Y	
045	040	095200	8105	5,750	3236075	\$1,020,000	05/04/23	\$177.39	QUALITY AUTO BUFF	NC3-75 (M)	Service Building	1	Y	
045	045	320380	0130	11,773	3222490	\$770,000	12/30/22	\$65.40	VACANT LOT	CBSO	Vacant(Commercial)	2	Y	
045	045	012303	9146	4,576	3208219	\$525,000	09/01/22	\$114.73	THE LOCKER ROOM BAR & GRILL	CBSO	Tavern/Lounge	1	Y	
045	015	798540	0270	15,050	3207810	\$650,000	08/30/22	\$43.19	RESIDENCE	C1-40 (M)	Single Family(Res Use/Zone)	1	Y	
045	025	762570	0530	7,500	3207842	\$1,600,000	08/26/22	\$213.33	OCAK CENTER	NC2-40 (M)	Apartment(Mixed Use)	1	Y	
045	045	300480	0415	13,188	3207040	\$825,000	08/26/22	\$62.56	SORRENSEN AUTO & MARINE	CBSO	Warehouse	2	Y	
045	040	528820	0040	7,405	3197918	\$2,400,000	06/26/22	\$324.11	WESTSIDE MEDICAL	NC3P-55 (M)	Medical/Dental Office	1	Y	
045	020	386740	0050	14,585	3186367	\$4,350,000	04/25/22	\$298.25	VACANT	MR (M)	Vacant(Multi-family)	4	34	Use-change after sale; not in ratio
045	020	387090	0120	3,120	3186498	\$1,100,000	04/21/22	\$352.56	TEAR DOWN	MR (M)	Single Family(Res Use/Zone)	1	Y	
045	035	762570	2425	7,500	3180084	\$1,300,000	03/16/22	\$173.33	SERVICE GAR HOUSE & APT	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	040	762870	0150	4,120	3173432	\$350,000	02/07/22	\$84.95	VACANT	C1-55 (M)	Vacant(Commercial)	1	Y	
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1	Y	
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant(Multi-family)	1	Y	
045	025	095200	2320	5,750	3136512	\$1,145,000	07/19/21	\$199.13	4 PLEX	LR2 (M)	4-Plex	1	29	Seg/merge after sale; not in ratio
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1	Y	
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1	Y	

## Ratio Analysis

- Number of Sales: 62
- Range of Sales Dates: 01/14/2021- 12/29/2023

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

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 1,091,300	\$ 1,233,800	88.50%	10.42%	14.56%	1.01%
2024 Value	\$ 1,129,300	\$ 1,233,800	91.50%	9.54%	12.31%	1.01%
Change	\$ 38,000		3.00%	-0.88%	-2.25%	0.00%
% Change	3.48%		3.39%	-8.45%	-15.45%	0.00%

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

Number of Parcels in the Ratio Study Population: 953 excluding specialties and government-owned properties.

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

Property Type Use	Typical Value Range			Unit of Measure
	Range			
Live/Work Townhomes	\$350	-	\$525	Per Sq Ft

### Total Value

Application of the recommended values for the 2024 assessment year of Area 45 results in a total change from the 2023 assessments of +0.16% in Geographic Area 45. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$3,776,803,899	\$3,782,943,500	\$ 6,139,601	0.16%

## Area 45 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

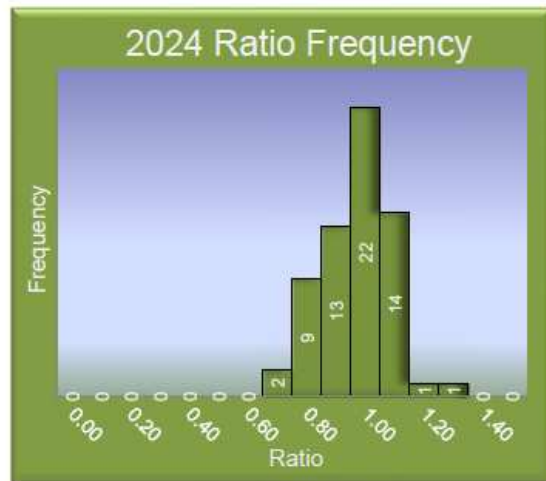
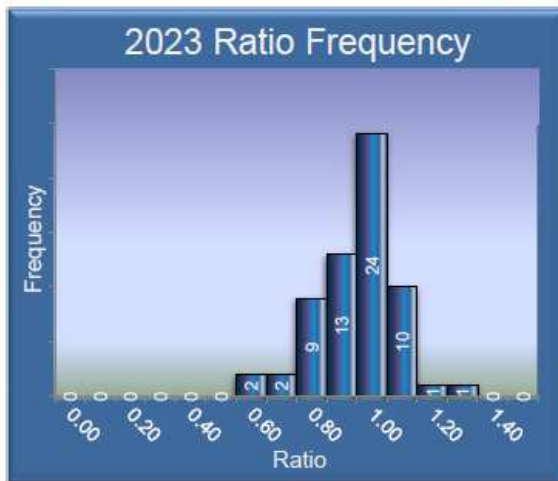
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	62
Mean Assessed Value	1,091,300
Mean Adj. Sales Price	1,233,800
Standard Deviation AV	848,117
Standard Deviation SP	945,812
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.895
Median Ratio	0.927
Weighted Mean Ratio	0.885
UNIFORMITY	
Lowest ratio	0.5226
Highest ratio:	1.2335
Coefficient of Dispersion	10.42%
Standard Deviation	0.1303
Coefficient of Variation	14.56%
Price Related Differential (PRD)	1.01

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	62
Mean Assessed Value	1,129,300
Mean Sales Price	1,233,800
Standard Deviation AV	874,171
Standard Deviation SP	945,812
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.922
Median Ratio	0.933
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.6496
Highest ratio:	1.2335
Coefficient of Dispersion	9.54%
Standard Deviation	0.1135
Coefficient of Variation	12.31%
Price Related Differential (PRD)	1.01



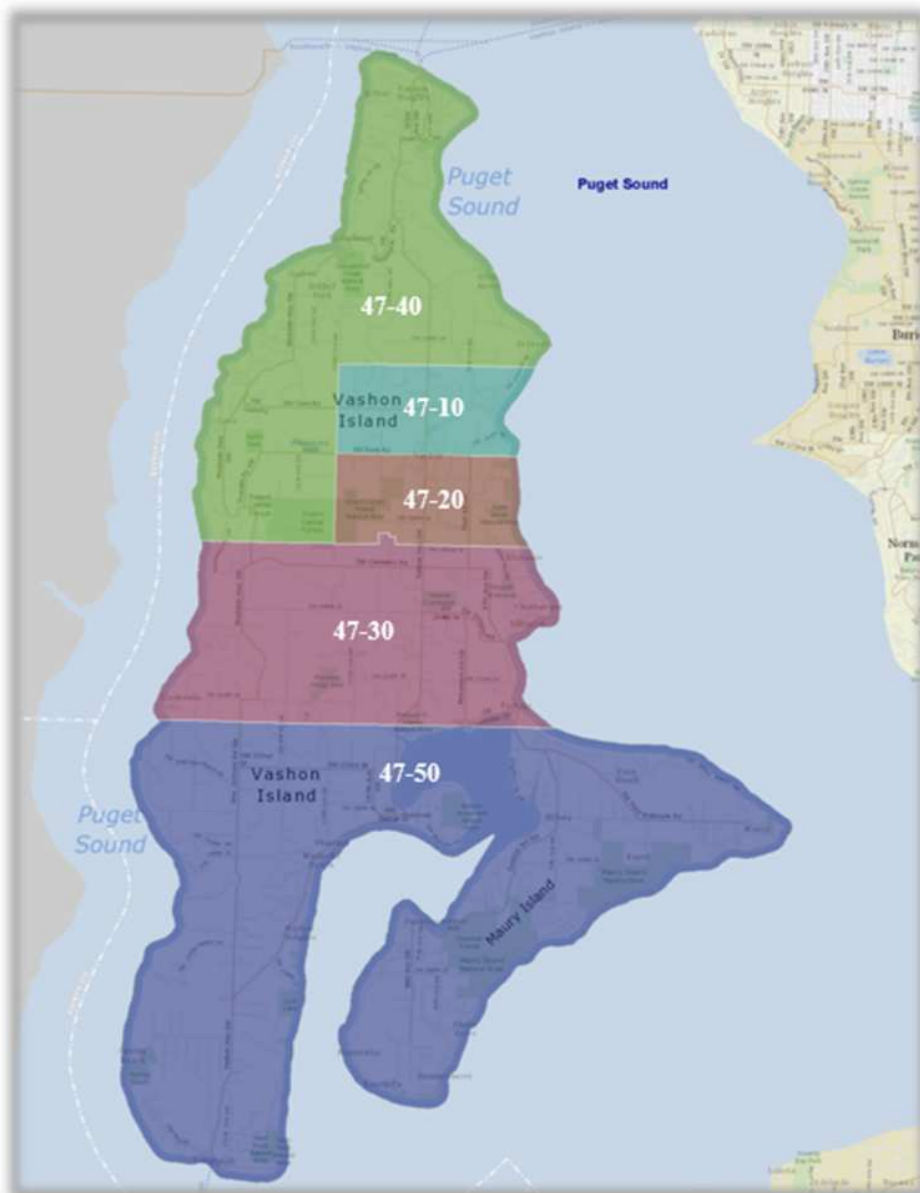
## Area 47

### Name or Designation

- **Area 47:** Vashon Island

### Boundaries:

- **Vashon and Maury Islands**



## Physical Inspection

There were no neighborhoods scheduled for inspection in 2024.

## Land Value

Overall land values in Area 47 did not change drastically in 2024. The geographical area of Vashon and Maury Island experienced little change to its land values due to low sales volume and minor visible market changes. The total recommended land value for the 2024 assessment year is \$120,035,000 and results in +0.48% change from the 2023 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 Neighborhood			
Neighborhood	2023	2024	% Change
47-10	\$23,972,400	\$23,974,900	0.01%
47-20	\$36,149,900	\$36,153,400	0.01%
47-30	\$14,016,941	\$14,585,400	4.06%
47-40	\$7,492,000	\$7,492,000	0.00%
47-50	\$37,828,800	\$37,829,300	0.00%
<b>Total</b>	<b>\$119,460,041</b>	<b>\$120,035,000</b>	<b>0.48%</b>

## Neighborhoods Land Sales

The following table includes the land sales considered. Land sales are typically scarce. The assessor considered this 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	Parcel Ct.	Ver. Code	Remarks
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R1250	Vacant(Multi-family)	3	Y	
047	020	312303	9166	6,390	3246773	\$13,500	07/19/23	\$2.11	VACANT	CBP	Vacant(Commercial)	1	Y	

## Ratio Analysis

- Number of Sales: 17
- Range of Sales Dates: 1/1/2021 - 12/31/2023

Below is the ratio study for Area 47 which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$ 511,100	\$ 658,800	77.60%	12.49%	15.95%	1.03%
2024 Value	\$ 577,600	\$ 658,800	87.70%	9.23%	13.06%	1.00%
Change	\$ 66,500		10.10%	-3.26%	-2.89%	-0.03%
% Change	13.01%		13.02%	-26.10%	-18.12%	-2.91%

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

Number of Parcels in the Ratio Study Population: 234 excluding specialties and government-owned properties.

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 Buildings	\$100 - \$110	Per Sq Ft

## Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of +1.05% in Geographic Area 47. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$240,945,700	\$243,483,300	\$2,537,600	1.05%

## Area 47 Annual Update Ratio Study Report

### PRE-REVALUE RATIO ANALYSIS

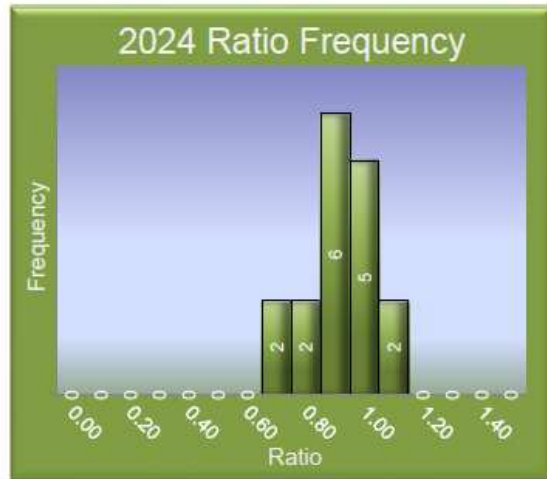
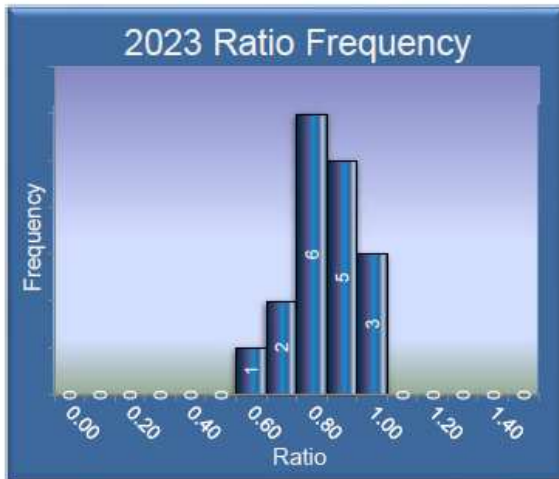
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	17
Mean Assessed Value	511,100
Mean Adj. Sales Price	658,800
Standard Deviation AV	527,777
Standard Deviation SP	680,633
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.798
Median Ratio	0.799
Weighted Mean Ratio	0.776
UNIFORMITY	
Lowest ratio	0.5564
Highest ratio:	0.9924
Coefficient of Dispersion	12.49%
Standard Deviation	0.1273
Coefficient of Variation	15.95%
Price Related Differential (PRD)	1.03

### POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2021 through 2023 and reflects the assessment level after the property has been revalued to 1/1/2024.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	17
Mean Assessed Value	577,600
Mean Sales Price	658,800
Standard Deviation AV	623,867
Standard Deviation SP	680,633
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.875
Median Ratio	0.890
Weighted Mean Ratio	0.877
UNIFORMITY	
Lowest ratio	0.6411
Highest ratio:	1.0624
Coefficient of Dispersion	9.23%
Standard Deviation	0.1142
Coefficient of Variation	13.06%
Price Related Differential (PRD)	1.00



## 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 2024 assessment year. Inspections comprised 1,975 parcels, or approximately 20.74% of the 9,523 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	50	Interbay	350	1,370	25.55%
25	43	Madison-Seattle U (Section 28)	73	1,244	5.87%
25	46	N Capitol Hill-Montlake (Section 21)	67	1,244	5.39%
25	47	Madison Park-Madrona (Sections 21 and 22)	96	1,244	7.72%
30	90	Belltown	315	1,117	28.20%
35	10	N of Lander Street	290	1,376	21.08%
36	80	Between I-5 & 51st Av S & S Barton St	71	1,411	5.03%
36	90	East of SR 99 & SR 599 & West of I-5	208	1,411	14.74%
40	40	Beacon Hill	169	1,321	12.79%
45	5	North Delridge	163	1,351	12.07%
45	15	Westwood / White Center	173	1,351	12.81%
47	N/A	No physical inspection was required	0	333	0.00%
<b>Central Crew Physical Inspection Totals</b>			<b>1,975</b>	<b>9,523</b>	<b>20.74%</b>



## Central District Land Value Change

Overall, land values in the Central Crew increased by 1.15%. Regarding value adjustments applied to contaminated parcels, the overall associated value changes tend to be somewhat misleading. They cumulatively reflect a slight increase in land value prior to subsequent re-adjustment (reduction) by a contaminated property specialist during each revalue cycle.

Central Crew Change in Assessed Land Value			
Area	2023	2024	% Change
20	\$13,639,760,000	\$13,639,281,900	0.00%
25	\$13,228,724,219	\$13,304,599,155	0.57%
30	\$23,380,021,898	\$23,632,414,900	1.08%
35	\$8,422,248,600	\$8,561,362,400	1.65%
36	\$5,121,116,920	\$5,327,160,354	4.02%
40	\$4,850,430,395	\$4,994,618,975	2.97%
45	\$2,756,714,699	\$2,763,363,500	0.24%
47	\$119,460,041	\$120,035,000	0.48%
<b>Total</b>	<b>\$71,518,476,772</b>	<b>\$72,342,836,184</b>	<b>1.15%</b>

## Conclusion

The total assessed value for the Central District for the 2023 assessment year was \$58,904,990,784 and the total recommended assessed value for the 2024 assessment year is \$59,170,229,860. Application of these recommended values for the 2024 assessment year results in an average total change from the 2023 assessment of +0.45%.

Central Crew Change in Total Assessed Value				
Geo Area	2023 Total Value	2024 Total Value	\$ Change	% Change
20	\$11,425,656,350	\$11,504,956,400	\$79,300,050	0.69%
25	\$10,028,372,215	\$9,961,859,260	-\$66,512,955	-0.66%
30	\$13,868,709,160	\$13,644,892,450	-\$223,816,710	-1.61%
35	\$10,570,335,400	\$10,671,207,700	\$100,872,300	0.95%
36	\$5,062,053,412	\$5,319,928,307	\$257,874,895	5.09%
40	\$3,932,114,648	\$4,040,958,943	\$108,844,295	2.77%
45	\$3,776,803,899	\$3,782,943,500	\$6,139,601	0.16%
47	\$240,945,700	\$243,483,300	\$2,537,600	1.05%
<b>Total</b>	<b>\$58,904,990,784</b>	<b>\$59,170,229,860</b>	<b>\$265,239,076</b>	<b>0.45%</b>

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

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

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

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

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

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

### **Trimble v. Seattle, 231 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
- New Construction Evaluation

---

Chris Savage, Commercial Appraiser II    Date 6/5/2024

---

Scott Mansfield, Commercial Appraiser I    Date 6/5/2024

---

Joe Arnold, Commercial Appraiser II    Date 6/5/2024

---

Levy Tugade, Commercial Appraiser I    Date 6/5/2024

---

Count Gregg, Commercial Appraiser I    Date 6/5/2024

---

Nick Moody, Commercial Senior Appraiser    Date 6/5/2024

---

Steven Roberts, Commercial Appraiser II    Date 6/5/2024

---

Christopher Guballa, Commercial Appraiser I    Date 6/5/2024

Improved Sales Calc for Area 020 with Sales Used

5/22/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	080	193130	0915	11,978	3263389	\$7,425,000	12/06/23	\$619.89	DOW CONSTRUCTION OFFICE/INDUSTRIAL	C1-55 (M)	Office Building	1	Y	Owner user sale; not in ratio
020	050	277110	0905	9,260	3258648	\$3,850,000	10/23/23	\$415.77	WAREHOUSE & OFFICE BUILDING	MML U/65	Office Building	1	Y	Owner user sale; not in ratio
020	080	744200	0310	2,136	3258303	\$1,400,000	10/09/23	\$655.43	FLEX BUILDING	MML U/45	Warehouse	1	Y	Owner user sale; not in ratio
020	010	721575	0010	743	3251949	\$315,000	08/29/23	\$423.96	RENAISSANCE ON QUEEN ANNE CONDOMINIUM	LR3 RC (M)	Condominium(Res	1	Y	
020	020	664935	0010	1,624	3250750	\$600,000	08/21/23	\$369.46	PARKSIDE LOFTS	IG1 U/45	Condominium(Mix	1	Y	
020	050	277160	0925	22,979	3246185	\$4,900,000	07/17/23	\$213.24	OFFICE & INDUSTRIAL BUILDING	C1-55 (M)	Office Building	1	Y	
020	080	197220	0057	1,471	3246496	\$750,000	07/17/23	\$509.86	CANAL SEVEN LIVE/WORK ROWHOME UNIT C	NC2-55 (M)	Single Family(C/I Z	1	Y	
020	020	682110	0631	2,076	3239917	\$1,011,000	05/31/23	\$486.99	LIVE WORK ROWHOME	NC1-40 (M)	Townhouse Plat	1	Y	
020	030	080900	0930	3,076	3236372	\$1,410,000	05/08/23	\$458.39	BEAUTY SHOP & RESIDENCE	NR3	Single Family(C/I U	1	Y	
020	050	277110	0135	10,422	3236568	\$4,100,000	05/03/23	\$393.40	STONE & CO (ASSOC W/0115)	IG2 U/65	Warehouse	2	Y	
020	020	137080	4570	4,112	3231612	\$4,000,000	03/28/23	\$972.76	POST OFFICE & RESTAURANT	NC2P-55 (M)	Retail(Line/Strip)	1	Y	Net lease impact; not in ratio
020	080	193130	0420	1,980	3231270	\$780,000	03/22/23	\$393.94	OFFICE BUILDING	C1-55 (M)	Office Building	1	Y	
020	080	197220	3460	7,218	3230795	\$4,500,000	03/22/23	\$623.44	OFFICE BUILDING	IG2 U/65	Office Building	1	Y	
020	030	239710	0195	11,040	3224966	\$5,196,400	01/31/23	\$470.69	THE LEE BUILDING	NC1-40 (M)	Apartment(Mixed	1	Y	
020	050	277110	0825	2,094	3223413	\$760,000	01/09/23	\$362.94	warehouse	IG2 U/65	Industrial(Heavy)	1	Y	
020	030	080900	0980	12,974	3220913	\$3,500,000	12/14/22	\$269.77	ALL SAINTS CHURCH OF THE ASSEMBLIES OF GOD	NR3	Church/Welfare/R	1	Y	
020	020	721261	0010	630	3220306	\$275,000	12/07/22	\$436.51	REGENCY WEST NO. 02 CONDOMINIUM	LR3 RC (M)	Condominium(Mix	1	Y	
020	050	277110	0480	12,795	3217864	\$3,050,000	11/15/22	\$238.37	WHARF BUILDING	IG2 U/65	Office Building	1	Y	
020	080	197220	3300	12,600	3212162	\$5,400,000	09/28/22	\$428.57	WAREHOUSE & OFFICE BUILDING	IG2 U/65	Warehouse	1	Y	
020	060	880790	0225	3,211	3203674	\$2,975,000	08/03/22	\$926.50	DEXTER & HAYES BUILDING	NC3P-55 (M)	Apartment(Mixed	1	Y	
020	080	197220	0286	1,237	3203106	\$850,000	07/27/22	\$687.15	FREMONT LOFTS LIVE WORK UNIT	NC2-55 (M)	Single Family(C/I Z	1	Y	
020	080	197220	2755	36,586	3201902	\$17,415,000	07/21/22	\$476.00	EQUINOX BUILDING + 4 RETAIL BUILDINGS	NC2P-75 (M1)	Retail Store	1	Y	
020	010	176070	0195	987	3201701	\$660,000	07/06/22	\$668.69	CORNERSTONE OF QUEEN ANNE CONDOMINIUM	M-UP 65 (M1)	Condominium(Res	1	Y	
020	020	812770	0580	8,294	3194552	\$2,225,000	06/07/22	\$268.27	RETAIL & APTS	NC2P-55 (M)	Apartment(Mixed	1	Y	
020	010	199020	0100	2,656	3194822	\$1,900,000	06/01/22	\$715.36	OFFICE BUILDING	MR (M)	Office Building	1	Y	Owner user sale; not in ratio
020	030	943140	0020	879	3192343	\$640,000	05/25/22	\$728.10	WILLOWS ON TENTH, THE CONDOMINIUM	NC1-55 (M)	Condominium(Mix	1	Y	
020	080	197220	4225	4,797	3181428	\$3,400,000	03/30/22	\$708.78	LARGE APARTMENT & SHOP	IG2 U/65	Warehouse	1	Y	
020	080	132430	0240	7,770	3180129	\$1,848,650	03/25/22	\$237.92	LEARY WAY BUILDING	IB U/45	Office Building	1	Y	
020	080	193130	0185	8,352	3173103	\$1,815,000	02/16/22	\$217.31	FUTURE RESIDENCES (FORMER CHURCH)	RSL (M)	Church/Welfare/R	1	Y	Unique church property; not in ratio
020	080	744200	0222	24,100	3164639	\$6,495,000	12/14/21	\$269.50	WAREHOUSES	IG2 U/65	Warehouse	1	Y	
020	050	277060	6350	5,964	3154516	\$2,150,000	10/25/21	\$360.50	WAREHOUSE SHOWROOM STORE	IG2 U/65	Warehouse	1	Y	
020	050	277060	6190	19,372	3150526	\$4,000,000	10/01/21	\$206.48	WAREHOUSE & OFFICE BUILDING	IG2 U/65	Industrial(Gen Pur	1	Y	Owner user sale; not in ratio
020	080	197220	2575	62,880	3148468	\$68,870,000	09/27/21	\$1,095.26	WATERSHED OFFICE BUILDING	NC2-75 (M)	Office Building	1	Y	Live work buidling; atypical sale; not in ratio
020	030	239710	1416	7,040	3142795	\$2,287,000	08/27/21	\$324.86	RETAIL & APT	NC1-40 (M)	Apartment(Mixed	1	Y	
020	050	423790	0495	10,230	3143790	\$1,300,000	08/24/21	\$127.08	KANE INDUSTRIAL BUILDING	IB U/45	Industrial(Gen Pur	1	Y	
020	050	277160	2600	113,430	3139145	\$27,807,240	08/10/21	\$245.15	GM NAMEPLATE	C1-55 (M)	Industrial(Light)	1	Y	
020	050	277160	5365	61,000	3131333	\$11,382,700	07/07/21	\$186.60	WAREHOUSE	IG1 U/45	Warehouse	1	Y	
020	030	423290	0985	3,742	3132465	\$1,900,000	06/28/21	\$507.75	RESTAURANT (CONV SFR)	NC2P-55 (M)	Restaurant/Loung	1	Y	
020	020	664935	0020	1,591	3122961	\$520,000	06/02/21	\$326.84	PARKSIDE LOFTS	IG1 U/45	Condominium(Mix	1	Y	
020	060	880790	0255	4,000	3121018	\$1,300,000	05/21/21	\$325.00	WAREHOUSE/GYM	NC3P-55 (M)	Industrial(Light)	1	Y	Change of use; not in ratio
020	060	880790	0260	6,972	3120998	\$2,150,000	05/21/21	\$308.38	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	Y	



Improved Sales Calc for Area 020 with Sales Used

5/22/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	050	277060	0010	4,150	3114335	\$1,600,000	04/27/21	\$385.54	CASCADE FEDERAL CREDIT UNION	IG2 U/65	Bank	1	Y	
020	050	277060	6170	2,000	3111480	\$1,200,000	04/10/21	\$600.00	SMALL WAREHOUSE BUILDING	IG2 U/65	Warehouse	1	Y	Owner user sale; not in ratio
020	050	277060	3596	1,410	3108761	\$649,995	03/29/21	\$460.99	LIVE/WORK ROWHOME	NC3-55 (M)	Townhouse Plat	1	Y	
020	040	524480	0045	4,339	3104385	\$1,190,000	03/09/21	\$274.26	OFFICE & WAREHOUSE BUILDING	C2-55 (M)	Warehouse	1	Y	
020	030	173280	0201	2,338	3099030	\$1,185,000	02/08/21	\$506.84	GATEWAY ON GALER LIVE/WORK UNIT	NC2P-55 (M1)	Apartment(Mixed	1	Y	
020	080	197220	3705	2,760	3098736	\$850,000	02/05/21	\$307.97	OFFICE & WAREHOUSE	IB U/45	Warehouse	1	Y	
020	040	197220	6060	13,836	3099821	\$4,850,000	02/03/21	\$350.53	MIXED USE RETAIL BUILDING	C2-55 (M)	Retail Store	1	Y	
020	060	192504	9026	8,888	3094918	\$6,300,000	01/13/21	\$708.82	OFFICE BUILDING	LR3 (M)	Office Building	1	Y	

Improved Sales Calc for Area 020 with Sales Not Used

5/22/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	030	173180	1110	17,064	3265335	\$1,575,000	12/21/23	\$92.30	The Fitzgerald - economic unit with -1115.	LR3 (M)	Apartment	1		Land, economic unit
020	080	744600	0155	7,424	3258954	\$1,500,000	10/20/23	\$202.05	ACE GALVANIZING	IG2 U/65	Industrial(Light)	1	15	No market exposure
020	020	232503	9007	25,613	3246149	\$8,050,000	07/17/23	\$314.29	BARTELL DRUG & LINE RETAIL BUILDING	NC2-55 (M)	Retail Store	1	15	No market exposure
020	010	545730	0636	0	3234045	\$1,380,000	04/11/23	\$0.00	AQUA TOWNHOMES	LR3 (M)	Single Family(Res)	1	34	Use-change after sale; not in ratio
020	010	545730	0638	0	3230840	\$1,425,000	03/16/23	\$0.00	AQUA TOWNHOMES	LR3 (M)	Single Family(Res)	1	34	Use-change after sale; not in ratio
020	010	545730	0639	0	3231115	\$1,450,950	03/16/23	\$0.00	AQUA TOWNHOMES	LR3 (M)	Single Family(Res)	1	34	Use-change after sale; not in ratio
020	010	545730	0634	0	3227843	\$1,400,000	02/27/23	\$0.00	AQUA TOWNHOMES	LR3 (M)	Single Family(Res)	1	34	Use-change after sale; not in ratio
020	010	766620	1740	135,667	3221545	\$17,300,000	12/21/22	\$127.52	1465 BUILDING	IC-65 (M)	Warehouse	5	74	Contamination
020	060	880790	0260	6,972	3145293	\$1,850,000	08/30/21	\$265.35	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	15	No market exposure
020	050	766620	1147	88,946	3140875	\$1,300,440	08/04/21	\$14.62	WA ARMY NAT'L GUARD	IG2 U/45	Governmental Ser	2	16	Gov't to gov't
020	020	137080	2675	3,269	3126057	\$2,425,000	06/16/21	\$741.82	MAGNOLIA ANIMAL HOSPITAL	NC2P-55 (M)	Vet/Animal Contr	1	15	No market exposure
020	050	232503	9017	0	3136710	\$32,500	06/16/21	\$0.00	VACANT LAND	IG2 U/45	Terminal(Rail)	1	24	Easement or right-of-way

