

North District Geographic Areas Report

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

Commercial Revalue for 2024 Assessment Roll



Kirkland



King County

Department of Assessments

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

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Dear Property Owners,

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

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

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

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

In Service,

John Wilson

King County Assessor

North District
2024 Assessment Year



King County Department of Assessments

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

RCW 84.40.025 - Access to property

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

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

How Are Commercial Properties Valued?

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

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

How is Assessment Uniformity Achieved?

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

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

North District Executive Summary Report

Appraisal Date 1/1/2024

Geographic Appraisal Areas:

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

Conclusion and Recommendation:

Total assessed values for 2024 revalue year increased by +2.68%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2024 Assessment Year.

Total North District - Parcel Summary Data				
	2023	2024	\$ Change	% Change
Totals	\$47,559,594,952	\$48,832,793,741	\$1,273,198,789	2.68%

Identification of the Areas

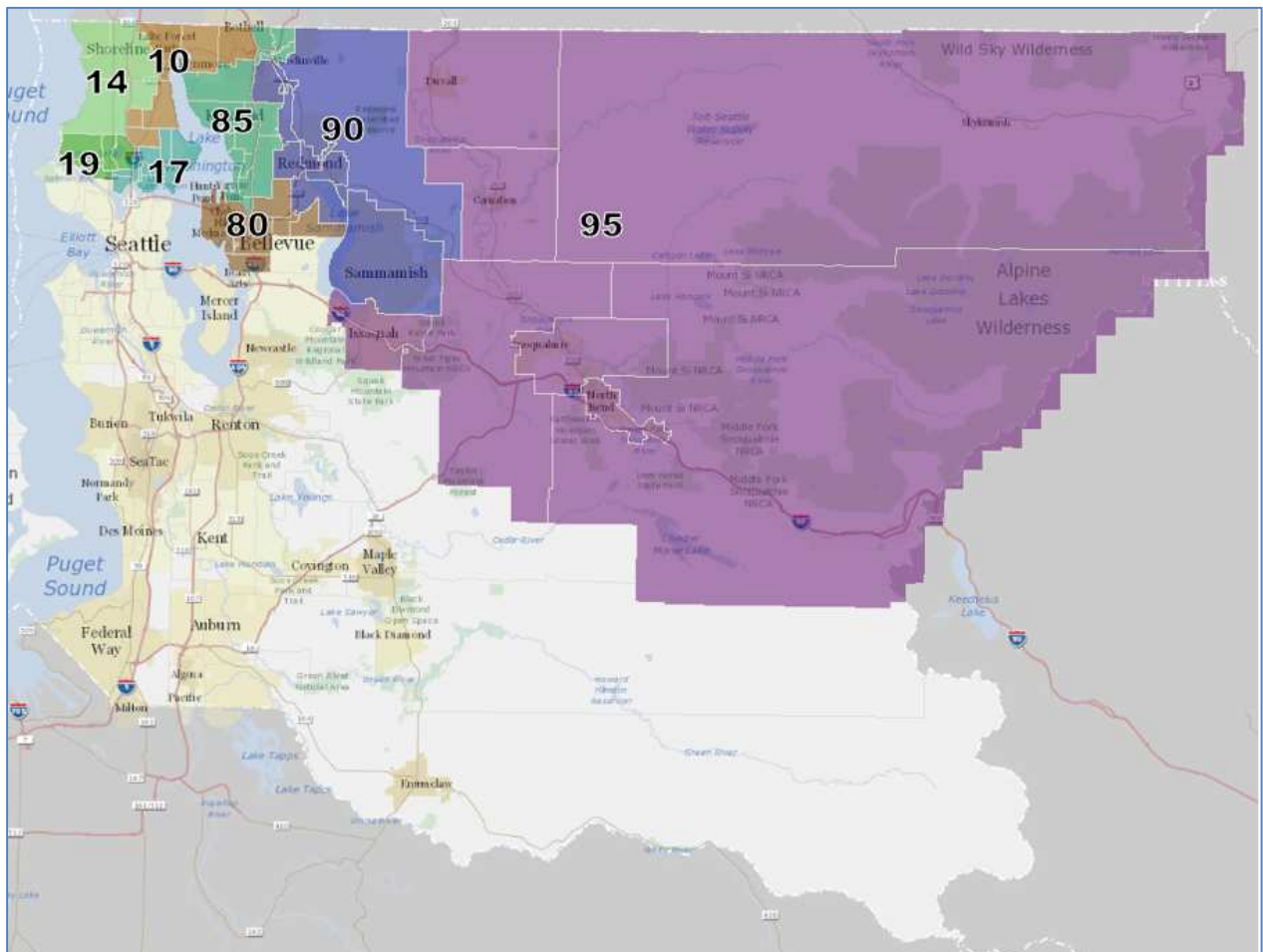
Location – North King County

Boundaries

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

Maps

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



North District Overview

Geographic Area 10

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

Area 10's neighborhoods are older, established communities with a mix of primarily residential and commercial properties, as well as some industrial. The North Seattle area encompassed by Area 10 is in a process of transition observed through the demolition of existing residential, commercial, and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings, and commercial structures. Land values continue to increase with persistent demand that radiates outward from the Seattle downtown core. New mixed-use multi-family, residential and live-work townhouses, senior living apartments, and the latest micro-apartments/micro-congregate housing structures remain the predominant construction projects in the north Seattle area. This is particularly prevalent in the Lake City neighborhood, where numerous multi-family developments are in various stages of planning and construction. In addition, the Link Light Rail extension to Northgate is driving more activity and, specifically, the total redevelopment of the Northgate Shopping Mall. As a result, development and revitalization within the City of Seattle is ongoing.

The most significant development project within Area 10 is the ongoing redevelopment of Northgate Mall into the Northgate Station mixed use district. This redevelopment began with the opening of the Kraken Community Iceplex in September 2021, shortly followed by the opening of the Northgate Link Light Rail station. Anchored by this development, the Northgate Station project is expected to deliver over 900,000 square feet of new Class A office space, over 900 new multi-family units, two new hotels, over 400,000 square feet of retail space, and a large central park space. Recently, construction began on a 167 room Residence Inn, the first new construction at the former mall since the opening of the Iceplex. A few new multi-family projects adjacent to Northgate Station are also being planned or are already under construction.

Bothell's downtown revitalization project remains underway with several significant multi-family developments having come online in recent years and several more in the pipeline. Trammell Crow Residential is currently constructing a 369-unit apartment building on the site known as Block D. South of Block D and SR 522, on the Block A site, a 76-unit affordable housing building is also under construction. In addition, on the UW Bothell campus a new \$80 million STEM building is nearing completion alongside a new 1,000-bed student housing complex.

Geographic Area 14

Area 14 consists of the neighborhoods located in Seattle's Northwest District and the City of Shoreline. Seattle's Northwest District neighborhoods include Pinehurst, Jackson Park, Olympic

Hills, North City, Ridgecrest, Briercreech, Bitter Lake, Broadview, Haller Lake, Licton Springs, and North Greenwood. These neighborhoods are older, established communities with a mix of residential, commercial, and industrial properties. Notably, Area 14 includes the Aurora Ave N corridor from N 87th Street north to the King/Snohomish County boundary in Shoreline.

With the Lynwood Link Light Rail extension scheduled to open in August 2024, a flurry of new multi-family development has been occurring clustered around the two light rail stations in Shoreline at N 148th Street and N 185th Street. Several new projects have been completed recently, more are currently under construction, and land continues to be assembled by developers with projects in the pipeline. All told, these projects will add more than 3,000 new housing units within walking distance of the two light rail stations.

Sales activity over the previous year primarily consisted of sales of smaller owner/user type properties in addition to underutilized sites slated for redevelopment. Light industrial and properties with warehouse space along Aurora Avenue N continued to demonstrate increased demand.

Retail vacancy remains relatively scarce in Area 14 at less than 5%, influencing slightly higher rental rates. Office vacancy rates have increased, following a general pattern in the region, contributing to stagnate rental rate growth and upward pressure on capitalization rates for this property category. The industrial sector in Area 14 continues to be competitive with vacant space hard to come by and comparatively strong growth in rental rates as a result. These factors have combined to influence lower capitalization rates on these types of properties.

Overall, assessed values in Area 14 increased by close to 8%, influenced in part by changes in market conditions as well as equalization of assessment levels.

Geographic Area 17

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

Area 17 has few remaining building sites, so new development typically involves tearing down older structures that no longer contribute to the overall market value. University of Washington continues to be a major stimulus of development for Geographic Area 17 while dominant new construction continues to be multi-family housing with ancillary commercial services. The U-district specifically is experiencing dynamic development with three new office buildings under construction, several high-rise mixed-use projects slated for development along NE 45th Street and many more mixed-use projects of varying sizes slated for construction or permitted for the surrounding area. There are multiple newer mixed-use and student housing apartment projects near University Village and 25th Ave NE. The light rail stations located in the Roosevelt neighborhood at 12th Ave NE and NE 66th St and the U-District at NE 43rd St and Brooklyn Ave

NE opened in 2021 and continue to add to the draw high-density development. The Fremont Wallingford area has a new 5-story office under construction and multiple mixed-use projects.

Although commercial markets have constricted in the last year, Area 17 property values have remained relatively stable and overall assessed values increasing very slightly this past year as the proximity of the University of Washington, downtown, and three light rail stations have made this area very desirable with a promising long-term future.

Geographic Area 19

Area 19 is considered an older, established community with a mix of residential, commercial, and industrial properties. Land sales have slowed down; however, investors are still interested in purchasing existing improved properties for the redevelopment of live/work townhouses, multifamily buildings, mixed use apartment buildings, retirement facilities, small efficiency dwellings unit (SEDU) apartments, and micro-studio congregate share rooming structures.

Retail and restaurants are nearly fully recovered from the COVID-19 era from 2020. CoStar indicated the Ballard retail submarket vacancy is 2% on average. Ballard rent growth from 2023 is 3% and rent is garnering an average annual rate of \$32.50/SF/YR NNN lease terms.

Industrial properties are fully recovered from the pandemic with rent growth of 5.60% in 2023. Industrial vacancies have increased to an average of 5.20% over the past 12 months and the market asking rental rate is around \$21.60/SF/YR NNN. The industrial market remains stable with low vacancies rates and rising rental rates.

The office market is still trying to recover from the COVID pandemic era, with increasing vacancies in the entire Seattle area. The Ballard submarket typical office vacancy rate is 6.7%, with asking rental rates ranging from \$36.00 to \$39.00 per square feet full services.

There were only three 2023 land sales in Area 019. Land values have been stable and uniformity adjustments were applied.

As of October 31, 2023, the City of Seattle approved and rezoned industrial zoning. In Area 19-10 and 19-20, Industrial zonings IC-65 and IB U/45 rezoned to Neighborhood Commercial 3 with 75 feet height limits (NC3-75). Also in Area 19-20, the Industrial zonings of Industrial Buffer (IB), Industrial Commercial (IC), and Industrial General 1 and 2 (IGU 1 and 2) rezoned to newly industrial zonings of:

Maritime Manufacturing and Logistics Unlimited with 45 feet and 65 feet height limits (MML U/45 & MML U/65)

Industrial and Innovation Unlimited with 125 feet height limits (II U/125)

Urban Industrial Unlimited with 45 feet and 65 feet height limits (UI U/45 and UI U/65).

The rezoning changes from Industrial Zonings to Neighborhood Commercial 3 with 75 feet height limits (NC3-75) reflected land valuation increases to lien date of 1/1/2024.

The overall valuation for Area 19 is stable with slight increase of 1.88%.

Geographic Area 80

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

Bellevue has apartments, mixed-use, and offices under construction, with more approved for construction to commence in 2024. There are currently ten projects in Downtown Bellevue under construction, twenty-one projects in review, five have been issued entitlement reviews, and another five developments are in the pipeline. In addition, with around 3,000 workers currently located in leased/owned properties in the downtown submarket, Amazon announced plans in late 2020 to bring 25,000 employees to the city by 2025, influencing additional investment and development interest.

The Bel-Red District is another significant Bellevue development area that will continue coming to fruition over the next several years. In 2009, Bellevue rezoned this area to spur development and transform an older industrial Neighborhood into a newer, mixed-use commercial area. Their efforts paid off with the formation of the new Spring District, which is the largest project in the Bel-Red District. In 2016, the Puget Sound Business Journal ranked the \$2.3 billion Spring District development as the second-largest construction project in the Puget Sound region, behind the East Link Light Rail extension, which was recently completed in 2024.

The Spring District consists of 36 acres (16 blocks) of the old Spring Industrial District, which housed the former Safeway Distribution Center. Phases one and two of this large project have been completed and work on phase three has recently commenced. When completed, this mixed-use urban project will include six office buildings, a two-acre park, hotel, retail, and more than 900 multi-family units. In the Bel-Red District, there are currently nine under construction, fifteen projects in review, two have been issued entitlement reviews, with one development are in the pipeline.