Vacant Sales Calc for Area 020 with Sales Used

5/22/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	010	198920	1010	14,400	3265506	\$7,000,000	12/20/23	\$486.11	QUEEN ANNE PLAZA	SM-UP 85 (M)	Office Building	1	Y	
020	010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$584.80	ERNEST A JOHNSON CO	SM-UP 85 (M)	Office Building	1	Y	
020	010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$527.78	RETAIL & APARTMENTS	SM-UP 85 (M1)	Retail Store	1	Y	
020	010	199020	0460	9,120	3250560	\$6,000,000	08/21/23	\$657.89	UPTOWN BAKERY/ESPRESSO	SM-UP 85 (M1)	Retail Store	1	Y	
020	010	199120	0235	13,560	3243856	\$9,100,000	06/29/23	\$671.09	FAT CITY GERMAN MOTORS/LAW OFFICE	SM-UP 160 (M)	Service Building	1	Y	
020	010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737.46	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	Retail Store	1	Y	
020	010	199120	0250	6,780	3166134	\$7,000,000	12/23/21	\$1,032.45	VACANT BUILDING	SM-UP 160 (M)	Retail Store	1	Y	
020	010	199120	0260	13,560	3165589	\$9,750,000	12/15/21	\$719.03	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	Parking(Commerc	2	Y	
020	010	199120	0260	27,120	3209889	\$42,000,000	09/15/22	\$1,548.67	PARKING LOT (REDEVELOPMENT COMING)	SM-UP 160 (M)	Parking(Commerc	4	Y	
020	010	199120	0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692.18	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	Restaurant(Fast Fo	2	Y	
020	010	199120	0495	38,880	3115268	\$31,725,000	04/29/21	\$815.97	OFFICE BUILDING	SM-UP 160 (M)	Office Building	4	Y	
020	010	199120	0540	38,880	3114819	\$31,725,000	04/29/21	\$815.97	EXECUTIVE INN	SM-UP 160 (M)	Hotel/Motel	1	Y	
020	010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$731.62	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	Hotel/Motel	1	Y	
020	010	199220	0015	1,788	3119085	\$325,000	05/14/21	\$181.77	VACANT LAND	C2-55 (M)	Vacant(Commerci	1	Y	
020	010	224900	0210	15,840	3136831	\$12,310,000	08/02/21	\$777.15	KIDDIE ACADEMY	SM-UP 65 (M)	Office Building	2	Y	
020	010	387990	0580	12,800	3170681	\$8,000,000	01/31/22	\$625.00	UPTOWN STUDIOS	MR (M)	Apartment	1	Y	
020	010	545730	0605	3,960	3159752	\$1,500,000	11/16/21	\$378.79	RETAIL/OFFICE BUILDING	SM-UP 65 (M)	Retail Store	2	Y	
020	010	545730	0610	5,080	3200119	\$2,225,000	07/07/22	\$437.99	EYE DOCTORS LTD / APT	SM-UP 65 (M)	Office Building	1	Y	
020	010	545730	0635	7,680	3125533	\$2,662,500	06/08/21	\$346.68	OFFICE/ FORMER CHURCH (AQUA TOWNOMES C	LR3 (M)	Office Building	1	29	Seg/merge after sale; not in ratio
020	010	545830	0425	41,520	3164452	\$29,000,000	12/15/21	\$698.46	SEATTLE BUSINESS CENTER	SM-UP 85 (M1)	Office Building	1	Y	
020	010	616990	1590	47,916	3162663	\$8,600,000	12/06/21	\$179.48	WAREHOUSE, OFFICE & RETAIL BUILDINGS	IC-65 (M)	Warehouse	1	Y	
020	010	766620	1980	44,570	3182430	\$8,325,000	04/01/22	\$186.78	INDUSTRIAL BUILDING (GREG THOMPSON PRODU	IC-65 (M)	Warehouse	2	Y	
020	020	222503	9061	21,750	3240704	\$3,830,000	06/07/23	\$176.09	MAGNOLIA GARDEN CENTER	NC2-55 (M)	Retail Store	2	Y	
020	030	081100	0030	6,000	3245590	\$1,500,000	07/12/23	\$250.00	FOUR PLEX	LR1 (M)	4-Plex	1	Y	
020	030	173230	0066	3,790	3229866	\$850,000	03/15/23	\$224.27	4-PLEX	LR1 (M)	4-Plex	1	Y	
020	030	265250	1735	7,440	3209440	\$3,000,000	09/12/22	\$403.23	LINE RETAIL	NC2P-55 (M)	Retail(Line/Strip)	1	Y	
020	030	872711	0010	79,823	3187008	\$30,146,252	04/27/22	\$377.66	Twenty-One Boston	NC2-75 (M1)	Apartment(Mixed	1	Y	
020	050	277060	3977	19,888	3217090	\$2,900,000	11/04/22	\$145.82	SOUND VIEW WINDOW & DOOR & LAW OFFICES	NC3-55 (M)	Retail Store	2	Y	
020	050	277110	2355	51,000	3207911	\$6,835,200	08/30/22	\$134.02	VACANT LAND (FUTURE SEATTLE STORM PRACTIC	IG2 U/45	Vacant(Industrial)	1	Y	
020	080	193130	0065	6,400	3262529	\$1,150,000	11/29/23	\$179.69	5 PLEX	LR1 (M)	Apartment	1	Y	
020	080	193130	0585	13,781	3223292	\$4,050,000	01/10/23	\$293.88	4000 AURORA BUILDING	NC3-55 (M)	Office Building	1	Y	
020	080	197220	0785	31,183	3217065	\$20,000,000	11/09/22	\$641.38	FUNERAL HOME	NC2-75 (M1)	Mortuary/Cemete	2	Y	
020	080	197220	2355	3,000	3127636	\$750,000	06/08/21	\$250.00	R/R SFR House Tear Down	LR3 (M1)	Single Family(C/I	1	29	Seg/merge after sale; not in ratio
020	080	197220	3530	3,000	3198260	\$1,100,000	06/21/22	\$366.67	MACHINE SHOP & HOUSE	IG2 U/65	Single Family(C/I	1	Y	
020	080	197220	3630	5,280	3235201	\$2,000,000	04/27/23	\$378.79	RETAIL, OFFICE & STORAGE (CONVERTED SFR)	IB U/45	Office Building	1	Y	
020	080	197220	3640	5,280	3177713	\$1,500,000	03/11/22	\$284.09	RETAIL BUILDING (CONVERTED SFR)	IB U/45	Retail Store	1	Y	
020	080	197220	3840	10,500	3155196	\$2,075,000	10/27/21	\$197.62	THE ANCHOR PACKING CO	IG2 U/65	Warehouse	2	Y	

Vacant Sales Calc for Area 020 with Sales Not Used

5/22/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
020	020	423790	0555	4,036	3221439	\$84,401	12/14/22	\$20.91	VACANT SF 5000 LAND	NR3	Vacant(Single-fam	1	15	No market exposure
020	030	173230	0066	3,790	3160591	\$725,000	11/18/21	\$191.29	4-PLEX	LR1 (M)	4-Plex	1	15	No market exposure

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	112503	9050	SALMON BAY SOUTH	
20	50	112503	9121	SALMON BAY SOUTH	
20	50	112503	9122	SALMON BAY SOUTH	
20	50	232503	9012	PORT OF SEATTLE LAND	
20	50	232503	9013	PORT OF SEATTLE LAND	
20	50	232503	9015	SMITH COVE PARK	2001 W GARFIELD ST
20	50	232503	9016	BNSF LAND	2210 W ARMORY WAY
20	50	232503	9017	VACANT LAND	2410 W ARMORY WAY
20	50	232503	9019	BNSF LAND	2509 W ARMORY WAY
20	50	232503	9045	VACANT LAND	2210 W ARMORY WAY
20	50	232503	9104	BNSF LAND	2001 W HALLADAY ST
20	50	232503	9107	MODULAR OFFICES	
20	50	232503	9108	VACANT LAND	
20	50	232503	9109	INTERBAY SELF STORAGE w/-9110	1561 W ARMORY WAY
20	50	232503	9110	INTERBAY SELF-STORAGE W/-9109	
20	50	242503	9047	CHEVRON & BROWN BEAR CAR WASH	1800 15TH AVE W
20	50	242503	9137	SEATTLE PARKS DEPARTMENT WAREHOUSE	1403 W HOWE ST
20	50	277060	0005	BNSF LAND	4021 23RD AVE W
20	50	277060	0006	PLAY AREA AND GRAVEL PARKING LOT	2323 W ELMORE ST
20	50	277060	0010	OFFICE BUILDING	4035 23RD AVE W
20	50	277060	0115	WAREHOUSE	4045 23RD AVE W
20	50	277060	0125	OFFICE BUILDINGS	4055 23RD AVE W
20	50	277060	2600	office	3220 17TH AVE W
20	50	277060	2605	UTILITY SITE	3222 17TH AVE W
20	50	277060	2610	KELLER SUPPLY	3210 17TH AVE W
20	50	277060	2625	Pagliacci Pizza	1614 W DRAVUS ST
20	50	277060	2660	QFC - INTERBAY / QUEEN ANNE (Econ. Uni	3225 16TH AVE W
20	50	277060	2680	QFC - INTERBAY / QUEEN ANNE (Econ. Uni	3237 16TH AVE W
20	50	277060	2685	QFC - INTERBAY / QUEEN ANNE (Econ. Uni	3241 16TH AVE W
20	50	277060	2690	TREY BUILDING (OFFICES & DENALI FITNES	3257 16TH AVE W
20	50	277060	2705	TAHI RESTAURANT & OFFICES	1625 W DRAVUS ST
20	50	277060	2706	RED MILL BURGERS	1613 W DRAVUS ST
20	50	277060	2715	THE WERNER APARTMENT BUILDING	3046 17TH AVE W
20	50	277060	2720	THE SLATE APARTMENTS AND LOFTS	3040 17TH AVE W
20	50	277060	2735	SOCCER FIELD	3027 17TH AVE W
20	50	277060	2764	FAST FOOD BUILDING (FORMER STARBUCK	1609 W DRAVUS ST
20	50	277060	2888	Imps on 2898	3051 15TH AVE W
20	50	277060	2895	76 AUTO CARE	1519 W DRAVUS ST
20	50	277060	2905	INTERBAY ANIMAL CLINIC	3040 16TH AVE W
20	50	277060	2910	Contour- formerly The Flats at Interbay Ec	3036 16TH AVE W
20	50	277060	2915	VACANT LAND ASSOC w/ -2910	16TH AVE W
20	50	277060	2920	VACANT LAND ASSOC w/ -2910	3026 16TH AVE W
20	50	277060	2925	VACANT LAND ASSOC w/ -2910	
20	50	277060	2935	FRIEDMAN & BRUYA OFFICE & LABS	3012 16TH AVE W
20	50	277060	2940	IVY Apartments	3008 16TH AVE W
20	50	277060	3010	vacant	3258 16TH AVE W
20	50	277060	3030	Axle Apts. (main)	3230 16TH AVE W
20	50	277060	3045	Axle apts (subsidiary to -3030)	3230 16TH AVE W
20	50	277060	3050	J & L HOUSTON INC	3216 16TH AVE W
20	50	277060	3055	CLASSROOMS/SEATTLE FILM INSTITUTE	3210 16TH AVE W

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	277060	3060	STATE FARM INSURANCE (LIKELY A TEAR D	3206 16TH AVE W
20	50	277060	3065	CRANE @ INTERBAY	3200 16TH AVE W
20	50	277060	3130	DUSTY STRINGS BUILDING	3450 16TH AVE W
20	50	277060	3140	WAREHOUSE	3434 16TH AVE W
20	50	277060	3160	LIGHT INDUSTRIAL WAREHOUSE	3426 16TH AVE W
20	50	277060	3165	VACANT LAND	
20	50	277060	3170	VACANT BLDGS	3410 16TH AVE W
20	50	277060	3180	QUEEN ANNE CLEANERS & ET TOWING	3400 16TH AVE W
20	50	277060	3199	BROWN BEAR CAR WASH	3435 15TH AVE W
20	50	277060	3295	tire store	3630 15TH AVE W
20	50	277060	3315	CANAL 3600 OFFICE BLDG	3600 15TH AVE W
20	50	277060	3410	LA PALMA RESTAURANT	3456 15TH AVE W
20	50	277060	3480	Bertona Steps	3402 15TH AVE W
20	50	277060	3550	CINEBAR APTS	3250 15TH AVE W
20	50	277060	3560	APARTMENT BLDG	3240 15TH AVE W
20	50	277060	3570	APARTMENT BLDG 6 UNITS	3238 15TH AVE W
20	50	277060	3575	The Eastbay	3232 15TH AVE W
20	50	277060	3590	LIVE/WORK ROWHOME	3218 A 15TH AVE W
20	50	277060	3591	LIVE/WORK ROWHOME	3218 B 15TH AVE W
20	50	277060	3592	LIVE/WORK ROWHOME	3218 C 15TH AVE W
20	50	277060	3595	LIVE/WORK ROWHOME	3212 A 15TH AVE W
20	50	277060	3596	LIVE/WORK ROWHOME	3212 B 15TH AVE W
20	50	277060	3597	LIVE/WORK ROWHOME	3212 C 15TH AVE W
20	50	277060	3600	retail	3208 15TH AVE W
20	50	277060	3605	SFR CONVERTED TO 4-PLEX	1414 W DRAVUS ST
20	50	277060	3620	LINE RETAIL BUILDING	3200 15TH AVE W
20	50	277060	3685	LARRY APPLE REALTY (#3690)	3050 15TH AVE W
20	50	277060	3690	LARRY APPLE REALTY	3054 15TH AVE W
20	50	277060	3715	PUBLIC STORAGE	3020 15TH AVE W
20	50	277060	3825	BARRETT WEST APTS	2850 15TH AVE W
20	50	277060	3840	ALEXANDRA APTS	2834 15TH AVE W
20	50	277060	3845	INTERBAY 21	2820 15TH AVE W
20	50	277060	3880	FIRE STATION #20	2800 15TH AVE W
20	50	277060	3945	MINI-MAX STORAGE	2656 15TH AVE W
20	50	277060	3955	A-1 SELF STORAGE	2648 15TH AVE W
20	50	277060	3977	SOUND VIEW WINDOW & DOOR & LAW O	2626 15TH AVE W
20	50	277060	3986	VACANT LAND	
20	50	277060	4000	AUTO GARAGE & OFFICE	2600 15TH AVE W
20	50	277060	4820	WHARFSIDE POINTE-Buildings A&B	3814 14TH AVE W
20	50	277060	5642	BNSF LAND	1200 W EWING PL
20	50	277060	5643	VACANT LAND	
20	50	277060	5646	VACANT LAND	
20	50	277060	5769	NICKERSON STREET SELF-STORAGE	1300 W NICKERSON ST
20	50	277060	5900	BN MAIN LINE R/W	GILMAN AVE W
20	50	277060	5970	WAREHOUSE	4447 27TH AVE W
20	50	277060	6110	BREWERY & OFFICE	2715 W FORT ST
20	50	277060	6119	WAREHOUSE	2601 W COMMODORE WAY
20	50	277060	6150	WAREHOUSE	4463 26TH AVE W
20	50	277060	6160	WAREHOUSE (ASSOC W/6165)	4455 26TH AVE W
20	50	277060	6165	LAND ASSOCIATED WITH MINOR 6160	4451 26TH AVE W

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	277060	6170	SMALL WAREHOUSE BUILDING	4445 26TH AVE W
20	50	277060	6180	WAREHOUSE	4447 26TH AVE W
20	50	277060	6190	WAREHOUSE OFFICE & BIZARRE BREWERY	4441 26TH AVE W
20	50	277060	6209	STORAGE WAREHOUSE, GARAGE, APT (MA	4429 26TH AVE W
20	50	277060	6220	WAREHOUSE & OFFICE	4425 26TH AVE W
20	50	277060	6350	WAREHOUSE SHOWROOM STORE	4442 27TH AVE W
20	50	277060	6400	WAREHOUSE	4448 27TH AVE W
20	50	277060	6451	WAREHOUSE	2525 W COMMODORE WAY
20	50	277060	6550	WAREHOUSE	4403 24TH AVE W
20	50	277060	6570	NORTHWESTERN INDUSTRIES INC (MAINT	2421 W COMMODORE WAY
20	50	277060	6573	OFFICE BUILDING	2303 W COMMODORE WAY
20	50	277060	6575	OFFICE BUILDING	2327 W COMMODORE WAY
20	50	277060	6580	GREAVES BUILDING	4411 23RD AVE W
20	50	277060	6582	WAREHOUSE BUILDING	4401 23RD AVE W
20	50	277060	6586	WAREHOUSE	4400 24TH AVE W
20	50	277060	6589	VACANT INDUSTRIAL LAND	4410 24TH AVE W
20	50	277060	6590	VACANT INDUSTRIAL LAND	W COMMODORE WAY
20	50	277060	6596	VACANT LAND	2331 W COMMODORE WAY
20	50	277060	7020	INDUSTRIAL LIGHT MANUFACTURING BUIL	2501 W JAMESON ST
20	50	277060	7100	LIGHT MANUFACTURING, WAREHOUSE & C	4257 24TH AVE W
20	50	277060	7110	INDUSTRIAL WAREHOUSE & OFFICE BUIL	4241 24TH AVE W
20	50	277060	7140	INDUSTRIAL WAREHOUSE & OFFICE BUIL	4237 24TH AVE W
20	50	277060	7165	WAREHOUSE & OFFICE BUILDING	4217 24TH AVE W
20	50	277060	7175	INDUSTRIAL & OFFICE BUILDING	4211 24TH AVE W
20	50	277060	7190	LIVE/WORK STUDIO & DWELLING (CUSTOM	4203 24TH AVE W
20	50	277060	7250	VACANT LAND	GILMAN PL W
20	50	277060	7255	VACANT LAND	GILMAN PL W
20	50	277060	7260	COMMERCE CENTER 4240	4240 GILMAN PL W
20	50	277060	7285	ASSOCIATED LAND (IMP ON 7300)	4251 23RD AVE W
20	50	277060	7300	warehouse (assoc w/7285)	4255 23RD AVE W
20	50	277060	7310	OFFICE & WAREHOUSE BUILDINGS	4241 23RD AVE W
20	50	277060	7335	OFFICE/WAREHOUSE & GARAGE BUILDING	4225 23RD AVE W
20	50	277060	7360	WAREHOUSE	4221 23RD AVE W
20	50	277060	7365	WAREHOUSE	4215 23RD AVE W
20	50	277060	7390	OFFICE & WAREHOUSE BUILDING	2300 W ELMORE ST
20	50	277060	7395	Vacant Lot	4201 23RD AVE W
20	50	277060	7405	OFFICE & WAREHOUSE BUILDING	4200 24TH AVE W
20	50	277060	7420	WAREHOUSE BUILDING	4214 24TH AVE W
20	50	277060	7435	INDUSTRIAL LIGHT MANUFACTURING BUIL	4220 24TH AVE W
20	50	277060	7445	WAREHOUSE & WAREHOUSE OFFICE BUIL	4224 24TH AVE W
20	50	277060	7455	KING COUNTY OFFICE BUILDING	4228 24TH AVE W
20	50	277060	7465	VACANT LAND	4234 24TH AVE W
20	50	277060	7485	WAREHOUSE & GARAGE BUILDINGS	4242 24TH AVE W
20	50	277060	7500	WAREHOUSE & OFFICE BUILDING	4246 24TH AVE W
20	50	277060	7510	WAREHOUSE & OFFICE BUILDING	4250 24TH AVE W
20	50	277110	0015	R.H. PHILLIPS OFFICE BUILDING	4269 22ND AVE W
20	50	277110	0025	WAREHOUSE & OFFICE BUILDING	4259 22ND AVE W
20	50	277110	0075	VACANT LAND	4253 22ND AVE W
20	50	277110	0100	VACANT LAND	4249 22ND AVE W
20	50	277110	0115	STONE & CO	22ND AVE W

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	277110	0135	STONE & CO	4217 22ND AVE W
20	50	277110	0165	PARKING & STORAGE YARD	22ND AVE W
20	50	277110	0176	GARAGES, PARKING & STORAGE YARD	4211 22ND AVE W
20	50	277110	0210	VACANT INDUSTRIAL LAND	
20	50	277110	0215	OFFICE BUILDING	4201 22ND AVE W
20	50	277110	0225	T-SCAN BUILDING	2222 W ELMORE ST
20	50	277110	0240	warehouse	4208 23RD AVE W
20	50	277110	0270	warehouse	4218 23RD AVE W
20	50	277110	0295	VACANT	23RD AVE W
20	50	277110	0305	warehouse	4230 23RD AVE W
20	50	277110	0330	warehouse	4248 23RD AVE W
20	50	277110	0355	HANSEN WELDING	4254 23RD AVE W
20	50	277110	0365	warehouse/office	4260 23RD AVE W
20	50	277110	0395	warehouse	2215 W COMMODORE WAY
20	50	277110	0415	SEATTLE MARINE & FISH SUPPLY COMPAN	2111 W COMMODORE WAY
20	50	277110	0445	FISHERIES BUILDING AT SALMON BAY	4241 21ST AVE W
20	50	277110	0475	SERVICE GARAGE & APARTMENT	4233 21ST AVE W
20	50	277110	0480	WHARF BUILDING	4215 21ST AVE W
20	50	277110	0510	THE WHARF BUILDING	4209 21ST AVE W
20	50	277110	0520	OFFICE BUILDING	4201 21ST AVE W
20	50	277110	0530	INDUSTRIAL BUILDING	2122 W ELMORE ST
20	50	277110	0555	LIGHT INDUSTRIAL BUILDING	4220 22ND AVE W
20	50	277110	0605	WAREHOUSE & OFFICE BUILDING	4242 22ND AVE W
20	50	277110	0650	WAREHOUSE OFFICE BUILDINGS (2 CONVE	4055 22ND AVE W
20	50	277110	0655	WAREHOUSE & WAREHOUSE OFFICE	4051 22ND AVE W
20	50	277110	0675	WAREHOUSE	4041 22ND AVE W
20	50	277110	0685	WAREHOUSE	2200 W EMERSON PL
20	50	277110	0780	KENNEL & OFFICES	4020 23RD AVE W
20	50	277110	0800	SERVICE BUILDING	4022 23RD AVE W
20	50	277110	0810	INDUSTRIAL BUILDING	4030 23RD AVE W
20	50	277110	0825	warehouse	4036 23RD AVE W
20	50	277110	0830	OFFICE & GARAGE BUILDING	4040 23RD AVE W
20	50	277110	0840	OFFICE BUILDING	4044 23RD AVE W
20	50	277110	0850	VACANT LAND	4050 23RD AVE W
20	50	277110	0860	METAL GARAGE & FENCE	4054 23RD AVE W
20	50	277110	0865	OFFICE BUILDING	4055 21ST AVE W
20	50	277110	0895	FISHERMAN'S COMMERCE BUILDING	4039 21ST AVE W
20	50	277110	0905	WAREHOUSE & OFFICE BUILDING	4027 21ST AVE W
20	50	277110	0925	OFFICE BUILDING	4019 21ST AVE W
20	50	277110	0955	CAFE APPASSIONATO & FIGUREHEAD BREW	4001 21ST AVE W
20	50	277110	1005	76 FOOD MART & GAS	2120 W EMERSON PL
20	50	277110	1025	VACANT LAND	
20	50	277110	1028	VACANT LAND	
20	50	277110	1030	WAREHOUSE	4024 22ND AVE W
20	50	277110	1040	INDUSTRIAL LIGHT MANUFACTURING BUIL	4030 22ND AVE W
20	50	277110	1060	ATLAS CONTRACTORS	4044 22ND AVE W
20	50	277110	1075	VICIS FAB WAREHOUSE	4050 22ND AVE W
20	50	277110	1090	WAREHOUSE OFFICE BUILDING	2123 W ELMORE ST
20	50	277110	1260	BURLINGTON NORTHERN	80
20	50	277110	1380	VACANT LOT	3800 15TH AVE W



## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	277110	1440	VACANT LOT	3800 15TH AVE W
20	50	277110	1445	VACANT LOT	3800 15TH AVE W
20	50	277110	1465	VACANT LOT	3800 15TH AVE W
20	50	277110	1480	VACANT LOT	3800 15TH AVE W
20	50	277110	1580	WHARFSIDE POINTE-Buildings C&D	3827 14TH AVE W
20	50	277110	1675	READ PRODUCTS INC	3615 15TH AVE W
20	50	277110	1760	warehouse	3635 THORNDYKE AVE W
20	50	277110	1800	RAILROAD	1809 W EMERSON ST
20	50	277110	1801	PORT OF SEATTLE LAND	1795 W EMERSON ST
20	50	277110	1802	VACANT INDUSTRIAL LAND	1795 W EMERSON ST
20	50	277110	1820	R.R. EQUIPMENT MAINTENANCE	3600 GILMAN AVE W
20	50	277110	2200	ABRA AUTO BODY & GLASS	3443 THORNDYKE AVE W
20	50	277110	2201	R & D INTERBAY BUILDING	3455 THORNDYKE AVE W
20	50	277110	2250	OFFICE & AUTOCENTER	3401 THORNDYKE AVE W
20	50	277110	2300	warehouse	3445 16TH AVE W
20	50	277110	2305	WAREHOUSE	3439 16TH AVE W
20	50	277110	2340	WAREHOUSE	3433 16TH AVE W
20	50	277110	2345	ULSTEIN	3425 16TH AVE W
20	50	277110	2355	SEATTLE STORM PRACTIC BUILDING REDEV	1616 W BERTONA ST
20	50	277110	2421	WASHINGTON HARDWOODS	3257 17TH AVE W
20	50	277110	2475	warehouse	3231 17TH AVE W
20	50	277110	2515	KELLER SUPPLY	3205 17TH AVE W
20	50	277110	2570	KELLER SUPPLY	3209 17TH AVE W
20	50	277110	2575	CASCADE CHEMICAL CO	3217 17TH AVE W
20	50	277110	2620	LAND	3215 17TH AVE W
20	50	277110	2700	BNSF LAND	THORNDYKE AVE W
20	50	277110	2720	BNSF LAND	2000 W DRAVUS ST
20	50	277110	2940	vac-ind	2802 18TH AVE W
20	50	277110	2945	BNSF LAND	2810 20TH AVE W
20	50	277110	2950	BNSF LAND	2610 20TH AVE W
20	50	277110	4330	MEHRER DRYWALL OFFICE WHSE & SHOP	2657 20TH AVE W
20	50	277110	4340	BNSF BALMER YARD OFFICE	2601 20TH AVE W
20	50	277110	4455	BNSF LAND	W RAYE ST
20	50	277110	4465	BNSF LAND	W RAYE ST
20	50	277110	4550	U-HAUL & U-STORE	2643 15TH AVE W
20	50	277110	6030	AIRE APARTMENTS - ECON UNIT	2572 GILMAN DR W
20	50	277110	7030	VACANT LOT	2570 15TH AVE W
20	50	277110	7085	ESSEX HOUSE	2516 15TH AVE W
20	50	277110	8020	SHERWIN WILLIAMS PAINT	2500 15TH AVE W
20	50	277110	8091	VACANT LAND	
20	50	277160	0155	vacant-industrial	2512 W ARMORY WAY
20	50	277160	0160	BNSF PROPERTY	2510 W ARMORY WAY
20	50	277160	0170	MEHER DRYWALL	2550 21ST AVE W
20	50	277160	0650	PORT OF SEATTLE LAND	W GARFIELD ST
20	50	277160	0908	MICHAELS	1700 W ARMORY WAY
20	50	277160	0909	VACANT INDUSTRIAL LAND	1650 W ARMORY WAY
20	50	277160	0910	HOMEGOODS	1700 W ARMORY WAY
20	50	277160	0911	TOTAL WINE & MORE	1550 W ARMORY WAY
20	50	277160	0912	RETAIL, OFFICE & BRIGHT HORIZONS BUIL	1570 W ARMORY WAY
20	50	277160	0913	VACANT INDUSTRIAL LAND	1600 W ARMORY WAY

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	277160	0925	OPEN OFFICE & INDUSTRIAL BUILDING	2201 15TH AVE W
20	50	277160	0945	MIXED USE BUILDING	2213 15TH AVE W
20	50	277160	0955	ALPINE HUT	2221 15TH AVE W
20	50	277160	0970	VACANT LAND	2221 15TH AVE W
20	50	277160	0980	QUEEN ANNE-MAGNOLIA INTERIORS	2233 15TH AVE W
20	50	277160	0995	VACANT LAND (44 UNIT APARTMENT COM	2235 15TH AVE W
20	50	277160	1005	Vacant Lot	
20	50	277160	1015	AMERICAN PRODUCTION SERVICES	2247 15TH AVE W
20	50	277160	1060	VOCATIONAL SCHOOL	2264 15TH AVE W
20	50	277160	1070	32 UNIT MULTIFAMILY PROJECT COMING	2258 15TH AVE W
20	50	277160	1075	SFR (TEAR DOWN)	2254 15TH AVE W
20	50	277160	1090	Geo Queen Anne-imps on -1140	
20	50	277160	1095	Geo Queen Anne-imps on -1140	
20	50	277160	1100	Geo Queen Anne-imps on 1140	
20	50	277160	1140	Geo Queen Anne-main	2222 15TH AVE W
20	50	277160	1150	INTERBAY PLACE APARTMENT (Imp data e	
20	50	277160	1160	INTERBAY PLACE APARTMENT (Imp data e	2212 15TH AVE W
20	50	277160	1170	Interbay Place-DESC (includes -1150, -1160	2208 15TH AVE W
20	50	277160	1180	INTERBAY PLACE APARTMENT (Imp data e	
20	50	277160	2595	ELLIOTT BAY ANIMAL HOSPITAL	2042 15TH AVE W
20	50	277160	2600	GMN HQ	2040 15TH AVE W
20	50	277160	2645	US POST OFFICE	2010 15TH AVE W
20	50	277160	2825	SEATTLE ANIMAL SHELTER	2189 15TH AVE W
20	50	277160	4405	West Newton Flats	2301 W NEWTON ST
20	50	277160	4406	PORT OF SEATTLE LAND	
20	50	277160	4890	VACANT INDUSTRIAL LAND	2001 W GARFIELD ST
20	50	277160	4950	MAGNOLIA SELF STORAGE	1900 15TH AVE W
20	50	277160	5161	BNSF LAND	2310 20TH AVE W
20	50	277160	5170	BNSF LAND	2810 20TH AVE W
20	50	277160	5175	BNSF LAND	3001 W BARRETT ST
20	50	277160	5195	vacant-industrial	
20	50	277160	5200	vacant-industrial	
20	50	277160	5205	vacant-industrial	
20	50	277160	5305	MER EQUIPMENT BUILDING	2400 W COMMODORE WAY
20	50	277160	5308	SALMON BAY MARINE CENTER	2300 W COMMODORE WAY
20	50	277160	5309	SALMON BAY MARINE CENTER	2330 W COMMODORE WAY
20	50	277160	5310	HYDRA-PRO	2260 W COMMODORE WAY
20	50	277160	5312	SALMON BAY MARINE CENTER	
20	50	277160	5313	SALMON BAY LANDING	2320 W COMMODORE WAY
20	50	277160	5365	WAREHOUSE	2600 W COMMODORE WAY
20	50	277160	5375	WAREHOUSE BUILDINGS	2426 W COMMODORE WAY
20	50	277160	5385	PORT OF SEATTLE LAND	
20	50	277250	0000	GILMAN'S FAIRWAY CONDOMINIUM	2530 15TH AVE W
20	50	365770	0005	SIMPLY SELF STORAGE	
20	50	365770	0015	SIMPLY SELF STORAGE	
20	50	365770	0050	SIMPLY SELF STORAGE	1602 15TH AVE W
20	50	365770	0060	SIMPLY SELF STORAGE	
20	50	365920	0000	Jameson Street Condominium (Flex Spaces	4259 23RD AVE W
20	50	423790	0240	BNSF LAND	GILMAN AVE <sup>2</sup> W
20	50	423790	0300	WAREHOUSES	2901 W COMMODORE WAY

## GEOGRAPHIC AREA 20 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
20	50	423790	0405	SALMON BAY SOUTH	
20	50	423790	0406	SALMON BAY SOUTH	
20	50	423790	0407	SALMON BAY SOUTH	
20	50	423790	0408	SALMON BAY SOUTH	
20	50	423790	0410	WAREHOUSES	3031 W COMMODORE WAY
20	50	423790	0411	VACANT INDUSTRIAL LAND	
20	50	423790	0495	KANE INDUSTRIAL BUILDING	3101 W COMMODORE WAY
20	50	423790	0505	WEST COMMODORE WAY APTS	3107 W COMMODORE WAY
20	50	423790	0515	COMMODORE APTS (Also see Minor 0650)	3119 W COMMODORE WAY
20	50	423790	0650	COMMODORE APTS (see also Minor 0515)	3201 W COMMODORE WAY
20	50	439540	0000	LOCKSHORE CONDOMINIUM	3200 W COMMODORE WAY
20	50	555330	0695	VACANT LAND	2001 W GARFIELD ST
20	50	701070	1210	BNSF LAND	W GOVERNMENT WAY
20	50	766620	1145	SMITH COVE PARK	
20	50	766620	1147	WA ARMY NAT'L GUARD	1600 W ARMORY WAY
20	50	766620	1440	BNSF LAND	1600 W ARMORY WAY
20	50	766620	1441	BNSF LAND	
20	50	766620	1450	BNSF LAND	
20	50	766620	1460	WHOLE FOODS (ECON. UNIT ON #1491) - I	2001 15TH AVE W
20	50	766620	1491	WHOLE FOODS (PARKING FOR #1460) - INT	
20	50	766620	1510	BNSF LAND	1600 W ARMORY WAY
20	50	766620	1515	OPERATING PROPERTY	1600 W ARMORY WAY
20	50	766620	1520	OPERATING PROPERTY	1600 W ARMORY WAY
20	50	766620	1531	BNSF LAND	2001 W GARFIELD ST
20	50	766620	1560	PORT OF SEATTLE LAND	
20	50	766620	1590	BURLINGTON NORTHERN RR CO LAND	1600 W GARFIELD ST
20	50	766620	1595	VACANT INDUSTRIAL LAND	1601 15TH AVE
20	50	766620	1600	VACANT INDUSTRIAL LAND	1625 15TH AVE W
20	50	766620	1601	EVERGREEN TRAILWAY GARAGE	1617 15TH AVE W
20	50	766620	1605	VACANT INDUSTRIAL LAND	1625 15TH AVE W
20	50	766620	1610	INTERBAY WORK LOFTS (ASSOC W/1617)	1631 15TH AVE W
20	50	766620	1617	INTERBAY WORK LOFTS (ASSOC W/1610) (	1631 15TH AVE W
20	50	766620	1620	warehouse	1805 15TH AVE W
20	50	766620	1627	INTERBAY RETAIL	1827 15TH AVE W
20	50	766620	1640	CLARK DESIGN GROUP	1401 W GARFIELD ST
20	50	766620	1641	WAREHOUSE	1415 W GARFIELD ST
20	50	766620	1642	VACANT LAND	1536 15TH AVE W
20	50	766620	1650	LIGHTHOUSE UNIFORMS STORE	1532 15TH AVE W
20	50	766620	1651	vacant-commercial	15TH AVE W
20	50	766620	1660	warehouse	1524 15TH AVE W
20	50	766620	1665	BUILDERS HARDWARE STORE	1502 15TH AVE W
20	50	766620	1675	METRO INTERBAY PUMPING STATION	1523 W GARFIELD ST
20	50	766620	1681	BURLINGTON NORTHERN RIGHT OF WAY	1500 ALASKAN WAY W
20	50	766620	1685	ELLIOT PLAZA RETAIL (STAPLES & AAA; ASS	1500 ALASKAN WAY W
20	50	766620	1690	ELLIOT PLAZA RETAIL (STAPLES & AAA; ASS	1523 15TH AVE W
20	50	766620	1695	ELLIOT PLAZA RETAIL (STAPLES & AAA; ASS	1511 15TH AVE W
20	50	766620	1700	TURNER AND PEASE CO PLANT	1515 15TH AVE W
20	50	766620	1705	PRECISION MOTORWORKS	1501 ELLIOTT AVE W
20	50	884780	0000	URBAN TERRACE CONDOMINIUM	3420 15TH AVE W
20	50	926850	0000	WEST HARLEY CONDOMINIUM	3113 W HARLEY ST