The Bellevue market has remained steady despite the recent pandemic. The CBD and the Bel-Red District are still driving significant development activity in Area 80. Bellevue is an attractive market for owners/investors because of its location, well-educated workforce, ambiance, and city government commitment to offering a hospitable business climate. High tech companies are particularly attracted to this area as well as foreign and national investors. Vacancy and capitalization rates have increased for offices, but stayed low for retail, and industrial uses. Most properties are experiencing increased rental rates. Bellevue's healthy and vibrant economy

creates demand for housing, which extends to apartments and condominiums. The number of multi-family buildings under construction is well above average.

A review of market income data for the January 1, 2024, valuation indicates stable income fundamentals for properties in this desirable location, with premiums on developable land and newly built properties. As a result, a healthy commercial real estate market is expected to continue through 2024. The Bellevue CBD and Bel-Red areas remain some of the strongest markets in King County.

Geographic Area 85

Located on the eastside of King County, Area 85 encompasses the City of Kirkland, as well as portions of Bothell, Woodinville, and Kenmore. Home to a healthy commercial mix of office, industrial and retail uses, Area 85 market fundamentals in 2023 remain relatively stable, despite lingering pandemic and macro-economic headwinds, which have affected the Greater Seattle region to an even larger degree. The area continues to draw interest from developers, investors and tenants. However, the higher interest rate environment has hampered sales and development activity, with industrial and office transactions dominating the limited sales volume in 2023.

With that said, vacancy remains tight and rental rates are stable or climbing among all commercial property types in Area 85, especially compared to the overall County. For example, Kirkland's retail market vacancy rate is hovering at 1.0%, and 12-month rent growth approached 3.0%.

Despite higher borrowing costs, a number of development projects are pushing forward, albeit fewer than a year ago. In Bothell, AvalonBay completed Avalon Bothell Commons I, the first phase of a mixed-use development which will eventually total 800 apartments units, 110 townhouses and 6,000 square feet of retail space on the former Seattle Times' North Creek printing plant site. South of this project, Lee Johnson completed and moved into a 41,000 square foot warehouse, at a site also formerly owned by the Seattle Times.

Woodinville's Town Center neighborhood is in the midst of a transformation, with a handful of major, mixed-use projects underway in the "Downtown District." The developers of the recently completed Schoolhouse District are now focused on another development: Eastrail Flats will feature an additional 300 residential units, as well as retail and dining businesses, scheduled for completion in 2025. Just blocks from the other two developments, Phase VI of Weidner's redevelopment plan is in the review process with submittals proposing another 231 apartment units and 10,000 square feet of commercial space at a former business park site.

The construction pipeline in Kirkland includes two office projects located near Kirkland's downtown core nearing completion and four large multi-family developments concentrated in the Totem Lake neighborhood. Google completed construction on Urban South, a 300,000 square

foot office building, the third addition to their Kirkland Urban campus. However, they have yet to build out the space and have shelved plans for the fourth building.

Geographic Area 90

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

This geographic area experienced steady growth in commercial land values and a moderate increase in total assessed due to continued development and investment activity. Sound Transit's Downtown Redmond Link Light Rail Extension has been completed. It will have added two new light rail stations in southwest Redmond in 2024, following Redmond Technology Station that opened in 2023.

The City of Woodinville is a semi-rural community, with tourism being a significant draw. Molbak's nursery is located here and is recognized regionally for its garden center, and Chateau St Michelle, known for its wines and concerts. South Woodinville has approved and is now constructing a large complex, The Harvest, that will involve apartments and more retail trended toward wine tasting and sale of local wines. The over 140 wineries and tasting rooms have made Woodinville a major wine tourist destination. The industrial areas north and south of downtown Woodinville are now known as the Warehouse District due to the numerous boutique wineries and breweries. This region is considered unique in commercial wine operations, as the grapes are imported, generally from eastern Washington, and brought here for processing and sales.

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

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

Geographic Area 95

King County has 2,134 square miles, and Area 95 has 1,038 square miles, or approximately 49% of the county's land area. Six incorporated cities in Area 95, Issaquah, Snoqualmie, North Bend, Duvall, Carnation, and Skykomish, together with unincorporated communities of Fall City and

Preston, make up the urban area in which the majority of the commercial development is located. The two cities within Area 95 that dominate commercial activity are Issaquah and Snoqualmie.

Commercial values in geographic area 95 are relatively stable in 2024. Industrial and retail rental rates are trending upward based on year-over-year growth while office rental rates are stable though slightly trending downward. Industrial rental rates have increased the most, nearly 8%, based on the CoStar January 2024 industrial submarket report for East King County. Vacancy rates among Industrial, office, and retail properties vary. Industrial vacancy rates are stable, hovering around .5%, compared to last year, as inventory remains limited. Office vacancy rates increased, with vacancy in Issaquah (where most of Area 95's office stock is located) ranging between 7%-20%. Vacancy was around 6% in Issaquah last year. Retail vacancy rates remain relatively stable, around 2%. In general, industrial values are increasing, retail values are slightly increasing though are relatively stable, and office values are decreasing. Sale volumes in 2023 remained on par with both 2021 and 2022 levels. Overall commercial property values in geographic area 95 increased by 1.65%.

New construction in Area 95 continues with notable projects occurring in Carnation, North Bend, and Duvall. In Carnation, work has started on a new 15-unit apartment building for the Sno-Valley Senior Center. Additionally, work continues on the 43-unit multi-family development which will be known as "85 Degrees". In North Bend, Vector Development Company's Alpentel Logistics Building, which will provide over 100,000sqft of industrial space, is expected to be delivered in February 2024. Work has also begun on a new 3 story office building on SE North Bend Way which will serve as Rainier Asphalt's corporate headquarters. In Duvall, significant remodel work on the Duvall Veterinary Hospital finished in late Summer/early Fall 2023. Construction work is progressing on the new Redemption Church at 15305 Main St NE. New owners of the 2 recently purchased vacant lots at 26425 NE Virginia St plan to build a new Jain temple, however plans have yet to be submitted to the city for review.

Analysis Process

Effective Date of Appraisal: January 1, 2024

Date of Appraisal Report: June 28, 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 sales volume of improved parcels in the North District during 2023 declined approximately 35% compared to 2022 sales volume, continuing the trend of decreasing transactions since the pandemic. While the number of transactions declined significantly, average sale price was just 5% lower, while the average sale price per square foot of rentable area was 19% lower. Over the past year, regional solid economic fundamentals have had a stabilizing effect with slight upward pressure on market values. Overall, assessed values in the North District increased by 2.7% compared to 2023.

Industrial properties continued to see vigorous price growth, partly influenced by increased e-commerce activity. Retail property values remained mostly stable compared to the prior year. Work-from-home remains prevalent and a softening of office values was observed in most areas.

Bellevue, Woodinville, and Redmond continue to see healthy investment and development activity, primarily concentrated along the soon-to-be-completed LINK light rail East Link expansion. Shoreline is seeing a similar increase in investment/development activity resulting from the Lynnwood Link extension scheduled to open in last 2024. While uncertainty in the major office market is present, the Eastside continues to attract high-profile tenants to its downtown and surrounding neighborhoods. While some of these companies have curtailed expansion plans, at least in the near term, prospects remain good.

Investor optimism remains healthy, and most North District areas such as Ballard, Bothell, Redmond, Bellevue, Issaquah, etc., continue to attract capital, albeit at lower levels than recently experienced.

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. Three hundred and sixty-three improved sales in the North District were considered as fair market transactions and used in the overall analysis and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

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

Cost approach model description

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

Income capitalization approach model description

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

The valuation model includes the following steps:

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

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

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

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

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

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

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

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

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

SEATTLE / REGIONAL CAP RATES 2024

Source	Date	Location	Office	Industrial	Retail	Remarks
				-	8.50% - 12.00%	Power Center – 2 nd Tier Properties
				-	8.00% - 11.00%	Power Center – 3 rd Tier Properties
				-	5.60% - 8.00%	Neigh/Comm. Ctr. – 1 st Tier Properties
				-	7.00% - 9.80%	Neigh/Comm. Ctr. – 2 nd Tier Properties
				-	7.80% - 10.80%	Neigh/Comm. Ctr. – 3 rd 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
		Pacific NW Region	-	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 st Tier Properties Apartments – 2 nd Tier Properties Apartments – 3 rd Tier Properties Student Housing – 1 st Tier Properties Student Housing – 2 nd Tier Properties Student Housing – 3 rd Tier Properties Hotels – 1 st Tier Properties Hotels – 2 nd Tier Properties Hotels – 3 rd 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 st 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%	- - - 6.92%	- - - -	<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
			- -	6.40%	-	
			- -	- -	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%	- - - - 3.00% - 7.00%	- - - - -	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
			- -	- -	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 neighborhoods that comprise the North Crew. The tables generally pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

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

Reconciliation

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

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

Model Validation

Total Value Conclusions, Recommendations, and Validation

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

Ratio Analysis

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

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

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

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

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

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

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

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

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

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. There were a total of three hundred-ninety sales but only three hundred sixty-three 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 North Crew

- **Number of Sales:** 363
- **Range of Sales Dates:** 01/1/2021– 12/31/2023

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

Area 10

Name or Designation

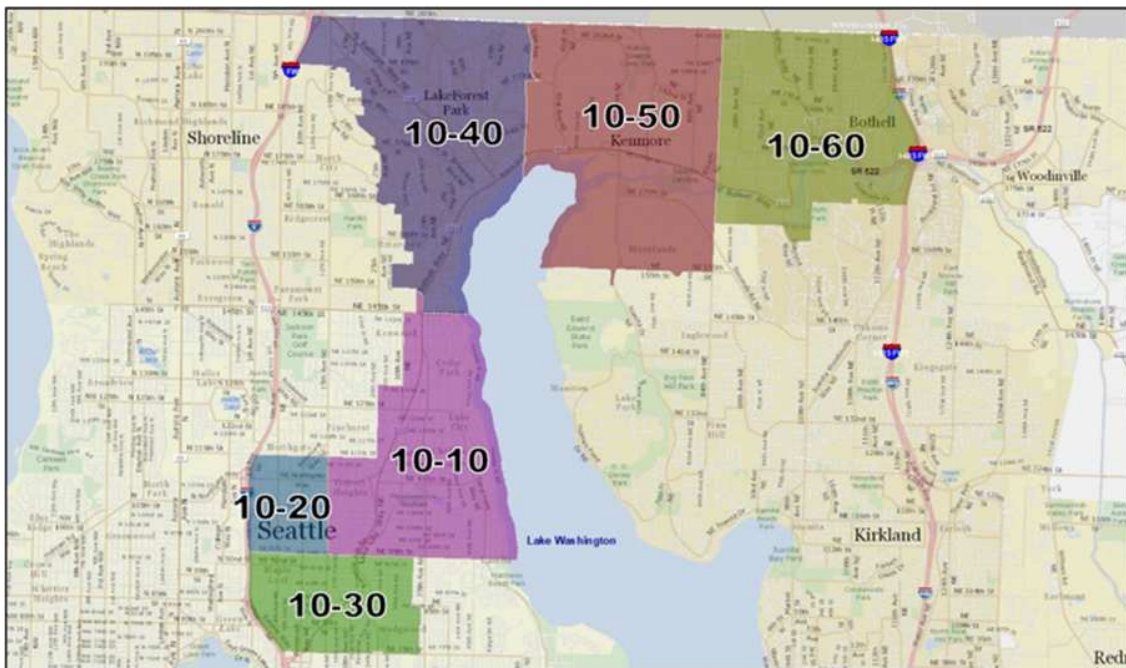
- **Area 10 - 522 Corridor:** Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, Bothell

Boundaries:

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

Maps

General maps of the area are included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center or on the King County Assessor website.



Physical Inspection

Area 10 had no scheduled physical inspection for the 2024 assessment year due to a shift in geographic boundaries; however, it was necessary to inspect a handful of parcels in several neighborhoods to close out the six-year inspection cycle.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
10	10	Lake City	20	1176	1.70%
10	20	Northgate	33	1176	2.81%
10	30	Maple Leaf	17	1,176	1.45%
Geographic Area 10 Physical Inspection Totals			70	1,176	5.95%

Land Value

Overall land values in Area 10 increased by 30.38%. The geographical areas of Northgate, Maple Leaf, Lake City, Lake Forest Park, Kenmore, and Bothell experienced a significant change in land value due primarily to increased redevelopment activity, demonstrating that prior land assessments were lagging behind market values. The total recommended land value for the 2024 assessment year is \$5,562,223,900, an increase from the 2023 assessment of +30.38%.

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 Land	2024 Land	% Change
10-10	\$957,828,800	\$1,226,787,800	28.08%
10-20	\$1,239,889,900	\$1,833,606,500	47.88%
10-30	\$586,481,800	\$600,031,200	2.31%
10-40	\$360,764,800	\$442,720,200	22.72%
10-50	\$472,393,200	\$540,903,000	14.50%
10-60	\$648,712,100	\$918,175,200	41.54%
Total	\$4,266,070,600	\$5,562,223,900	30.38%

Neighborhood Land Sales

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

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	145360	1860	13,900	3203335	\$2,150,000	07/28/22	\$154.68	CARSMART	NC3-55 (M)	Single Family(C/I	1	Y	
010	010	145360	1900	30,073	3213520	\$3,250,000	10/12/22	\$108.07	NILSON AUTO SALES	NC3-55 (M)	Auto Showroom	2	Y	
010	010	344800	0665	41,595	3261666	\$6,500,000	11/18/23	\$156.27	BILL PIERRE TRUCK	NC3-75 (M)	Parking/Assoc	1	Y	
010	010	344800	1105	9,000	3221706	\$1,085,000	12/12/22	\$120.56	PACIFIC NORTHWEST CARPET AND FLOORING	NC3-55 (M)	Retail Store	1	Y	
010	010	382170	0098	10,794	3185077	\$1,000,000	04/20/22	\$92.64	ASSOC LAND (SEE MINOR 0080)	NC3-55 (M)	Apartment	1	Y	
010	010	382170	0160	18,933	3189763	\$2,000,000	05/16/22	\$105.64	CONVENIENCE STORE	NC3-75 (M)	Retail Store	2	Y	
010	010	882290	0820	9,120	3163846	\$1,950,000	12/08/21	\$213.82	INTERIOR FLOOR DESIGNS	NC3-75 (M)	Office Building	1	Y	
010	010	882290	1038	668	3166954	\$555,000	12/14/21	\$830.84		LR3 RC (M)	Vacant(Commer	1	Y	
010	010	890250	0135	35,625	3261418	\$1,400,000	11/16/23	\$39.30	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	Car Wash	1	Y	
010	020	292604	9163	69,696	3129540	\$14,100,000	06/28/21	\$202.31	DISPLAY COSTUMES	NC3-55 (M)	Retail(Discoun	1	Y	
010	020	292604	9357	14,546	3166789	\$3,450,000	12/21/21	\$237.18	ROOSEVELT AUTOBODY (COLLISION1)	NC2-75 (M1)	Service Building	1	Y	
010	020	292604	9409	96,696	3155495	\$16,900,000	10/29/21	\$174.77	Kindred Hospital	NC3-55 (M)	Hospital	1	Y	
010	020	572450	0819	40,285	3219180	\$11,137,500	11/09/22	\$276.47	Patty's Eggnest	NC3-55 (M)	Restaurant/Loun	2	Y	
010	030	288770	0370	10,500	3173839	\$1,800,000	02/17/22	\$171.43	LIGHTHOUSE DIVING CENTER INC	C1-55 (M)	Retail Store	1	Y	
010	030	288770	1710	7,123	3158183	\$1,100,000	11/09/21	\$154.43	PC FIX & HAIR SALON & RESTAURANT	NC2-55 (M)	Apartment(Mixe	1	Y	
010	030	288770	1765	11,244	3206959	\$3,200,000	08/25/22	\$284.60	MICHAEL'S AUTO REPAIR & DETAIL	NC2-55 (M)	Service Building	1	Y	
010	030	288770	1861	3,700	3234307	\$550,000	04/19/23	\$148.65	COOPERS ALE HOUSE	NC2-55 (M)	Tavern/Lounge	1	Y	
010	030	510040	2695	4,930	3179478	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I	1	Y	
010	030	510040	2698	4,930	3179477	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I	1	26	Imp changed after sale; not in ratio
010	030	864150	0500	2,095	3222821	\$46,000	01/04/23	\$21.96	VACANT LAND SOME WATER CONSIDERATION	LR2 (M)	Vacant(Multi-fan	1	Y	
010	040	263690	0185	53,020	3168207	\$4,300,000	01/10/22	\$81.10	OFFICE BUILDINGS	CB	Office Building	2	Y	
010	050	011410	0590	48,490	3210186	\$3,200,000	09/16/22	\$65.99	vacant land	DC	Vacant(Commer	1	Y	
010	050	011410	0904	51,677	3258773	\$4,500,000	10/12/23	\$87.08	OLD HOUSE	R24	Single Family(C/I	2	Y	
010	050	011410	1211	25,900	3195500	\$2,300,000	06/09/22	\$88.80	NORTHSHORE GARAGE	UC	Service Building	1	Y	
010	050	022604	9066	16,440	3105139	\$1,150,000	03/09/21	\$69.95	Vacant lot substation on NE 185th St Sold '18	R12	Vacant(Multi-fan	1	Y	
010	050	794630	0005	12,600	3186792	\$650,000	04/28/22	\$51.59	THE COZY TAVERN	UC	Tavern/Lounge	1	Y	
010	060	062605	9146	19,166	3190646	\$2,100,000	05/19/22	\$109.57	VACANT LAND	DT	Vacant(Multi-fan	1	Y	
010	060	062605	9176	182,516	3221115	\$3,000,000	12/13/22	\$16.44	LIVING HOPE FREE METHODIST CHURCH	R 8400	Church/Welfare/	1	Y	
010	060	072605	9188	178,450	3110971	\$6,549,000	04/08/21	\$36.70	Vacant	R 2800, OP, CB	Vacant(Commer	4	Y	
010	060	072605	9421	12,032	3242855	\$20,000	06/19/23	\$1.66	Parking Lot	R 9600	Park, Public/Zoo/	1	Y	
010	060	082605	9054	91,675	3150817	\$350,000	10/08/21	\$3.82	VACANT LAND	R 2800, OP, LI	Vacant(Multi-fan	1	Y	
010	060	082605	9100	30,417	3153244	\$1,000,000	10/20/21	\$32.88	OFFICE	522	Office Building	3	Y	
010	060	082605	9128	20,063	3197188	\$3,100,000	06/22/22	\$154.51	MARKETPLACE - BANK OF BARGAINS Assoc. lots	DC	Retail Store	3	Y	
010	060	082605	9207	3,753	3165360	\$650,000	12/17/21	\$173.19	OFFICES (ASSOC. PKNG. ON MINOR #9123)	DC	Office Building	2	Y	
010	060	096700	0175	28,800	3233040	\$5,000,000	04/12/23	\$173.61	WELLS FARGO BANK	DC	Bank	1	Y	
010	060	605760	0100	24,560	3105464	\$2,900,000	03/18/21	\$118.08	RETAIL & OFFICE	DN	Office Building	1	Y	
010	060	605760	0101	13,236	3105465	\$1,000,000	03/18/21	\$75.55	LYON'S DEN RETAIL STORE	DN	Retail Store	1	Y	
010	060	945720	0050	114,062	3145227	\$12,750,000	09/13/21	\$111.78	City of Bothell redevelopment	DN	Vacant(Commer	2	Y	

Ratio Analysis

- Number of Improved Sales: 43
- Number of Sales included in ratio study: 40
- Range of Sales Dates: 1/1/2021 - 1/1/2024

Below is a summary of the ratio study results for Area 10 which demonstrates an improvement in uniformity and assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$1,952,400	\$2,239,700	87.20%	13.82%	19.09%	1.01
2024 Value	\$2,023,300	\$2,239,700	90.30%	11.78%	17.11%	1.03
Abs. Change	\$70,900		3.10%	-2.04%	-1.98%	0.02
% Change	3.63%		3.56%	-14.76%	-10.37%	1.98%

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

Number of Parcels in the Ratio Study Population: 843 excluding specialties and government-owned properties.

North District
2024 Assessment Year



Department of Assessments

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

Property Type Use	Value Range	
	Range	Unit of Measure
Owner/user Office (<3,500 SF)	\$250 - \$550	Per Sq Ft
Mini Lube	\$500 - \$600	Per Sq Ft
Retail Stores	\$250 - \$335	Per Sq Ft
Commercial Office Condo Units	\$355 - \$475	Per Sq Ft
Commercial Retail Condo Units	\$325 - \$490	Per Sq Ft
Daycare Centers	\$225 - \$350	Per Sq Ft
Service Garages (<5,000 SF)	\$225 - \$375	Per Sq Ft
Storage Warehouses	\$250 - \$325	Per Sq Ft
Movie Theaters	\$200 - \$300	Per Sq Ft
Restaurants	\$365 - \$475	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 available and because there was adequate market income data available.

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

Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessment of +18.99% in Geographic Area 10. The significant increase in total value is primarily driven by increased land values applied to this revalue. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$3,389,592,400	\$4,033,154,300	\$643,561,900	18.99%

Area 10 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

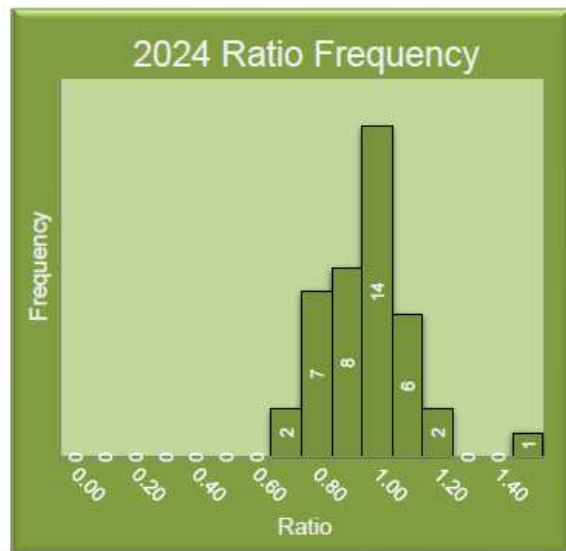
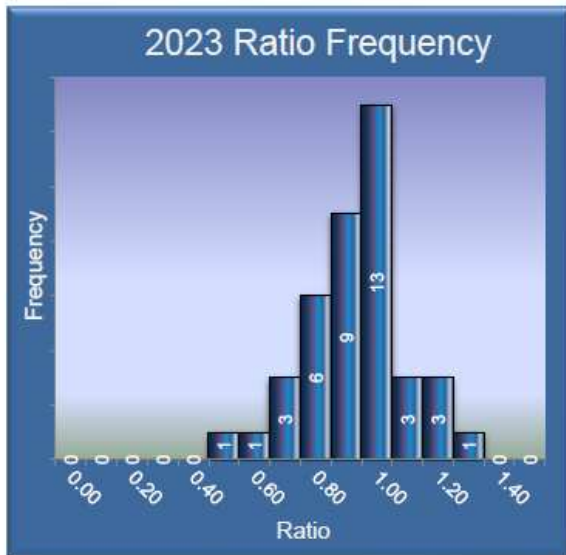
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	40
Mean Assessed Value	1,952,400
Mean Adj. Sales Price	2,239,700
Standard Deviation AV	2,058,683
Standard Deviation SP	2,276,047
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.884
Median Ratio	0.901
Weighted Mean Ratio	0.872
UNIFORMITY	
Lowest ratio	0.4063
Highest ratio:	1.2781
Coefficient of Dispersion	13.82%
Standard Deviation	0.1687
Coefficient of Variation	19.09%
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)	40
Mean Assessed Value	2,023,300
Mean Sales Price	2,239,700
Standard Deviation AV	2,069,015
Standard Deviation SP	2,276,047
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.929
Median Ratio	0.919
Weighted Mean Ratio	0.903
UNIFORMITY	
Lowest ratio	0.6861
Highest ratio:	1.5816
Coefficient of Dispersion	11.78%
Standard Deviation	0.1590
Coefficient of Variation	17.11%
Price Related Differential (PRD)	1.03