Improved Sales Calc for Area 025 with Sales Used

1/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	066000	2765	8,433	3193931	\$5,000,000	06/06/22	\$592.91	Booker Building	NC3P-95 (M)	Retail(Line/Strip)	1	Y	
025	041	111705	0010	2,899	3163564	\$1,800,000	12/02/21	\$620.90	BRIX	NC3-75 (M1)	Condominium(Mix	1	Y	
025	041	314860	0065	4,591	3166028	\$1,750,000	12/16/21	\$381.18	BEN MCADOO ARCHITECTS & SHOPPE	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0065	19,519	3166019	\$7,500,000	12/21/21	\$384.24	East Pike Building	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0370	5,965	3146827	\$2,340,000	08/25/21	\$392.29	Diagnostic Cytogenetics	NC3P-75 (M)	Industrial(Light)	1	Y	
025	041	600350	1330	1,876	3134636	\$1,760,000	07/21/21	\$938.17	Zula Restaurant and Apt	NC3P-75 (M1)	Restaurant/Loung	1	Y	
025	041	685070	0171	3,290	3216246	\$2,075,000	10/24/22	\$630.70	SFR duplex apt	NC3-75 (M1)	Duplex	1	Y	
025	041	780433	0020	1,340	3174176	\$700,000	02/22/22	\$522.39	615 EAST PIKE ST CONDOMINIUM	NC3P-75 (M)	Condominium(Mix	1	Y	
025	041	780433	0030	1,097	3181261	\$548,500	03/15/22	\$500.00	615 EAST PIKE ST CONDOMINIUM	NC3P-75 (M)	Condominium(Mix	1	Y	
025	041	880490	0345	8,960	3172065	\$2,500,000	02/09/22	\$279.02	R Place	NC3P-75 (M)	Tavern/Lounge	1	Y	
025	041	880490	0350	3,360	3108333	\$1,500,000	03/30/21	\$446.43	RETAIL	NC3P-75 (M)	Retail Store	1	Y	
025	041	880490	0850	8,960	3108619	\$2,875,000	03/30/21	\$320.87	WINSLOW APARTMENTS	NC3P-75 (M)	Apartment	1	26	Imp changed after sale; not in ratio
025	042	219760	0100	77,412	3198799	\$23,000,000	06/16/22	\$297.11	Childhaven (primary parcel)	MR (M)	Office Building	5	Y	
025	042	219760	0490	26,001	3163867	\$18,500,000	12/09/21	\$711.51	Alder Flats MICRO APARTMENTS	MR (M)	Congregate Housi	1	Y	
025	042	219810	0005	23,573	3221533	\$27,340,532	12/21/22	\$1,159.82	500 Broadway	MIO-90-NC3-95 (M)	Apartment(Mixed	1	Y	
025	043	181380	0010	4,128	3202967	\$2,227,750	08/01/22	\$539.67	OFFICE	NC2-55 (M)	Office Building	1	Y	
025	043	332504	9026	5,435	3150010	\$2,215,000	09/29/21	\$407.54	1707-1709 23rd Ave	NC2-75 (M1)	School(Private)	2	Y	
025	043	600300	0235	5,192	3223227	\$3,612,500	01/09/23	\$695.78	Realty Office	NC3P-75 (M)	Office Building	1	Y	
025	043	600300	0820	6,108	3176850	\$2,650,000	03/08/22	\$433.86	1318 E Pine St	NC3P-55 (M)	Retail Store	1	Y	
025	043	600300	1420	3,486	3204858	\$1,950,000	08/10/22	\$559.38	BROADWAY VETERINARY	NC3-75 (M1)	Vet/Animal Contro	1	Y	
025	043	723460	1175	9,684	3262520	\$8,194,000	11/24/23	\$846.14	1720-1728 E Olive St	LR3 (M)	Congregate Housi	1	Y	
025	044	195970	1400	4,655	3220776	\$6,000,000	12/15/22	\$1,288.94	Metro Property Services	NC3P-55 (M)	Office Building	1	Y	
025	044	195970	2715	4,210	3136600	\$2,900,000	07/28/21	\$688.84	2921 Eastlake Ave E	NC3-55 (M)	Office Building	1	Y	
025	044	195970	2937	8,844	3164203	\$6,150,000	12/14/21	\$695.39	3120 Harvard Ave E	NC2-55 (M)	Congregate Housi	1	Y	
025	044	195970	3120	5,400	3152562	\$3,350,000	10/13/21	\$620.37	OFFICES	NC2P-55 (M)	Office Building	1	Y	
025	044	290220	1176	13,968	3230501	\$8,146,250	03/21/23	\$583.21	Pete's Supermarket	LR2 RC (M)	Apartment(Mixed	1	Y	
025	044	745997	0020	2,054	3106202	\$1,135,000	03/15/21	\$552.58	RUBY CONDOMINIUM	NC3-55 (M)	Condominium(Mix	2	Y	
025	045	118900	0055	600	3178365	\$575,000	03/08/22	\$958.33	Vacant Small Restaurant	LR1 (M)	Restaurant/Loung	1	Y	
025	045	219760	0835	12,792	3202844	\$4,350,000	07/29/22	\$340.06	CENTER FOR PROSTHETICS	NC3P-55 (M)	Medical/Dental Of	1	Y	
025	045	722850	0320	1,764	3180696	\$757,000	03/28/22	\$429.14	EYE CLINIC	NC2P-55 (M)	Retail Store	1	Y	
025	045	722850	1715	927	3171569	\$700,000	01/31/22	\$755.12	Commercial Building - Retail	NC2P-40 (M)	Office Building	1	Y	
025	045	722850	1720	12,156	3231677	\$2,925,000	03/31/23	\$240.62	Multi-Tenant Retail	NC2P-40 (M)	Retail Store	1	Y	
025	045	723460	0035	11,858	3099924	\$5,600,000	02/16/21	\$472.26	Spring Park Flats	LR3 (M)	Congregate Housi	1	Y	
025	045	794260	1875	3,050	3247916	\$1,455,000	07/26/23	\$477.05	SMALL OFFICE	NR3	Office Building	1	Y	
025	045	894620	0010	1,020	3115421	\$487,000	04/29/21	\$477.45	VILLANOVA PLACE CONDOMINIUM	NC1-40 (M)	Condominium(Res	1	Y	
025	046	232920	0160	450	3136141	\$235,000	07/21/21	\$522.22	EMBASSY THE CONDOMINIUM	NC1-55 (M)	Condominium(Res	1	Y	
025	046	292504	9092	5,448	3214234	\$1,777,839	10/13/22	\$326.33	OFFICE	MR (M)	Office Building	1	Y	
025	046	678820	1460	5,800	3169840	\$1,255,000	01/19/22	\$216.38	RETAIL	NC1-40 (M)	Apartment(Mixed	1	Y	
025	046	685070	0430	4,497	3193393	\$2,700,000	05/31/22	\$600.40	GOTTELAND&KACZARSKI ARCHITECTS	MR (M)	Office Building	1	Y	

Improved Sales Calc for Area 025 with Sales Used

1/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	046	685070	0585	4,490	3145731	\$2,425,000	09/03/21	\$540.09	SFR - LAW OFFICE	LR3 (M)	Office Building	1	Y	
025	047	501600	0585	3,290	3225610	\$1,450,000	02/02/23	\$440.73	Restaurant w/ House	NC2P-55 (M)	Retail Store	1	Y	
025	047	501600	1420	4,641	3218036	\$1,838,000	11/14/22	\$396.04	Mixed Use - Retail/Residential	LR2 (M)	Apartment(Mixed	1	Y	
025	047	531810	1130	9,848	3193072	\$4,118,000	05/31/22	\$418.16	NW Psychoanalytic Building	NC1-40 (M)	Medical/Dental O	1	Y	
025	047	531910	0110	4,580	3123296	\$3,986,500	06/03/21	\$870.41	ANGEL BUILDING	NC1P-40 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
025	047	715220	0013	1,426	3227924	\$1,019,950	02/23/23	\$715.25	1132 34th Ave	NC1-40 (M)	Townhouse Plat	1	Y	
025	047	715220	0014	1,525	3224815	\$1,044,950	01/27/23	\$685.21	1132 34th Ave	NC1-40 (M)	Townhouse Plat	1	Y	
025	047	715220	0015	1,602	3211327	\$1,175,000	09/20/22	\$733.46	Live/Work Townhouse	NC1-40 (M)	Townhouse Plat	1	Y	
025	047	715220	0301	1,402	3259772	\$1,097,000	11/01/23	\$782.45	1121 34th Ave Live-Work Unit A	NC1-40 (M)	Office Building	1	Y	

Improved Sales Calc for Area 025 with Sales Not Used

2/29/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	020006	0660	2,371	3227634	\$1,800,000	02/24/23	\$759.17	AMBASSADOR II PH 01 CONDOMINIUM	MR (M)	Condominium(Residential)	1	51	Related party, friend, or neighbor
025	041	600300	0505	8,240	3154589	\$2,064,000	10/25/21	\$250.49	Pride Place (Senior Housing)-Former Eldridge T	HO-65-NC3P-6	Retail Store	2	63	Sale price updated by sales id group
025	041	600300	0505	8,240	3154826	\$771,750	10/25/21	\$93.66	Pride Place (Senior Housing)-Former Eldridge T	HO-65-NC3P-6	Retail Store	2	63	Sale price updated by sales id group
025	041	600300	0520	14,400	3208902	\$2,700,000	09/07/22	\$187.50	Neighbors	NC3P-75 (M)	Tavern/Lounge	1	23	Forced sale
025	041	880490	1080	3,280	3169509	\$2,300,000	01/21/22	\$701.22	Oaxaca Taqueria	NC3P-75 (M)	Tavern/Lounge	1	44	Tenant
025	042	197820	1435	83,695	3151341	\$42,500,000	10/08/21	\$507.80	NORTHWEST KIDNEY CENTER	D-160-NC3-95	Medical/Dental Office	2	64	Sales/leaseback
025	043	600300	0740	20,824	3208693	\$28,000	09/01/22	\$1.34	FIRE STATION	NC3P-55 (M)	Governmental Service	2	24	Easement or right-of-way
025	044	195970	0455	13,980	3096805	\$2,500	01/25/21	\$0.18	St Patrick's CATHOLIC CHURCH	NR3	Church/Welfare/Relig Srvc	2	68	Non-gov't to gov't
025	045	118900	0469	1,231	3216083	\$1,148,000	10/27/22	\$932.58	AUTO REPAIR	NC2-55 (M)	Service Building	1	74	Contamination
025	045	684070	0205	0	3230295	\$150,000	03/20/23	\$0.00	Custom Cherry Cleaners	NC1-55 (M)	Retail Store	1	74	Contamination
025	045	722850	0085	1,780	3175440	\$900,000	03/01/22	\$505.62	Pine North aPodment	RSL (M)	Apartment	1	36	Plottage
025	045	722850	0095	1,812	3175436	\$900,000	03/01/22	\$496.69	Pine South aPodment	RSL (M)	Duplex	1	36	Plottage
025	046	330370	0105	8,520	3148969	\$600,000	09/28/21	\$70.42	RESTAURANT & STORES	NC2P-55 (M)	Retail(Line/Strip)	2	52	Statement to dor
025	046	600350	1390	1,550	3267153	\$1,400,000	01/11/24	\$903.23	222 10th Ave E	MR (M1)	Single Family(C/I Zone)	1		2024 Sale
025	046	685270	0571	0	3173618	\$1,685,000	02/14/22	\$0.00	new improvements on -0516	MR (M1)	Duplex	1		
025	047	664968	0010	2,001	3269843	\$950,000	02/09/24	\$474.76	PARK VIEW THE CONDOMINIUM	NC1P-40 (M)	Condominium(Residential)	1		2024 Sale

Vacant Sales Calc for Area 025 with Sales Used

5/7/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	11th Ave Inn Bed & Breakfast	MR (M1)	Shell Structure	1	Y	
025	041	684820	0675	5,700	3207789	\$3,350,000	08/25/22	\$587.72	1621-1635 E Olive Way & 129 Belmont Ave E	NC3P-75 (M)	Tavern/Lounge	1	Y	
025	041	685070	0180	5,456	3265696	\$3,000,000	12/19/23	\$549.85	PARKING LOT	NC3P-75 (M1)	Parking(Commercial Lot)	1	Y	
025	041	872560	0260	5,250	3223464	\$2,750,000	01/12/23	\$523.81	SFR - OFFICES	NC3P-75 (M)	Office Building	1	Y	
025	041	872560	0260	5,250	3274712	\$4,000,000	03/20/24	\$761.90	SFR - OFFICES	NC3P-75 (M)	Office Building	1	Y	
025	042	197820	1241	6,699	3186968	\$3,700,000	04/28/22	\$552.32	Seneca Dental	HR (M)	Office Building	2	Y	
025	043	386540	0030	11,664	3216857	\$6,791,393	11/08/22	\$582.25	1312-1318 E Union St / 1407 14th Ave	NC3-75 (M)	Industrial(Light)	1	Y	
025	043	600300	0150	7,420	3219192	\$4,100,000	11/30/22	\$552.56	Talbot Building	NC3-75 (M)	Service Building	1	Y	
025	043	723460	0435	21,600	3184355	\$6,600,000	04/13/22	\$305.56	1729 17th Ave	LR3 (M)	Medical/Dental Office	2	Y	
025	044	195970	0200	5,500	3173687	\$1,650,000	02/17/22	\$300.00	5 UNIT APT	LR2 (M)	Apartment	1	Y	
025	044	195970	1170	15,092	3143624	\$7,750,000	09/03/21	\$513.52	Knickerbocker Building	NC2P-65 (M1)	Shell Structure	2	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)	Retail Store	1	Y	
025	044	195970	2745	9,680	3174881	\$3,920,000	02/18/22	\$404.96	3107-3113 Eastlake & Houses in Alley	NC3P-55 (M)	Apartment(Mixed Use)	1	Y	
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LAND SURVEY OFFICE	LR3 (M)	Office Building	1	Y	
025	045	684070	0355	10,000	3198958	\$2,132,500	06/06/22	\$213.25	APTS	NC1-55 (M)	Apartment	1	Y	
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	CHURCH	NC2P-75 (M1)	Shell Structure	2	Y	
025	045	722850	0500	5,530	3167052	\$2,085,000	12/16/21	\$377.03	1437 23rd Ave	NC2P-55 (M)	Shell Structure	1	Y	
025	045	722850	0520	8,690	3167114	\$2,299,000	12/13/21	\$264.56	CHURCH	NC2P-55 (M)	Shell Structure	3	Y	
025	045	722850	0946	1,897	3170163	\$1,166,500	01/10/22	\$614.92		RSL (M)	Vacant(Single-family)	1	Y	
025	045	722850	1100	8,650	3213356	\$1,900,000	10/04/22	\$219.65	4-Plex	RSL (M)	Apartment	1	Y	
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	MIXED-USE RETAIL/APARTMENT	NC1-40 (M)	Apartment(Mixed Use)	1	Y	
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	2412 10th Ave E	NC1-55 (M)	Vacant(Commercial)	1	Y	
025	046	600350	1470	4,800	3165427	\$1,650,000	12/07/21	\$343.75	SFR - INDIVIDUAL DEVELOPMENT CENTER	NC2-75 (M1)	Shell Structure	1	Y	
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	THE TOWN HOUSE	MR (M1)	Shell Structure	1	Y	
025	046	684820	0135	4,800	3246630	\$1,096,800	07/19/23	\$228.50	318 Lofts (proposed)	MR (M)	Apartment	1	Y	
025	046	685270	0530	9,971	3102504	\$2,200,000	02/25/21	\$220.64	FOURPLEX	MR (M1)	Shell Structure	2	Y	
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	VACANT	NC2P-55 (M)	Vacant(Multi-family)	1	Y	
025	047	515770	0040	7,400	3204385	\$2,225,000	08/09/22	\$300.68	1106 34th Ave	NC1-30 (M)	Single Family(Res Use/Zone)	1	Y	
025	047	515770	0040	4,856	3265232	\$1,475,000	12/21/23	\$303.75	1106 34th Ave	NC1-30 (M)	Single Family(Res Use/Zone)	1	Y	
025	047	515770	0045	4,856	3265229	\$1,475,000	12/21/23	\$303.75	Vacant Land	NC1-30 (M)	Vacant(Single-family)	1	Y	
025	047	515770	0055	6,100	3204388	\$2,225,000	08/09/22	\$364.75	4 UNIT	NC1-30 (M)	4-Plex	1	Y	

Vacant Sales Calc for Area 025 with Sales Not Used

5/7/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
025	041	181780	0010	10	3259501	\$3,313	11/01/23	\$331.30	1'x10' strip between apartments	MR	Vacant(Multi-family)	1		
025	043	600300	0877	1,910	3235373	\$5,000	02/22/23	\$2.62	PRIVATE ALLEY	LR3 (M)	Right of Way/Utility, Road	1	24	Easement or right-of-way
025	043	600300	1655	4,800	3278959	\$1,200,000	04/18/24	\$250.00	FOURPLEX	LR3 (M)	4-Plex	1	15	No market exposure
025	043	723460	0435	14,400	3231552	\$4,400,000	03/29/23	\$305.56	1729 17th Ave	LR3 (M)	Medical/Dental Office	1	65	Plans and permits
025	043	723460	0445	7,200	3231562	\$2,200,000	03/29/23	\$305.56	DUPLEX as Rehab Center	LR3 (M)	Rehabilitation Center	1	65	Plans and permits
025	044	290220	0795	6,600	3155859	\$2,200,000	10/28/21	\$333.33	5 PLEX AND RES	LR3 (M)	Apartment	1	51	Related party, friend, or neighbor
025	045	722850	0175	75,660	3265788	\$2,000,000	12/29/23	\$26.43	Midtown Square (imps on -0162)	NC2P-75 (M1)	Vacant(Commercial)	5		
025	045	794260	0230	82,289	3120220	\$20,000	05/11/21	\$0.24	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120221	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120222	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122702	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122703	\$22,000	05/18/21	\$0.27	PROVIDENCE MEDICAL CENTER PARKING LOT	MIO-37-NR3	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	912610	1725	2,580	3171891	\$850,000	02/04/22	\$329.46	707 23rd Ave	NC1-40 (M)	Single Family(C/I Zone)	1	36	Plottage
025	046	685270	0477	5,940	3231425	\$11,466,954	03/29/23	\$1,930.46	ASSOCIATED PARCEL to -0478	LR3 (M)	Vacant(Multi-family)	2	68	Non-gov't to gov't
025	047	501600	0007	40,475	3239584	\$10,000,000	05/30/23	\$247.07	City People's Garden Store	NC2P-55 (M)	Retail Store	1	65	Plans and permits



## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	46	068800	0090	301 21ST AVE E
25	43	095500	0025	216 23RD AVE E
25	43	095500	0030	212 23RD AVE E
25	43	095500	0551	2200 JOHN ST
25	43	095500	0590	2310 E MADISON ST
25	46	128365	0000	510 19TH AVE E
25	46	130330	0130	300 19TH AVE E
25	47	133080	0911	
25	46	133680	0825	732 18TH AVE E
25	46	133680	0925	903 19TH AVE E
25	46	133780	1270	1800 E GALER ST
25	46	133830	0595	1100 19TH AVE E
25	46	133830	0605	1106 19TH AVE E
25	46	133830	0610	1110 19TH AVE E
25	46	133880	0075	1900 E ALOHA ST
25	46	133880	0160	1919 E PROSPECT ST
25	46	133880	0660	728 21ST AVE E
25	46	133880	0835	1907 E ALOHA ST
25	46	133880	0840	746 19TH AVE E
25	46	133880	0890	702 19TH AVE E
25	46	133880	1105	1000 TURNER WAY E
25	46	134230	0070	1554 15TH AVE E
25	46	134230	0235	1501 17TH AVE E
25	43	140730	0104	2200 E MADISON ST
25	43	140730	0106	2227 E MADISON ST
25	43	140730	0111	2239 E MADISON ST
25	43	140730	0140	2037 E MADISON ST
25	46	180690	0090	17TH AVE E
25	46	180690	0170	326 16TH AVE E
25	46	180690	0235	313 17TH AVE E
25	46	180690	0255	324 15TH AVE E
25	46	180690	0260	324 15TH AVE E
25	46	180690	0305	310 15TH AVE E
25	46	180690	0335	313 16TH AVE E
25	46	180690	0510	219 18TH AVE E
25	43	181380	0005	2331 E MADISON ST
25	43	181380	0010	2329 E MADISON ST
25	43	181380	0030	2319 E MADISON ST
25	46	188000	0055	2100 BOYER AVE E
25	43	197820	1340	824 BROADWAY
25	43	197820	1345	805 10TH AVE
25	43	197820	1400	
25	43	197820	1405	924 E CHERRY ST
25	43	197820	1407	915 E COLUMBIA ST

## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	46	212504	9015	1617 INTERLAKEN DR E
25	47	212504	9044	2300 ARBORETUM DR E
25	47	212504	9048	
25	47	212504	9144	
25	43	219760	0926	
25	43	219760	0927	
25	43	219760	0930	600 12TH AVE
25	43	219760	0931	1117 E CHERRY ST
25	43	219810	0030	919 E JAMES ST
25	43	219810	0110	1020 E JEFFERSON ST
25	43	219810	0120	1110 E JEFFERSON ST
25	43	225450	0165	901 12TH AVE
25	43	225450	0195	901 12TH AVE
25	43	225450	0250	
25	43	225450	0255	901 12TH AVE
25	43	225450	0260	901 12TH AVE
25	43	225450	0265	1110 E CHERRY ST
25	43	225450	0271	901 12TH AVE
25	43	225450	0275	901 12TH AVE
25	43	225450	0285	901 12TH AVE
25	43	225450	0315	901 12TH AVE
25	43	225450	0320	
25	43	225450	0404	804 11TH AVE
25	43	225450	0740	824 12TH AVE
25	43	225450	0750	1219 E MARION ST
25	43	225450	0755	1215 E MARION ST
25	43	225450	0805	700 12TH AVE E
25	43	225450	0835	1215 E COLUMBIA ST
25	43	225450	0849	1218 E CHERRY ST
25	43	225450	0875	700 13TH AVE
25	43	225450	0880	1313 E COLUMBIA ST
25	43	225450	0945	1300 E COLUMBIA ST
25	43	225450	1600	714 14TH AVE
25	46	282504	9008	300 20TH AVE E
25	43	304320	0175	1811 20TH AVE
25	46	311700	0005	201 16TH AVE E
25	46	366750	0115	2000 E JANSEN CT
25	47	411460	0271	
25	47	411510	0010	2310 43RD AVE E
25	47	411510	0015	2320 43RD AVE E
25	47	411510	0100	2300 43RD AVE E
25	47	411610	0010	
25	46	423240	0225	614 18TH AVE E
25	46	423240	0560	524 15TH AVE E

## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	46	423240	0565	518 15TH AVE E
25	46	423240	0635	426 15TH AVE E
25	46	423240	0670	402 15TH AVE E
25	46	423240	1200	333 19TH AVE E
25	46	423240	1365	340 15TH AVE E
25	46	423240	1370	332 15TH AVE E
25	47	438620	0015	2344 43RD AVE E
25	46	440020	0030	500 19TH AVE E
25	46	440020	0040	1908 E REPUBLICAN ST
25	46	440020	0050	500 20TH AVE E
25	47	501500	1150	801 26TH AVE E
25	47	501520	0151	
25	47	501600	0007	
25	47	501600	0008	
25	47	501600	0030	2905 E MADISON ST
25	47	501600	0035	2911 E MADISON ST
25	47	501600	0045	2901 E MADISON ST
25	47	501600	0585	2805 E MADISON ST
25	47	501600	0590	2801 E MADISON ST
25	47	501600	0615	2721 E MADISON ST
25	47	501600	0635	2711 E MADISON ST
25	47	501600	0650	2701 E MADISON ST
25	47	501600	0890	E THOMAS ST
25	47	501600	1015	2526 E MADISON ST
25	47	501600	1020	2526 E MADISON ST
25	47	501600	1420	2606 E MADISON ST
25	47	501600	1670	2700 E MADISON ST
25	47	501600	1715	511 28TH AVE E
25	47	501600	1720	515 28TH AVE E
25	47	501600	1775	2808 E MADISON ST
25	47	501600	1790	2800 E MADISON ST
25	47	501600	1800	2808 E MADISON ST
25	47	501600	1805	2812 E MADISON ST
25	47	501600	1810	2816 E MADISON ST
25	47	501600	1830	2840 E MADISON ST
25	47	501600	1910	2900 E MADISON ST
25	47	501600	1915	2910 E MADISON ST
25	47	501600	1950	2912 E MADISON ST
25	47	515770	0004	1115 A 34TH AVE
25	47	515770	0035	1112 34TH AVE
25	47	515770	0045	
25	46	519110	0020	606 19TH AVE E
25	46	519110	0035	1914 E MERCER ST
25	47	531810	2162	1600 43RD AVE E

## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	47	531810	2225	1642 43RD AVE E
25	47	531910	0055	4200 E MADISON ST
25	47	531910	0065	4210 E MADISON ST
25	47	531910	0075	4214 E MADISON ST
25	47	531910	0085	4218 E MADISON ST
25	47	531910	0105	4226 E MADISON ST
25	47	531910	0110	4242 E MADISON ST
25	47	531910	0115	1927 43RD AVE E
25	47	531910	0340	1938 43RD AVE E
25	47	533220	0035	636 LAKE WASHINGTON BLVD
25	47	533220	0040	3101 E MADISON ST
25	47	533220	0045	3109 E MADISON ST
25	47	533220	0050	3115 E MADISON ST
25	47	533220	0095	3141 E MADISON ST
25	47	533220	0100	633 32ND AVE E
25	47	533220	0165	3015 E MADISON ST
25	47	533220	0170	3000 E MADISON ST
25	47	533220	0180	3000 E MADISON ST
25	47	533220	0190	3100 E MADISON ST
25	47	533220	0205	3100 E MADISON ST
25	47	533220	0210	3130 E MADISON ST
25	47	533220	0230	3136 E MADISON ST
25	47	533220	0235	3138 E MADISON ST
25	47	560500	0648	
25	46	570750	0025	1808 E DENNY WAY
25	43	570750	0120	1808 18TH AVE
25	46	600350	1471	
25	46	600350	1472	
25	46	600350	1473	
25	46	600350	1474	
25	46	600350	1475	
25	46	600350	1476	
25	46	678820	0735	2025 E CALHOUN ST
25	46	678820	0780	2401 24TH AVE E
25	46	678820	1335	2401 E MCGRAW ST
25	46	678820	1460	2311 24TH AVE E
25	46	678820	1461	2317 24TH AVE E
25	46	678820	1505	2307 24TH AVE E
25	46	678820	1506	2301 24TH AVE E
25	46	685270	0515	
25	46	685270	0516	
25	46	685270	0571	
25	47	715220	0005	1134 34TH AVE
25	47	715220	0013	1130 C 34TH AVE

## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	47	715220	0014	1130 B 34TH AVE
25	47	715220	0015	1130 A 34TH AVE
25	47	715220	0025	1126 34TH AVE
25	47	715220	0040	1122 34TH AVE
25	47	715220	0041	1118 34TH AVE
25	47	715220	0065	1422 34TH AVE
25	47	715220	0075	1416 34TH AVE
25	47	715220	0085	1412 34TH AVE
25	47	715220	0090	3406 E UNION ST
25	47	715220	0215	1411 34TH AVE
25	47	715220	0258	1439 34TH AVE
25	47	715220	0261	1433 34TH AVE
25	47	715220	0270	1134 33RD AVE
25	47	715220	0300	1121 B 34TH AVE
25	47	715220	0301	1121 A 34TH AVE
25	47	715220	0310	1123 34TH AVE
25	47	715220	0320	1127 34TH AVE
25	47	715220	0330	1131 34TH AVE
25	47	715220	0340	3317 E UNION ST
25	43	722850	2020	1609 20TH AVE
25	43	723460	1190	1700 E HOWELL ST
25	47	757670	0085	3625 E HOWELL ST
25	43	794260	0845	550 14TH AVE
25	43	794260	0855	1323 E CHERRY ST
25	43	794260	0870	14TH AVE
25	43	794260	0885	610 13TH AVE
25	43	794260	0890	1323 E CHERRY ST
25	43	794830	0085	564 12TH AVE
25	43	794830	0115	565 13TH AVE
25	43	794830	0155	550 12TH AVE
25	43	794830	0166	514 12TH AVE
25	43	794830	0170	502 12TH AVE
25	43	794830	0175	1207 E BARCLAY CT
25	43	794830	0205	1220 E JEFFERSON ST
25	43	794830	0215	1212 E JEFFERSON ST
25	46	808040	0005	128 16TH AVE E
25	46	808040	0020	122 16TH AVE E
25	46	808040	0050	100 17TH AVE E
25	46	808040	0091	201 16TH AVE E
25	46	808040	0110	201 16TH AVE E
25	43	808040	0130	1818 15TH AVE
25	43	808040	0134	
25	43	808040	0144	
25	46	872210	1300	

## AREA 25 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	Address
25	47	910300	0620	
25	47	920990	0555	309 31ST AVE E
25	47	920990	0560	3014 E THOMAS ST
25	47	920990	0570	
25	47	920990	0580	310 30TH AVE E
25	47	920990	0590	318 30TH AVE E
25	43	949770	0020	
25	43	949770	0030	
25	43	949770	0085	2110 E MADISON ST
25	43	949770	0105	
25	43	949770	0140	102 21ST AVE E
25	47	982870	0415	
25	47	982870	2425	2402 E JOHN ST
25	43	982870	2870	2320 E MADISON ST
25	43	982870	2875	2324 E MADISON ST
25	43	982870	2920	203 24TH AVE E