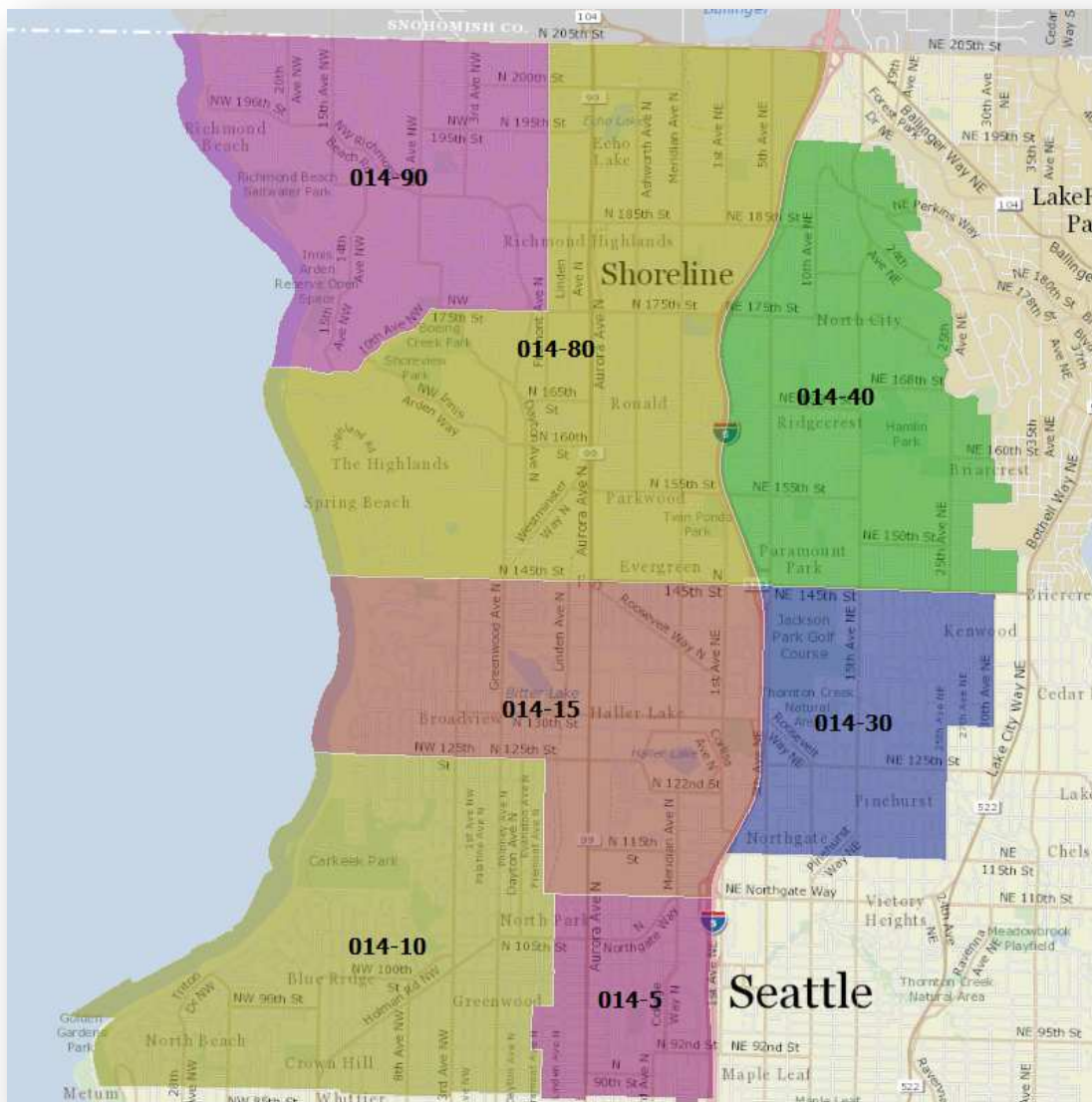
Area 14

Name or Designation

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

Boundaries:

- **North** – King County and Snohomish County Boundary Line
- **South** – NE 95th St
- **East** – I5, 116th to Roosevelt way and Lake Forest Park City Limits
- **West** – Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count*	Percent of Parcel Count
14	5	Aurora - Licton Springs	2		0.17%
14	10	Greenwood - Carkeek	16		1.38%
14	15	North Seattle	222		19.14%
14	40	Shoreline	4		0.34%
14	80	West Shoreline	26		2.24%
Physical Inspection Totals			270	1,160	23.28%

*Includes all specialty & government-owned parcels

Neighborhood 14-15 was scheduled for physical inspection this revalue while select parcels in other neighborhoods were inspected to close out the 2019-2024 physical inspection cycle.

Land Value

Overall, land values in Area 14 experienced a 3.59% overall increase. The increase in land values was primarily driven by recent development activity proximate to the new LINK light rail stations in Shoreline at NE 145th St and NE 185th St which were recently upzoned to facilitate new transit-orientated development. The total recommended assessed land value for the 2024 assessment year is \$4,990,387,550.

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 Land	2024 Land	% Change
14-5	\$922,666,200	\$973,980,700	5.56%
14-10	\$693,345,700	\$695,907,100	0.37%
14-15	\$1,123,609,735	\$1,128,403,500	0.43%
14-30	\$278,736,200	\$278,770,100	0.01%
14-40	\$464,333,700	\$528,980,250	13.92%
14-80	\$1,139,043,300	\$1,181,536,900	3.73%
14-90	\$195,924,900	\$202,809,000	3.51%
Total	\$4,817,659,735	\$4,990,387,550	3.59%

Neighborhood Land Sales

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

Vacant Land Sales									
Area	Nbhd	Major	Minor	Land SF	E #	Sale Price	Sale Date	SP / SF	Zone
014	010	344200	0021	9,949	3267056	\$1,625,000	01/08/24	\$163	C1-55 (M)
014	030	082000	0035	7,560	3199891	\$654,000	07/11/22	\$87	NC3P-55 (M)
014	030	663230	0630	12,945	3265029	\$2,150,000	12/19/23	\$166	C1-75 (M)
014	030	663230	0631	31,801	3265030	\$4,675,000	12/19/23	\$147	MR (M)
014	030	679810	0780	16,290	3208264	\$2,000,000	08/25/22	\$123	NC2-55 (M)
014	040	367050	0255	8,109	3092730	\$900,000	01/04/21	\$111	R48
014	040	402410	0181	20,062	3243044	\$3,500,000	06/08/23	\$174	CB
014	040	402410	0182	40,100	3243045	\$5,950,000	06/08/23	\$148	CB
014	040	558990	0020	34,268	3186775	\$2,275,000	04/27/22	\$66	CB
014	080	072604	9051	117,500	3241523	\$13,800,000	06/12/23	\$117	TC-2
014	080	072604	9149	6,000	3222595	\$850,000	01/03/23	\$142	TC-2
014	080	072604	9269	152,195	3215157	\$12,500,000	10/21/22	\$82	TC-2
014	080	164350	0085	30,451	3155947	\$2,450,000	10/28/21	\$80	TC
014	080	182604	9022	119,106	3143797	\$10,003,334	08/30/21	\$84	NB
014	080	222890	0010	37,711	3270275	\$3,200,000	02/09/24	\$85	MB
014	080	223250	0100	13,000	3235623	\$975,000	05/02/23	\$75	R48
014	080	728390	0532	23,662	3166424	\$999,500	12/22/21	\$42	R18
014	080	728390	0532	23,662	3212048	\$2,000,000	09/28/22	\$85	R18
014	095	016400	0069	53,692	3168866	\$4,500,000	01/12/22	\$84	C1-75 (M)
014	095	016400	0080	173,592	3097333	\$10,000,000	01/29/21	\$58	C1-75 (M)
014	095	078900	0500	13,330	3166983	\$2,193,000	12/15/21	\$165	LR1 (M)
014	095	099300	0595	19,001	3198277	\$3,025,000	06/29/22	\$159	NC3P-75 (M)
014	095	163270	0011	35,835	3222354	\$3,200,000	12/28/22	\$89	C1-75 (M)
014	095	192604	9068	18,142	3218800	\$1,810,000	11/18/22	\$100	NC2P-55 (M)
014	095	242603	9037	73,483	3097275	\$6,200,000	02/01/21	\$84	LR3 (M)
014	095	270560	0010	41,559	3104778	\$4,050,000	03/15/21	\$97	LR2 (M)
014	095	302604	9105	63,000	3122556	\$5,950,000	06/02/21	\$94	C1-75 (M)
014	095	362603	9069	6,726	3094495	\$1,100,000	01/08/21	\$164	NC2-55 (M)
014	095	617800	0130	60,366	3151536	\$11,000,400	10/04/21	\$182	LR2 (M)
014	095	891100	0355	7,200	3137164	\$1,050,000	07/30/21	\$146	C1-55 (M)
014	095	946520	0165	11,823	3139459	\$1,900,000	08/10/21	\$161	NC2-55 (M)

Ratio Analysis

- Number of Improved Sales: 38; 32 sales in Ratio Study
- Range of Sales Dates: 1/1/2021- 12/31/2023

Below is the ratio study results for Area 14 which demonstrates an improvement in uniformity and assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$1,398,800	\$1,708,800	81.90%	10.72%	15.69%	1.08
2024 Value	\$1,599,200	\$1,708,800	93.60%	7.59%	10.30%	1.01
Abs. Change	\$200,400		11.70%	-3.13%	-5.39%	-0.07
% Change	14.33%		14.29%	-29.20%	-34.35%	-6.48%

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

Number of Parcels in the Ratio Study Population: 932 improved parcels, excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 14 for most improved property types due to a sufficient availability of market-derived income data.

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

Property Type	Value Range	
	Range	Unit of Measure
Small Owner/User Commercial	\$225 - \$450	Per Sq Ft
Commercial Condominium Units	\$250 - \$715	Per Sq Ft
Daycare Centers	\$255 - \$350	Per Sq Ft

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

Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of +7.80% in Geographic Area 14. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$4,357,018,900	\$4,695,871,150	\$338,852,250	7.78%

Area 14 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

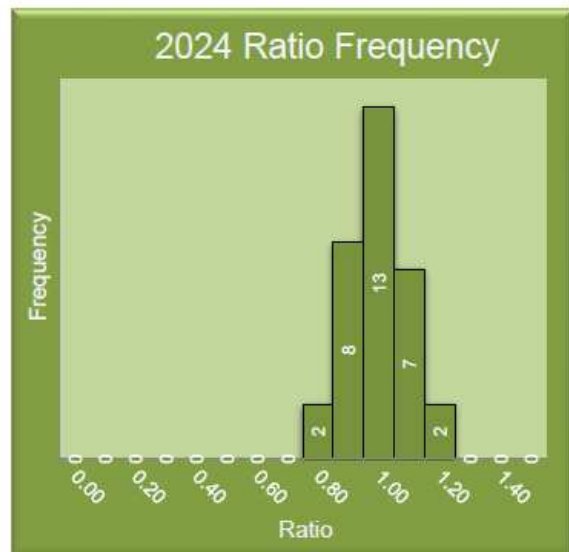
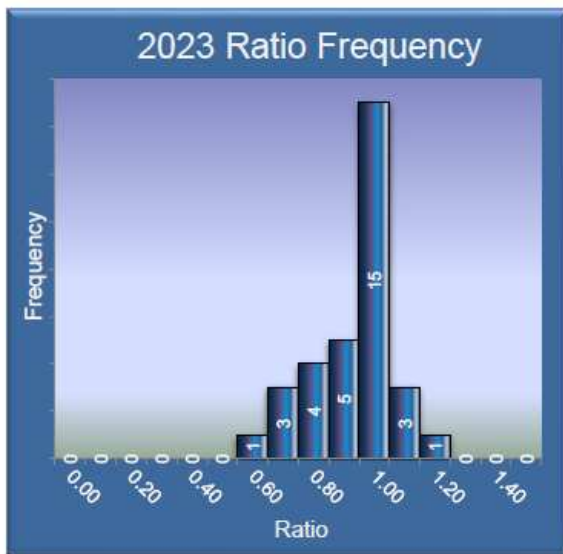
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	32
Mean Assessed Value	1,398,800
Mean Adj. Sales Price	1,708,800
Standard Deviation AV	1,571,947
Standard Deviation SP	2,091,162
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.884
Median Ratio	0.909
Weighted Mean Ratio	0.819
UNIFORMITY	
Lowest ratio	0.5135
Highest ratio:	1.1760
Coefficient of Dispersion	10.72%
Standard Deviation	
Coefficient of Variation	15.69%
Price Related Differential (PRD)	1.08

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)	32
Mean Assessed Value	1,599,200
Mean Sales Price	1,708,800
Standard Deviation AV	1,926,670
Standard Deviation SP	2,091,162
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.943
Median Ratio	0.923
Weighted Mean Ratio	0.936
UNIFORMITY	
Lowest ratio	0.7124
Highest ratio:	1.1905
Coefficient of Dispersion	7.59%
Standard Deviation	0.0972
Coefficient of Variation	10.30%
Price Related Differential (PRD)	1.01



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
17	60	University Park	349	1329	26.26%
17	110	University of Washington	40	1,329	3.01%
Geographic Area 17 Physical Inspection Totals			389	1,329	29.27%

Land Value

Overall land values in Area 17 increased slightly. Some land values were stable while others barely rose, and all residentially zoned properties with commercial improvements were equalized with other residential site values. This resulted in a minimal increase of 1.67% in assessed land values.