Improved Sales Calc for Area 030 with Sales Used

3/22/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par Ct	Ver. Code	Remarks
030	010	392550	0010	3,069	3135786	\$2,600,000	07/23/21	\$847.18	KODA	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	392550	0020	1,479	3134894	\$1,250,000	07/23/21	\$845.17	KODA	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	524780	1985	19,358	3139584	\$4,972,000	07/15/21	\$256.84	FAR EAST BUILDING	IDM-75-85	Apartment(Mixed Use)	1	Y	
030	010	524780	2080	29,454	3244903	\$9,750,000	07/05/23	\$331.02	NIPPON KAN/KOBE PARK BUILDING	IDR 170	Office Building	2	Y	
030	010	539160	0095	12,810	3159805	\$3,300,000	11/15/21	\$257.61	DON HEE APTS	IDM-75-85	Apartment	1	Y	
030	020	258500	1160	2,332	3186467	\$1,500,000	04/27/22	\$643.22	FLORENTINE CONDOMINIUM	PSM-85-120	Condominium(Residential)	1	Y	
030	020	293760	0010	8,423	3167509	\$5,000,000	12/30/21	\$593.61	GRIDIRON	PSM-85-120	Condominium(Mixed Use)	2	Y	
030	020	439750	0010	1,374	3260604	\$575,000	11/08/23	\$418.49	LOFTS THE CONDOMINIUM	PSM 100/120-150	Condominium(Residential)	1	Y	
030	020	524780	0110	13,194	3181451	\$4,765,000	03/18/22	\$361.15	RETAIL W/APARTMENT UNITS	PSM-100	Retail Store	1	Y	
030	020	524780	0120	8,700	3193897	\$2,875,000	06/01/22	\$330.46	SKAGIT HOTEL BUILDING	PSM-100	Office Building	1	Y	
030	020	524780	0900	85,793	3136451	\$24,100,000	07/29/21	\$280.91	FURUYA(#1) & CORGIAT(#2) BLDGS.	PSM 100/100-120	Office Building	4	Y	
030	060	197570	0290	21,802	3200517	\$10,600,000	06/29/22	\$486.19	FOURTH & UNION BUILDING	DRC 85-170	Historic Prop(Office)	1	Y	
030	070	065900	0600	8,480	3169648	\$14,400,000	01/21/22	\$1,698.11	MCDONALDS	DOC2 500/300-550	Restaurant(Fast Food)	1	Y	
030	080	197720	0415	12,810	3204795	\$3,500,000	08/15/22	\$273.22	SMITH BLOCK BUILDING	PMM-85	Historic Prop(Retail)	1	Y	
030	080	332400	0380	1,299	3177722	\$860,000	03/14/22	\$662.05	HILLCLIMB COURT CONDOMINIUM	PMM-85	Condominium(Mixed Use)	1	Y	
030	090	032450	0010	3,252	3248612	\$1,120,000	08/03/23	\$344.40	AVENUE ONE CONDOMINIUM	DMR/R 145/65	Condominium(Mixed Use)	2	Y	
030	090	051240	0030	2,187	3222199	\$1,175,000	12/27/22	\$537.27	BANNER BUILDING THE CONDO	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	065300	0095	14,130	3154355	\$4,800,000	10/12/21	\$339.70	ILIUM BULDING (87 WALL ST)	DMR/C 95/75	Office Building	1	Y	
030	090	065400	0085	17,860	3255440	\$5,400,000	09/27/23	\$302.35	NEW PACIFIC APARTMENTS	DMR/R 145/65	Apartment(Mixed Use)	1	Y	
030	090	065400	0120	20,565	3095176	\$6,500,000	01/20/21	\$316.07	2607 BUILDING	DMR/R 280/65	Office Building	1	Y	
030	090	065500	0020	12,268	3255486	\$3,200,000	09/28/23	\$260.84	BARNES BUILDING	DMR/C 95/65	Office Building	1	Y	
030	090	068780	0020	1,540	3166046	\$750,000	11/29/21	\$487.01	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	068780	0030	1,620	3170168	\$870,000	01/07/22	\$537.04	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	069980	0280	1,670	3168010	\$412,500	01/05/22	\$247.01	BELLTOWN LOFTS CONDOMINIUM	DMR/C 95/75	Condominium(Mixed Use)	1	Y	
030	090	069980	0290	790	3249495	\$400,000	08/04/23	\$506.33	BELLTOWN LOFTS CONDOMINIUM	DMR/C 95/75	Condominium(Mixed Use)	1	Y	
030	090	173480	0030	5,367	3151694	\$2,950,000	10/13/21	\$549.66	CONCORD CONDOMINIUM	DMR/R 145/65	Condominium(Mixed Use)	1	Y	
030	090	311050	0010	2,428	3185916	\$1,530,000	04/26/22	\$630.15	HARBOUR HEIGHTS CONDOMINIUM	DMR/R 280/65	Condominium(Residential)	1	Y	
030	090	663305	0010	825	3181502	\$550,000	03/23/22	\$666.67	PARC-BELLTOWN, THE	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	683990	0540	3,030	3120125	\$1,565,000	05/18/21	\$516.50	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium(Mixed Use)	1	Y	
030	090	868400	0080	1,306	3101034	\$645,000	02/16/21	\$493.87	TRIO	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	868400	0120	1,067	3174423	\$685,000	02/23/22	\$641.99	TRIO	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	894635	0535	2,088	3124567	\$1,175,000	06/08/21	\$562.74	VINE BUILDING THE	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	100	094200	0025	84,799	3170256	\$61,800,000	01/25/22	\$728.78	SDL OFFICE BUILDING	DMC 240/290-440	Office Building	1	Y	
030	100	872974	0030	107,237	3214540	\$63,000,000	10/19/22	\$587.48	2200 WESTLAKE ( WHOLE FOODS )	DMC 240/290-440	Condominium(Mixed Use)	1	Y	
030	110	019550	0010	2,300	3207772	\$495,000	08/29/22	\$215.22	ALTERRA CONDOMINIUM PH 1 & 2	SM-SLU 100/95	Condominium(Mixed Use)	1	Y	
030	110	246740	0315	69,504	3181085	\$39,500,000	03/31/22	\$568.31	WRIGHT SCHUCHART BUILDING	SM-SLU/R 65/95	Office Building	1	Y	

Improved Sales Calc for Area 030 with Sales Not Used

3/22/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	2350	29,206	3153409	\$535,410	10/20/21	\$18.33	EASTERN HOTEL	IDM-75-85	Historic Prop	1	43	Development rights parcel to prvt se
030	020	093900	0040	127,962	3158144	\$1,059,000	10/29/21	\$8.28	MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	093900	0040	127,962	3158145	\$70,800	10/29/21	\$0.55	MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	524780	0890	36,793	3136450	\$6,779,000	07/29/21	\$184.25	MASINS BUILDING	PSM 100/100-120	Office Building	3	52	Statement to dor
030	020	524780	0960	0	3149745	\$6,450,000	10/01/21	\$0.00	SALVATION ARMY	PSM 100/100-120	Church/Welfare	1	17	Non-profit organization
030	030	093900	0345	11,622	3264542	\$1,956,312	12/15/23	\$168.33	KEY BANK	DMC 340/290-440	Historic Prop	1	30	Historic Property
030	040	093900	0310	50,857	3095127	\$1,569,400	01/19/21	\$30.86	CREDIT UNION & TRUST COURT	DOC1 U/450/U	Office Building	1	42	Development rights to cnty,cty,or pr
030	040	094200	0265	67,390	3101237	\$656,286	01/14/21	\$9.74	HOTEL VINTAGE	DOC1 U/450/U	Hotel/Motel	1	24	Easement or right-of-way
030	040	230195	0010	7,343	3219260	\$146,860	11/28/22	\$20.00	YWCA BUILDING CONDO	DOC1 U/450/U	Condominium	2	52	Statement to dor
030	040	230195	0010	94,038	3241783	\$6,500,000	06/13/23	\$69.12	YWCA BUILDING CONDO	DOC1 U/450/U	Condominium	2	63	Sale price updated by sales id group
030	050	766620	2480	96,617	3165932	\$48,415	12/21/21	\$0.50	1201 WESTERN BUILDING	DMC-170	Office Building	1	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3175496	\$52,164	02/16/22	\$0.54	1201 WESTERN BUILDING	DMC-170	Office Building	2	42	Development rights to cnty,cty,or pr
030	070	065900	0445	64,080	3233268	\$166,680	04/12/23	\$2.60	AVIS PARKING GARAGE	DOC2 500/300-550	Parking(Garage)	1	22	Partial interest (1/3, 1/2, etc.)
030	070	065900	0445	64,080	3238589	\$270,000	05/22/23	\$4.21	AVIS PARKING GARAGE	DOC2 500/300-550	Parking(Garage)	1	22	Partial interest (1/3, 1/2, etc.)
030	090	069600	0065	7,630	3145027	\$150,000	01/13/21	\$19.66	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069600	0065	7,630	3145028	\$60,000	01/13/21	\$7.86	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069800	0095	12,425	3107243	\$150,000	02/05/21	\$12.07	OLYMPIC SCULPTURE PARK	DMR/R 145/65	Art Gallery/Museum	3	24	Easement or right-of-way
030	090	683990	0130	1,577	3102789	\$920,000	02/23/21	\$583.39	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium	1	67	Gov't to non-gov't
030	090	766620	2305	91,614	3105803	\$13,371	03/19/21	\$0.15	OLD SPAGHETTI FACTORY	DH2/75	Restaurant/Lounge	1	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3202009	\$273,240	07/26/22	\$2.98	OLD SPAGHETTI FACTORY	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	100	066000	1240	5,880	3242358	\$22,316	06/15/23	\$3.80	PRINT TIME	DMC 340/290-440	Retail Store	1	42	Development rights to cnty,cty,or pr
030	100	066000	1240	5,880	3242360	\$178,528	06/15/23	\$30.36	PRINT TIME	DMC 340/290-440	Retail Store	1	42	Development rights to cnty,cty,or pr
030	100	066000	1240	5,880	3242362	\$35,706	06/15/23	\$6.07	PRINT TIME	DMC 340/290-440	Retail Store	1	42	Development rights to cnty,cty,or pr
030	100	066000	2170	21,856	3220926	\$250,000	12/13/22	\$11.44	FASSIO OFFICE BUILDING	DMC 240/290-440	Office Building	2	42	Development rights to cnty,cty,or pr
030	100	069600	0005	19,800	3236955	\$4,500,000	05/12/23	\$227.27	CINERAMA THEATRE	DMC 240/290-440	Movie Theater	1	17	Non-profit organization
030	110	198820	1235	6,000	3211630	\$4,755,000	09/23/22	\$792.50	GLAZER'S CAMERA SUPPLY	SM-SLU 175/85-280	Service Building	1	44	Tenant
030	110	199120	1140	19,765	3128254	\$1,657,541	06/17/21	\$83.86	PATRICIA CAMERON GALLERY	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1140	19,765	3128258	\$1,657,541	06/17/21	\$83.86	PATRICIA CAMERON GALLERY	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1360	943	3094548	\$1,881,533	01/12/21	\$1,995.26	STORAGE BUILDING	SM-SLU 175/85-280	Warehouse	1	42	Development rights to cnty,cty,or pr
030	110	216390	1066	9,715	3094549	\$893,200	01/12/21	\$91.94	VACANT WAREHOUSE/OFFICE	SM-SLU 145	Industrial	5	42	Development rights to cnty,cty,or pr
030	110	338690	0030	9,568	3156013	\$201,593	10/28/21	\$21.07	WINE & CROSSFIT STUDIO	SM-SLU 100/95	Retail Store	2	42	Development rights to cnty,cty,or pr



Vacant Sales Calc for Area 030 with Sales Used

3/22/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	2725	13,440	3212359	\$5,000,000	09/30/22	\$372.02	AUTO REPAIR	IDM-75-85	Service Station	1	Y	
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	FOUR SEAS RESTAURANT	IDM-75-85	Restaurant/Lounge	1	Y	
030	010	859290	0065	20,160	3183407	\$8,000,000	04/12/22	\$396.83	ENG SUEY SUN PLAZA	IDM 85/85-170	Office Building	1	Y	
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	VACANT LAND	PSM 100/100-120	Vacant(Commercial)	2	Y	
030	020	766620	6705	9,000	3230910	\$6,750,000	03/24/23	\$750.00	HAWKS NEST/TEAM SHOP	PSM-85-120	Warehouse	1	Y	
030	020	766620	6710	18,000	3212655	\$13,500,000	10/05/22	\$750.00	PARKING LOT	PSM-85-120	Parking Lot	2	Y	
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	BUDGET PARKING GARAGE	DOC1 U/450/U	Parking Garage	1	Y	
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	SEATTLE STEAM CORP	DMC-170	Shell Structure	1	Y	
030	090	065400	0045	26,640	3205901	\$17,500,000	08/16/22	\$656.91	CITY CHURCH	DMR/R 145/65	Church/Welfare	1	Y	
030	090	065600	0190	6,480	3224207	\$2,528,000	01/20/23	\$390.12	WINDEMERE OFFICE	DMR/C 95/65	Retail Store	1	Y	
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	RETAIL/OFFICE	DMR/C 95/65	Retail Store	2	Y	
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	RETAIL & APTS	DMR/C 95/65	Apartment(Mixed Use)	1	Y	
030	100	065900	1000	19,440	3201670	\$33,075,000	07/22/22	\$1,701.39	PARKING LOT	DMC 240/290-440	Parking Lot	4	Y	
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	SHILLA RESTAURANT	DMC 240/290-440	Restaurant/Lounge	1	Y	
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	FASSIO OFFICE BUILDING	DMC 240/290-440	Office Building	2	Y	
030	100	069700	0325	19,054	3203686	\$40,000,000	08/05/22	\$2,099.30	VACANT LAND	DMC 240/290-440	Vacant(Commercial)	1	Y	
030	100	069700	0400	70,400	3183641	\$126,750,000	04/14/22	\$1,800.43	WA STATE LIQUOR STORE	DMC 240/290-440	Shell Structure	2	Y	
030	100	197620	0060	4,440	3229079	\$3,000,000	03/08/23	\$675.68	SULTAN HOTEL/LUSTY LADY	DMC 240/290-440	Retail Store	1	Y	
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	JIFFY LUBE	DMC 240/290-440	Service Building	1	Y	
030	110	199120	1400	3,600	3207905	\$2,000,000	09/01/22	\$555.56	KEY PARK COM'L PKG LOT	SM-SLU 85-280	Parking Lot	1	Y	
030	110	269310	0015	15,360	3212754	\$27,125,000	09/30/22	\$1,765.95	OLD 13 COINS RESTAURANT	SM-SLU 240/125-440	Restaurant/Lounge	2	Y	
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	FUTURE CONSTRUCTION SITE	SM-SLU 100/65-145	Service Building	1	Y	
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	WINE & CROSSFIT STUDIOS	SM-SLU 100/95	Retail Store	2	Y	
030	110	684970	0075	9,440	3167048	\$15,250,000	12/30/21	\$1,615.47	FEATHERED FRIENDS	SM-SLU 240/125-440	Shell Structure	1	Y	
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	OFFICE BUILDING	SM-SLU 240/125-440	Office Building	1	Y	

Vacant Sales Calc for Area 030 with Sales Not Used

10/16/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
030	010	524780	2745	15,360	3230512	\$1,416,900	03/22/23	\$92.25	LOW INC. APT. BLDG.	IDM-75-85	Vacant	1	54	Affordable Housing Sale
030	090	069600	0140	19,193	3192883	\$29,000,000	05/26/22	\$1,510.97	GREYSTAR APT DEV.	DMR/C 280/125	Apartment	3	30	Historic property
030	110	338690	0025	4,664	3170963	\$1,700,000	01/26/22	\$364.49	CITY VIEW CORRIDOR	SM-SLU 100/95	Vacant	1	63	Sale price updated by sales id group
030	110	684970	0305	20,258	3132832	\$13,000,000	07/13/21	\$641.72	PKG LOT & SMALL BLDG.	SM-SLU 240/125-440	Parking	2	46	Non-representative sale

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	012500	0000	3028 WESTERN AVE
30	90	024630	0000	2225 1ST AVE
30	90	025460	0000	2505 2ND AVE
30	90	025480	0000	121 VINE ST
30	90	032450	0000	2721 1ST AVE
30	90	051240	0000	80 VINE ST
30	90	058640	0000	2821 2ND AVE
30	90	058751	0005	2624 WESTERN AVE
30	90	065300	0026	2400 ELLIOTT AVE
30	90	065300	0056	2415 WESTERN AVE
30	90	065300	0095	87 WALL ST
30	90	065300	0100	2423 1ST AVE
30	90	065300	0111	2407 1ST AVE
30	90	065300	0120	2405 1ST AVE
30	90	065300	0130	2510 WESTERN AVE
30	90	065300	0150	2519 1ST AVE
30	90	065300	0150	2519 1ST AVE
30	90	065300	0160	2505 1ST AVE
30	90	065300	0165	
30	90	065300	0182	
30	90	065300	0184	
30	90	065300	0186	2520 ELLIOTT AVE
30	90	065300	0188	
30	90	065300	0195	75 VINE ST
30	90	065300	0195	75 VINE ST
30	90	065300	0205	2507 WESTERN AVE
30	90	065300	0220	74 WALL ST
30	90	065300	0225	11 VINE ST
30	90	065300	0240	2501 ELLIOTT AVE
30	90	065300	0240	2501 ELLIOTT AVE
30	90	065300	0250	2601 ELLIOTT AVE
30	90	065300	0270	2600 ELLIOTT AVE
30	90	065300	0325	2616 WESTERN AVE
30	90	065300	0350	2601 1ST AVE
30	90	065300	0385	2701 1ST AVE
30	90	065300	0395	62 CEDAR ST
30	90	065300	0395	62 CEDAR ST
30	90	065300	0400	
30	90	065300	0480	2801 WESTERN AVE
30	90	065300	0520	2800 WESTERN AVE

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	065400	0007	2816 1ST AVE
30	90	065400	0008	2800 1ST AVE
30	90	065400	0045	
30	90	065400	0065	2729 2ND AVE
30	90	065400	0075	2701 2ND AVE
30	90	065400	0085	2600 1ST AVE
30	90	065400	0090	2610 1ST AVE
30	90	065400	0105	2630 1ST AVE
30	90	065400	0105	2630 1ST AVE
30	90	065400	0120	2607 2ND AVE
30	90	065400	0125	114 VINE ST
30	90	065400	0130	100 WALL ST
30	90	065400	0135	2510 1ST AVE
30	90	065400	0141	2508 1ST AVE
30	90	065400	0145	2512 1ST AVE
30	90	065400	0145	2512 1ST AVE
30	90	065400	0230	2330 WESTERN AVE
30	90	065400	0280	2301 1ST AVE
30	90	065400	0280	2301 1ST AVE
30	90	065400	0285	2300 ELLIOTT AVE
30	90	065400	0305	2334 ELLIOTT AVE
30	90	065400	0315	2333 WESTERN AVE
30	90	065400	0325	WESTERN AVE
30	90	065400	0330	2315 WESTERN AVE
30	90	065500	0005	2300 1ST AVE
30	90	065500	0005	2300 1ST AVE
30	90	065500	0010	2310 1ST AVE
30	90	065500	0020	2320 1ST AVE
30	90	065500	0043	2330 1ST AVE
30	90	065500	0045	2331 2ND AVE
30	90	065500	0050	2327 2ND AVE
30	90	065500	0055	2323 2ND AVE
30	90	065500	0070	2311 2ND AVE
30	90	065500	0075	2301 2ND AVE
30	90	065500	0075	2301 2ND AVE
30	90	065600	0005	2801 3RD AVE
30	90	065600	0045	200 CEDAR ST
30	90	065600	0075	2709 3RD AVE
30	90	065600	0080	2701 3RD AVE
30	90	065600	0120	225 CEDAR ST

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	065600	0130	2603 3RD AVE
30	90	065600	0141	210 WALL ST
30	90	065600	0160	2505 3RD AVE
30	90	065600	0160	2505 3RD AVE
30	90	065600	0180	2402 2ND AVE
30	90	065600	0190	2412 2ND AVE
30	90	065600	0195	2420 2ND AVE
30	90	065600	0200	2421 3RD AVE
30	90	065600	0215	2401 3RD AVE
30	90	065600	0220	206 BELL ST
30	90	065600	0230	2312 2ND AVE
30	90	065600	0235	2322 2ND AVE
30	90	065600	0245	2324 2ND AVE
30	90	065600	0250	2330 2ND AVE
30	90	065600	0255	2333 3RD AVE
30	90	065600	0275	2323 3RD AVE
30	90	065600	0290	2301 3RD AVE
30	90	065600	0300	2800 3RD AVE
30	90	065600	0306	307 BROAD ST
30	90	065600	0320	325 DENNY WAY
30	90	065600	0335	2700 3RD AVE
30	90	065600	0360	2721 4TH AVE
30	90	065600	0370	320 CEDAR ST
30	90	065600	0390	2600 3RD AVE
30	90	065600	0400	311 CEDAR ST
30	90	065600	0410	2615 4TH AVE
30	90	065600	0450	2515 4TH AVE
30	90	065600	0451	2550 3RD AVE
30	90	065600	0470	2400 3RD AVE
30	90	065600	0470	2400 3RD AVE
30	90	065600	0480	2401 4TH AVE
30	90	065600	0540	304 BELL ST
30	90	065600	0550	2312 3RD AVE
30	90	065600	0585	303 BATTERY ST
30	90	065600	0590	2335 4TH AVE
30	90	065600	0596	2325 4TH AVE
30	90	065600	0600	2321 4TH AVE
30	90	065600	0605	
30	90	065600	0615	2315 4TH AVE
30	90	065700	0000	2324 1ST AVE

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	068780	0000	2716 ELLIOTT AVE
30	90	069400	0005	2200 2ND AVE
30	90	069400	0015	
30	90	069400	0020	
30	90	069400	0030	
30	90	069400	0035	2234 2ND AVE
30	90	069400	0040	2231 3RD AVE
30	90	069400	0050	2221 3RD AVE
30	90	069400	0055	2217 3RD AVE
30	90	069400	0080	306 BLANCHARD ST
30	90	069400	0090	2216 3RD AVE
30	90	069400	0100	2220 3RD AVE
30	90	069400	0105	2226 3RD AVE
30	90	069400	0110	2230 3RD AVE
30	90	069400	0115	2225 4TH AVE
30	90	069400	0115	2225 4TH AVE
30	90	069400	0125	2219 4TH AVE
30	90	069400	0130	2201 4TH AVE
30	90	069400	0180	2118 3RD AVE
30	90	069400	0195	2132 3RD AVE
30	90	069500	0005	2922 WESTERN AVE
30	90	069500	0045	2934 WESTERN AVE
30	90	069500	0075	2911 1ST AVE
30	90	069500	0080	2905 1ST AVE
30	90	069500	0090	3000 WESTERN AVE
30	90	069500	0100	3018 WESTERN AVE
30	90	069500	0125	3025 1ST AVE
30	90	069500	0130	3023 1ST AVE
30	90	069500	0135	3005 1ST AVE
30	90	069500	0180	3101 1ST AVE
30	90	069500	0180	3101 1ST AVE
30	90	069500	0200	3000 1ST AVE
30	90	069500	0205	3010 1ST AVE
30	90	069500	0215	3016 1ST AVE
30	90	069500	0225	101 DENNY WAY
30	90	069500	0225	101 DENNY WAY
30	90	069500	0245	2900 1ST AVE
30	90	069500	0285	2933 2ND AVE
30	90	069500	0289	2925 2ND AVE
30	90	069500	0292	2925 2ND AVE

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	069500	0335	2901 3RD AVE
30	90	069500	0335	2901 3RD AVE
30	90	069600	0065	2200 4TH AVE
30	90	069600	0070	
30	90	069600	0080	
30	90	069600	0090	2218 4TH AVE
30	90	069600	0095	2230 4TH AVE
30	90	069600	0105	415 BELL ST
30	90	069600	0110	2225 5TH AVE
30	90	069600	0115	2221 5TH AVE
30	90	069600	0120	2217 5TH AVE
30	90	069600	0130	2211 5TH AVE
30	90	069600	0135	420 BLANCHARD ST
30	90	069600	0136	
30	90	069600	0140	2302 4TH AVE
30	90	069600	0145	
30	90	069600	0155	
30	90	069600	0160	2320 4TH AVE
30	90	069600	0175	2301 5TH AVE
30	90	069600	0185	2319 5TH AVE
30	90	069600	0195	
30	90	069600	0250	2400 4TH AVE
30	90	069600	0260	400 WALL ST
30	90	069600	0290	420 WALL ST
30	90	069600	0300	2602 4TH AVE
30	90	069600	0305	2614 4TH AVE
30	90	069600	0315	401 CEDAR ST
30	90	069600	0320	415 CEDAR ST
30	90	069600	0325	2619 5TH AVE
30	90	069600	0330	2609 5TH AVE
30	90	069600	0335	420 VINE ST
30	90	069600	0355	2720 4TH AVE
30	90	069600	0380	423 DENNY WAY
30	90	069700	0005	500 VINE ST
30	90	069700	0010	
30	90	069700	0025	500 WALL ST
30	90	069800	0040	3101 WESTERN AVE
30	90	069800	0060	3131 WESTERN AVE
30	90	069800	0095	2901 WESTERN AVE
30	90	069800	0095	2901 WESTERN AVE

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	069800	0145	3031 WESTERN AVE
30	90	069880	0000	2208 2ND AVE
30	90	069900	0000	2414 1ST AVE
30	90	069980	0000	66 BELL ST
30	90	147235	0005	2615 1ST AVE
30	90	173480	0000	2929 1ST AVE
30	90	174550	0000	2125 1ST AVE
30	90	197720	0135	2200 ELLIOTT AVE
30	90	197720	0165	55 BELL ST
30	90	197720	0185	2226 ELLIOTT AVE
30	90	197720	0187	2211 ELLIOTT AVE
30	90	197720	0187	2211 ELLIOTT AVE
30	90	197720	0245	2103 WESTERN AVE
30	90	197720	0320	2000 ELLIOTT AVE
30	90	197720	0505	2134 WESTERN AVE
30	90	197720	0505	2134 WESTERN AVE
30	90	197720	0530	2121 1ST AVE
30	90	197720	0535	2113 1ST AVE
30	90	197720	0540	2114 WESTERN AVE
30	90	197720	0545	2110 WESTERN AVE
30	90	197720	0546	2100 WESTERN AVE
30	90	197720	0565	
30	90	197720	0580	
30	90	197720	0590	2215 1ST AVE
30	90	197720	0600	2224 WESTERN AVE
30	90	197720	0605	2200 WESTERN AVE
30	90	197720	0610	2205 1ST AVE
30	90	197720	0610	2205 1ST AVE
30	90	197720	0615	2201 1ST AVE
30	90	197720	0615	2201 1ST AVE
30	90	197720	0625	2228 1ST AVE
30	90	197720	0630	115 BELL ST
30	90	197720	0631	2231 2ND AVE
30	90	197720	0646	2218 1ST AVE
30	90	197720	0650	2219 2ND AVE
30	90	197720	0660	2212 1ST AVE
30	90	197720	0665	2210 1ST AVE
30	90	197720	0670	2209 2ND AVE
30	90	197720	0671	2205 2ND AVE
30	90	197720	0681	2204 1ST AVE



## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	197720	0690	2134 1ST AVE
30	90	197720	0695	2127 2ND AVE
30	90	197720	0696	2133 2ND AVE
30	90	197720	0705	2122 1ST AVE
30	90	197720	0710	2120 1ST AVE
30	90	197720	0720	2119 2ND AVE
30	90	197720	0725	2117 2ND AVE
30	90	197720	0730	2112 1ST AVE
30	90	197720	0735	2100 1ST AVE
30	90	197720	0740	2101 2ND AVE
30	90	197720	1145	2132 2ND AVE
30	90	197720	1150	2133 3RD AVE
30	90	197720	1155	2121 3RD AVE
30	90	197720	1160	2124 2ND AVE
30	90	197720	1165	2120 2ND AVE
30	90	197720	1170	
30	90	197720	1171	
30	90	197720	1175	
30	90	197720	1181	2106 2ND AVE
30	90	197720	1190	2107 3RD AVE
30	90	197720	1195	2103 3RD AVE
30	90	197720	1200	2100 2ND AVE
30	90	199220	0415	100 ELLIOTT AVE W
30	90	199220	0425	100 ELLIOTT AVE W
30	90	228544	0000	81 VINE ST
30	90	231330	0000	2801 1ST AVE
30	90	255930	0000	
30	90	268870	0000	2911 2ND AVE
30	90	284080	0000	2233 1ST AVE
30	90	286740	0000	2201 3RD AVE
30	90	295370	0000	2101 1ST AVE
30	90	311050	0000	2621 2ND AVE
30	90	390590	0000	2701 WESTERN AVE
30	90	520170	0000	159 DENNY WAY
30	90	560795	0000	425 VINE ST
30	90	567700	0000	2720 3RD AVE
30	90	663305	0000	2716 WESTERN AVE
30	90	678095	0000	2323 ELLIOTT AVE
30	90	683990	0000	2319 1ST AVE
30	90	745720	0000	2100 3RD AVE

## AREA 30 PHYSICAL INSPECTION 2024

Area	Nghbd	Major	Minor	Address
30	90	765690	0000	2600 2ND AVE
30	90	766620	2225	3161 ELLIOTT AVE
30	90	766620	2240	3131 ELLIOTT AVE
30	90	766620	2255	3033 ALASKAN WAY
30	90	766620	2257	3033 ALASKAN WAY
30	90	766620	2268	2851 ALASKAN WAY
30	90	766620	2270	2801 ALASKAN WAY
30	90	766620	2275	3001 ELLIOTT AVE
30	90	766620	2285	
30	90	766620	2290	2821 ALASKAN WAY
30	90	766620	2292	2821 ALASKAN WAY
30	90	766620	2305	2815 ELLIOTT AVE
30	90	766620	2306	2800 ALASKAN WAY
30	90	766620	2309	2800 ALASKAN WAY
30	90	766620	2320	2401 ELLIOTT AVE
30	90	766620	2320	2401 ELLIOTT AVE
30	90	766620	2345	2100 ALASKAN WAY
30	90	766620	2380	
30	90	766620	2381	1528 ALASKAN WAY
30	90	766620	2433	
30	90	766620	2434	
30	90	766620	2435	1301 ALASKAN WAY
30	90	766620	2485	1201 ALASKAN WAY
30	90	766620	2487	
30	90	766620	2495	1001 ALASKAN WAY
30	90	766620	2497	1003 ALASKAN WAY
30	90	780200	0000	2500 WESTERN AVE
30	90	867035	0000	2313 3RD AVE
30	90	868400	0000	3104 WESTERN AVE
30	90	872731	0000	2112 3RD AVE
30	90	872745	0000	2124 3RD AVE
30	90	872825	0000	2700 4TH AVE
30	90	894635	0000	2607 WESTERN AVE
30	90	919587	0000	2000 ALASKAN WAY
30	90	929260	0000	2131 WESTERN AVE

Improved Sales Calc for Area 035 with Sales Used

4/30/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
035	010	132730	0045	63,275	3217656	\$12,550,000	10/20/22	\$198.34	illume Inc	IG1 U/85	Warehouse	3	Y	
035	010	766620	2945	22,645	3101127	\$12,782,500	02/24/21	\$564.47	HONOLULU FREIGHT SERVICE	IG2 U/85	Terminal(Auto/Bus/Oth	1	69	Net Lease Sale; not in ratio
035	010	766620	2991	38,630	3189084	\$6,600,000	05/11/22	\$170.85	WAREHOUSE	IG2 U/85	Warehouse	1	29	Seg/merge after sale; not in ratio
035	010	766620	3000	20,724	3096689	\$6,000,000	01/28/21	\$289.52	HONDA/TOYOTA DETAIL FACILITY/PARTS S	IG2 U/85	Service Building	1	Y	
035	010	766620	3045	24,835	3152212	\$18,425,000	10/05/21	\$741.90	NISSAN DEALERSHIP-ECON UNIT WITH -305	IG2 U/85	Auto Showroom and Lc	6	Y	
035	010	766620	3538	84,420	3150763	\$32,000,000	10/07/21	\$379.06	NORTH COAST LIGHTING	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	010	766620	3675	22,972	3249933	\$4,500,000	08/15/23	\$195.89	CF RESOURCE	IG1 U/85	Industrial(Gen Purpose	1	Y	
035	010	766620	3827	27,933	3231430	\$10,600,000	03/28/23	\$379.48	SOLSTICE	IG2 U/85	Warehouse	1	34	Use-change after sale; not in ratio
035	010	766620	4555	11,514	3140109	\$5,800,000	08/19/21	\$503.73	STADIUM OFFICE BUILDING	IG2 U/85	Office Building	1	69	Net Lease Sale; not in ratio
035	010	766620	4565	33,752	3145481	\$13,750,000	09/10/21	\$407.38	OB SODO PROPERTIES	IG2 U/85	Warehouse	2	69	Net Lease Sale; not in ratio
035	010	766620	5550	48,280	3198878	\$15,800,000	07/01/22	\$327.26	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen Purpose	1	Y	
035	010	766620	5656	6,000	3252076	\$2,015,000	08/30/23	\$335.83	EMMANUELS RUG AND UPHOLSTERY CLEA	IG1 U/85	Warehouse	1	Y	
035	010	766620	5935	36,303	3171929	\$13,100,000	02/03/22	\$360.85	STETSON ROSS MACHINE CO	IG2 U/85	Industrial(Gen Purpose	1	Y	
035	010	766620	7095	52,280	3095489	\$21,000,000	01/21/21	\$401.68	FILSON HEADQUARTERS (FMR STAR BUILD	IC-85 (M)	Office Building	1	Y	
035	010	766620	7585	16,300	3165207	\$3,300,000	12/14/21	\$202.45	PACIFIC OFFICE AUTOMATION WAREHOU	IG1 U/85	Warehouse	1	Y	
035	010	766620	7605	33,462	3135488	\$5,520,000	07/28/21	\$164.96	NORTHSTAR CASTEEL ANNEX	IG1 U/85	Warehouse	1	Y	
035	010	766620	7610	34,950	3144620	\$10,325,000	09/08/21	\$295.42	HANFORD CNTR	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	182404	9012	34,530	3211211	\$8,250,000	09/26/22	\$238.92	Ducky's Office Furniture	IG1 U/85	Warehouse	1	Y	
035	030	182404	9099	11,100	3141674	\$3,926,000	08/24/21	\$353.69	Corfini Gourmet	IG1 U/85	Warehouse	1	Y	
035	030	357320	0040	20,832	3131330	\$5,100,000	07/06/21	\$244.82	BLOCH STEEL	IG1 U/85	Warehouse	1	Y	
035	030	357370	0408	40,238	3112506	\$12,300,000	04/20/21	\$305.68	OFFICE BUILDING	IG2 U/85	Office Building	1	Y	
035	030	395890	1255	24,415	3121704	\$6,750,000	05/27/21	\$276.47	EMERALD CITY BINDRY	IG1 U/85	Warehouse	2	Y	
035	030	526330	0050	8,008	3166959	\$2,290,000	12/28/21	\$285.96	BOTTLEWORKS	IG2 U/85	Service Building	1	69	Net Lease Sale; not in ratio
035	030	526330	0350	8,240	3128500	\$2,900,000	06/14/21	\$351.94	SASE COMPANY	IG2 U/85	Warehouse	1	Y	
035	030	526330	0415	4,455	3143476	\$1,925,000	09/01/21	\$432.10	WASHINGTON STATE FACILITIES (SIGNS AN	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	526330	0575	19,344	3139513	\$4,700,000	08/16/21	\$242.97	BEDFORD BLDG	IG2 U/85	Warehouse	1	Y	
035	030	526330	0660	20,092	3137647	\$4,000,000	08/05/21	\$199.08	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Purpose	1	Y	
035	030	526330	0710	3,000	3261238	\$1,300,000	11/15/23	\$433.33	IN STORE TECHNOLOGY	IG2 U/85	Office Building	1	Y	
035	030	526330	0985	24,682	3121753	\$8,500,000	05/27/21	\$344.38	WA MACH WORKS/WALASHEK INDUSTRI	IG2 U/85	Industrial(Gen Purpose	1	26	Imp changed after sale; not in ratio
035	030	536720	4505	57,540	3173468	\$15,483,000	02/17/22	\$269.08	GENERAL BIODIESEL	IG1 U/85	Warehouse	1	Y	
035	030	737660	0753	16,108	3134524	\$3,100,000	07/22/21	\$192.45	MAGNUM	IG2 U/85	Warehouse	1	Y	
035	030	766620	3920	24,305	3204152	\$8,750,000	08/10/22	\$360.01	EPIC ANTIQUE	IG2 U/85	Warehouse	1	Y	
035	030	766670	0530	49,364	3178955	\$16,500,000	03/04/22	\$334.25	UNION MFG	IG1 U/85	Industrial(Gen Purpose	1	26	Imp changed after sale; not in ratio
035	030	788610	1125	12,585	3182478	\$5,900,000	04/01/22	\$468.81	THE DOWNTOWN COOKHOUSE	IG2 U/85	Industrial(Light)	1	Y	
035	030	788610	1215	29,091	3162728	\$7,900,000	12/07/21	\$271.56	TRADEMARK SIGN AND SUPPLY	IG2 U/85	Warehouse	1	Y	
035	050	172280	0335	3,096	3196218	\$1,450,000	06/13/22	\$468.35	BALANCING SERVICE CO	IG2 U/85	Office Building	1	26	Imp changed after sale; not in ratio
035	060	346580	0070	12,448	3223651	\$2,525,000	01/04/23	\$202.84	INDUSTRIAL BLDG-WEST COAST INDUSTRIE	NR3	Industrial(Light)	1	Y	

Improved Sales Calc for Area 035 with Sales Used

4/30/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
035	060	700620	0650	13,044	3180926	\$3,775,000	03/31/22	\$289.41	FABRIC SALES COMPANY	C2-55 (M)	Industrial(Light)	1	Y	
035	060	916610	0020	4,680	3122100	\$1,400,000	05/26/21	\$299.15	CANNA	NC3-55 (M)	Industrial(Light)	1	Y	
035	065	536720	4055	2,847	3261002	\$1,000,000	11/14/23	\$351.25	SUPERIOR TRANSMISSION	IG2 U/85	Industrial(Light)	1	Y	
035	065	754980	2810	9,353	3143366	\$2,050,000	08/27/21	\$219.18	MARINE VACUUM SERVICE, INC.	IG2 U/85	Industrial(Gen Purpose)	1	Y	

Improved Sales Calc for Area 035 with Sales Not Used

4/30/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
035	010	132730	0050	5,360	3231800	\$738,678	03/30/23	\$137.81	PITTMAN AUTOMOTIVE SERVICE	IG1 U/85	Service Building	1	44	Tenant
035	010	539360	0011	10,692	3177715	\$4,000,000	03/09/22	\$374.11	STELLER BLDG - INDUSTRIAL FLEX BLDG	IG2 U/85	Industrial(Light)	1	51	Related party, friend, or neighbor
035	010	766620	2855	47,474	3116772	\$9,500,000	04/23/21	\$200.11	NW ENVIROSERVICE/EVERGREEN SVCS	IG2 U/85	Office Building	1	17	Non-profit organization
035	010	766620	2865	3,140	3254083	\$1,826,729	09/15/23	\$581.76	West Holgate Square Building #4 (SW)-formerly	IG2 U/85	Retail Store	1	63	Sale price updated by sales id group
035	010	766620	3000	20,724	3096690	\$137,000	01/28/21	\$6.61	HONDA/TOYOTA DETAIL FACILITY/PARTS STOR	IG2 U/85	Service Building	1	18	Quit claim deed
035	010	766620	3135	30,481	3175396	\$12,000,000	03/01/22	\$393.69	MACDONALD MEAT CO	IG2 U/85	Warehouse	1	3	Contract or cash sale
035	010	766620	3235	9,910	3216090	\$4,000,000	10/28/22	\$403.63	DUKE'S TRUCK REPAIR	IG2 U/85	Service Building	1	34	Use-change after sale; not in ratio
035	010	766620	5408	93,122	3183409	\$5,533,020	04/12/22	\$59.42	AMERICAN LIFE	IG1 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5505	10,415	3183411	\$688,860	04/12/22	\$66.14	ORIENT EXPRESS RESTAURANT	IG1 U/85	Restaurant/Lounge	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5550	48,280	3183412	\$3,422,747	04/12/22	\$70.89	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen Purpose)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6070	18,000	3114867	\$1,887,840	04/29/21	\$104.88	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6070	18,000	3114869	\$2,069,575	04/29/21	\$114.98	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114868	\$1,069,800	04/29/21	\$104.88	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114870	\$1,172,785	04/29/21	\$114.98	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114772	\$1,773,900	04/29/21	\$82.13	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114773	\$267,300	04/29/21	\$12.38	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	7270	4,440	3207303	\$2,500,000	08/16/22	\$563.06	ANALYTICAL 360	IG2 U/85	Warehouse	1	65	Plans and permits
035	010	766620	7390	12,000	3139337	\$2,100,000	08/13/21	\$175.00	1ST AVE KITCHEN AND BATH	IG2 U/85	Warehouse	1	44	Tenant
035	010	766620	7410	27,188	3184130	\$6,700,000	04/14/22	\$246.43	DICK'S RESTAURANT SUPPLY/GROWING GREEN	IG2 U/85	Industrial(Gen Purpose)	2	51	Related party, friend, or neighbor
035	010	766620	7580	48,864	3224236	\$7,133,871	01/19/23	\$145.99	WAREHOUSE	IG1 U/85	Warehouse	1	4	Presale
035	030	172280	1430	1,700	3137514	\$700,000	08/02/21	\$411.76	FOOD PROCESSING	C1-75 (M)	Industrial(Light)	1	15	No market exposure
035	030	172280	1945	3,320	3179639	\$609,600	03/23/22	\$183.61	OMNI PACKING & SEAL	IG2 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	030	182404	9074	39,900	3165842	\$10,475,000	12/21/21	\$262.53	Grand Central Bakery	IG1 U/85	Industrial(Light)	1	64	Sales/leaseback
035	030	508440	0100	24,291	3275615	\$11,000,000	03/29/24	\$452.84	LONG BUILDING TECHNOLOGIES	MML U/85	Warehouse	1		
035	030	526330	0065	12,755	3155227	\$4,121,153	10/28/21	\$323.10	NORTHWEST SIGN SUPPLY	C1-75 (M)	Warehouse	2	36	Plottage
035	030	526330	0155	17,216	3108465	\$6,800,000	03/29/21	\$394.98	ALL - WEST	C1-75 (M)	Warehouse	1	67	Gov't to non-gov't
035	030	617290	0075	115,358	3124430	\$24,275,000	06/07/21	\$210.43	CASCADE DESIGNS INC	IG1 U/85	Warehouse	4	64	Sales/leaseback
035	030	788610	0290	9,052	3212257	\$4,400,000	09/28/22	\$486.08	INTERNATIONAL TRUCK LEASING	IG2 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	030	788610	1280	36,150	3121613	\$11,150,000	05/27/21	\$308.44	JOHN PERINE CO	IG2 U/85	Warehouse	1	36	Plottage
035	060	346580	0070	12,448	3157909	\$1,650,000	11/05/21	\$132.55	INDUSTRIAL BLDG-WEST COAST INDUSTRIES	NR3	Industrial(Light)	1	15	No market exposure
035	060	346680	0077	4,000	3101096	\$743,000	02/18/21	\$185.75	"M" Produce, Inc.	IG2 U/85	Warehouse	1	46	Non-representative sale
035	060	535420	0080	19,886	3108487	\$6,800,000	03/30/21	\$341.95	AUTO QUEST	IG2 U/85	Industrial(Heavy)	2	68	Non-gov't to gov't
035	060	554430	0210	4,695	3222375	\$1,080,000	12/30/22	\$230.03	SIRENITA RESTAURANT/VACANT INDUSTRIAL B	IG2 U/85	Warehouse	1	15	No market exposure
035	060	554430	0215	1,620	3240243	\$1,180,000	06/01/23	\$728.40	El Sirenito Restaurant	IG2 U/85	Restaurant/Lounge	1	44	Tenant
035	065	000340	0029	3,440	3104706	\$2,887,000	03/11/21	\$839.24	RANDYS RESTAURANT	MIC/H	Restaurant/Lounge	1	68	Non-gov't to gov't
035	065	536720	1275	11,610	3124921	\$2,880,000	06/09/21	\$248.06	MACHINISTS INC	IG2 U/85	Industrial(Gen Purpose)	2	15	No market exposure

Vacant Sales Calc for Area 035 with Sales Used

4/30/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	SUN DELI-MART-CLOSED	IG2 U/85	Conv Store withou	1	Y	
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	3295	100,800	3222440	\$16,800,000	12/30/22	\$166.67	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	3380	15,400	3251177	\$5,400,000	08/07/23	\$350.65	PERFORMANCE RADIATORS	IC 85-175	Warehouse	1	Y	
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	PEP BOYS AUTO SERVICE	IG1 U/85	Service Building	1	Y	
035	010	766620	5933	120,206	3181979	\$9,400,000	04/01/22	\$78.20	PROLOGIS PROPERTY	IG1 U/85	Shell Structure	2	Y	
035	010	766620	6130	5,595	3235991	\$620,000	04/27/23	\$110.81	VACANT LAND -RR OWNED	IG1 U/85	Vacant(Industrial)	1	Y	
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	PECOS PIT BBQ	IG2 U/85	Restaurant/Loung	1	Y	
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	SYNESSO	C1-75 (M)	Warehouse	1	Y	
035	030	172280	2145	5,000	3194065	\$1,200,000	06/01/22	\$240.00	STONECRAFT	IG2 U/85	Warehouse	1	Y	
035	030	182404	9058	199,916	3126404	\$22,000,000	06/17/21	\$110.05	RAINIER COLD STG/'E' & 'E' MEATS	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	Mac-MILLAN PIPER	IG1 U/85	Terminal(Auto/Bu	2	Y	
035	030	526330	0055	16,666	3198558	\$4,500,000	06/29/22	\$270.01	STAR MOTEL - S.BENNETT	C1-75 (M)	Hotel/Motel	2	Y	
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Pur	1	Y	
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	SFR - ARCHITECTURAL LANDSCAPE SUPPLY	C1-75 (M)	Office Building	1	Y	
035	065	000180	0161	51,563	3238817	\$4,150,000	05/18/23	\$80.48	DAVIS MFG ET AL	IG2 U/85	Warehouse	1	34	Use-change after sale; not in ratio
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	VACANT LAND	C1-55 (M)	Vacant(Commerci	1	Y	

Vacant Sales Calc for Area 035 with Sales Not Used

4/30/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
035	010	149830	0005	400	3137252	\$5,000	07/28/21	\$12.50	VACANT	IG2 U/85	Vacant(Industrial)	2	15	No market exposure
035	010	766620	5035	9,000	3219010	\$900,000	11/28/22	\$100.00	WELLS FARGO BANK PARKING	IG2 U/85	Parking(Assoc)	1	65	Plans and permits
035	010	766620	5175	2,422	3200594	\$732,900	07/01/22	\$302.60	Fmr Touch of Class Spa	IG1 U/85	Shell Structure	1	65	Plans and permits
035	010	766620	5545	8,751	3183410	\$236,268	04/12/22	\$27.00	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6085	9,000	3114777	\$440,000	04/29/21	\$48.89	VACANT LAND	IG2 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	030	766620	5807	14,400	3093336	\$10	01/08/21	\$0.00	LAND-ECON WITH 617290-0005	IG1 U/85	Vacant(Industrial)	2	31	Exempt from excise tax
035	060	700620	0540	6,000	3152977	\$1,550,000	10/19/21	\$258.33	SHOP	C2-55 (M)	Industrial(Light)	1	15	No market exposure

## AREA 35 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	052404	9018	
35	10	057000	0415	2541 10TH AVE S
35	10	149830	0060	S HILL ST
35	10	339110	0000	920 S HOLGATE ST
35	10	377030	0160	1522 AIRPORT WAY S
35	10	377030	0182	
35	10	377030	0190	
35	10	377030	0191	
35	10	377030	0192	
35	10	539360	0011	915 S WALKER ST
35	10	539360	0060	AIRPORT WAY S
35	10	683470	0100	705 S CHARLES ST
35	10	683470	0175	801 S DEARBORN ST
35	10	766620	2705	901 MAYNARD AVE S
35	10	766620	2725	
35	10	766620	2735	
35	10	766620	2740	1002 AIRPORT WAY S
35	10	766620	2750	707 S PLUMMER ST
35	10	766620	2820	1400 AIRPORT WAY S
35	10	766620	2825	1410 AIRPORT WAY S
35	10	766620	2855	1700 AIRPORT WAY S
35	10	766620	2860	
35	10	766620	2865	1770 AIRPORT WAY S
35	10	766620	2867	1762 AIRPORT WAY S
35	10	766620	2869	1756 AIRPORT WAY S
35	10	766620	2870	900 S PLUM ST
35	10	766620	2880	1900 AIRPORT WAY S
35	10	766620	2885	2030 AIRPORT WAY S
35	10	766620	2895	2020 AIRPORT WAY S
35	10	766620	2900	2010 AIRPORT WAY S
35	10	766620	2905	2000 AIRPORT WAY S
35	10	766620	2915	2100 AIRPORT WAY S
35	10	766620	2930	2218 AIRPORT WAY S
35	10	766620	2945	2326 AIRPORT WAY S
35	10	766620	2970	2418 AIRPORT WAY S
35	10	766620	2990	2500 AIRPORT WAY S
35	10	766620	2991	923 S BAYVIEW ST
35	10	766620	3000	2520 AIRPORT WAY S
35	10	766620	3170	825 S STACY ST
35	10	766620	3180	2415 AIRPORT WAY S
35	10	766620	3186	2505 AIRPORT WAY S
35	10	766620	3189	
35	10	766620	3235	2401 AIRPORT WAY S
35	10	766620	3239	8TH AVE S
35	10	766620	3240	2203 AIRPORT WAY S
35	10	766620	3241	
35	10	766620	3245	2323 AIRPORT WAY S
35	10	766620	3250	2005 AIRPORT WAY S
35	10	766620	3255	2005 AIRPORT WAY S
35	10	766620	3260	2005 AIRPORT WAY S
35	10	766620	3265	2015 AIRPORT WAY S
35	10	766620	3275	2025 AIRPORT WAY S
35	10	766620	3290	2005 AIRPORT WAY S



## AREA 35 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	3295	811 S MASSACHUSETTS ST
35	10	766620	3300	1737 AIRPORT WAY S
35	10	766620	3345	1523 AIRPORT WAY S
35	10	766620	3355	1000 6TH AVE S
35	10	766620	3360	1022 6TH AVE S
35	10	766620	3375	1027 AIRPORT WAY S
35	10	766620	3376	1051 AIRPORT WAY S
35	10	766620	3380	1101 AIRPORT WAY S
35	10	766620	3381	1031 AIRPORT WAY S
35	10	766620	3385	
35	10	766620	3386	6TH AVE S
35	10	766620	3387	
35	10	766620	3390	
35	10	766620	3400	
35	10	766620	3415	1500 6TH AVE S
35	10	766620	3440	1762 6TH AVE S
35	10	766620	3450	646 S HOLGATE ST
35	10	766620	3465	8TH AVE S
35	10	766620	3467	1930 6TH AVE S
35	10	766620	3470	2025 AIRPORT WAY S
35	10	766620	3480	S WALKER ST
35	10	766620	3485	2200 6TH AVE S
35	10	766620	3488	8TH AVE S
35	10	766620	3489	2244 6TH AVE S
35	10	766620	3501	2400 6TH AVE S
35	10	766620	3530	2450 6TH AVE S
35	10	766620	3532	6TH AVE S
35	10	766620	3534	8TH AVE S
35	10	766620	3536	
35	10	766620	3538	2424 8TH AVE S
35	10	766620	3540	733 S STACY ST
35	10	766620	4355	
35	10	766620	4371	560 S LANDER ST
35	10	766620	4375	2447 6TH AVE S
35	10	766620	4380	2437 6TH AVE S
35	10	766620	4385	2425 6TH AVE S
35	10	766620	4391	2411 6TH AVE S
35	10	766620	4395	2460 4TH AVE S
35	10	766620	4410	2200 4TH AVE S
35	10	766620	4411	409 S WALKER ST
35	10	766620	4413	S WALKER ST
35	10	766620	4430	2230 4TH AVE S
35	10	766620	4440	
35	10	766620	4447	S WALKER ST
35	10	766620	4449	2233 6TH AVE S
35	10	766620	4450	2225 6TH AVE S
35	10	766620	4452	2201 6TH AVE S
35	10	766620	4460	1900 4TH AVE S
35	10	766620	4465	1924 4TH AVE S
35	10	766620	4480	1964 4TH AVE S
35	10	766620	4495	1919 6TH AVE S
35	10	766620	4515	1915 6TH AVE S
35	10	766620	4520	

## AREA 35 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	4529	
35	10	766620	4530	1702 4TH AVE S
35	10	766620	4531	
35	10	766620	4533	
35	10	766620	4535	1702 4TH AVE S
35	10	766620	4540	1702 4TH AVE S
35	10	766620	4545	1720 4TH AVE S
35	10	766620	4550	1732 4TH AVE S
35	10	766620	4555	1736 4TH AVE S
35	10	766620	4560	1750 4TH AVE S
35	10	766620	4565	410 S HOLGATE ST
35	10	766620	4576	440 S HOLGATE ST
35	10	766620	4590	1703 6TH AVE S
35	10	766620	4625	1550 4TH AVE S
35	10	766620	4636	426 S MASSACHUSETTS ST
35	10	766620	4640	1563 6TH AVE S
35	10	766620	4650	
35	10	766620	4660	1523 6TH AVE S
35	10	766620	4665	
35	10	766620	4668	
35	10	766620	4685	1200 4TH AVE S
35	10	766620	4695	
35	10	766620	4705	
35	10	766620	4710	
35	10	766620	4715	
35	10	766620	4720	1263 6TH AVE S
35	10	766620	4738	6TH AVE S
35	10	766620	4739	
35	10	766620	4740	1201 6TH AVE S
35	10	766620	4745	
35	10	766620	4760	
35	10	766620	4770	
35	10	766620	4780	
35	10	766620	4795	1064 4TH AVE S
35	10	766620	4800	1045 6TH AVE S
35	10	766620	4820	830 4TH AVE S
35	10	766620	4855	
35	10	766620	4856	
35	10	766620	4875	3RD AVE S
35	10	766620	4876	800 OCCIDENTAL AVE S
35	10	766620	4950	
35	10	766620	4965	
35	10	766620	4990	1555 4TH AVE S
35	10	766620	4995	1701 4TH AVE S
35	10	766620	5000	1701 4TH AVE S
35	10	766620	5005	1701 4TH AVE S
35	10	766620	5010	1731 4TH AVE S
35	10	766620	5015	4TH AVE S
35	10	766620	5021	1741 4TH AVE S
35	10	766620	5025	1763 4TH AVE S
35	10	766620	5035	1757 4TH AVE S
35	10	766620	5040	
35	10	766620	5042	

## AREA 35 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	5050	
35	10	766620	5100	185 S HOLGATE ST
35	10	766620	5125	1907 4TH AVE S
35	10	766620	5135	1915 4TH AVE S
35	10	766620	5140	1919 4TH AVE S
35	10	766620	5150	1943 4TH AVE S
35	10	766620	5155	1961 4TH AVE S
35	10	766620	5160	2201 4TH AVE S
35	10	766620	5165	2215 4TH AVE S
35	10	766620	5170	2221 4TH AVE S
35	10	766620	5175	2227 4TH AVE S
35	10	766620	5180	2255 4TH AVE S
35	10	766620	5205	
35	10	766620	5215	
35	10	766620	5235	230 S LANDER ST
35	10	766620	5250	2401 4TH AVE S
35	10	766620	5260	2425 4TH AVE S
35	10	766620	5270	2445 4TH AVE S
35	10	766620	5280	2461 4TH AVE S
35	10	766620	6065	2400 1ST AVE S
35	10	766620	6070	2406 1ST AVE S
35	10	766620	6075	2418 1ST AVE S
35	10	766620	6080	2424 1ST AVE S
35	10	766620	6085	
35	10	766620	6090	2440 1ST AVE S
35	10	766620	6095	2444 1ST AVE S
35	10	766620	6100	
35	10	766620	6105	2456 1ST AVE S
35	10	766620	6110	2462 1ST AVE S
35	10	766620	6115	1900 OCCIDENTAL AVE S
35	10	766620	6125	2228 OCCIDENTAL AVE S
35	10	766620	6130	
35	10	766620	6132	OCCIDENTAL AVE S
35	10	766620	6133	2250 OCCIDENTAL AVE S
35	10	766620	6136	2454 OCCIDENTAL AVE S
35	10	766620	6220	2200 1ST AVE S
35	10	766620	6230	2224 1ST AVE S
35	10	766620	6231	2230 1ST AVE S
35	10	766620	6240	2244 1ST AVE S
35	10	766620	6245	
35	10	766620	6250	2250 1ST AVE S
35	10	766620	6255	2260 1ST AVE S
35	10	766620	6260	1900 1ST AVE S
35	10	766620	6264	1920 1ST AVE S
35	10	766620	6265	1936 1ST AVE S
35	10	766620	6270	1944 1ST AVE S
35	10	766620	6275	1950 1ST AVE S
35	10	766620	6280	1956 1ST AVE S
35	10	766620	6281	1962 1ST AVE S
35	10	766620	6285	1750 OCCIDENTAL AVE S
35	10	766620	6400	1700 1ST AVE S
35	10	766620	6405	1714 1ST AVE S
35	10	766620	6410	17xx 1ST AVE S

## AREA 35 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	6415	1730 1ST AVE S
35	10	766620	6417	1740 1ST AVE S
35	10	766620	6420	1746 1ST AVE S
35	10	766620	6425	1760 1ST AVE S
35	10	766620	6430	
35	10	766620	6440	1518 1ST AVE S
35	10	766620	6445	
35	10	766620	6450	1530 1ST AVE S
35	10	766620	6455	1534 1ST AVE S
35	10	766620	6460	1548 1ST AVE S
35	10	766620	6465	1556 1ST AVE S
35	10	766620	6483	
35	10	766620	6525	
35	10	766620	6580	1200 1ST AVE S
35	10	766620	6585	
35	10	766620	6590	
35	10	766620	6595	
35	10	766620	6600	
35	10	766620	6605	
35	10	766620	6615	
35	10	766620	6620	
35	10	766620	6945	
35	10	766620	6950	
35	10	766620	6955	
35	10	766620	6966	1201 1ST AVE S
35	10	766620	6990	1251 1ST AVE S
35	10	766620	7012	72 S ATLANTIC ST
35	10	766620	7025	S ATLANTIC ST
35	10	766620	7030	65 S ATLANTIC ST
35	10	766620	7031	63 S ATLANTIC ST
35	10	766620	7032	67 S ATLANTIC ST
35	10	766620	7045	1531 UTAH AVE S
35	10	766620	7050	1555 UTAH AVE S
35	10	766620	7066	1557 UTAH AVE S
35	10	766620	7070	85 S ATLANTIC ST
35	10	766620	7075	1501 1ST AVE S
35	10	766620	7085	1701 1ST AVE S
35	10	766620	7090	1721 1ST AVE S
35	10	766620	7095	1741 1ST AVE S
35	10	766620	7100	1743 1ST AVE S
35	10	766620	7105	1749 1ST AVE S
35	10	766620	7110	1757 1ST AVE S
35	10	766620	7120	1901 UTAH AVE S
35	10	766620	7135	1915 1ST AVE S
35	10	766620	7155	1939 1ST AVE S
35	10	766620	7160	1943 1ST AVE S
35	10	766620	7163	
35	10	766620	7165	
35	10	766620	7175	2203 1ST AVE S
35	10	766620	7185	2225 1ST AVE S
35	10	766620	7190	2233 1ST AVE S
35	10	766620	7195	2245 1ST AVE S
35	10	766620	7200	2265 1ST AVE S

AREA 35 PHYSICAL INSPECTION 2024				
GeoArea	GeoNbhd	Major	Minor	AddrLine
35	10	766620	7214	2245 UTAH AVE S
35	10	766620	7220	2401 UTAH AVE S
35	10	766620	7230	2700 1ST AVE S
35	10	766620	7645	
35	10	766620	7655	2200 EAST MARGINAL WAY S
35	10	766620	7665	EAST MARGINAL WAY S
35	10	766620	7675	
35	10	766620	7685	1550 ALASKAN WAY S
35	10	766620	7695	401 ALASKAN WAY S
35	10	766620	7696	501 ALASKAN WAY S
35	10	766620	7697	401 ALASKAN WAY S
35	10	766620	7698	501 ALASKAN WAY S
35	10	766620	7699	501 ALASKAN WAY S
35	10	766620	7750	1201 ALASKAN WAY S
35	10	766620	7785	
35	10	766620	7786	17 S MASSACHUSETTS ST
35	10	766620	7787	
35	10	766620	7795	1727 ALASKAN WAY S
35	10	766620	7796	1715 ALASKAN WAY S
35	10	766620	7800	1733 ALASKAN WAY S
35	10	766620	7810	
35	10	766620	7855	
35	10	766620	7875	2499 EAST MARGINAL WAY S
35	10	766780	0005	901 ALASKAN WAY S
35	10	767380	0005	

Improved Sales Calc for Area 036 with Sales Used

4/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	020	182404	9046	27,283	3199481	\$10,900,000	07/07/22	\$399.52	CREOWORKS	NR2	Warehouse	2	69	Net Lease Sale; not in ratio
036	020	754730	0615	720	3263340	\$825,000	12/06/23	\$1,145.83	CHEMROCK	IB U/85	Warehouse	2	Y	
036	040	000160	0016	7,056	3155188	\$1,700,000	10/23/21	\$240.93	Limousine Service	I	Industrial(Gen Pur	1	Y	
036	040	000160	0060	71,650	3183867	\$7,536,500	04/14/22	\$105.18	SEA KING INDUSTRIAL PARK	I	Warehouse	1	69	Net Lease Sale; not in ratio
036	040	243370	0076	31,300	3233496	\$8,000,000	04/10/23	\$255.59	Halfon Candy Co.	IG2 U/65	Warehouse	1	Y	
036	040	302404	9026	50,034	3118037	\$14,325,000	05/13/21	\$286.31	MacDonald Miller	IB U/85	Warehouse	2	69	Net Lease Sale; not in ratio
036	040	732790	0310	10,500	3209255	\$2,700,000	08/31/22	\$257.14	Machinists, Inc.	IB U/45	Industrial(Gen Pur	1	Y	
036	040	732790	4830	9,792	3223313	\$2,368,750	01/11/23	\$241.91	MODERN PATTERN	IG2 U/65	Industrial(Gen Pur	1	Y	
036	040	732790	5855	1,872	3271406	\$935,000	02/23/24	\$499.47	VERSITILE DRILLING	MML U/85	Industrial(Light)	1	Y	
036	040	732790	6930	52,030	3094994	\$11,500,000	01/19/21	\$221.03	MV TRANSPORTATION	IB U/45	Industrial(Gen Pur	3	Y	
036	050	265800	0005	2,272	3252876	\$555,000	09/06/23	\$244.28	VINCE & MIKE'S LAUNDROMAT	LR3 (M)	Retail Store	2	Y	
036	050	381240	0010	8,858	3201222	\$1,700,000	07/15/22	\$191.92	TIN TIN LAUNDROMAT PLUS RETAIL FRONTS	NC2-55 (M)	Retail Store	1	Y	
036	050	387040	0035	3,854	3212358	\$900,000	09/28/22	\$233.52	ETHIO MARKET	NC2-55 (M)	Medical/Dental O	1	Y	
036	050	390410	0260	1,450	3201232	\$1,700,000	07/18/22	\$1,172.41	JIM'S MART	NC2-55 (M)	Conv Store with G	1	Y	
036	050	941240	0005	2,560	3217657	\$870,000	11/10/22	\$339.84	Retail Offices	NC2-55 (M)	Office Building	1	Y	
036	070	712930	4580	3,480	3166675	\$757,500	12/28/21	\$217.67	SFR with RETAIL FRONT	NC2-55 (M)	Single Family(C/I z	1	Y	
036	070	712930	4745	9,828	3118661	\$3,780,000	05/06/21	\$384.62	RAINIER BEACH AUTO ZONE STORE	NC2-55 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
036	070	712930	4850	2,420	3102778	\$905,000	03/03/21	\$373.97	MIXED RETAIL/APTS	NC2-55 (M)	Apartment(Mixed	1	Y	
036	070	807000	0035	2,280	3213756	\$550,000	10/12/22	\$241.23	SOMA RIGHT MASSAGE	NC1-55 (M)	Retail Store	1	Y	
036	080	807200	0075	6,110	3170550	\$2,550,000	01/21/22	\$417.35	PACIFIC COATING, INC.	C2-75 (M)	Warehouse	1	34	Use-change after sale; not in ratio
036	090	102304	9044	41,379	3208061	\$12,957,611	08/30/22	\$313.14	GATEWAY NORTH BUILDING 7 - PSF MECHANIC	MIC/L	Warehouse	1	Y	
036	090	261320	0042	29,885	3217958	\$3,650,000	11/16/22	\$122.13	Analytical Resources	C/LI	High Tech/High Fl	3	69	Net Lease Sale; not in ratio
036	090	261320	0043	8,100	3134414	\$1,550,000	07/22/21	\$191.36	BRENNON HEATING	C/LI	Warehouse	1	Y	
036	090	334740	1330	39,084	3132260	\$3,200,000	07/14/21	\$81.87	Western Cascade	LDR	Industrial(Gen Pur	2	26	Imp changed after sale; not in ratio