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 Land	2024 Land	% Change
17-10	\$1,074,607,500	\$1,081,226,000	0.62%
17-20	\$534,273,700	\$539,453,500	0.97%
17-40	\$2,092,530,573	\$2,098,363,500	0.28%
17-50	\$1,052,088,600	\$1,060,293,200	0.78%
17-60	\$652,711,300	\$655,418,700	0.41%
17-70	\$1,322,211,200	\$1,353,549,600	2.37%
17-80	\$465,380,100	\$466,332,600	0.20%
17-90	\$434,156,100	\$432,789,000	-0.31%
17-100	\$2,803,201,857	\$2,904,819,100	3.63%
17-110	\$1,578,289,699	\$1,617,542,799	2.49%
Total	\$12,009,450,629	\$12,209,787,999	1.67%

Neighborhood Land Sales

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

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct.	Ver. Code	Remarks
017	010	182504	9022	12,666	3182774	\$4,000,000	03/30/22	\$315.81	CABINETPAK	NC2P-55 (M)	Retail Store	4	Y	
017	010	182504	9074	34,163	3163442	\$14,500,000	12/10/21	\$424.44	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	1	Y	
017	010	182504	9083	5,189	3261197	\$1,742,000	11/16/23	\$335.71	AERUS ELECTROLUX VACUUMS	NC2P-55 (M)	Retail Store	1	Y	
017	010	226150	0030	14,300	3204220	\$7,847,000	08/10/22	\$548.74	BRIDGEWAY BUILDING	NC2-75 (M1)	Office Building	1	Y	
017	010	226450	1085	5,418	3165418	\$1,700,000	12/21/21	\$313.77	A & B AUTO PARTS	IC-65 (M)	Warehouse	1	Y	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$375.90	ELECTRIC PEN	NC2P-55 (M)	Office Building	1	Y	
017	010	251300	0035	22,920	3164387	\$8,000,000	12/09/21	\$349.04	FIXTURE GALLERY	NC2P-55 (M)	Retail Store	3	Y	
017	010	397540	0414	15,911	3155854	\$5,355,750	10/28/21	\$336.61	FREMONT DANCE STUDIO	NC2P-55 (M)	Warehouse	3	Y	
017	010	803370	0050	21,198	3171721	\$9,900,000	02/04/22	\$467.03	ORGANIC GARDEN CENTER	NC2-75 (M1)	Warehouse	3	Y	
017	010	803370	0051	2,784	3171561	\$2,100,000	02/03/22	\$754.31	EPISCOPAL BOOKSTORE	NC2-75 (M1)	Retail Store	1	Y	
017	010	934140	0080	4,560	3142872	\$1,260,000	08/24/21	\$276.32	Vacant Land	NC1-40 (M)	Vacant(Multi-fam)	1	Y	
017	020	313120	0297	55,335	3266042	\$7,190,000	12/19/23	\$129.94	1ST CHURCH OF THE NAZARENE	NR3	Church/Welfare	6	Y	
017	020	408330	0205	9,690	3174705	\$3,500,000	02/23/22	\$361.20	OFFICE & 4 UNIT APT	NC2P-55 (M)	Apartment(Mixed)	2	Y	
017	040	365870	0260	4,590	3197725	\$2,100,000	06/28/22	\$457.52	Future development site	MR (M2)	Single Family(Res)	1	Y	
017	040	408330	2410	4,560	3171079	\$1,438,750	01/31/22	\$315.52	R/R SFR Tear Down	NC1-40 (M)	Single Family(Res)	1	Y	
017	040	420740	0551	7,745	3202801	\$2,770,000	07/20/22	\$357.65	8 UNITS in 3 Bldgs. APARTMENT	MR (M1)	Apartment	1	Y	
017	040	533520	0020	3,375	3170594	\$1,850,000	01/27/22	\$548.15	FLOWERLAND FLORIST	NC3-65	Retail Store	1	Y	
017	040	674670	1380	48,840	3136649	\$33,000,000	08/02/21	\$675.68	UNIVERSITY MAZDA	SM-U 95-320 (M1)	Auto Showroom	5	Y	
017	040	922140	0445	19,050	3132384	\$12,160,000	07/15/21	\$638.32	redevelopment planned	NC3-75 (M1)	Medical/Dental C	2	Y	
017	040	922140	0475	7,620	3191347	\$3,100,000	05/18/22	\$406.82	Retail building with attached single family residence	NC2-75 (M1)	Retail Store	1	Y	
017	040	952810	2995	2,453	3266290	\$700,000	12/29/23	\$285.36	PROPOSED 20 UNIT 5-STORY SEDU	NC3-75 (M2)	Single Family(Res)	1	Y	
017	050	114200	1245	10,300	3261549	\$4,756,919	11/17/23	\$461.84	The Kennedy Building - - - apartments with str	NC3P-65	Apartment(Mixed)	2	34	Use-change after sale; not in ratio
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522.25	CHRISTIAN SCIENCE ORGANIZATION	NC3P-65	Church/Welfare/	1	Y	
017	050	674670	0140	22,041	3163006	\$13,000,000	12/08/21	\$589.81	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	
017	050	674670	0140	22,041	3175106	\$16,500,000	02/28/22	\$748.60	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	
017	050	773360	0005	15,225	3195130	\$19,000,000	06/10/22	\$1,247.95	WA FED SAVINGS & LOAN & QDOBA RESTAURANT	SM-U 95-320 (M1)	Retail Store	2	Y	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$444.98	BUFFALO EXCHANGE	NC3P-65	Retail Store	1	Y	
017	050	881640	0360	4,120	3255104	\$2,290,000	09/23/23	\$555.83	GRAND ILLUSION CINEMA & RETAIL	NC3P-65	Retail Store	1	Y	
017	050	881740	0070	4,167	3267225	\$3,932,500	01/12/24	\$943.72	Cedars of Lebanon Restaurant & others	SM-U 75-240 (M1)	Restaurant/Loun	1	Y	
017	060	092504	9161	5,000	3225016	\$1,600,000	01/26/23	\$320.00	PARKING LOT LAND	LR3 (M)	Parking(Assoc)	1	Y	
017	070	243720	0030	81,457	3106649	\$25,050,000	03/15/21	\$307.52	SAFEWAY (Store#488)	C2-75 (M)	Grocery Store	1	Y	
017	070	717480	0820	21,713	3155465	\$7,070,000	10/28/21	\$325.61	Village Green Apts	LR3 (M)	Apartment	1	Y	
017	070	919120	1440	4,355	3216703	\$1,400,000	11/07/22	\$321.47	KIDD VALLEY	NC2P-55 (M)	Restaurant(Fast F	1	Y	
017	080	954720	0005	3,060	3187072	\$1,105,001	04/20/22	\$361.11	SILHOUETTE ANTIQUES	NC2-55 (M)	Apartment(Mixed)	1	Y	
017	100	039450	0055	7,957	3199308	\$2,150,000	06/20/22	\$270.20	Four-p	LR1 (M)	4-Plex	1	Y	
017	110	409230	2350	8,925	3240710	\$2,562,500	06/07/23	\$287.11	ENGINEER-CONTRACTORS INC	IC-65 (M)	Warehouse	1	Y	

Ratio Analysis

- Number of Improved Sales: 59
- Range of Sales Dates: 1/1/2021- 2/12/2024

Below is the ratio study for Area 17 which demonstrates an improvement in uniformity and assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$2,829,400	\$3,039,300	93.10%	10.69%	14.65%	1.00
2024 Value	\$2,795,500	\$3,039,300	92.00%	9.84%	13.33%	1.01
Change	\$ (33,900)		-1.10%	-0.85%	-1.32%	1.00%
% Change	-1.20%		-1.18%	-7.95%	-9.01%	1.00%

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

Number of Parcels in the Ratio Study Population: 1,083 excluding specialties and government-owned properties.

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

Property Type	Value Range		
	Use	Range	Unit of Measure
Small owner/user commercial		\$398 - \$725	Per Sq Ft
Commercial Condominium Units		\$437 - \$759	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 available and because there was adequate market income data available.

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

TOTAL VALUE

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of -0.67% in Geographic Area 17. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$9,466,140,499	\$9,402,251,499	-\$63,889,000	-0.67%

Area 17 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

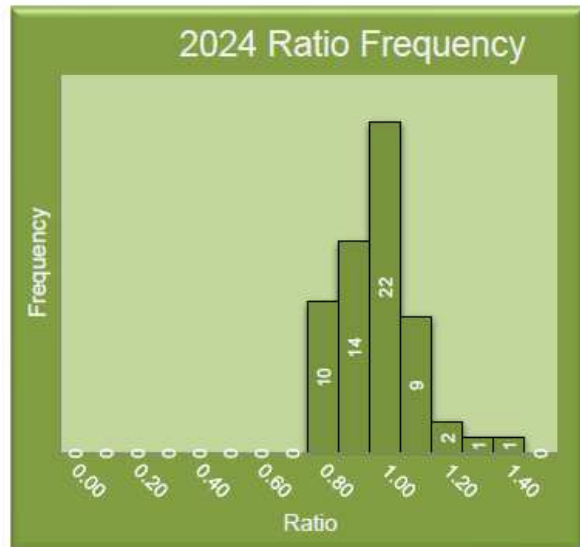
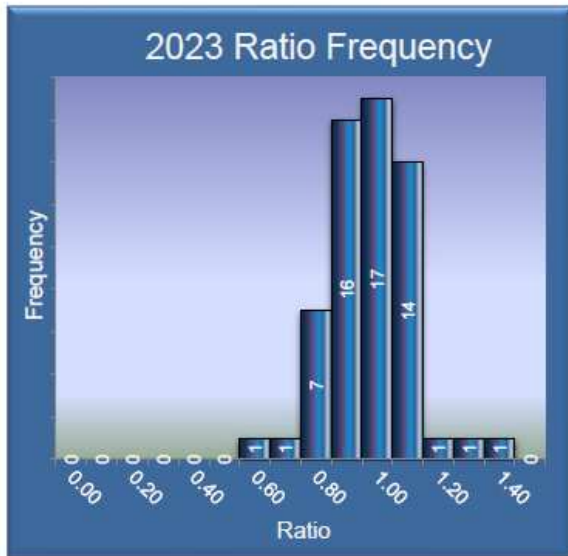
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	59
Mean Assessed Value	2,829,400
Mean Adj. Sales Price	3,039,300
Standard Deviation AV	3,810,781
Standard Deviation SP	3,997,464
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.941
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.5129
Highest ratio:	1.3852
Coefficient of Dispersion	10.69%
Standard Deviation	0.1366
Coefficient of Variation	14.65%
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)	59
Mean Assessed Value	2,795,500
Mean Sales Price	3,039,300
Standard Deviation AV	3,733,131
Standard Deviation SP	3,997,464
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.928
Median Ratio	0.925
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.7311
Highest ratio:	1.3852
Coefficient of Dispersion	9.84%
Standard Deviation	0.1237
Coefficient of Variation	13.33%
Price Related Differential (PRD)	1.01



Area 19

Name or Designation

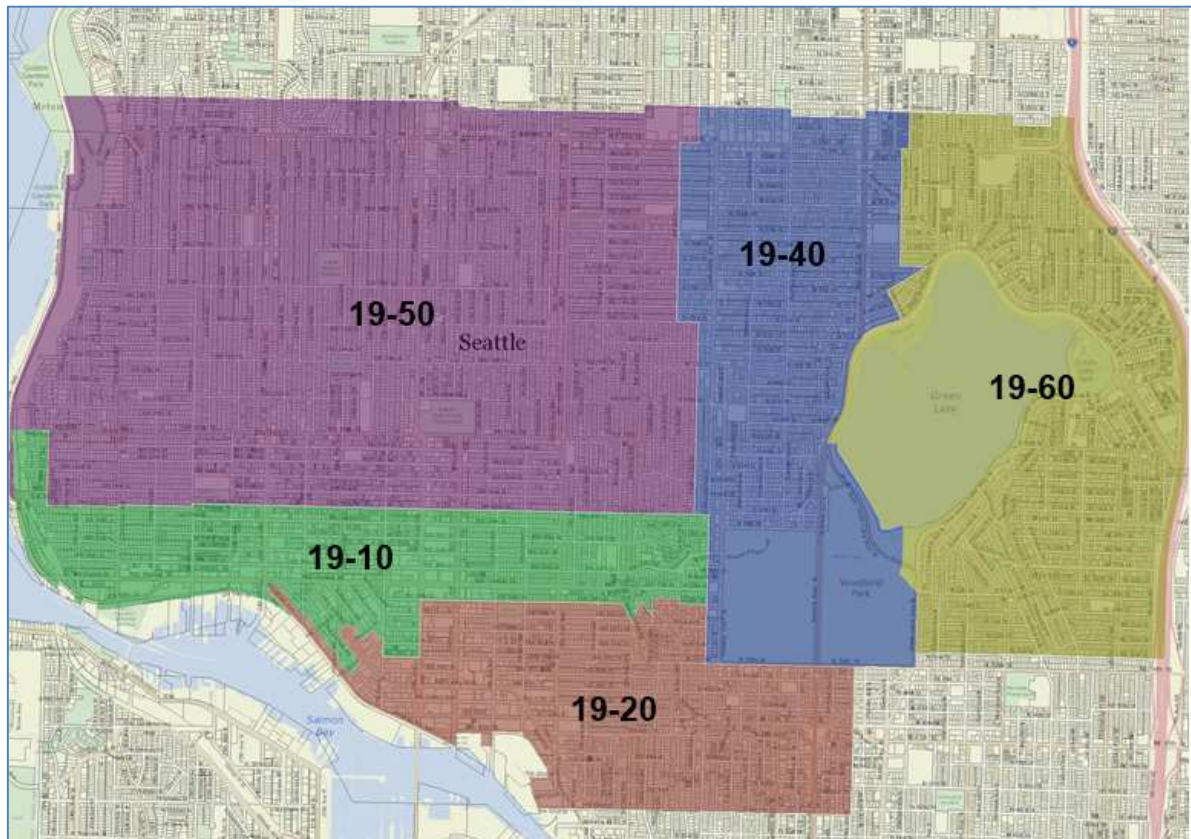
- **Area 019:** Ballard, Fremont/Industrial Ballard/East Ballard, Greenwood/Phinney Ridge, Crown Hill/Loyal Heights/North Ballard, Green Lake

Area 19 Neighborhoods

- **19-10** Ballard
- **19-20** Fremont/Industrial Ballard/East Ballard
- **19-40** Greenwood/Phinney Ridge
- **19-50** Crown Hill/Loyal Heights/North Ballard
- **19-60** Green Lake

Boundaries:

- **North** – NW 87th Street/N 87th Street
- **South** – NW 42nd Street/N 42nd Street and N 50th Street
- **East** - Interstate 5 (I-5) Freeway and Woodland Park Ave N
- **West** - Seaview Ave NW and Puget Sound



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
19	10	Ballard	271	1,383	19.60%
Geographic Area 19 Physical Inspection Totals			271	1,383	19.60%

Land Value

Overall land values in Area 19 increased by 2.56%. Geographical area 19 experienced a change to land valuation due to equalization, uniformity, rezoning, redevelopment, and land sales. The total recommended assessed land value for the 2024 assessment year is \$6,336,720,400 and increases from the 2023 assessment year by +2.56%.