Improved Sales Calc for Area 036 with Sales Not Used

4/25/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	040	302404	9181	3,300	3109206	\$5,620,114	03/30/21	\$1,703.06	SHELL GAS STATION AND MINI MART	IG2 U/85	Conv Store with G	1	2	1031 trade
036	040	732790	0290	5,460	3274778	\$820,000	03/22/24	\$150.18	MACHINE SHOP	UI U/45	Industrial(Gen Pur	1		2024 Sale
036	040	732790	0340	0	3123272	\$600,000	05/28/21	\$0.00	WEST TRANSFER	IG2 U/65	Service Building	1	51	Related party, friend, or neighbor
036	040	732790	1215	10,244	3143687	\$3,850,000	09/03/21	\$375.83	UNITY ELECTRIC	IB U/45	Service Building	2	68	Non-gov't to gov't
036	040	732790	2250	4,000	3141573	\$1,400,000	08/25/21	\$350.00	SIDS MACHINE SHED	IG2 U/65	Industrial(Gen Pur	1	51	Related party, friend, or neighbor
036	040	732790	4315	4,000	3127750	\$150,000	06/18/21	\$37.50	Seattle Heat Treaters. Inc.	IG2 U/65	Industrial(Gen Pur	1	51	Related party, friend, or neighbor
036	040	732790	4510	2,080	3098348	\$435,000	02/05/21	\$209.13	COACH MAINTENACE	IG2 U/65	Industrial(Light)	2	15	No market exposure
036	040	732790	4585	36,982	3168850	\$11,250,000	01/10/22	\$304.20	PWA INC	IG2 U/65	Warehouse	1	69	Net Lease Sale; not in ratio
036	040	732790	6840	660	3273123	\$368,000	03/11/24	\$557.58	REAMCO ELECTRONICS	MML U/85	Office Building	1		2024 Sale
036	040	788360	7565	4,040	3150281	\$1,499,900	10/04/21	\$371.26	Retail w/Apts	NC3P-55 (M)	Restaurant/Loung	1	15	No market exposure
036	040	788360	8115	5,400	3218072	\$1,513,000	11/18/22	\$280.19	A D Swain Co.	C2-55 (M)	Warehouse	1	44	Tenant
036	040	788360	8608	2,520	3195107	\$1,150,000	06/13/22	\$456.35	WAREHOUSE	C2-75 (M)	Warehouse	1	68	Non-gov't to gov't
036	040	788360	8688	5,870	3181048	\$2,000,000	03/29/22	\$340.72	URBAN FARM	NC3P-55 (M)	Retail Store	1	15	No market exposure
036	050	110800	0310	2,409	3144879	\$945,000	09/09/21	\$392.28	MIXED USE RESTAURANT W/MULTI-FAMILY	NC3-55 (M)	Restaurant/Loung	1	44	Tenant
036	050	144350	0430	2,513	3157244	\$950,000	11/03/21	\$378.03	RETAIL MARKET	NC2-55 (M)	Tavern/Lounge	1	64	Sales/leaseback
036	050	189560	0050	1,650	3268223	\$775,000	01/17/24	\$469.70		NC1-40 (M)	Townhouse Plat	1		2024 Sale
036	050	265800	0160	1,689	3151907	\$680,000	10/11/21	\$402.61	ROSE MINI-MART & UNION STORE	NC2-55 (M)	Retail Store	1	15	No market exposure
036	050	333300	2120	4,760	3217655	\$580,000	11/03/22	\$121.85	RETAIL BUILDING	NC2-55 (M)	Retail Store	1	51	Related party, friend, or neighbor
036	050	352404	9012	6,556	3169895	\$30,000	01/12/22	\$4.58	NEW STAR FOOD MART	NC2-55 (M)	Conv Store withou	2	51	Related party, friend, or neighbor
036	050	352404	9012	6,556	3169898	\$3,000	01/12/22	\$0.46	NEW STAR FOOD MART	NC2-55 (M)	Conv Store withou	4	24	Easement or right-of-way
036	050	390410	0260	1,450	3235593	\$400,000	07/12/22	\$275.86	JIM'S MART	NC2-55 (M)	Conv Store with G	1	21	Trade
036	050	390410	0290	4,058	3255959	\$1,325,000	09/26/23	\$326.52	APARTMENT (10 UNITS) & MADINA MINI M	NC2-75 (M1)	Apartment	1	63	Sale price updated by sales id group
036	070	168640	0005	47,513	3226769	\$1,800,000	02/15/23	\$37.88	ST PAUL CATHOLIC CHURCH & SCHOOL	NR3	School(Private)	2	51	Related party, friend, or neighbor
036	070	212370	0370	6,255	3120076	\$2,650,000	05/21/21	\$423.66	SOUTHWEST MORTUARY	NC3P-55 (M)	Mortuary/Cemete	1	34	Use-change after sale; not in ratio
036	070	712930	4925	3,500	3159686	\$1,300,000	11/11/21	\$371.43	RAINIER BEACH VETERINARY CLINIC	NC3-55 (M)	Vet/Animal Contrc	1	34	Use-change after sale; not in ratio
036	070	713130	0400	15,135	3113539	\$3,800,000	04/20/21	\$251.07	AMAZING GRACE LUTH CHURCH	NR3	Church/Welfare/R	1	17	Non-profit organization
036	080	032304	9146	41,380	3182737	\$40,015,000	04/08/22	\$967.01	Nelson Trucking	C2-75 (M)	Warehouse	4	64	Sales/leaseback

Vacant Sales Calc for Area 036 with Sales Used

4/25/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	BERG SCAFFOLDING CO	IG2 U/85	Shell Structure	1	Y	
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	SHOP	IG2 U/85	Shell Structure	4	Y	
036	040	243370	0145	61,824	3187863	\$2,300,000	05/02/22	\$37.20	SOUTH PARK STORAGE	IG2 U/65	Vacant(Commerci	1	Y	
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	Intl. Construction Equip.	IG2 U/65	Industrial(Light)	1	Y	
036	040	562420	0091	18,395	3174889	\$1,200,000	02/24/22	\$65.24	Absolute German	I	Shell Structure	1	Y	
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	STORAGE YARD	IB U/45	Vacant(Industrial)	3	Y	
036	040	732790	2670	20,000	3211740	\$1,950,000	09/28/22	\$97.50	STORAGE YARD	IG2 U/65	Vacant(Industrial)	2	Y	
036	040	732840	0740	51,000	3108605	\$2,100,000	03/31/21	\$41.18	GLITSA SWEDISH FLOOR FINISH	IG2 U/65	Warehouse	1	Y	
036	040	788360	0350	103,621	3097323	\$4,060,000	01/27/21	\$39.18	Coast Crane Company	IG2 U/65	Service Building	1	Y	
036	040	788360	0600	82,754	3097226	\$2,940,000	01/27/21	\$35.53	Ness Crane	IB U/45	Shell Structure	1	Y	
036	040	788360	2745	5,300	3168239	\$355,000	01/06/22	\$66.98	VACANT LAND	NC2-55 (M)	Vacant(Commerci	1	Y	
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	SOUTH PARK MISSIONARY BAPT	RSL (M)	Shell Structure	1	Y	
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	VACANT INDUSTRIAL	C2-75 (M)	Terminal(Auto/Bu	2	Y	
036	050	100500	0225	6,738	3201888	\$3,050,000	07/23/22	\$452.66	10 UNIT APT	NC3P-95 (M2)	Apartment	1	Y	
036	050	100500	0245	12,423	3212405	\$3,208,250	09/30/22	\$258.25	REX APTS	NC3P-95 (M2)	Apartment	1	Y	
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	RAINIER AUTO BODY	NC2-55 (M)	Service Building	1	Y	
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	166250	0094	16,640	3192084	\$1,217,000	05/25/22	\$73.14	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	272404	9050	28,491	3122360	\$1,665,000	05/28/21	\$58.44	Holly Terrace	LR3 (M)	Apartment	2	Y	
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	VAC LAND	NC2-55 (M)	Vacant(Commerci	1	Y	
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	4-PLEX	R6	4-Plex	1	26	Imp changed after sale; not in ratio
036	070	212470	0025	10,681	3237976	\$775,000	05/16/23	\$72.56	BLUE STREAK TOWING	SM-RB 85 (M)	Vacant(Commerci	1	Y	
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	THUNDERBIRD TREATMENT CENTER	LR2 (M)	Shell Structure	1	Y	
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	VACANT INDUSTRIAL	IG2 U/65	Warehouse	4	Y	
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	VACANT LAND	O	Vacant(Industrial)	2	Y	
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	VACANT LAND	C/LI	Vacant(Industrial)	1	Y	
036	090	261320	0134	27,008	3213974	\$900,000	09/20/22	\$33.32	VACANT INDUSTRIAL	C/LI	Vacant(Industrial)	2	Y	



Vacant Sales Calc for Area 036 with Sales Not Used

4/25/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
036	015	767180	0249	234,967	3183137	\$1,931,550	03/26/22	\$8.22	FUEL TERMINAL LEASE PP #17264680	IG1 U/85	Tideland, 1st Class	2	33	Lease or lease-hold
036	020	754730	0530	4,125	3197895	\$385,000	04/14/22	\$93.33	VACANT	IB U/85	Vacant(Commercial)	2	38	Divorce
036	040	000160	0063	118,617	3220326	\$1,772,363	12/09/22	\$14.94	VACANT	I	Vacant(Industrial)	1	24	Easement or right-of-way
036	040	322404	9005	914,648	3209421	\$75,850,000	09/09/22	\$82.93	Vacant South Park Landfill	IG2 U/65	Vacant(Industrial)	1	15	No market exposure
036	050	282404	9042	11,477	3180990	\$300,000	03/28/22	\$26.14	BOEING TRANSMITTER SITE	NR3	Utility, Private(Radio/T.V)	1	29	Seg/merge after sale; not in ratio
036	050	640470	0010	39,129	3201880	\$19,727,542	07/25/22	\$504.17	Orenda Condominium	NC3P-95 (M)	Vacant(Multi-family)	1	17	Non-profit organization

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	80	000340	0008	1300 MILITARY RD S
36	80	000340	0009	1300 MILITARY RD S
36	80	000340	0010	1500 MILITARY RD S
36	80	000340	0011	9400 AIRPORT WAY S
36	80	032304	9007	9700 MARTIN LUTHER KING JR WAY S
36	80	032304	9008	9834 MARTIN LUTHER KING JR WAY S
36	80	032304	9025	9860 40TH AVE S
36	80	032304	9026	10400 MARTIN LUTHER KING JR WAY S
36	80	032304	9027	S BOEING ACCESS RD
36	80	032304	9034	4411 S RYAN WAY
36	80	032304	9035	AIRPORT WAY S
36	80	032304	9036	S BOEING ACCESS RD
36	80	032304	9053	MARTIN LUTHER KING JR WAY S
36	80	032304	9054	9650 MARTIN LUTHER KING JR WAY S
36	80	032304	9059	9400 AIRPORT WAY S
36	80	032304	9077	9637 MARTIN LUTHER KING JR WAY S
36	80	032304	9091	No Situs Address
36	80	032304	9092	No Situs Address
36	80	032304	9103	9645 MARTIN LUTHER KING JR WAY S
36	80	032304	9106	9876 MARTIN LUTHER KING JR WAY S
36	80	032304	9107	MARTIN LUTHER KING JR WAY S
36	80	032304	9110	427 S NORFOLK ST
36	80	032304	9121	10000 AIRPORT WAY S
36	80	032304	9123	AIRPORT WAY S
36	80	032304	9127	9759 MARTIN LUTHER KING JR WAY S
36	80	032304	9134	9600 MARTIN LUTHER KING JR WAY S
36	80	032304	9139	9620 MARTIN LUTHER KING JR WAY S
36	80	032304	9146	9747 MARTIN LUTHER KING JR WAY S
36	80	032304	9163	No Situs Address
36	80	032304	9197	9833 40TH AVE S
36	80	032304	9202	9892 40TH AVE S
36	80	032304	9207	9844 40TH AVE S
36	80	032304	9212	10201 BEACON AVE S
36	80	032304	9213	No Situs Address
36	80	032304	9214	AIRPORT WAY S
36	80	032304	9215	S BOEING ACCESS RD
36	80	032304	9219	9840 40TH AVE S
36	80	032304	9220	9800 40TH AVE S
36	80	032304	9221	9877 40TH AVE S
36	80	032304	9222	No Situs Address
36	80	032304	9223	AIRPORT WAY S
36	80	032304	9224	40TH AVE S
36	80	032304	9233	9820 MARTIN LUTHER KING JR WAY S
36	80	032304	9235	9801 MARTIN LUTHER KING JR WAY S

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	80	032304	9236	MARTIN LUTHER KING JR WAY S
36	80	032304	9237	10013 MARTIN LUTHER KING JR WAY S
36	80	032304	9238	10023 MARTIN LUTHER KING JR WAY S
36	80	032304	9239	9800 40TH AVE S
36	80	032304	9241	9883 40TH AVE S
36	80	032304	9276	No Situs Address
36	80	334840	0005	11700 S 118TH ST
36	80	334840	1890	S BOEING ACCESS RD
36	80	334840	2260	S BOEING ACCESS RD
36	80	334840	2351	S BOEING ACCESS RD
36	80	547680	0170	10401 51ST AVE S
36	80	547680	0181	10359 51ST AVE S
36	80	687420	1130	10715 51ST AVE S
36	80	789630	0970	9000 AIRPORT WAY S
36	80	807200	0045	No Situs Address
36	80	807200	0047	No Situs Address
36	80	807200	0049	No Situs Address
36	80	807200	0075	9243 MARTIN LUTHER KING JR WAY S
36	80	807200	0082	9242 MARTIN LUTHER KING JR WAY S
36	80	807200	0087	9250 MARTIN LUTHER KING JR WAY S
36	80	807200	0106	9423 MARTIN LUTHER KING JR WAY S
36	80	807200	0115	9416 MARTIN LUTHER KING JR WAY S
36	80	807200	0116	9600 MARTIN LUTHER KING JR WAY S
36	80	807200	0146	No Situs Address
36	80	807200	0148	No Situs Address
36	80	807200	0150	No Situs Address
36	80	810190	0525	3900 S NORFOLK ST
36	90	000300	0045	No Situs Address
36	90	000300	0046	13001 48TH AVE S
36	90	000300	0108	13138 INTERURBAN AVE S
36	90	000300	0109	13123 INTERURBAN AVE S
36	90	000300	0110	13038 INTERURBAN AVE S
36	90	000300	0113	13310 INTERURBAN AVE S
36	90	000300	0116	13123 INTERURBAN AVE S
36	90	000380	0002	No Situs Address
36	90	000380	0003	No Situs Address
36	90	000480	0002	12642 INTERURBAN AVE S
36	90	000480	0005	12900 48TH AVE S
36	90	000480	0010	13075 GATEWAY DR S
36	90	000480	0012	12642 INTERURBAN AVE S
36	90	000480	0013	12855 48TH AVE S
36	90	000480	0014	12642 INTERURBAN AVE S
36	90	000480	0015	13035 GATEWAY DR S
36	90	000480	0016	13000 48TH AVE S

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	90	000480	0017	13028 INTERURBAN AVE S
36	90	000480	0018	12840 48TH AVE S
36	90	000480	0019	12840 48TH AVE S
36	90	017900	1940	12218 51ST PL S
36	90	017900	1945	No Situs Address
36	90	017900	1955	12228 51ST AVE S
36	90	017900	1970	12400 51ST PL S
36	90	017900	1990	12410 51ST PL S
36	90	017900	1995	12228 51ST PL S
36	90	017900	2000	12430 51ST PL S
36	90	017900	2020	12450 51ST PL S
36	90	017900	2030	12460 51ST PL S
36	90	017900	2045	12500 51ST PL S
36	90	017900	2050	12550 51ST PL S
36	90	017900	2110	No Situs Address
36	90	017900	2155	No Situs Address
36	90	017900	2160	No Situs Address
36	90	017900	2195	No Situs Address
36	90	017900	3170	4915 S 124TH ST
36	90	017900	3238	12404 42ND AVE S
36	90	017900	3239	12424 42ND AVE S
36	90	018200	0005	12460 52ND AVE S
36	90	032304	9030	11030 EAST MARGINAL WAY S
36	90	032304	9037	No Situs Address
36	90	032304	9044	10990 EAST MARGINAL WAY S
36	90	032304	9046	No Situs Address
36	90	032304	9057	No Situs Address
36	90	032304	9060	AIRPORT WAY S
36	90	032304	9064	10805 TUKWILA INTERNATIONAL BLVD
36	90	032304	9065	10820 EAST MARGINAL WAY S
36	90	032304	9066	10831 EAST MARGINAL WAY S
36	90	032304	9067	11000 TUKWILA INTERNATIONAL BLVD
36	90	032304	9098	10650 27TH AVE S
36	90	032304	9099	10640 EAST MARGINAL WAY S
36	90	032304	9129	11180 EAST MARGINAL WAY S
36	90	032304	9131	10221 EAST MARGINAL WAY S
36	90	032304	9138	9650 EAST MARGINAL WAY S
36	90	032304	9152	10831 EAST MARGINAL WAY S
36	90	032304	9164	10836 EAST MARGINAL WAY S
36	90	032304	9166	11004 EAST MARGINAL WAY S
36	90	032304	9167	11020 EAST MARGINAL WAY S
36	90	032304	9168	11022 EAST MARGINAL WAY S
36	90	032304	9172	10847 EAST MARGINAL WAY S
36	90	032304	9183	11001 EAST MARGINAL WAY S

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	90	032304	9198	10825 EAST MARGINAL WAY S
36	90	042304	9014	11010 TUKWILA INTERNATIONAL BLVD
36	90	042304	9047	10601 EAST MARGINAL WAY S
36	90	042304	9057	10800 WEST MARGINAL PL S
36	90	042304	9082	10835 TUKWILA INTERNATIONAL BLVD
36	90	042304	9083	10625 EAST MARGINAL WAY S
36	90	042304	9097	11010 TUKWILA INTERNATIONAL BLVD
36	90	042304	9114	2724 S 112TH ST
36	90	042304	9118	11025 TUKWILA INTERNATIONAL BLVD
36	90	042304	9148	2922 S 112TH ST
36	90	042304	9153	11011 TUKWILA INTERNATIONAL BLVD
36	90	042304	9158	10831 TUKWILA INTERNATIONAL BLVD
36	90	042304	9159	10825 TUKWILA INTERNATIONAL BLVD
36	90	042304	9163	11017 TUKWILA INTERNATIONAL BLVD
36	90	042304	9169	10655 TUKWILA INTERNATIONAL BLVD
36	90	042304	9176	10835 TUKWILA INTERNATIONAL BLVD
36	90	042304	9193	No Situs Address
36	90	073300	0071	No Situs Address
36	90	073300	0110	No Situs Address
36	90	092304	9152	11210 TUKWILA INTERNATIONAL BLVD
36	90	092304	9153	No Situs Address
36	90	092304	9278	11050 27TH AVE S
36	90	092304	9292	11250 TUKWILA INTERNATIONAL BLVD
36	90	092304	9387	TUKWILA INTERNATIONAL BLVD
36	90	102304	9001	11222 EAST MARGINAL WAY S
36	90	102304	9002	11200 EAST MARGINAL WAY S
36	90	102304	9009	No Situs Address
36	90	102304	9011	3314 S 116TH ST
36	90	102304	9012	3414 S 116TH ST
36	90	102304	9041	12117 EAST MARGINAL WAY S
36	90	102304	9044	11621 EAST MARGINAL WAY S
36	90	102304	9055	No Situs Address
36	90	102304	9056	11100 EAST MARGINAL WAY S
36	90	102304	9057	11215 EAST MARGINAL WAY S
36	90	102304	9059	11231 EAST MARGINAL WAY S
36	90	102304	9060	No Situs Address
36	90	102304	9061	11321 EAST MARGINAL WAY S
36	90	102304	9062	SW 116TH ST
36	90	102304	9063	S 115TH ST
36	90	102304	9066	11911 EAST MARGINAL WAY S
36	90	102304	9071	11269 EAST MARGINAL WAY S
36	90	102304	9072	No Situs Address
36	90	102304	9073	12115 EAST MARGINAL WAY S
36	90	102304	9074	12121 EAST MARGINAL WAY S

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	90	102304	9075	12119 EAST MARGINAL WAY S
36	90	102304	9076	No Situs Address
36	90	102304	9080	No Situs Address
36	90	102304	9083	No Situs Address
36	90	102304	9084	No Situs Address
36	90	102304	9085	No Situs Address
36	90	112304	9010	12600 52ND AVE S
36	90	200597	0010	No Situs Address
36	90	200597	0020	No Situs Address
36	90	200597	0040	No Situs Address
36	90	206360	0005	No Situs Address
36	90	206360	0025	No Situs Address
36	90	206360	0030	No Situs Address
36	90	206360	0035	No Situs Address
36	90	206360	0036	3418 S 126TH ST
36	90	217200	0420	13000 30TH PL S
36	90	261320	0003	4500 S 133RD ST
36	90	261320	0004	No Situs Address
36	90	261320	0005	4550 S 134TH ST
36	90	261320	0006	4522 S 133RD ST
36	90	261320	0007	No Situs Address
36	90	261320	0042	4611 S 134TH PL
36	90	261320	0043	4601 S 134TH PL
36	90	261320	0045	4501 S 134TH PL
36	90	261320	0047	No Situs Address
36	90	261320	0048	No Situs Address
36	90	261320	0051	4625 S 134TH PL
36	90	261320	0055	4585 S 134TH PL
36	90	261320	0084	4495 S 134TH PL
36	90	261320	0085	4435 S 134TH PL
36	90	261320	0087	4350 S 133RD ST
36	90	261320	0130	No Situs Address
36	90	261320	0131	4300 S 133RD ST
36	90	261320	0133	4385 S 133RD ST
36	90	261320	0134	No Situs Address
36	90	261660	0030	4650 S 134TH ST
36	90	261660	0035	4600 S 134TH PL
36	90	261660	0071	4712 S 134TH ST
36	90	271600	0070	12720 GATEWAY DR
36	90	271600	0080	No Situs Address
36	90	334740	0005	4208 S 116TH ST
36	90	334740	0055	4230 S 116TH ST
36	90	334740	0065	S 116TH ST
36	90	334740	0130	No Situs Address

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	90	334740	0215	11814 42ND AVE S
36	90	334740	0300	12026 42ND AVE S
36	90	334740	0645	11600 S 118TH ST
36	90	334740	0746	11828 44TH PL S
36	90	334740	0815	12014 44TH PL S
36	90	334740	0915	No Situs Address
36	90	334740	0930	No Situs Address
36	90	334740	0935	No Situs Address
36	90	334740	0970	5100 S 122ND ST
36	90	334740	1330	12065 44TH PL S
36	90	335140	0825	No Situs Address
36	90	335140	1040	No Situs Address
36	90	335140	1100	No Situs Address
36	90	734060	0421	12000 EAST MARGINAL WAY S
36	90	734060	0480	No Situs Address
36	90	734060	0640	12608 EAST MARGINAL WAY S
36	90	734060	0720	12816 42ND AVE S
36	90	734560	0005	12065 EAST MARGINAL WAY S
36	90	734560	0015	12303 EAST MARGINAL WAY S
36	90	734560	0045	3600 S 124TH ST
36	90	734560	0055	3600 S 124TH ST
36	90	734560	0095	S 124TH ST
36	90	734560	0385	3530 S 126TH ST
36	90	734560	0430	12500 35TH AVE S
36	90	734560	0530	12449 EAST MARGINAL WAY S
36	90	734560	0545	EAST MARGINAL WAY S
36	90	734560	0555	12521 EAST MARGINAL WAY S
36	90	734560	0565	12539 EAST MARGINAL WAY S
36	90	734560	0580	3716 S 126TH ST
36	90	734560	0670	12601 EAST MARGINAL WAY S
36	90	734560	0675	12607 EAST MARGINAL WAY S
36	90	734560	0685	12633 EAST MARGINAL WAY S
36	90	734560	0766	12677 EAST MARGINAL WAY S
36	90	734560	0910	12629 34TH AVE S
36	90	734560	1060	12808 42ND AVE S
36	90	734560	1075	12812 42ND AVE S
36	90	734560	1085	13002 42ND AVE S
36	90	734560	1090	13014 42ND AVE S
36	90	734560	1105	13018 42ND AVE S
36	90	734560	1110	13024 42ND AVE S
36	90	734560	1115	13028 42ND AVE S
36	90	734560	1120	13032 42ND AVE S
36	90	734560	1125	13036 42ND AVE S
36	90	734920	0005	S 134TH ST

## AREA 36 PHYSICAL INSPECTION 2024

Geo Area	Geo Nbhd	Major	Minor	AddrLine
36	90	734920	0008	S 134TH ST
36	90	734920	0040	43RD AVE S
36	90	734920	0055	4310 43RD AVE S
36	90	734920	0095	4320 S 131ST PL
36	90	734920	0135	4310 S 131ST PL
36	90	734920	0220	No Situs Address
36	90	734920	0225	4400 S 131ST PL
36	90	734920	0230	4446 S 131ST PL
36	90	734920	0235	4400 S 131ST PL
36	90	734920	0245	4446 S 131ST PL
36	90	734920	0255	4446 S 131ST PL
36	90	734920	0340	13130 44TH AVE S
36	90	734920	0345	13130 44TH AVE S
36	90	870020	0010	4487 S 134TH PL
36	90	870020	0020	No Situs Address



Improved Sales Calc for Area 040 with Sales Used

5/23/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
040	040	060600	0030	2,760	3095460	\$950,000	01/07/21	\$344.20	HAIR SKILL DESIGNS & APTS	NC1P-55 (M)	Apartment(Mixed	1	Y	
040	060	333050	0975	2,182	3101566	\$849,950	02/14/21	\$389.53	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0452	1,290	3101799	\$515,000	02/22/21	\$399.22	Live/Work Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	170290	1035	2,187	3101844	\$800,000	02/25/21	\$365.80	HOME MATERNITY SERVICE	NC2P-55 (M)	Medical/Dental O	1	Y	
040	010	684365	0040	1,383	3104581	\$540,000	03/12/21	\$390.46	PONTEDEIRA CONDOMINIUM	NC3-75 (M)	Condominium(Mix	1	Y	
040	060	333050	0442	1,290	3106927	\$519,950	03/15/21	\$403.06	Live/Work Townhouse	NC2-40	Townhouse Plat	1	Y	
040	060	333050	0451	1,290	3109689	\$529,950	03/23/21	\$410.81	Live/Work	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0975	2,182	3116793	\$858,950	04/26/21	\$393.65	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	1805	8,170	3118100	\$2,495,050	05/07/21	\$305.39	RAINIER FOODS	NC2P-55 (M)	Conv Store withou	1	Y	
040	060	160460	1530	3,600	3123311	\$1,025,000	06/02/21	\$284.72	Crossfit RE	NC2-55 (M)	Service Building	1	Y	
040	060	234130	0150	3,680	3129477	\$2,000,000	06/25/21	\$543.48	7-Eleven MLK @ S Orcas	NC2-55 (M)	Conv Store withou	1	69	Net Lease Sale; not in ratio
040	040	090700	0135	1,294	3140476	\$1,300,000	08/19/21	\$1,004.64	THE CHOP HOUSE HAIR SALON	NC2P-75 (M1)	Retail Store	1	34	Use-change after sale; not in ratio
040	010	859190	0055	5,760	3169423	\$1,782,000	01/07/22	\$309.38	NGOC BICH (RETAIL STORE)	DMR/C 75/75-95	Warehouse	1	Y	
040	060	170290	1665	3,768	3174760	\$1,925,000	02/25/22	\$510.88	Columbia City Ale House	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1075	4,690	3177839	\$2,350,000	03/15/22	\$501.07	Geraldine's Counter/ El Sombrero	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1660	742	3191938	\$450,000	05/24/22	\$606.47	ELECTRIC COBRA TATTOO PARLOR	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	222404	9009	27,939	3222444	\$6,250,000	12/30/22	\$223.70	Olympic Uniforms	NC2-55 (M)	Industrial(Light)	2	69	Net Lease Sale; not in ratio
040	060	333050	0260	448	3225179	\$800,000	02/02/23	\$1,785.71	Juba Cafe	NC2-55 (M)	Restaurant/Loung	1	Y	
040	060	333050	1301	2,830	3231571	\$850,000	03/24/23	\$300.35	Art Studios	NC2P-55 (M)	Restaurant/Loung	1	Y	
040	040	713330	0230	1,093	3233430	\$560,000	03/28/23	\$512.35	Unit A1	LR2 (M)	Townhouse Plat	1	Y	
040	060	170990	0049	2,479	3233354	\$899,000	04/07/23	\$362.65	4531 B Rainier Ave S	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	170290	1040	12,145	3247309	\$2,799,400	07/25/23	\$230.50	PIONEER HUMAN SVCS	NC3P-40	Apartment(Mixed	1	Y	
040	020	125020	0570	6,134	3255505	\$2,973,500	09/20/23	\$484.76	House of Ruff	NC2P-55 (M)	Retail Store	1	34	Use-change after sale; not in ratio
040	010	713430	0190	10,350	3258296	\$3,200,000	10/20/23	\$309.18	12th Avenue Iron	IC-65 (M)	Industrial(Light)	1	Y	

Improved Sales Calc for Area 040 with Sales Not Used

5/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
040	010	872583	0010	0	3197775	\$1,652,774	06/28/22	\$0.00	12th & Spruce Supportive Housing	NC3P-75 (M)	Apartment(Mixed	1	17	Non-profit organization
040	010	982670	0565	77,260	3149998	\$13,840,000	10/04/21	\$179.14	KEIRO NORTHWEST	NC1-55 (M)	Nursing Home	1	17	Non-profit organization
040	020	125020	1420	1,008	3163253	\$10	10/29/21	\$0.01	CHURCH - EXEMPT	NR3	Church/Welfare/R	1	51	Related party, friend, or neighbor
040	020	872663	0010	845	3258320	\$500,000	10/20/23	\$591.72	TWENTY-THIRD AND MAIN CONDOMINIUM	NC3-75 (M)	Condominium(Res	1	17	Non-profit organization
040	020	982770	0090	5,520	3169627	\$1,590,000	12/31/21	\$288.04	CENTRAL AREA YOUTH CENTER	LR3 (M)	Governmental Ser	1	17	Non-profit organization
040	040	365010	0010	1,420	3147957	\$1,140,000	09/21/21	\$802.82	Joseph McKinstry Construction Company	NC1P-55 (M)	Single Family(Res	1	15	No market exposure
040	040	396440	0295	7,658	3140079	\$1,300,000	08/16/21	\$169.76	Denise Louie Educational Center	NC1P-55 (M)	Office Building	1	44	Tenant
040	040	912200	0345	4,420	3165905	\$2,000,000	12/15/21	\$452.49	WASH GARDEN CLUB HQ	LR2 (M)	Governmental Ser	1	30	Historic property
040	040	754830	0195	3,240	3238133	\$604,990	05/09/23	\$186.73	4-PLEX	LR2 (M)	4-Plex	1	Y	
040	060	170290	1610	7,370	3190397	\$3,200,000	05/10/22	\$434.19	COLUMBIA CITY THEATER	NC2P-40	Movie Theater	2	30	Historic property
040	060	335740	0085	8,088	3149293	\$2,000,000	09/21/21	\$247.28	AUTOMOTIVE IMPORTS & DISTRIBUTOR	LR2 RC (M)	Warehouse	1	68	Non-gov't to gov't
040	060	392940	0005	8,946	3231890	\$2,400,000	03/27/23	\$268.28	CHURCH	LR3 (M)	Church/Welfare/R	1	17	Non-profit organization
040	060	795030	0850	1,528	3172576	\$900,000	02/04/22	\$589.01	MORIAH BAPTIST CHURCH	NR3	Church/Welfare/R	1	17	Non-profit organization
040	060	170290	1075	4,690	3177839	\$2,350,000	03/15/22	\$501.07	Geraldine's Counter/ El Sombrero	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1650	5,320	3259960	\$3,174,750	11/03/23	\$596.76	Weed Building	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1660	742	3191938	\$450,000	05/24/22	\$606.47	ELECTRIC COBRA TATTOO PARLOR	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1665	3,768	3174760	\$1,925,000	02/25/22	\$510.88	Columbia City Ale House	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	222404	9009	27,939	3222444	\$6,250,000	12/30/22	\$223.70	Olympic Uniforms	NC2-55 (M)	Industrial(Light)	2	69	Net Lease Sale; not in ratio
040	060	234130	0150	3,680	3129477	\$2,000,000	06/25/21	\$543.48	7-Eleven MLK @ S Orcas	NC2-55 (M)	Conv Store withou	1	69	Net Lease Sale; not in ratio

Vacant Sales Calc for Area 040 with Sales Used

5/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50	VACANT	LR2 (M)	Vacant(Multi-family)	1	Y	
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00	VACANT LAND (ASSOCIATE PARCEL W/ACCT #713230-0435)	NC3-55 (M)	Vacant(Commercial)	1	Y	
040	010	331950	1400	9,553	3120392	\$2,900,000	05/21/21	\$303.57	WAREHOUSE	NC3P-55 (M)	Warehouse	2	Y	
040	060	335740	0085	12,960	3129780	\$995,000	05/24/21	\$76.77	AUTOMOTIVE IMPORTS & DISTRIBUTOR	LR2 RC (M)	Shell Structure	1	Y	
040	050	149830	2615	8,122	3122020	\$1,000,000	05/26/21	\$123.12	Rainier Farmer Market	NC3-75 (M)	Shell Structure	1	Y	
040	060	564960	0035	51,533	3134559	\$7,700,000	07/20/21	\$149.42	CRESCENT APTS	NC2-55 (M)	Apartment	2	Y	
040	010	332000	0580	9,600	3161968	\$3,350,000	12/01/21	\$348.96	VACANT	DMR/C 75/75-95	Vacant(Commercial)	2	Y	
040	020	690920	0085	11,880	3165239	\$2,550,000	12/14/21	\$214.65	Former service station at 1301 31st Ave S	LR2 (M)	Vacant(Commercial)	1	Y	
040	040	754980	0515	12,086	3169415	\$1,700,000	01/19/22	\$140.66	Church	NC1-40 (M)	Apartment(Mixed Use)	1	Y	
040	060	266050	0247	16,807	3193347	\$1,350,000	06/01/22	\$80.32	5022 Marthin Luther King JR Way S	LR3 RC (M)	Vacant(Multi-family)	1	Y	
040	010	859090	0290	78,876	3195323	\$22,500,000	06/14/22	\$285.26	YESLER TERRACE - vacant land	LR3	Vacant(Commercial)	2	Y	
040	040	059700	0625	3,892	3196735	\$2,200,000	06/17/22	\$565.26	MULTI-TENANT OFFICE BLDG	NC2P-55 (M)	Office Building	1	Y	
040	010	332000	0430	15,007	3197438	\$3,500,000	06/23/22	\$233.22	NORTHWEST COMMUNITY DEVELOPMENT	NC3P-55 (M)	Office Building	1	Y	
040	010	859190	0100	13,875	3210018	\$4,335,000	09/07/22	\$312.43	12TH & MAIN PLAZA	DMR/C 75/75-95	Retail(Line/Strip)	1	Y	
040	060	170290	1565	16,500	3208946	\$3,735,975	09/09/22	\$226.42	PARKING	NC2P-55 (M)	Parking(Assoc)	4	Y	
040	050	539360	1250	51,016	3211559	\$13,500,000	09/28/22	\$264.62	Associated-1265	C1-75 (M)	Vacant(Commercial)	4	Y	
040	060	342660	0005	14,529	3219355	\$2,350,000	11/28/22	\$161.75	Cash America Pawn	NC2-55 (M)	Retail Store	1	Y	
040	060	392940	0040	11,160	3220946	\$3,000,000	12/15/22	\$268.82	CONSEJO COUNSELING	NC2-55 (M)	Church/Welfare/Relig	1	Y	
040	060	560900	0215	10,724	3226233	\$740,000	02/09/23	\$69.00	VACANT LAND & BARK,SAND, WOOD	NC2-55 (M)	Vacant(Commercial)	1	Y	
040	060	811310	0160	66,198	3230229	\$2,100,000	03/17/23	\$31.72	KINGWAY APTS LAND	NC2-55 (M)	Vacant(Multi-family)	1	Y	
040	050	000360	0065	13,700	3237461	\$2,925,000	05/15/23	\$213.50	76 AUTO CARE	SM-NR 95 (M)	Service Station	1	Y	
040	050	149830	1995	30,000	3237838	\$3,300,000	05/16/23	\$110.00	Vacant Land	C1-75 (M)	Vacant(Commercial)	4	Y	
040	060	605610	0620	29,839	3237381	\$35,224,000	05/16/23	\$1,180.47	Vacant - Econ Unit with Encore - MLK	NC1P-55 (M)	Vacant(Multi-family)	2	Y	
040	010	982200	0780	27,602	3239842	\$5,200,000	05/31/23	\$188.39	718 Yesler Way	LR3	Vacant(Multi-family)	1	Y	
040	060	160460	2205	6,323	3253704	\$500,000	09/06/23	\$79.08	VACANT LAND	NC2-55 (M)	Vacant(Commercial)	4	Y	
040	010	817010	0005	16,500	3253140	\$6,400,000	09/08/23	\$387.88	Dong Hing Market/Asian Pacific Market	DMR/C 75/75-95	Warehouse	2	Y	
040	050	149830	2525	51,620	3253480	\$14,350,000	09/12/23	\$277.99	former BURGER KING	NC3-75 (M)	Restaurant(Fast Food)	3	Y	
040	010	713430	0225	15,800	3253629	\$2,350,000	09/13/23	\$148.73	VACANT LAND (SAME OWNERSHIP W/ACCT #713430-0235,	IC-65 (M)	Parking(Assoc)	4	Y	

Vacant Sales Calc for Area 040 with Sales Not Used

5/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
040	010	982200	0730	70,879	3093175	\$36,250,000	01/07/21	\$511.43	Kaiser Medical Office Building	LR3	Vacant(Commerci	4	67	Gov't to non-gov't
040	060	266050	0247	16,807	3118169	\$2,250,000	05/12/21	\$133.87	5022 Martin Luther King Jr. Way S.	LR3 RC (M)	Vacant(Multi-fami	1	51	Related party, friend, or neighbor
040	050	388190	0515	36,760	3150918	\$5,480,925	10/05/21	\$149.10	VACANT LAND	NC3-75 (M)	Vacant(Commerci	4	52	Statement to dor
040	010	982200	0700	24,794	3161522	\$6,000,000	11/30/21	\$241.99	Northwest Kidney Centers	LR3	Vacant(Commerci	1	67	Gov't to non-gov't
040	050	388190	0515	41,820	3169896	\$15,000	01/14/22	\$0.36	VACANT LAND	NC3-75 (M)	Vacant(Commerci	5	24	Easement or right-of-way
040	050	149830	3000	4,425	3186296	\$819,990	03/16/22	\$185.31	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	050	149830	3000	4,425	3186492	\$819,990	04/13/22	\$185.31	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	050	149830	3000	4,425	3186597	\$732,078	04/13/22	\$165.44	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	050	149830	3000	4,425	3186866	\$787,208	04/13/22	\$177.90	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	050	149830	3000	4,425	3188241	\$803,000	04/13/22	\$181.47	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	050	754830	1085	20,000	3193536	\$9,000,000	06/02/22	\$450.00	Office Building	NC3-95 (M)	Industrial(Light)	2	11	Corporate affiliates
040	050	149830	3000	4,425	3196122	\$900,000	06/08/22	\$203.39	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	1	4	Presale
040	020	364410	0192	1,106	3210368	\$298,250	09/01/22	\$269.67	Unit 8	LR1 (M)	Vacant(Multi-fami	1	54	Affordable housing sales
040	050	149830	3015	30,975	3209861	\$900,000	09/02/22	\$29.06	VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commerci	4	4	Presale
040	020	364410	0190	1,119	3213062	\$237,000	09/29/22	\$211.80	Unit 6	LR1 (M)	Vacant(Multi-fami	1	63	Sale price updated by sales id group
040	020	364410	0193	1,106	3215895	\$298,250	10/12/22	\$269.67	Unit 9	LR1 (M)	Vacant(Multi-fami	1	63	Sale price updated by sales id group
040	020	364410	0194	1,152	3215827	\$298,250	10/12/22	\$258.90	Unit 10	LR1 (M)	Vacant(Multi-fami	1	63	Sale price updated by sales id group
040	040	282960	0109	85,177	3214989	\$6,525,000	10/14/22	\$76.61	PARKING LOT2 1200 12TH AVENUE	C1-55 (M)	Parking(Assoc)	1	67	Gov't to non-gov't
040	040	282960	0111	41,437	3214990	\$3,000,000	10/14/22	\$72.40	PARKING LOT1 1200 12TH AVENUE	C1-55 (M)	Parking(Assoc)	1	63	Sale price updated by sales id group
040	060	392940	0059	476	3221037	\$10,440	11/16/22	\$21.93	VAC LD	NC2-55 (M)	Right of Way/Utili	1	67	Gov't to non-gov't
040	020	364410	0191	878	3227516	\$237,000	02/15/23	\$269.93	Unit 7	LR1 (M)	Vacant(Multi-fami	1	63	Sale price updated by sales id group
040	060	560900	0005	5,934	3231827	\$10,000	03/28/23	\$1.69	Vacant Land	NR3	Vacant(Single-fam	1	52	Statement to dor
040	020	636290	0265	25,451	3246526	\$3,750,000	07/18/23	\$147.34	CHURCH	LR2 (M)	Shell Structure	3	63	Sale price updated by sales id group
040	060	505830	0125	9,612	3265514	\$1,570,000	12/19/23	\$163.34	Check Cashing Store	SM-NR 95 (M)	Retail Store	1	65	Plans and permits

## Area 40 Physical Inspection 2024

Geo	Neighborhood	Major	Minor	AddrLine
40	40	057000	0301	2555 BEACON AVE S
40	40	057000	0305	2535 BEACON AVE S
40	40	057000	0320	2530 15TH AVE S
40	40	057000	0325	2500 BEACON AVE S
40	40	057000	0330	2510 BEACON AVE S
40	40	057000	0340	2524 16TH AVE S
40	40	058800	0085	4611 14TH AVE S
40	40	059700	0535	3002 BEACON AVE S
40	40	059700	0645	3015 BEACON AVE S
40	40	059700	0650	3019 BEACON AVE S
40	40	059700	0685	3049 BEACON AVE S
40	40	059700	0690	3051 BEACON AVE S
40	40	059700	0695	3057 BEACON AVE S
40	40	060600	0030	3224 BEACON AVE S
40	40	090700	0060	2516 BEACON AVE S
40	40	090700	0080	2524 BEACON AVE S
40	40	090700	0090	2528 BEACON AVE S
40	40	090700	0100	2532 BEACON AVE S
40	40	090700	0130	2544 BEACON AVE S
40	40	138980	0130	2519 15TH AVE S
40	40	138980	0135	15TH AVE S
40	40	138980	0140	
40	40	149830	0780	2101 14TH AVE S
40	40	149830	0850	2025 14TH AVE S
40	40	149830	1020	2122 14TH AVE S
40	40	162404	9193	1660 S COLUMBIAN WAY
40	40	162404	9194	1625 S COLUMBIAN WAY
40	40	162404	9214	
40	40	162404	9270	3601 BEACON AVE S
40	40	170840	0330	4801 BEACON AVE S
40	40	212404	9056	2007 S ORCAS ST
40	40	212404	9098	5801 BEACON AVE S
40	40	212404	9241	2100 S GRAHAM ST
40	40	308600	2495	2701 15TH AVE S
40	40	308600	2496	S LANDER ST
40	40	308600	2560	2807 15TH AVE S
40	40	308600	3145	2701 BEACON AVE S
40	40	308600	3235	
40	40	308600	3245	
40	40	308600	3265	2821 BEACON AVE S

### Area 40 Physical Inspection 2024

Geo	Neighborhood	Major	Minor	AddrLine
40	40	308600	3285	2800 16TH AVE S
40	40	308600	3290	2800 BEACON AVE S
40	40	308600	3350	1607 S FOREST ST
40	40	308600	3356	2901 17TH AVE S
40	40	308600	3365	2915 17TH AVE S
40	40	365010	0010	3304 BEACON AVE S
40	40	365010	0030	3320 BEACON AVE S
40	40	365010	0035	3322 BEACON AVE S
40	40	367740	0086	4716 BEACON AVE S
40	40	367740	0105	4800 BEACON AVE S
40	40	367740	0175	4850 BEACON AVE S
40	40	367740	0190	4878 BEACON AVE S
40	40	367740	0205	4886 BEACON AVE S
40	40	367740	0370	4960 BEACON AVE S
40	40	367790	0050	2050 S COLUMBIAN WAY
40	40	367940	0155	1509 S SPOKANE ST
40	40	367940	0880	4346 15TH AVE S
40	40	367940	0885	4352 15TH AVE S
40	40	367940	0890	4362 15TH AVE S
40	40	367940	0985	4341 15TH AVE S
40	40	367940	0995	4337 15TH AVE S
40	40	367940	1175	4515 15TH AVE S
40	40	367940	1205	4500 15TH AVE S
40	40	386940	0275	
40	40	386940	0560	4925 CORSON AVE S
40	40	388190	0195	14TH AVE S
40	40	394290	0015	2514 S GRAHAM ST
40	40	394290	0110	6115 BEACON AVE S
40	40	396440	0220	3227 BEACON AVE S
40	40	396440	0271	3315 BEACON AVE S
40	40	396440	0295	3327 BEACON AVE S
40	40	425340	0125	1305 S LANDER ST
40	40	514100	0220	5117 13TH AVE S
40	40	514100	0320	1300 S DAWSON ST
40	40	640170	0150	
40	40	713330	0066	1320 14TH AVE S
40	40	713330	0145	1340 15TH AVE S
40	40	731990	0095	1722 S FOREST ST
40	40	754830	0020	1767 15TH AVE S
40	40	754830	0195	1715 16TH AVE S

### Area 40 Physical Inspection 2024

Geo	Neighborhood	Major	Minor	AddrLine
40	40	754830	0270	15TH AVE S
40	40	754830	0545	1701 18TH AVE S
40	40	754980	0515	5338 15TH AVE S
40	40	754980	0715	5321 17TH AVE S
40	40	754980	1300	5500 17TH AVE S
40	40	754980	1825	5500 15TH AVE S
40	40	754980	2075	1511 S LUCILE ST
40	40	754980	2085	5511 15TH AVE S
40	40	766010	0010	14TH AVE S
40	40	766010	0175	1531 13TH AVE S
40	40	785700	3770	6020 BEACON AVE S
40	40	785700	3800	6218 BEACON AVE S
40	40	792510	0125	5512 13TH AVE S
40	40	792510	0200	5306 13TH AVE S
40	40	792510	0510	5501 13TH AVE S
40	40	885000	0060	14TH AVE S
40	40	885000	0190	STURGUS AVE S
40	40	885000	0415	18TH AVE S
40	40	885000	0455	18TH AVE S
40	40	885000	0660	VALENTINE PL S
40	40	885000	0675	
40	40	885000	0685	VALENTINE PL S
40	40	912200	0196	13TH AVE S
40	40	912200	0255	2411 14TH AVE S
40	40	912200	0270	2400 BEACON AVE S
40	40	912200	0281	2415 BEACON AVE S
40	40	912200	0305	2424 BEACON AVE S
40	40	912200	0326	2343 15TH AVE S
40	40	912200	0345	2336 15TH AVE S

Improved Sales Calc for Area 045 with Sales Used

5/4/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	005	177310	1574	1,977	3266227	\$760,000	12/29/23	\$384.42	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	177310	1171	750	3260154	\$385,000	11/03/23	\$513.33	General Retail	NC2P-55 (M)	Retail Store	1	Y	
045	035	762570	3290	3,978	3259269	\$1,268,000	10/25/23	\$318.75	RETAIL STORES	NC2-40 (M)	Apartment(Mixed Use)	1	Y	
045	035	570850	0485	1,988	3255339	\$975,000	09/20/23	\$490.44	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	035	570850	0486	1,988	3255159	\$975,000	09/13/23	\$490.44	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	035	762570	3296	1,230	3251724	\$699,000	08/28/23	\$568.29	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	020	514280	0030	894	3252060	\$650,000	08/28/23	\$727.07	MARCUS PLACE	NC2-75 (M)	Condominium(Mixed Use)	1	Y	
045	035	762570	3304	1,242	3245777	\$745,000	07/10/23	\$599.84	NEW TOWNHOMES (RECENTLY COMPLETED 2022)	NC2-40 (M)	Townhouse Plat	1	Y	
045	045	012303	9104	7,334	3244231	\$1,100,000	06/27/23	\$149.99	CHASE BANK	CBSO	Bank	1	Y	
045	035	762570	3303	1,242	3237112	\$760,000	05/10/23	\$611.92	LIVE/WORK TOWNHOME	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	1451	3,130	3227939	\$1,700,000	02/27/23	\$543.13	MORGAN JUNCTION CROSSFIT	LR3 RC (M)	Warehouse	1	Y	
045	045	219510	0025	7,600	3223925	\$2,200,000	01/09/23	\$289.47	Center Mall	CBSO	Retail(Line/Strip)	1	Y	
045	015	249120	0870	3,537	3220912	\$925,000	12/15/22	\$261.52	Super Deli Mart	NC2P-55 (M)	Conv Store without Gas	1	Y	
045	045	630340	1055	4,700	3221019	\$975,000	11/18/22	\$207.45	VACANT BUILDING	CB	Tavern/Lounge	1	Y	
045	025	095200	2260	4,896	3215952	\$2,349,900	10/27/22	\$479.96	The Knightly Building (Mixed-Use)	NC1-65 (M1)	Apartment(Mixed Use)	1	Y	
045	005	177310	0090	15,180	3216191	\$4,025,000	10/26/22	\$265.15	SW PLUMBING - OFFICES/WH	C1-55 (M)	Office Building	4	Y	
045	035	762570	1301	1,208	3203169	\$755,000	07/29/22	\$625.00	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	035	757770	0117	1,656	3202522	\$850,000	07/19/22	\$513.29	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	035	762570	1420	4,436	3201571	\$1,400,000	07/07/22	\$315.60	RETAIL/APTS/RESIDENCE	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	005	177310	1745	3,787	3200121	\$1,750,000	06/29/22	\$462.11	OLYMPIA PIZZA AND PASTA/PHO REST/APT	NC2P-55 (M)	Restaurant/Lounge	1	Y	
045	035	757770	0142	1,656	3197039	\$840,400	06/16/22	\$507.49	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	035	570850	0436	2,484	3197199	\$1,200,000	06/03/22	\$483.09	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	035	570850	0436	2,484	3197200	\$1,200,000	06/03/22	\$483.09	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	025	757920	1045	3,050	3184799	\$2,045,000	04/19/22	\$670.49	Pho Than Brothers Restaurant	NC2-75 (M)	Restaurant/Lounge	1	Y	
045	035	246190	0020	3,630	3182285	\$1,275,000	04/06/22	\$351.24	JON B JOLLY INC	NC2-40 (M)	Office Building	1	Y	
045	015	150480	0093	6,451	3178424	\$2,300,000	03/15/22	\$356.53	14TH CHURCH OF CHRIST SCIENCE	NR3	Church/Welfare/Relig Srvc	1	Y	
045	020	762220	0055	6,812	3177208	\$4,840,000	03/09/22	\$710.51	DUKE'S RESTAURANT / 3RD FLOOR RESIDENCE	NC1-40 (M)	Restaurant/Lounge	1	Y	
045	025	095200	6215	4,431	3179829	\$1,875,000	03/09/22	\$423.16	GREEN TREE ANIMAL HOSPITAL	NC2-75 (M)	Vet/Animal Control Srvc	1	Y	
045	025	095200	6125	1,247	3175338	\$950,000	02/22/22	\$761.83	CHIROPRACTOR	NC2-55 (M)	Medical/Dental Office	1	Y	
045	045	320380	0005	12,480	3173827	\$5,125,000	02/22/22	\$410.66	BARTELL DRUG STORE	CBSO	Retail Store	1	Y	
045	045	797320	2660	4,990	3176400	\$755,000	02/18/22	\$151.30	Retail/Storage/Sm. Apt.	CBSO	Industrial(Light)	1	Y	
045	045	312380	0060	4,257	3173799	\$1,150,000	02/09/22	\$270.14	RETAIL BLDG. + RES (FMR. BRACE POINT POTTERY)	NC1-40 (M)	Retail Store	1	Y	



Improved Sales Calc for Area 045 with Sales Used

5/4/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	025	095200	2170	4,640	3164585	\$1,860,000	12/10/21	\$400.86	EDWARD JONES INVEST.& APTS	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	005	177310	1577	1,977	3162695	\$770,000	11/29/21	\$389.48	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	045	797320	2655	10,420	3160567	\$1,400,000	11/22/21	\$134.36	LA MEXICANA FOODS	CBSO	Warehouse	3	Y	
045	025	149530	0040	3,196	3159720	\$1,650,000	11/17/21	\$516.27	TAQUERIA GUAYMAS	NC3P-95 (M)	Restaurant/Lounge	1	Y	
045	035	165760	0010	643	3158731	\$309,500	11/09/21	\$481.34	COBBLESTONE COURT	NC2-40 (M)	Condominium(Mixed Use)	1	Y	
045	045	345100	0020	2,343	3154275	\$820,000	10/18/21	\$349.98	SUBWAY RESTAURANT	CBSO	Retail Store	1	Y	
045	015	935290	1000	15,960	3152553	\$1,250,000	10/15/21	\$78.32	WAREHOUSE STORAGE	NC2P-55 (M)	Warehouse	1	Y	
045	025	338990	0355	1,172	3148685	\$510,000	09/28/21	\$435.15	Triangle Building	NC2-55 (M)	Office Building	1	Y	
045	035	762570	3350	1,287	3149656	\$690,000	09/24/21	\$536.13	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	040	095200	4047	2,550	3146385	\$975,000	09/17/21	\$382.35	BUDGET BLINDS	NC3-75 (M)	Retail Store	1	Y	
045	015	935290	1015	2,130	3146420	\$800,000	09/10/21	\$375.59	MEINEKE CAR CARE	NC2P-55 (M)	Service Building	1	Y	
045	010	911875	0010	2,294	3144027	\$1,025,000	09/03/21	\$446.82	WALKER RESIDENTIAL CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
045	025	149530	0010	6,228	3143131	\$2,700,000	08/27/21	\$433.53	PHARMACA/GREAT HARVEST BREAD/BIN 41	NC3P-95 (M)	Retail Store	1	Y	
045	005	177310	1780	3,511	3139690	\$1,070,000	08/18/21	\$304.76	B & P LAB ENVIROMENTAL CONTROL	NC2P-55 (M)	Warehouse	1	Y	
045	030	079500	1735	5,440	3138893	\$975,000	08/11/21	\$179.23	Industrial Warehouse	CBSO	Industrial(Light)	2	34	Use-change after sale; not in ratio
045	020	122403	9033	2,001	3137529	\$1,000,000	08/02/21	\$499.75	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	040	762870	0299	1,092	3132367	\$549,000	06/25/21	\$502.75	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	040	762870	0300	1,066	3134577	\$585,000	06/23/21	\$548.78	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	025	095200	2151	1,378	3128799	\$679,000	06/22/21	\$492.74	LIVE/WORK TOWNHOME	LR3 RC (M)	Single Family(C/I Use)	1	Y	
045	015	534720	0205	5,000	3127125	\$1,650,000	06/16/21	\$330.00	ROXBURY PLAZA	NC2P-55 (M)	Retail(Line/Strip)	1	Y	
045	005	327830	0074	1,041	3129150	\$565,000	06/14/21	\$542.75	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	040	762870	0294	1,066	3128056	\$539,950	06/09/21	\$506.52	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	015	789980	0075	4,360	3123320	\$1,300,000	06/02/21	\$298.17	Mtn of Transfiguration Alofa Tunoa Pentecostal Church	NR3	Church/Welfare/Relig Srvc	1	Y	
045	005	327830	0072	1,042	3123852	\$550,000	05/21/21	\$527.83	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0073	1,042	3124213	\$559,000	05/21/21	\$536.47	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0071	1,140	3122262	\$579,000	05/18/21	\$507.89	Live/work Townhome	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	020	122403	9037	1,899	3112927	\$735,000	04/19/21	\$387.05	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	045	721140	1395	3,000	3112056	\$800,000	04/13/21	\$266.67	RETAIL BUILDING	CBSO	Medical/Dental Office	1	Y	
045	015	329870	1065	2,776	3110678	\$489,000	04/08/21	\$176.15	Office Building	NC2P-55 (M)	Medical/Dental Office	1	Y	
045	005	327830	0075	1,366	3097027	\$660,000	01/20/21	\$483.16	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	
045	005	327830	0077	1,381	3095605	\$624,000	01/14/21	\$451.85	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	

Improved Sales Calc for Area 045 with Sales Not Used

5/4/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	025	095200	2655	49,744	3244139	\$1,626,877	06/29/23	\$32.70	SEATTLE LUTHERN HIGH SCHOOL	LR2 (M)	School/Private)	2	17	Non-profit organization
045	045	721140	0945	14,790	3241468	\$3,870,000	06/10/23	\$261.66	9 Townhomes - Two Buildings (Under Constructio	R24	Apartment	1	51	Related party, friend, or neighbor
045	020	765240	0070	1,634	3231795	\$2,000,000	03/31/23	\$1,223.99	W.SEATTLE BREWING CO./AMPERSAND CAFE	NC1-40 (M)	Restaurant/Loung	1	46	Non-representative sale
045	015	436570	0320	3,171	3228741	\$1,100,000	03/03/23	\$346.89	GAS DEPOT/PLANET VAPES	NC3-55 (M)	Conv Store with G	1	33	Lease or lease-hold
045	035	253940	0070	569	3223560	\$294,675	01/12/23	\$517.88	FINDLAY TOWNHOMES	NC2-40 (M)	Condominium(Mi)	1		Townhouse-office
045	035	762570	1445	2,099	3223019	\$750,000	12/28/22	\$357.31	DENTAL CLINIC	LR3 RC (M)	Medical/Dental O	1	22	Partial interest (1/3, 1/2, etc.)
045	045	062304	9013	20,008	3215532	\$8,892	09/29/22	\$0.44	MT.VIEW PRESBYTERIAN CHURCH	R6	Church/Welfare/R	1	51	Related party, friend, or neighbor
045	030	079500	0295	924	3203538	\$395,950	08/01/22	\$428.52	RETAIL/OFFICE	CBSO	Retail Store	1	46	Non-representative sale
045	045	769460	0061	2,720	3203296	\$1,150,000	08/01/22	\$422.79	SHOREWOOD GROCERY	R6	Retail Store	1	46	Non-representative sale
045	045	345100	0209	5,057	3195056	\$1,645,000	06/08/22	\$325.29	APPLE VALLEY DENTAL CLINIC	CBSO	Retail Store	1	51	Related party, friend, or neighbor
045	045	320380	0178	3,840	3182770	\$1,700,000	04/06/22	\$442.71	Proletariat Pizza	CBSO	Retail Store	1	46	Non-representative sale
045	045	726220	0011	1,288	3169469	\$1,500,000	01/18/22	\$1,164.60	76	CB	Conv Store with G	1	33	Lease or lease-hold
045	005	177310	1435	1,800	3168212	\$1,700,000	01/10/22	\$944.44	SUPER 24 CONVENIENCE STORE	NC2P-55 (M)	Conv Store withou	1	46	Non-representative sale
045	030	052304	9034	2,592	3165346	\$675,000	12/14/21	\$260.42	CRAFT BUILT	CBSO	Warehouse	1	46	Non-representative sale
045	045	312380	0055	0	3149026	\$900,000	09/21/21	\$0.00	VACANT LOT (FORMER CHURCH) - FUTURE TOW	NC1-40 (M)	Church/Welfare/R	1	65	Plans and permits
045	045	345100	0234	2,730	3137739	\$1,850,000	08/04/21	\$677.66	Single Family Residence	CB	Single Family(C/I Z	1	24	Easement or right-of-way
045	035	246190	0045	2,760	3135126	\$2,000,000	07/21/21	\$724.64	CANNA WEST SEATTLE	NC2-40 (M)	Retail Store	1	46	Non-representative sale
045	035	757770	0140	1,656	3130326	\$138,723	07/02/21	\$83.77	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I U	1	18	Quit claim deed
045	015	436570	0060	9,604	3130239	\$3,150,000	07/01/21	\$327.99	Wa State Driver Licensing	NC3-55 (M)	Office Building	1	59	Bulk portfolio sale
045	010	927620	0040	2,350	3125129	\$730,000	06/09/21	\$310.64	WISEMAN'S APPLIANCE & TV	NC2P-55 (M)	Retail Store	1	51	Related party, friend, or neighbor
045	030	079500	0270	5,293	3119873	\$500,000	05/17/21	\$94.46	SCOTT'S AUTO BODY	CBSO	Service Building	2	12	Estate administrator, guardian, or e
045	015	329870	1140	14,490	3119107	\$4,100	04/06/21	\$0.28	WALGREENS DRUGSTORE	NC2P-55 (M)	Retail Store	1	67	Gov't to non-gov't

Vacant Sales Calc for Area 045 with Sales Used

5/4/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	045	721140	1405	7,200	3264847	\$350,000	12/14/23	\$48.61	VACANT/LD TRUCKING AND EXCAVATING	CBPSODPA	Vacant(Commercial)	1	Y	
045	035	762570	2915	5,500	3253392	\$673,000	09/12/23	\$122.36	Garage/storage	LR2 (M)	Shell Structure	1	Y	
045	030	079500	1515	20,519	3244859	\$945,000	07/03/23	\$46.05	VACANT LAND	CBSO	Vacant(Commercial)	2	Y	
045	040	095200	8105	5,750	3236075	\$1,020,000	05/04/23	\$177.39	QUALITY AUTO BUFF	NC3-75 (M)	Service Building	1	Y	
045	045	320380	0130	11,773	3222490	\$770,000	12/30/22	\$65.40	VACANT LOT	CBSO	Vacant(Commercial)	2	Y	
045	045	012303	9146	4,576	3208219	\$525,000	09/01/22	\$114.73	THE LOCKER ROOM BAR & GRILL	CBSO	Tavern/Lounge	1	Y	
045	015	798540	0270	15,050	3207810	\$650,000	08/30/22	\$43.19	RESIDENCE	C1-40 (M)	Single Family(Res Use/Zone)	1	Y	
045	025	762570	0530	7,500	3207842	\$1,600,000	08/26/22	\$213.33	OCAK CENTER	NC2-40 (M)	Apartment(Mixed Use)	1	Y	
045	045	300480	0415	13,188	3207040	\$825,000	08/26/22	\$62.56	SORRENSEN AUTO & MARINE	CBSO	Warehouse	2	Y	
045	040	528820	0040	7,405	3197918	\$2,400,000	06/26/22	\$324.11	WESTSIDE MEDICAL	NC3P-55 (M)	Medical/Dental Office	1	Y	
045	020	386740	0050	14,585	3186367	\$4,350,000	04/25/22	\$298.25	VACANT	MR (M)	Vacant(Multi-family)	4	34	Use-change after sale; not in ratio
045	020	387090	0120	3,120	3186498	\$1,100,000	04/21/22	\$352.56	TEAR DOWN	MR (M)	Single Family(Res Use/Zone)	1	Y	
045	035	762570	2425	7,500	3180084	\$1,300,000	03/16/22	\$173.33	SERVICE GAR HOUSE & APT	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	040	762870	0150	4,120	3173432	\$350,000	02/07/22	\$84.95	VACANT	C1-55 (M)	Vacant(Commercial)	1	Y	
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1	Y	
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant(Multi-family)	1	Y	
045	025	095200	2320	5,750	3136512	\$1,145,000	07/19/21	\$199.13	4 PLEX	LR2 (M)	4-Plex	1	29	Seg/merge after sale; not in ratio
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1	Y	
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1	Y	

Vacant Sales Calc for Area 045 with Sales Not Used

5/4/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
045	020	927570	0210	10,260	3253909	\$880,000	09/15/23	\$85.77	VACANT LAND	NC2-75 (M)	Vacant(Commerci	2	56	Builder or developer sales
045	040	095200	4790	11,442	3226373	\$1,800,000	02/14/23	\$157.32	VACANT MUFFLER SHOP	NC3-75 (M)	Service Building	1	74	Contamination

**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	5	006500	0005	GRILLBIRD RESTAURANT	6501 35TH AVE SW
45	5	006500	0010	CHECKMATE DRY CLEANERS	3503 SW MORGAN ST
45	5	006500	0020	MEDICAL CLINIC	6517 35TH AVE SW
45	5	006500	0025	RETAIL-APT-SFR	6521 35TH AVE SW
45	5	006500	0035	NCOMPASS	6535 35TH AVE SW
45	5	104140	0010	BRANDON COURT	2401 SW BRANDON ST
45	5	132403	9019	VACANT	No Situs Address
45	5	132403	9030	DELRIDGE COMMUNITY CENTER	4441 DELRIDGE WAY SW
45	5	132403	9078	Vacant	No Situs Address
45	5	132403	9116	COOPER Elementary School	1901 SW GENESEE ST
45	5	177310	0090	BEE'S PLUMBING - OFFICES/WH	2401 SW ALASKA ST
45	5	177310	0100	VACANT LAND (imp on -0090)	4701 DELRIDGE WAY SW
45	5	177310	0220	SW PLUMBING WAREHOUSE	No Situs Address
45	5	177310	0225	BEE'S PLUMBING WAREHOUSE	4700 25TH AVE SW
45	5	177310	0450	DISABLED AMER VETERANS	4857 DELRIDGE WAY SW
45	5	177310	0600	PEARLS TEA	4800 DELRIDGE WAY SW
45	5	177310	0695	OFFICE & APTS	5001 DELRIDGE WAY SW
45	5	177310	0780	FULL GOSPEL PENTECOSTAL	5071 DELRIDGE WAY SW
45	5	177310	0925	COMBAT ARTS ACADEMY/ DAVUD	5050 DELRIDGE WAY SW
45	5	177310	1085	DELRIDGE FOOD MART	5235 DELRIDGE WAY SW
45	5	177310	1171	General Retail	5214 DELRIDGE WAY SW
45	5	177310	1410	SHELL FOOD MART	5439 DELRIDGE WAY SW
45	5	177310	1435	MARKET (VACANT)	5455 DELRIDGE WAY SW
45	5	177310	1515	DELRIDGE AUTO REPAIR	5402 DELRIDGE WAY SW
45	5	177310	1520	AUTO REPAIR GARAGE	5404 DELRIDGE WAY SW
45	5	177310	1525	RESIDENCE	5408 DELRIDGE WAY SW
45	5	177310	1545	OFFICE/4 APTS	5424 DELRIDGE WAY SW
45	5	177310	1550	Mixed Use Office/Apts	5428 DELRIDGE WAY SW
45	5	177310	1573	LIVE/WORK TOWNHOME	No Situs Address
45	5	177310	1574	LIVE/WORK TOWNHOME	No Situs Address
45	5	177310	1575	TOWNHOME	No Situs Address
45	5	177310	1576	TOWNHOME	No Situs Address
45	5	177310	1577	LIVE/WORK TOWNHOME	No Situs Address
45	5	177310	1578	TOWNHOME	No Situs Address
45	5	177310	1579	LIVE/WORK TOWNHOME	No Situs Address
45	5	177310	1585	DAYCARE	5458 DELRIDGE WAY SW
45	5	177310	1745	OLYMPIA PIZZA AND PASTA/PHO	5605 DELRIDGE WAY SW
45	5	177310	1750	OFFICE BLDG	5609 DELRIDGE WAY SW
45	5	177310	1760	VACANT	No Situs Address
45	5	177310	1765	VACANT RETAIL	5621 DELRIDGE WAY SW
45	5	177310	1780	B & P LAB ENVIROMENTAL	5635 DELRIDGE WAY SW
45	5	177310	1810	CHILDREN'S ACADEMY	5657 DELRIDGE WAY SW
45	5	177310	1890	COMMERCIAL FOOD PREP	5600 DELRIDGE WAY SW
45	5	177310	1895	STORAGE & LITE	5604 DELRIDGE WAY SW
45	5	177310	1900	GQ ELECTRONICS	5608 DELRIDGE WAY SW
45	5	177310	1910	WORLD KIDS SCHOOL	5616 DELRIDGE WAY SW
45	5	177360	0170	MICRO APARMENTS - FOOTPRINT	4546 DELRIDGE WAY SW
45	5	177360	0880	RADIO TRAINING STATION	4441 21ST AVE SW
45	5	213520	0025	SOUTH SEATTLE COMMUNITY	6000 16TH AVE SW
45	5	213520	0050	SOUTH SEATTLE COMMUNITY	No Situs Address
45	5	242403	9020	VACANT LAND	No Situs Address
45	5	242403	9030	CITY LIGHT SUBSTATION	No Situs Address
45	5	242403	9031	HIGH POINT BRANCH SEATTLE	3411 SW RAYMOND ST
45	5	242403	9032	High Point Community Health	3405 SW RAYMOND ST
45	5	244460	0005	Dept. of Social & Health Services -	4045 DELRIDGE WAY SW
45	5	244460	0250	CONTRACTORS OFFICE/STG	4034 DELRIDGE WAY SW
45	5	244460	0260	VACANT LAND	No Situs Address
45	5	244460	0285	VACANT LAND	4050 DELRIDGE WAY SW
45	5	244510	0300	VACANT LAND (concrete pad)	No Situs Address