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
19-10	\$1,844,943,200	\$1,908,130,000	3.42%
19-20	\$1,160,566,700	\$1,208,711,500	4.15%
19-40	\$1,132,819,600	\$1,142,106,400	0.82%
19-50	\$1,320,415,182	\$1,335,323,900	1.13%
19-60	\$719,955,700	\$742,448,600	3.12%
Total	\$6,178,700,382	\$6,336,720,400	2.56%

Neighborhood Land Sales

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

Area	Nbhd	Major	Minor	Land Area	E#	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	112503	9011	25,570	3219405	\$13,000,000	12/02/22	\$508.41	OFFICE BUILDING	NC3P-75 (M)	Office Building	3	Y	
019	010	117500	0800	4,733	3130360	\$1,195,000	07/02/21	\$252.48	4 PLEX	LR3 (M)	4-Plex	1	Y	
019	010	276760	5100	5,000	3160604	\$1,150,000	10/22/21	\$230.00	Triplex (R/R Teardown)	LR3 (M)	Triplex	1	Y	
019	010	276770	0995	11,800	3219371	\$6,800,000	11/30/22	\$576.27	CLASSIC CONSIGNMENT STORE	NC3P-75 (M)	Retail Store	1	Y	
019	010	276770	1000	12,500	3219372	\$6,500,000	11/14/22	\$520.00	PARKING LOT	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1090	15,000	3219370	\$8,400,000	11/29/22	\$560.00	RETAIL STORE	NC3P-75 (M)	Retail Store	3	Y	
019	010	276770	1105	11,800	3219373	\$7,000,000	11/30/22	\$593.22	Former RETAIL STORES (Fire Damaged)	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1460	5,000	3173647	\$1,800,000	02/17/22	\$360.00	5 PLEX	MR (M1)	Apartment	1	Y	
019	010	276770	1575	5,000	3119311	\$2,000,000	05/17/21	\$400.00	APARTMENT	MR (M1)	Apartment	1	Y	
019	010	276770	4021	10,370	3134060	\$5,185,000	07/22/21	\$500.00	RETAIL STORES	MIO-65-NC3-95 (M)	Retail Store	1	Y	
019	010	276790	0740	5,000	3170470	\$1,080,000	01/21/22	\$216.00	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Single-family)	1	Y	
019	010	276810	0060	6,500	3142694	\$1,290,000	08/20/21	\$198.46	R/R SFR House Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276810	0500	4,800	3161748	\$1,200,000	11/24/21	\$250.00	R/R SFR Tear Down Sale	LR3 (M1)	Triplex	1	Y	
019	010	276810	0605	10,000	3142306	\$2,233,333	08/25/21	\$223.33	KENTUCKY FRIED CHICKEN	NC2-55 (M)	Restaurant(Fast Food)	1	Y	
019	010	276810	0640	5,000	3131296	\$1,125,000	06/25/21	\$225.00	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0655	5,000	3132574	\$950,000	07/14/21	\$190.00	R/R SFR Duplex Tear Down	LR2 (M1)	Duplex	1	Y	
019	010	276810	0670	4,290	3114139	\$1,308,450	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0671	2,210	3114137	\$674,050	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114122	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114124	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0685	5,000	3114131	\$1,525,000	04/21/21	\$305.00	R/R Duplex Tear Down Land Sale	NC2-55 (M2)	Duplex	1	34	Use-change after sale; not in ratio
019	010	276810	0695	5,000	3114135	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0705	5,000	3187405	\$1,894,000	04/27/22	\$378.80	R/R SFR Tear Down Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276820	0205	5,000	3176044	\$1,150,000	02/28/22	\$230.00	R/R SFR Duplex Tear Down	LR1 (M)	Duplex	1	Y	
019	010	276830	0089	4,500	3147573	\$1,095,000	09/21/21	\$243.33	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0100	5,000	3147574	\$1,195,000	09/21/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0105	5,000	3127635	\$1,205,000	06/17/21	\$241.00	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0110	5,000	3127639	\$1,195,000	06/18/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	301930	0030	4,500	3104610	\$900,000	02/18/21	\$200.00	R/R SFR Tear Down Land Sale	NC1-40 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	301930	0075	5,173	3122361	\$1,114,400	05/24/21	\$215.43	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	010	301930	0090	5,000	3143454	\$1,080,000	08/31/21	\$216.00	R/R SFR Duplex Tear Down Sale	LR2 (M1)	Duplex	1	29	Seg/merge after sale; not in ratio
019	010	867340	0095	4,700	3188875	\$1,164,000	07/21/21	\$247.66	R/R duplex tear down sale	LR3 (M)	Duplex	1	Y	
019	010	930730	0100	4,100	3195827	\$1,000,000	06/01/22	\$243.90	R/R SFR Tear Down Sale	NC1-40 (M2)	Single Family(C/I Zone)	1	Y	
019	010	930730	0105	4,100	3184367	\$1,000,000	04/04/22	\$243.90	R/R SFR Tear Down Land Sale	NC1-40 (M2)	Single Family(C/I Zone)	1	Y	
019	020	122503	9015	4,062	3144562	\$814,000	08/11/21	\$200.39	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9016	4,000	3166862	\$800,000	12/21/21	\$200.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	020	198220	1920	8,730	3134157	\$1,425,000	07/16/21	\$163.23	TOOLEX WHSES	IB U/45	Warehouse	1	Y	
019	020	276770	2260	8,540	3220377	\$1,950,000	12/08/22	\$228.34	UNITED ELECTRIC MOTORS	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	0490	5,000	3234380	\$800,000	04/21/23	\$160.00	R/R SFR Tear Down Sale	IG2 U/65	Single Family(C/I Zone)	1	Y	
019	020	276830	0665	10,000	3153326	\$2,207,500	10/15/21	\$220.75	NINE UNIT APARTMENT	LR2 (M)	Apartment	1	Y	
019	020	276830	1755	7,492	3195357	\$1,750,000	05/16/22	\$233.58	ASSOCIATE PARKING	IG2 U/65	Parking(Assoc)	1	Y	
019	020	276830	3430	40,000	3223590	\$6,550,000	01/09/23	\$163.75	RADEK MARINE	IG2 U/65	Warehouse	1	Y	
019	020	569350	1345	8,968	3158561	\$2,749,500	11/11/21	\$306.59	Naturepathic Family Medicine	NC2P-55 (M)	Retail Store	2	Y	
019	020	569350	1375	4,475	3265631	\$1,350,000	12/04/23	\$301.68	office-(converted imp)	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
019	020	569400	1005	5,000	3117083	\$1,100,000	05/07/21	\$220.00	R/R SFR House Tear Down Sale	LR2 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	569450	1100	7,500	3189868	\$1,900,000	05/09/22	\$253.33	9-UNIT PLUS R105	LR2 (M)	Apartment	1	Y	
019	020	812970	0520	3,750	3105874	\$850,000	03/16/21	\$226.67	R/R SFR House Tear Down After Sale Dat	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	952110	0615	3,500	3111681	\$850,000	04/08/21	\$242.86	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	020	952110	0920	7,700	3143176	\$2,630,000	08/19/21	\$341.56	RETAIL/STORAGE	C1-55 (M)	Service Building	1	Y	
019	020	952110	0935	7,700	3143158	\$2,750,000	08/19/21	\$357.14	R/R Sfr	C1-55 (M)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	040	287710	3845	5,263	3190396	\$2,000,000	05/17/22	\$380.01	GREENFAB HOMES CONTRACTOR	NC2-55 (M)	Single Family(C/I Zone)	2	Y	
019	040	287710	3851	3,900	3191020	\$1,425,000	05/20/22	\$365.38	MAIKU RESTAURANT (SFR CONVERTED T	NC2-55 (M)	Restaurant/Lounge	1	Y	
019	040	291920	1265	4,167	3195778	\$1,400,000	06/14/22	\$335.97	RETAIL (SQUIRREL'S BUY & SELL) & SFR H	NC2P-55 (M)	Retail Store	1	Y	
019	040	952310	1291	3,500	3112166	\$1,050,000	04/19/21	\$300.00	R/R Duplex Tear Down Sale	NC2P-55 (M)	Duplex	1	Y	
019	050	045800	0140	5,040	3169090	\$1,085,000	01/14/22	\$215.28	R/R Tear Down Land Sale	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	050	276760	0395	4,750	3199933	\$1,000,000	07/11/22	\$210.53	R/R SFR Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	050	276760	0990	5,000	3196361	\$1,200,000	06/15/22	\$240.00	R/R SFR Tear Down Sale	LR1 (M)	Duplex	1	Y	
019	050	276760	1085	5,000	3136032	\$1,050,000	07/12/21	\$210.00	R/R Duplex Tear Down Sale	LR1 (M)	Duplex	1	29	Seg/merge after sale; not in ratio
019	050	276760	1455	5,000	3116488	\$1,030,000	04/28/21	\$206.00	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(C/I Zone)	1	Y	
019	050	276760	3300	9,500	3142398	\$2,709,000	08/30/21	\$285.16	SEATTLE MATTRESS COMPANY & 4 APAR	NC3-55 (M)	Apartment(Mixed Use)	1	Y	
019	050	276960	1270	5,000	3166781	\$950,000	12/22/21	\$190.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	050	276960	1280	5,000	3166794	\$1,150,000	12/23/21	\$230.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	050	291970	2543	8,217	3117249	\$1,950,000	05/06/21	\$237.31	Segged from Parent Parcel #291970-25	NC2-55 (M)	Vacant(Commercial)	3	Y	
019	050	330070	0955	30,940	3161579	\$10,750,000	11/30/21	\$347.45	Former PIZZA HUT DELIVERY CTR	NC3P-75 (M1)	Restaurant/Lounge	5	Y	
019	050	330070	1095	4,500	3105978	\$950,000	03/16/21	\$211.11	R/R triplex tear down sale	LR2 (M)	Triplex	1	34	Use-change after sale; not in ratio
019	050	751850	0530	4,380	3110165	\$1,065,000	03/29/21	\$243.15	SFR HOUSE CONVERTED TO COMMERCIA	NC2P-55 (M)	Single Family(C/I Zone)	1	29	Seg/merge after sale; not in ratio
019	050	751900	0125	5,150	3166107	\$1,160,000	12/22/21	\$225.24	5 UNIT APT	LR2 (M)	Apartment	1	Y	
019	060	940280	0065	6,632	3169327	\$1,749,950	01/14/22	\$263.86	R/R SFR Tear Down	LR3 (M)	Townhouse Plat	2	Y	
019	060	952810	4795	5,850	3169642	\$1,345,679	01/20/22	\$230.03	R/R SFR Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	

Ratio Analysis

- Number of Sales: 61
- Range of Sales Dates: 1/1/2021 – 1/31/2024

Below are the ratio study results for Area 19, which demonstrates an improvement in uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$2,054,400	\$2,277,700	90.20%	8.54%	12.05%	1.01
2024 Value	\$2,197,900	\$2,277,700	96.50%	3.68%	5.00%	1.00
Change	\$ 143,500		6.30%	-4.86%	-7.05%	-1.00%
% Change	6.99%		6.98%	-56.91%	-58.51%	-0.99%

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

Number of Parcels in the Ratio Study Population: 1,117 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 displays the property type and typical value per square foot. The range is a function of property size, age, condition, and location.