**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	5	244510	0310	M & R LIGHTING	3850 DELRIDGE WAY SW
45	5	244510	0315	MIXED-USE RETAIL	3860 DELRIDGE WAY SW
45	5	248920	0285	MYRTLE RESERVOIR	6900 36TH AVE SW
45	5	252403	9015	FOREST LAWN FUNERAL HOME	6701 30TH AVE SW
45	5	252403	9022	VACANT LAND - FOREST LAWN	No Situs Address
45	5	252403	9040	FOREST LAWN	6701 30TH AVE SW
45	5	252403	9050	WEST SEATTLE ELEMENTARY	6760 34TH AVE SW
45	5	252403	9053	THIEN AN BAPTIST CHURCH	2900 SW MYRTLE ST
45	5	252403	9054	VACANT LAND - FOREST LAWN	34TH AVE SW
45	5	252403	9055	VACANT LAND - FOREST LAWN	28TH AVE SW
45	5	252403	9056	OPEN SPACE ACQUISITION	No Situs Address
45	5	252403	9059	High Point Community Center	6920 34TH AVE SW
45	5	284870	0005	SKYLARK RESTAURANT	3801 DELRIDGE WAY SW
45	5	284870	0015	MODE MUSIC STUDIO	3805 DELRIDGE WAY SW
45	5	284870	0020	OUNCES TAPROOM	No Situs Address
45	5	284870	0230	STUDIO 1208	3856 23RD AVE SW
45	5	302404	9011	SEATTLE CITY PARK	7226 12TH AVE SW
45	5	302404	9107	VACANT CITY OF SEA	HIGHLAND PARK WAY SW
45	5	302404	9177	VACANT LAND (no access)	No Situs Address
45	5	302404	9178	VACANT LAND (no access)	No Situs Address
45	5	327780	0650	WALGREEN'S (Econ. Unit on	6312 35TH AVE SW
45	5	327780	0680	SOUTH SEATTLE MARKET	6352 35TH AVE SW
45	5	327780	1541	SEATTLE HOUSING AUTHORITY	6558 35TH AVE SW
45	5	327830	0059	HIGHPOINT MINI MARKET/ REPAIR	3413 SW GRAHAM ST
45	5	327830	0061	HAN'S VW REPAIR	6302 35TH AVE SW
45	5	327830	0064	WALGREENS PARKING (Econ. Unit	6303 35TH AVE SW
45	5	327830	0071	LIVE/WORK TOWNHOME	6301 34TH AVE SW
45	5	327830	0072	LIVE/WORK TOWNHOME	6303 34TH AVE SW
45	5	327830	0073	LIVE/WORK TOWNHOME	6305 34TH AVE SW
45	5	327830	0074	LIVE/WORK TOWNHOME	6307 34TH AVE SW
45	5	327830	0075	LIVE/WORK TOWNHOME	6309 34TH AVE SW
45	5	327830	0076	LIVE/WORK TOWNHOME	6311 34TH AVE SW
45	5	327830	0077	LIVE/WORK TOWNHOME	6313 34TH AVE SW
45	5	327830	0078	VACANT	3405 SW GRAHAM ST
45	5	327830	0085	ELEC SUBSTATION	3409 SW GRAHAM ST
45	5	327860	4450	NEIGHBORHOOD HOUSE	6400 SYLVAN WAY SW
45	5	327861	0890	HIGH POINT	No Situs Address
45	5	327861	2980	VACANT LAND	No Situs Address
45	5	327861	3240	Vacant Land	No Situs Address
45	5	327861	3250	Open Space	No Situs Address
45	5	327861	5840		No Situs Address
45	5	338812	0010	Youngstown Cultural Arts	4408 DELRIDGE WAY SW
45	5	338812	0020	Youngstown Cultural Arts	4408 DELRIDGE WAY SW
45	5	343850	0100	GU-WI GUTTERS AND WINDOWS	1904 SW DAWSON ST
45	5	343850	0360	CITY POWER UTILITY	5601 23RD AVE
45	5	343850	1230	BOREN JR. HIGH SCHOOL	5950 DELRIDGE WAY SW
45	5	343850	1350	VACANT	5900 DELRIDGE WAY SW
45	5	343850	1360	VACANT	5900 DELRIDGE WAY SW
45	5	343850	1375	WETLAND (no access)	No Situs Address
45	5	343850	2302	VACANT LAND	SYLVAN WAY SW
45	5	343850	2520	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2530	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2540	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2550	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2560	SANISLO ELEMENTARY SCHOOL	1812 SW MYRTLE ST
45	5	343850	2600	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2610	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2611	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2620	SANISLO ELEMENTARY SCHOOL -	No Situs Address

**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	5	343850	2630	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	2640	SANISLO ELEMENTARY SCHOOL -	No Situs Address
45	5	343850	3390	VACANT LAND	SW ORCHARD ST
45	5	343850	3410	VACANT LAND	SW ORCHARD ST
45	5	387490	0005	CAR WASH PALACE	6301 35TH AVE SW
45	5	387490	0015	ENTERPRISE RENTAL CAR	6313 35TH AVE SW
45	5	387490	0020	RETAIL / OFFICE	6323 35TH AVE SW
45	5	617190	0005	SOUTH SEATTLE COMMUNITY	6000 16TH AVE SW
45	5	757320	0026	OUR LADY OF GUADALUPE	7000 35TH AVE SW
45	5	757320	0040	CHURCH PARISH HALL AND	7000 35TH AVE SW
45	5	788150	0255	SM STEMPER ARCHITECTS	4000 DELRIDGE WAY SW
45	5	789160	0285	VACANT LAND	4106 DELRIDGE WAY SW
45	5	789160	0295	VACANT LAND	No Situs Address
45	5	798540	0360	VACANT LAND (no access)	2450 SW OTHELLO ST
45	5	798540	0365	VACANT LAND	SYLVAN WAY SW
45	5	798540	0370	VACANT LAND	2430 SW OTHELLO ST
45	5	798540	0380	VACANT LAND	SYLVAN WAY SW
45	5	798540	0385	VACANT LAND	SYLVAN WAY SW
45	5	798540	0390	VACANT LAND	SYLVAN WAY SW
45	5	798540	0395	VACANT	2260 SYLVAN WAY SW
45	5	798540	0402	VACANT LAND	No Situs Address
45	5	798540	0404	VACANT LAND	No Situs Address
45	5	798540	0412	Vacant (no access)	No Situs Address
45	5	798540	0415	CITY OF SEATTLE/VACANT	SW WEBSTER ST
45	5	798540	0430	VACANT	7185 24TH AVE SW
45	5	798540	0440	SFR/BUSINESS USE	7184 SYLVAN WAY SW
45	5	798540	0441	VIETNAMESE CULTURAL CENTER	No Situs Address
45	5	798540	0445	VACANT	2228 SW ORCHARD ST
45	5	798540	0446	SFR /VIETNAMESE CULTURAL	2236 SW ORCHARD ST
45	5	798540	0480	TUG TAVERN	2216 SW ORCHARD ST
45	5	798540	0505	VACANT	DELRIDGE WAY SW
45	5	798540	0510	VACANT	DELRIDGE WAY SW
45	5	798540	0520	SHELL FOOD MART	7132 DELRIDGE WAY SW
45	5	812210	0005	WELLNESS CENTER/ CATERER	7356 35TH AVE SW
45	5	812210	0010	BEE WAX SPA / INNER ALCHEMY	7352 35TH AVE SW
45	5	812210	0015	SEATTLE STYLE SALON	7350 35TH AVE SW
45	5	812210	0020	NW Montessori School	7344 35TH AVE SW
45	5	812210	1412	VACANT (no access)	No Situs Address
45	5	812210	1417	VACANT (no access)	No Situs Address
45	5	812210	1420	VACANT LAND (no access)	2600 SW OTHELLO ST
45	5	812310	0005	OUR LADY OF GUADALUPE	3401 SW MYRTLE ST
45	5	812310	0025	OUR LADY OF GUADALUPE	7100 35TH AVE SW
45	5	935800	0300	WEST SEATTLE HEALTH CLUB	2629 SW ANDOVER ST
45	5	935800	0825	CROSSFIT FACILITY	2653 SW YANCY ST
45	5	935800	1220	VACANT	4111 26TH AVE SW
45	15	085900	0045	VACANT MULT ZONE LAND	8600 25TH AVE SW
45	15	085900	0055	Vacant Land	SW TRENTON ST
45	15	126320	0070	Addy's Pet Shop	1022 SW HENDERSON ST
45	15	150480	0093	World Kid's School	3601 SW BARTON ST
45	15	193230	0005	FIRE STATION	No Situs Address
45	15	193230	0020	VACANT (IMP ON -0005)	No Situs Address
45	15	193230	0245	E.C. HUGHES ELEMENTARY	7740 34TH AVE SW
45	15	211270	0145	MARKET / RESTAURANT / COFFEE	1513 SW HOLDEN ST
45	15	211270	0890	PARADISE OF PRAISE MINISTRY	1316 SW HOLDEN ST
45	15	211270	1145	FIRESTATION	1512 SW HOLDEN ST
45	15	211320	0005	SEATTLE CITY LIGHT	16TH AVE SW
45	15	211470	0565	HIGHLAND PARK CORNER STORE	7789 HIGHLAND PARK WAY SW
45	15	211470	0996	Highland Park Improvement Club	1116 SW HOLDEN ST
45	15	249120	0870	Super Deli Mart	9051 35TH AVE SW

**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	15	249120	0900	OFFICE AND SFR	9037 35TH AVE SW
45	15	249120	0930	RETAIL BUILDING	9003 35TH AVE SW
45	15	249120	0940	RETAIL/OFFICE/APT	9001 35TH AVE SW
45	15	249120	1056	RESTING WATERS	9205 35TH AVE SW
45	15	249120	1060	DERE AUTO	9201 35TH AVE SW
45	15	249120	1255	35TH AVENUE CHIROPRACTIC /	9455 35TH AVE SW
45	15	249120	1260	RETAIL & APTS	9451 35TH AVE SW
45	15	249120	1265	RETAIL/OFFICE	9447 35TH AVE SW
45	15	249220	0005	WEST SEATTLE AUTO WORKS	7501 35TH AVE SW
45	15	249220	0485	TRINITY WEST SEATTLE	7551 35TH AVE SW
45	15	249220	0655	HOWDEN KENNEDY FUNERAL	7603 35TH AVE SW
45	15	249220	0805	COMPLETE AUTO REPAIR	7617 35TH AVE SW
45	15	269560	0215	Swedish Automotive	7901 35TH AVE SW
45	15	312404	9024	City of Seattle Joint Training	9401 MYERS WAY S
45	15	312404	9028	CITY OF SEATTLE RESEVOIR (no	8801 3RD AVE S
45	15	312404	9033	PLYMOUTH BRETHERN CHRISTIAN	9215 3RD AVE SW
45	15	312404	9155	AGES IN STAGES CHILDCARE	9461 OLSON PL SW
45	15	312404	9215	METRO PARK & RIDE LOT	No Situs Address
45	15	322404	9042	CHURCH OF LATTER DAY SAINTS	9500 MYERS WAY S
45	15	322404	9082	VACANT LAND	9501 1ST AVE S
45	15	329870	0455	SALVATION ARMY PARKING	No Situs Address
45	15	329870	0456	SALVATION ARMY PARKING	9006 16TH AVE SW
45	15	329870	0470	SALVATION ARMY (imps on -0490)	9012 16TH AVE SW
45	15	329870	0471	VACANT	9020 16TH AVE SW
45	15	329870	0476	SALVATION ARMY (imps on -0490)	9000 16TH AVE SW
45	15	329870	0490	SALVATION ARMY	9050 16TH AVE SW
45	15	329870	0580	AUTO & BRAKE SERVICE - NO GAS	9200 16TH AVE SW
45	15	329870	0586	HIGHLAND PARK BAPTIST CHURCH	1507 SW BARTON ST
45	15	329870	0606	PARKING FOR WESTWOOD	9225 15TH AVE S
45	15	329870	0615	WESTWOOD CHRISTIAN	9252 16TH AVE SW
45	15	329870	1065	Office Building	1416 S ROXBURY ST
45	15	329870	1100	YARD SPACE (assoc)	9400 16TH AVE SW
45	15	329870	1115	TAM INDUSTRIES	9420 16TH AVE SW
45	15	329870	1117	TAM INDUSTRIES	9426 16TH AVE SW
45	15	329870	1122	BENTON REALTY/MEAT the LIVE	9430 16TH AVE SW
45	15	329870	1125	TAM INDUSTRIES	9420 16TH AVE SW
45	15	329870	1136	RETAIL	1516 SW ROXBURY ST
45	15	329870	1140	WALGREENS DRUGSTORE	9456 16TH AVE SW
45	15	343850	3350	VACANT LAND	SW ORCHARD ST
45	15	362403	9008	STADIUM & SPORTS FIELD	8402 30TH AVE SW
45	15	362403	9032	CHIEF SEALTH INTERNATIONAL	2500 SW THISTLE ST
45	15	362403	9057	ROXHILL ELEMENTARY SCHOOL	9450 30TH AVE SW
45	15	362403	9088	CITY LIGHT SUBSTATION	9460 34TH AVE SW
45	15	362403	9127	ROXBURY SPINE AND WELLNESS	2656 SW ROXBURY ST
45	15	362403	9154	ROXHILL PARK	9244 29TH AVE SW
45	15	362403	9163	WESTWOOD VILLAGE POST	2721 SW TRENTON ST
45	15	362403	9172	SOUTHWEST POOL / TEEN LIFE	2801 SW THISTLE ST
45	15	436470	0075	THE Y	8443 34TH AVE SW
45	15	436470	0085	HALLOWS CHURCH	3420 SW CLOVERDALE ST
45	15	436470	0415	COMMUNITY PARK (FORMER	No Situs Address
45	15	436520	0102	SHELL GAS STATION	8848 35TH AVE SW
45	15	436520	0925	SEATTLE PUBLIC LIBRARY	9000 35TH AVE SW
45	15	436520	1005	VACANT COM LAND	9050 35TH AVE SW
45	15	436570	0060	OFFICE BUILDING (VACANT)	8830 25TH AVE SW
45	15	436570	0315	BURGER BOSS	9061 DELRIDGE WAY SW
45	15	436570	0320	GAS DEPOT/PLANET VAPES	9001 DELRIDGE WAY SW
45	15	436570	0340	OFFICE/GARAGE	9025 DELRIDGE WAY SW
45	15	436570	0360	7-ELEVEN	9041 DELRIDGE WAY SW
45	15	436570	0505	SEWER DETENTION TANK W/UTL	2201 SW HENDERSON ST



**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	15	500500	0155	KINGDOM HALL JEHOVAH'S	2121 SW CAMBRIDGE ST
45	15	500500	0220	The Community School of West	9450 22ND AVE SW
45	15	534720	0005	LAND FOR GAS STATION IMPS ON	9200 35TH AVE SW
45	15	534720	0020	7-ELEVEN	9200 35TH AVE SW
45	15	534720	0200	NAIL SALON	9444 35TH AVE SW
45	15	534720	0205	ROXBURY PLAZA	9450 35TH AVE SW
45	15	645330	0110	VACANT LAND	10001 1ST AVE S
45	15	681810	0275	E.C. HUGHES PARK	28TH AVE SW
45	15	775050	0001	VACANT	9TH AVE SW
45	15	775050	0155	MORNING STAR MINI MART	8855 9TH AVE SW
45	15	775050	0220	UNITED METHODIST CHURCH	9000 10TH AVE SW
45	15	775050	0355	HIGHLAND PARK UNITED	9001 9TH AVE SW
45	15	783180	0090	7-11 STORE	1600 SW HOLDEN ST
45	15	789980	0075	Mtn of Transfiguration Alofa	8858 17TH AVE SW
45	15	789980	0125	Iglesia Rock Eterna	8825 16TH AVE SW
45	15	789980	0240	PARKING / CHURCH	1700 SW HENDERSON ST
45	15	789980	0245	Grace and Truth Church	1700 SW HENDERSON ST
45	15	789980	0620	MT VIEW TOWING	9000 DELRIDGE WAY SW
45	15	789980	0625	ENVISION REMODELING	9010 DELRIDGE WAY SW
45	15	789980	0670	MEDLOCK AND SONS (TESLA & EV	9028 DELRIDGE WAY SW
45	15	789980	0680	WATTS ELECTRICAL/AUTO REPAIR	9050 DELRIDGE WAY SW
45	15	789980	0700	DOG-DAYCARE & OUTDOOR	9064 DELRIDGE WAY SW
45	15	789980	0811	MICRO APARTMENTS - RENOVO	9026 18TH AVE SW
45	15	789980	1025	NEW TRADITIONS	9045 16TH AVE SW
45	15	789980	1085	RETAIL/APT	9001 16TH AVE SW
45	15	797260	0405	A&E AUTO/VAN'S HAIR SALON	7902 9TH AVE SW
45	15	797260	3200	COMMUNITY OF CHRIST CHURCH,	8611 11TH AVE SW
45	15	797260	3210	HIGHLAND PARK SCHOOL	1012 SW TRENTON ST
45	15	797260	3360	AGES IN STAGES/ROYAL CUTS	910 SW TRENTON ST
45	15	797260	3405	HIGHLAND PARK CHURCH OF	8600 9TH AVE SW
45	15	797260	3450	AGES IN STAGES CHILDCARE	8658 9TH AVE SW
45	15	797260	3510	WESTCREST PARK & STABLES	9000 8TH AVE SW
45	15	797260	3520	CITY OF SEATTLE ENGINEERING	9200 8TH AVE SW
45	15	797260	3535	WEST SEATTLE RESERVOIR	8800 8TH AVE SW
45	15	797260	4535	SONRISE EVANGELICAL FREE	610 SW ROXBURY ST
45	15	798540	0076	WEST SEATTLE PSYCHIATRIC	2600 SW HOLDEN ST
45	15	798540	0116	UTILITY SITE LD MULT	SW WEBSTER ST
45	15	798540	0125	UTILITY SITE LD MULT	SW WEBSTER ST
45	15	798540	0145	VACANT LD MULT	DELRIDGE WAY SW
45	15	798540	0150	PARK	No Situs Address
45	15	798540	0155	UTILITY SITE LD MULT LAND	SW WEBSTER ST
45	15	798540	0185	Greater Seattle Filipino-American	2620 SW KENYON ST
45	15	798540	0265	WEST SEATTLE PSYCHIATRIC	2600 SW HOLDEN ST
45	15	798540	0266	WEST SEATTLE PSYCHIATRIC	2651 SW WEBSTER ST
45	15	798540	0267	Vacant	SW WEBSTER ST
45	15	798540	0268	WEST SEATTLE PSYCHIATRIC	No Situs Address
45	15	798540	0270	RESIDENCE	2444 SW HOLDEN ST
45	15	798540	0296	SW PRECINCT POLICE STATION	2300 SW WEBSTER ST
45	15	798540	0301	ARCO AMPM	7301 DELRIDGE WAY SW
45	15	798540	0302	SHERWIN WILLIAMS	7305 DELRIDGE WAY SW
45	15	798540	0311	VACANT-CITY OF SEATTLE	2224 SYLVAN WAY SW
45	15	798540	0455	VACANT-CITY OF SEATTLE	2224 SW ORCHARD ST
45	15	798540	0500	CITY OF SEATTLE;1.5 million gallon	7200 DELRIDGE WAY SW
45	15	815010	0006	TAP STATION / LOCOL BAR	7900 35TH AVE SW
45	15	815010	0010	KENYON HALL	7904 35TH AVE S
45	15	815010	0015	WESTYS & CLEANERS	7908 35TH AVE SW
45	15	926920	0005	CHEVRON STATION / CAR WASH	7580 35TH AVE SW
45	15	926920	0050	CLEARVIEW EYE & LASER (Econ.	7520 35TH AVE SW
45	15	926920	0060	CLEARVIEW EYE AND LASER (Econ.	No Situs Address

**AREA 45 PHYSICAL INSPECTION 2024**

Area	Nghbd	Major	Minor	Prop Name	Situs Address
45	15	926920	0070		No Situs Address
45	15	926920	0075	G.H. Pasta & Pizza	7500 35TH AVE SW
45	15	926920	1000	BLUE SKIES MONTESSORI	2808 SW HOLDEN ST
45	15	935290	0065	PRADO AUTO REPAIR	9255 16TH AVE SW
45	15	935290	0070	VACANT AUTO REPAIR	9255 16TH AVE SW
45	15	935290	0255	Ty's Complete CAR CARE	9226 DELRIDGE WAY SW
45	15	935290	0275	VACANT COM'L LAND	9200 18TH AVE SW
45	15	935290	0315	2 FINGERS SOCIAL	9211 DELRIDGE WAY SW
45	15	935290	0445	ANTENNA-PERS PROPERTY	20TH AVE SW
45	15	935290	0450	VACANT LOT	No Situs Address
45	15	935290	0451	VACANT LOT	No Situs Address
45	15	935290	0765	ST JAMES LUTHERAN CHURCH	9403 18TH AVE SW
45	15	935290	0840	CHURCH PARKING	9403 18TH AVE SW
45	15	935290	0845	CHURCH PARKING	9403 18TH AVE SW
45	15	935290	0850	CHURCH PARKING	9403 18TH AVE
45	15	935290	0950	TOMMYSOUND	9409 DELRIDGE WAY SW
45	15	935290	0960	SABY'S HAIR DESIGN &	9413 17TH AVE SW
45	15	935290	0975	CAN BAR	9427 17TH AVE SW
45	15	935290	0980	VETERINARY CLINIC	9431 17TH AVE SW
45	15	935290	0985	PAVED PARKING assoc parcel 0990	9439 17TH AVE SW
45	15	935290	0990	SEATTLE BIBLE CENTER	9439 17TH AVE SW
45	15	935290	1000	VACANT LOT	No Situs Address
45	15	935290	1015	VACANT LOT	No Situs Address
45	15	935290	1110	VACANT BUILDING	9448 17TH AVE SW
45	15	935290	1120	ASSOC PARCEL (imp on -1165)	9400 DELRIDGE WAY SW
45	15	935290	1135	VACANT RETAIL	1616 SW ROXBURY ST
45	15	935290	1140	RESTAURANT / RETAIL / APT	1620 SW ROXBURY ST
45	15	935290	1165	CAP Printing /WHSE & APT	9451 DELRIDGE WAY SW
45	15	935290	1170	GLASS-UPHOLSTERY/Cafe Tam	9443 DELRIDGE WAY SW
45	15	935290	1180	LEE'S PRODUCE STAND	9435 DELRIDGE WAY SW
45	15	935290	1200	YOUNG'S RESTAURANT & 2ND FLR	9413 16TH AVE SW
45	15	935290	1205	CAMBODIAN MARKET/JEWELRY	9417 16TH AVE SW
45	15	935290	1210	Angle Lake Cyclery	9421 16TH AVE SW
45	15	935290	1215	PAVED PARKING LOT	600 16TH AVE SW
45	15	935290	1220	RETAIL & APTS	9434 DELRIDGE WAY SW
45	15	935290	1225	CENTER TOOL RENTAL	9440 DELRIDGE WAY SW
45	15	935290	1235	TRIANGLE TAVERN/KIKI & APTS	9450 DELRIDGE WAY SW
45	15	935290	1240	MIXED-USE LINE RETAIL	9414 DELRIDGE WAY SW
45	15	935290	1250	FRESH FLOURS BAKERY	9410 DELRIDGE WAY SW
45	15	935290	1260	BRAJON BUILDING	1615 SW CAMBRIDGE ST
45	15	948570	0070	UTILITY SITE-EXEMPT	No Situs Address

Improved Sales Calc for Area 047 with Sales Used

4/16/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	010	292303	9147	2,076	3211570	\$615,000	09/26/22	\$296.24	FAIR ISLE ANIMAL CLINIC	CBPSO	Vet/Animal Control	1	69	Net Lease Sale; not in ratio
047	010	302303	9062	1,396	3181690	\$400,000	04/01/22	\$286.53	DR MICHAEL CURTIN CHIROPRACTOR	CBPSO	Office Building	1	26	Imp changed after sale; not in ratio
047	010	302303	9160	1,425	3103856	\$415,000	02/04/21	\$291.23	LAW OFFICE	CBPSO	Office Building	1	Y	
047	010	302303	9161	1,492	3202641	\$550,000	07/11/22	\$368.63	OFFICE	CBPSO	Retail Store	1	34	Use-change after sale; not in ratio
047	020	312303	9004	21,580	3232133	\$2,900,000	03/31/23	\$134.38	SEACHANGE TATTOO/SPOKE YOGA/MINI-STORA	CBPSO	Mini Warehouse	1	Y	
047	020	312303	9010	3,590	3148752	\$866,575	09/27/21	\$241.39	ISLAND FUNERAL SERVICES	CBPSO	Mortuary/Cemete	1	Y	
047	020	312303	9071	1,662	3171431	\$700,000	01/28/22	\$421.18	Zombiez Burgerz and Ice Cream	CBPSO	Restaurant(Fast F	1	Y	
047	020	773207	0050	777	3221836	\$180,750	12/22/22	\$232.63	J T Sheffield Industrial Park	IPSO	Warehouse	8	Y	
047	020	773207	0070	145	3224458	\$36,250	01/24/23	\$250.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0130	168	3170843	\$42,000	01/25/22	\$250.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0170	250	3213242	\$32,850	10/07/22	\$131.40	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0200	1,209	3170798	\$204,650	01/25/22	\$169.27	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0350	2,840	3170779	\$865,638	01/27/22	\$304.80	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	020	773207	0420	2,832	3256795	\$378,937	10/09/23	\$133.81	J T Sheffield Industrial Park	IPSO	Warehouse	4	Y	
047	020	773207	0450	2,300	3218109	\$345,000	11/16/22	\$150.00	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	020	773207	0500	8,042	3178392	\$1,206,300	02/23/22	\$150.00	J T Sheffield Industrial Park	IPSO	Warehouse	1	Y	
047	030	062203	9090	2,350	3255481	\$825,000	09/28/23	\$351.06	VASHON CONSTRUCTION	CBPSO	Office Building	2	Y	
047	040	182303	9097	3,088	3235512	\$700,000	04/29/23	\$226.68	John L. Scott Realty	NB	Office Building	1	Y	
047	040	888700	0260	3,576	3136896	\$1,000,000	04/01/21	\$279.64	THE WILD MERMAID/LAW SEMINARS INTERNAT	NB	Restaurant/Loung	1	Y	
047	040	888700	0660	2,256	3120357	\$200,000	05/21/21	\$88.65	VASHON MAURY GRANGE	RA5	Club	1	26	Imp changed after sale; not in ratio
047	040	888700	1816	888	3253242	\$340,000	09/11/23	\$382.88	KING CO FIRE STATION #13	RA5	Governmental Ser	1	34	Use-change after sale; not in ratio
047	050	132202	9055	15,768	3143686	\$500,000	08/18/21	\$31.71	WAX ORCHARDS (FORMER)	RA5P	Warehouse	1	Y	

Improved Sales Calc for Area 047 with Sales Not Used

4/16/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	020	284620	0040	3,300	3175319	\$660,000	02/13/22	\$200.00	VASHON PRINT AND DESIGN/GRAVY	CBPSO	Retail Store	1	44	Tenant
047	020	312303	9011	0	3228174	\$30,000	02/08/23	\$0.00	VACANT COMMERCIAL LAND/KATHY'S CORNER (NU	CBPSO	Greenhse/Nrsry/H	1	22	Partial interest (1/3, 1/2, etc.)
047	020	312303	9011	0	3243858	\$500,000	06/26/23	\$0.00	VACANT COMMERCIAL LAND/KATHY'S CORNER (NU	CBPSO	Greenhse/Nrsry/H	1	22	Partial interest (1/3, 1/2, etc.)
047	020	312303	9012	1,468	3210588	\$570,000	09/12/22	\$388.28	KEVIN BERGEN CONSTRUCTION	IP	Warehouse	1	68	Non-gov't to gov't
047	020	312303	9087	7,247	3217042	\$1,150,000	11/01/22	\$158.69	SPINNAKER BUILDING	CBPSO	Office Building	1	34	Use-change after sale; not in ratio
047	020	312303	9131	4,916	3218889	\$1,400,000	11/16/22	\$284.78	EUPHONIUM 420 / MAVEN MERCANTILE	CBPSO	Retail Store	1	44	Tenant
047	020	322303	9019	5,576	3132378	\$630,000	07/01/21	\$112.98	RED BICYCLE BISTRO	CBPSO	Tavern/Lounge	1	60	Short sale
047	020	322303	9020	1,488	3273133	\$500,000	03/08/24	\$336.02	FORMER PIZZERIA	CBPSO	Retail Store	1		2024 Sale
047	020	773207	0050	777	3239867	\$135,100	05/26/23	\$173.87	J T Sheffield Industrial Park	IPSO	Warehouse	8	51	Related party, friend, or neighbor
047	030	062203	9016	2,828	3273132	\$500,000	03/08/24	\$176.80	THE OLD FULLER STORE/LUNETTA PIZZARIA	CBPSO	Retail Store	1		2024 Sale
047	030	062203	9077	8,235	3100513	\$800	02/08/21	\$0.10	DEPT OF PUBLIC WORKS	IPSO	Utility, Public	1	24	Easement or right-of-way
047	040	202303	9043	17,701	3148602	\$3,069,550	09/28/21	\$173.41	KOMO TRANSMITTER STATION	RA10	Utility, Private(Rac	6	59	Bulk portfolio sale
047	040	242302	9116	0	3260628	\$1,600	10/19/23	\$0.00	BETHEL EVANGELICAL FREE CHURCH (PARKING ARE	RA2.5	Church/Welfare/R	1	24	Easement or right-of-way
047	040	242302	9236	14,404	3260747	\$1,500	10/11/23	\$0.10	BETHEL CHURCH	RA5	Church/Welfare/R	1	24	Easement or right-of-way

Vacant Sales Calc for Area 047 with Sales Used

4/16/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R12SO	Vacant(Multi-family)	3	Y	
047	020	312303	9166	6,390	3246773	\$13,500	07/19/23	\$2.11	VACANT	CBP	Vacant(Commercial)	1	Y	

Vacant Sales Calc for Area 047 with Sales Not Used

4/16/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
047	010	292303	9199	1,683	3156713	\$4,324	11/02/21	\$2.57	ALLEY	R12PSO	Right of Way/Utility, Road	1	67	Gov't to non-gov't
047	010	292303	9199	1,683	3221580	\$5,000	12/02/22	\$2.97	ALLEY	R12PSO	Right of Way/Utility, Road	1	18	Quit claim deed
047	020	312303	9066	124,740	3218769	\$25,000	11/18/22	\$0.20	VACANT	IP	Vacant(Industrial)	1	18	Quit claim deed



## King County

### Department of Assessments

KSC – AS – 0708

201 S. Jackson St., Room 708

Seattle, WA 98104

OFFICE (206) 296-7300

FAX (206) 296-0595

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

**John Wilson**

**Assessor**

As we start preparations for the 2024 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2024, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson  
King County Assessor

Central District  
2024 Assessment Year



**Department of Assessments**