Property Type	Value Range		
	Use	Range	Unit of Measure
Commercial Condominium Units		\$350 - \$755	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 was available.

Total Value

Application of the recommended values for the 2024 assessment year of Area 19 results in a total change from the 2023 assessments of +1.88% in Geographic Area 19. The adjustments in values intend to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$4,622,637,982	\$4,709,358,800	\$ 86,720,818	1.88%

Area 19 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

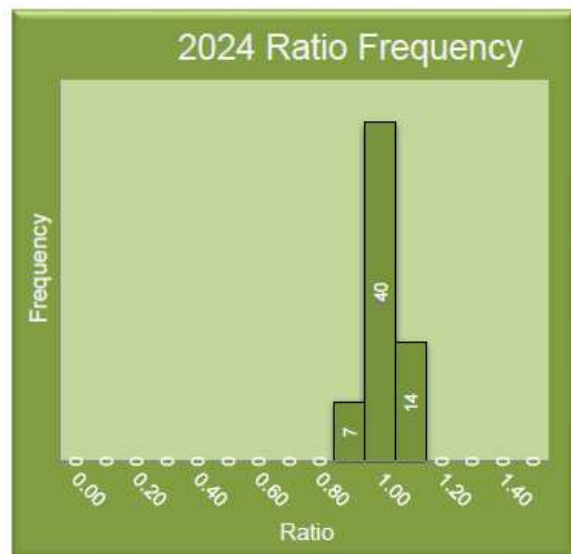
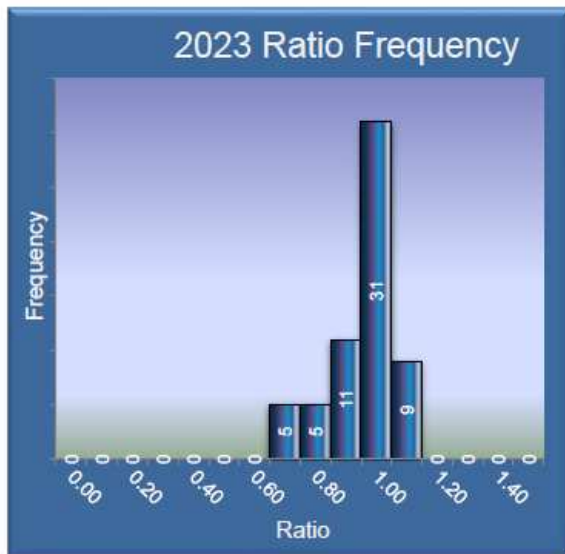
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	61
Mean Assessed Value	2,054,400
Mean Adj. Sales Price	2,277,700
Standard Deviation AV	1,504,923
Standard Deviation SP	1,617,253
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.909
Median Ratio	0.952
Weighted Mean Ratio	0.902
UNIFORMITY	
Lowest ratio	0.6313
Highest ratio:	1.0775
Coefficient of Dispersion	8.54%
Standard Deviation	0.1095
Coefficient of Variation	12.05%
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)	61
Mean Assessed Value	2,197,900
Mean Sales Price	2,277,700
Standard Deviation AV	1,575,249
Standard Deviation SP	1,617,253
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.968
Median Ratio	0.980
Weighted Mean Ratio	0.965
UNIFORMITY	
Lowest ratio	0.8268
Highest ratio:	1.0701
Coefficient of Dispersion	3.68%
Standard Deviation	0.0484
Coefficient of Variation	5.00%
Price Related Differential (PRD)	1.00



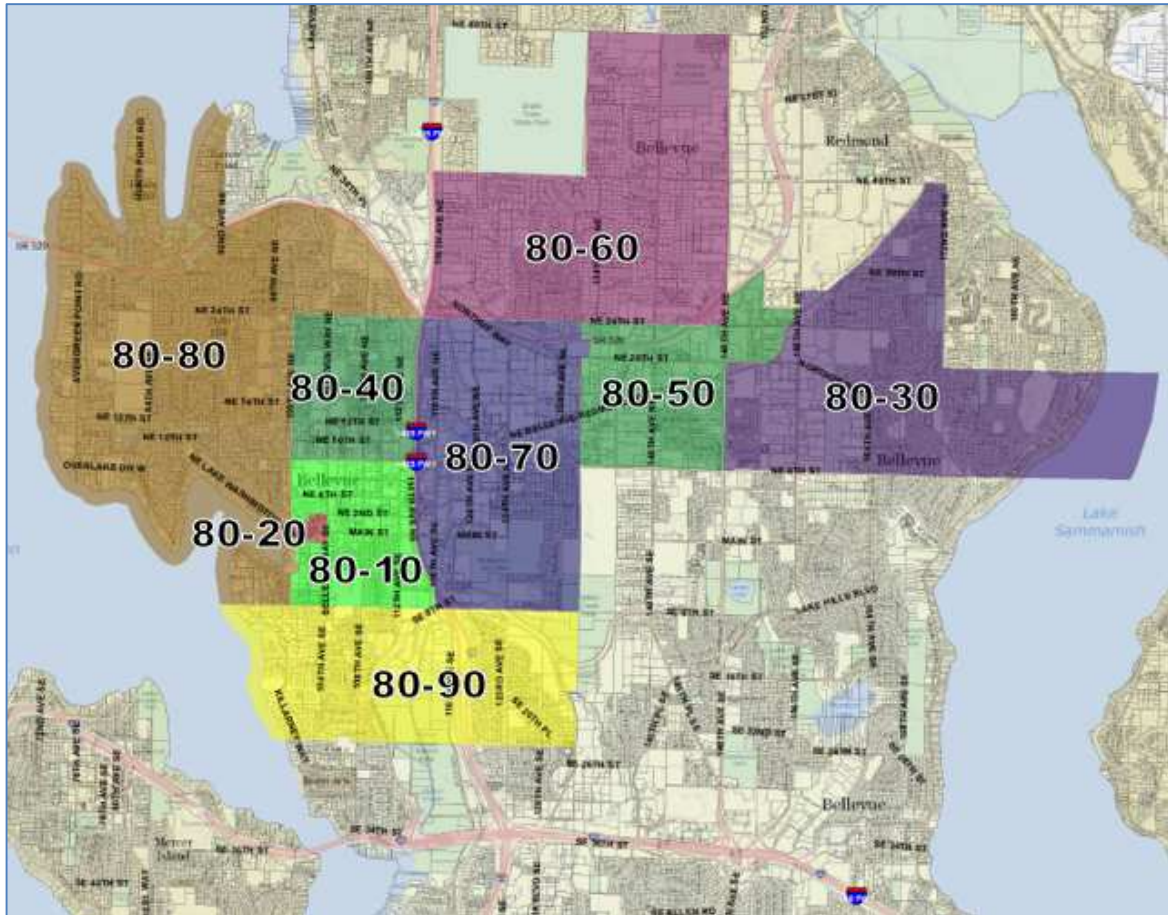
Area 80

Name

- **Area 80:** Bellevue

Boundaries:

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



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
80	60	Overlake II	82	1,317	6.23%
Geographic Area 80 Physical Inspection Totals			82	1,317	6.23%

*Includes all Specialty and government-owned parcels.

Land Value

Overall land values in Area 80 increased moderately. The total recommended assessed land value for the 2024 assessment year is \$17,646,058,660 and increased from the 2023 assessment year by 0.78%.

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 Land	2024 Land	% Change
80-10	\$6,086,247,300	\$6,086,360,400	0.00%
80-20	\$414,167,600	\$426,726,300	3.03%
80-30	\$986,565,200	\$1,054,853,700	6.92%
80-40	\$2,893,554,200	\$2,888,654,100	-0.17%
80-50	\$1,771,920,990	\$1,841,500,230	3.93%
80-60	\$572,074,600	\$572,143,300	0.01%
80-70	\$3,838,103,900	\$3,838,231,500	0.00%
80-80	\$553,582,000	\$554,997,800	0.26%
80-90	\$393,911,000	\$382,591,330	-2.87%
Total	\$17,510,126,790	\$17,646,058,660	0.78%

Neighborhood Land Sales

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

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP /SF	Zone	Parcels
080	010	066600	0400	51,775	3095623	\$1,150,000	01/20/21	\$22.21	R-30	1
080	010	067900	0025	17,945	3136022	\$14,600,000	07/26/21	\$813.60	DNTN-MU	1
080	010	067900	0075	31,130	3111820	\$25,000,000	04/13/21	\$803.08	DNTN-MU	2
080	010	104700	0025	23,790	3112296	\$14,500,000	04/07/21	\$609.50	DNTN-MU	3
080	010	154410	0310	19,722	3095733	\$6,100,000	01/21/21	\$309.30	DNTN-MU	1
080	010	154410	0312	34,328	3134916	\$32,500,000	07/26/21	\$946.75	DT-O-2-S	1
080	010	154410	0324	40,324	3170267	\$95,500,000	01/26/22	\$2,368.32	DT-O-2-S	1
080	010	154410	0353	144,146	3149224	\$127,500,000	09/30/21	\$884.52	DNTN-MU	2
080	010	322505	9055	57,135	3108124	\$35,500,001	03/26/21	\$621.34	DNTN-MU	1
080	010	322505	9072	22,209	3169836	\$11,000,000	01/18/22	\$495.29	DNTN-MU	1
080	010	322505	9119	210,540	3113091	\$152,500,000	04/20/21	\$724.33	DT-OLB-S	2
080	010	522330	0065	38,041	3128952	\$20,000,000	06/26/21	\$525.75	DNTN-MU	1
080	010	522330	0265	39,833	3193728	\$20,000,000	06/01/22	\$502.10	O	3
080	040	072700	0080	53,777	3122109	\$30,000,000	05/27/21	\$557.86	DNTN-MU	1
080	040	154460	0103	33,938	3228572	\$14,072,131	03/03/23	\$414.64	DNTN-MU	1
080	040	683920	0000	40,967	3135105	\$18,150,000	07/23/21	\$443.04	DNTN-R	1
080	050	262505	9256	35,512	3190155	\$7,400,000	05/16/22	\$208.38	OV1	1
080	050	272505	9198	61,426	3134419	\$17,915,000	07/23/21	\$291.65	BR-RC-2	1
080	050	272505	9210	32,100	3141191	\$7,300,000	08/24/21	\$227.41	BR-CR	1
080	050	272505	9270	23,087	3222219	\$2,400,000	12/27/22	\$103.95	BR-GC	1
080	050	272505	9301	180,973	3198846	\$26,000,000	06/30/22	\$143.67	BR-CR	3
080	050	392720	0200	30,330	3234642	\$5,250,000	04/25/23	\$173.10	OV1	1
080	050	392720	0210	28,682	3184592	\$3,250,000	04/08/22	\$113.31	OV1	1
080	050	392720	0230	129,014	3214243	\$28,500,000	10/07/22	\$220.91	OV1	1
080	060	222505	9098	26,120	3240449	\$3,068,000	06/06/23	\$117.46	R-20	1
080	070	064580	0060	3,856	3154229	\$175,000	10/19/21	\$45.38	BR-MO	1
080	070	067005	0030	226,707	3164523	\$77,500,000	12/15/21	\$341.85	BR-OR-2	2
080	070	282505	9027	88,023	3108445	\$16,650,000	03/25/21	\$189.16	BR-RC-1	2
080	070	282505	9057	227,749	3161176	\$33,000,000	11/30/21	\$144.90	BR-R	1
080	070	282505	9105	53,240	3119648	\$7,675,000	05/20/21	\$144.16	BR-MO	1
080	070	282505	9117	147,100	3165809	\$12,000,000	12/22/21	\$81.58	R-3.5	2
080	070	282505	9185	44,792	3166418	\$12,950,000	12/27/21	\$289.11	BR-RC-2	3
080	070	282505	9228	28,235	3126215	\$6,500,000	06/18/21	\$230.21	BR-RC-1	1
080	070	282505	9285	78,616	3175632	\$18,200,000	02/28/22	\$231.51	BR-RC-1	1
080	070	282505	9297	179,031	3201144	\$26,050,000	07/15/22	\$145.51	BR-R	1
080	070	532800	0075	19,885	3097152	\$3,300,000	01/25/21	\$165.95	BR-MO	2
080	070	804610	0041	160,143	3214048	\$28,000,000	10/14/22	\$174.84	O	2
080	070	804610	0088	35,220	3118857	\$7,200,000	05/13/21	\$204.43	CB	2
080	080	438920	0210	41,667	3164635	\$15,250,000	12/14/21	\$366.00	R-30	1
080	080	438920	0590	15,604	3098074	\$4,498,350	02/05/21	\$288.28	R-20	1
080	090	042405	9027	29,588	3162133	\$2,400,000	12/01/21	\$81.11	R-20	1
080	090	939970	0820	198,143	3165684	\$32,500,000	12/21/21	\$164.02	OLB	1

Ratio Analysis

- Number of Sales: 49
- Range of Sales Dates: 1/1/2021 - 12/31/2023

Below is the ratio study for Area 80, which demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2023 Value	\$4,810,300	\$5,644,400	85.20%	11.36%	16.02%	1.03
2024 Value	\$5,086,200	\$5,644,400	90.10%	9.51%	12.42%	1.03
Change	\$ 275,900		4.90%	-1.85%	-3.60%	0.00%
% Change	5.74%		5.75%	-16.29%	-22.47%	0.00%

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

Number of Parcels in the Ratio Study Population: 975 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 80 for most improved property types due to a sufficient availability of market-derived income data.

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

Property Type	Value Range	
Use	Range	Unit of Measure
Single-Family Residence Conversions	\$450 - \$1,250	Per Sq Ft
Commercial Condominium Units	\$600 - \$1,100	Per Sq Ft
Daycare Centers	\$425 - \$925	Per Sq Ft

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

Total Value

Application of the recommended values for the 2024 assessment year of Area 80 results in a total change from the 2023 assessments of -1.02% in Geographic Area 80. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$10,632,778,290	\$10,524,097,790	-\$108,680,500	-1.02%

Area 80 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

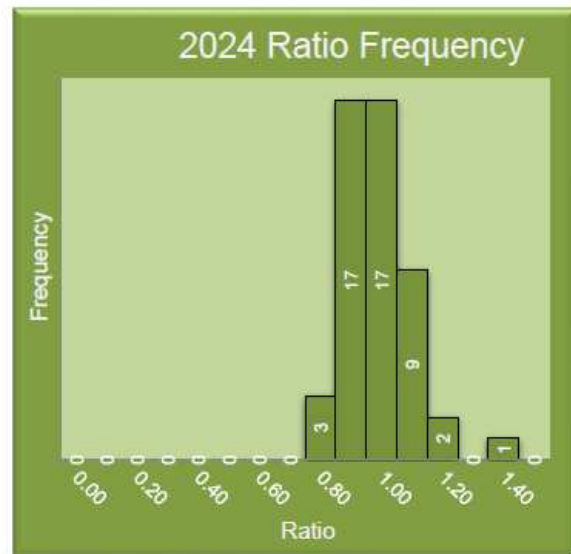
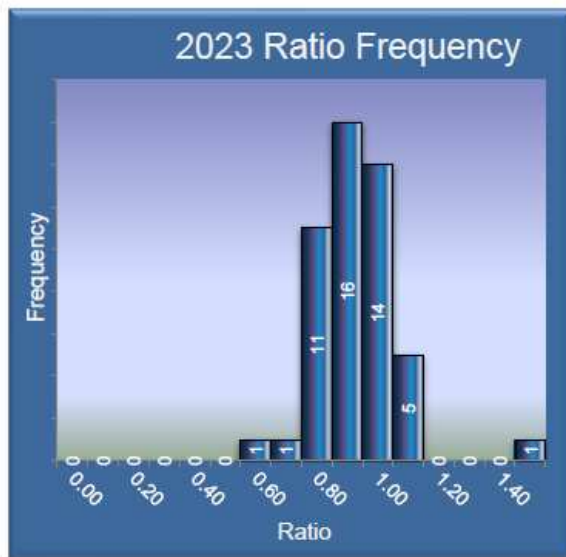
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	49
Mean Assessed Value	4,810,300
Mean Adj. Sales Price	5,644,400
Standard Deviation AV	4,877,075
Standard Deviation SP	5,557,232
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.877
Median Ratio	0.872
Weighted Mean Ratio	0.852
UNIFORMITY	
Lowest ratio	0.5246
Highest ratio:	1.4684
Coefficient of Dispersion	11.36%
Standard Deviation	
Coefficient of Variation	16.02%
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)	49
Mean Assessed Value	5,086,200
Mean Sales Price	5,644,400
Standard Deviation AV	5,003,449
Standard Deviation SP	5,557,232
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.930
Median Ratio	0.915
Weighted Mean Ratio	0.901
UNIFORMITY	
Lowest ratio	0.7367
Highest ratio:	1.3598
Coefficient of Dispersion	9.51%
Standard Deviation	0.1155
Coefficient of Variation	12.42%
Price Related Differential (PRD)	1.03



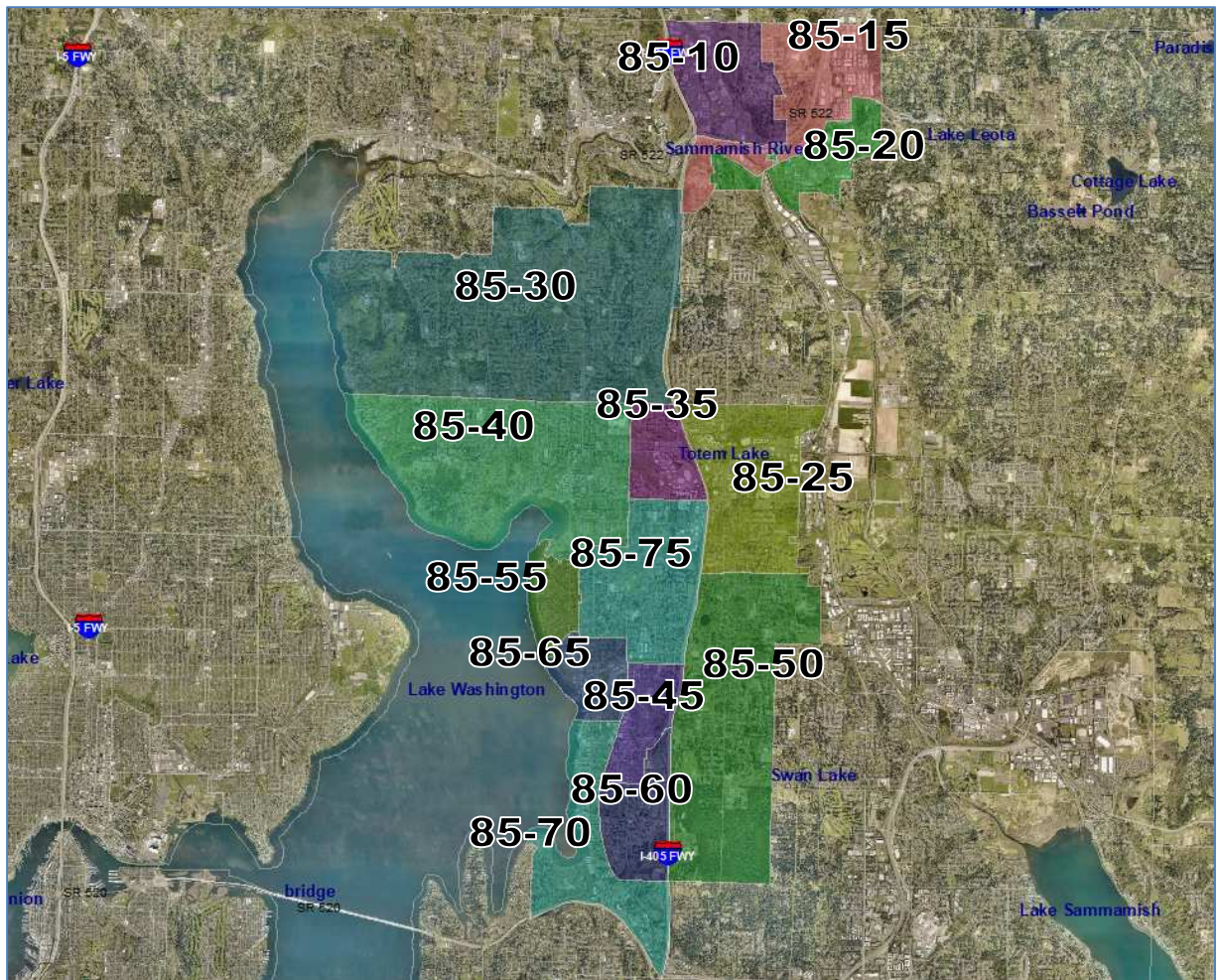
Area 85

Name

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

Boundaries:

- **North** – Snohomish County and Kenmore
- **South** – Interstate 90
- **East** – Sammamish River Valley, Redmond
- **West** – Bothell and Lake Washington



North District
2024 Assessment Year

 **King County**
Department of Assessments

Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
85	30	Finn Hill/N Juanita	136	1,220	11.15%
85	35	West Totem Lake	85	1,220	6.97%
85	40	Juanita	204	1,220	16.72%
85	60	South Houghton	24	1,220	1.97%
Geographic Area 85 Physical Inspection Totals			449	1,220	36.80%

*Includes all specialty & government-owned parcels

Land Value

Overall, land values in Area 85 remained stable compared to the previous assessment. Recent sales activity indicated that land values were relatively unchanged. The total recommended assessed land value for the 2024 assessment year is \$7,973,920,700, which results in a slight decrease from the 2023 assessment of -0.01%.

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 Land	2024 Land	% Change
85-10	\$480,754,000	\$466,281,200	-3.10%
85-15	\$265,848,800	\$267,595,300	0.65%
85-20	\$685,452,100	\$689,475,700	0.58%
85-25	\$994,816,800	\$994,609,600	-0.02%
85-30	\$410,062,800	\$415,006,800	1.19%
85-35	\$345,993,800	\$348,868,200	0.82%
85-40	\$468,567,200	\$468,624,400	0.01%
85-45	\$538,386,900	\$538,421,700	0.01%
85-50	\$718,617,500	\$716,299,500	-0.32%
85-55	\$102,038,400	\$102,039,300	0.00%
85-60	\$127,579,600	\$127,584,400	0.00%
85-65	\$1,188,161,300	\$1,190,194,900	0.17%
85-70	\$1,297,503,600	\$1,297,928,900	0.03%
85-75	\$350,738,600	\$350,990,800	0.07%
Total	\$7,974,521,400	\$7,973,920,700	-0.01%

Neighborhood Land Sales

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

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / SF	Zone	Parcels
085	010	392700	0010	270,986	3256085	\$5,500,000	10/02/23	\$20.30	R-AC, OP, CB, LI	1
085	010	697920	0153	314,298	3124695	\$10,000,000	06/11/21	\$31.82	R-AC, OP, CB, LI	1
085	015	062210	0051	57,616	3189924	\$1,750,000	05/12/22	\$30.37	GB	1
085	015	951710	0276	352,518	3165165	\$12,750,000	12/16/21	\$36.17	GB	3
085	020	951710	0135	98,546	3222246	\$10,851,409	12/22/22	\$110.12	CBD	2
085	020	951710	0160	85,861	3222245	\$12,500,000	12/22/22	\$145.58	CBD	1
085	020	951810	0062	1,250	3167678	\$265,000	12/30/21	\$212.00	CBD	1
085	020	951810	0280	19,800	3178678	\$1,600,000	03/16/22	\$80.81	CBD	4
085	025	272605	9018	259,437	3161568	\$925,000	11/23/21	\$3.57	RMA 3.6	1
085	025	272605	9018	259,437	3237086	\$7,000,000	05/09/23	\$26.98	RMA 3.6	1
085	025	272605	9043	207,781	3147585	\$8,400,000	09/21/21	\$40.43	TL 7B	1
085	025	282605	9039	199,910	3166097	\$30,000,000	12/15/21	\$150.07	TL 7A	2
085	025	282605	9110	23,630	3199047	\$800,000	06/30/22	\$33.86	TL 7B	1
085	025	282605	9181	209,309	3145917	\$25,250,000	09/15/21	\$120.64	TL 6A	1
085	025	332605	9100	29,800	3170900	\$2,100,000	01/27/22	\$70.47	NRH 1A	2
085	025	692840	0022	21,114	3196916	\$6,200,000	06/22/22	\$293.64	TL 1A	1
085	025	692840	0025	46,295	3183934	\$12,415,500	04/15/22	\$268.18	TL 1A	1
085	030	192605	9157	25,466	3166773	\$1,550,000	12/14/21	\$60.87	BC 1	1
085	030	357980	0551	22,500	3208015	\$1,500,000	08/29/22	\$66.67	RMA 1.8	1
085	035	282605	9098	112,743	3199068	\$4,800,000	06/14/22	\$42.57	TL 6B	2
085	035	282605	9225	171,211	3165477	\$22,500,000	12/20/21	\$131.42	TL 4B	2
085	045	012000	0371	19,375	3166192	\$3,300,000	12/20/21	\$170.32	LIT	1
085	045	788260	0611	95,656	3192081	\$14,000,000	05/25/22	\$146.36	HENC 1	1
085	050	123310	0680	149,049	3166894	\$20,515,800	12/29/21	\$137.64	RH 7	1
085	050	124190	0052	10,912	3179918	\$2,000,000	03/24/22	\$183.28	RH 8	1
085	050	124190	0052	10,912	3263380	\$1,800,000	12/01/23	\$164.96	RH 8	1
085	060	639131	0010	15,600	3151068	\$2,750,000	10/04/21	\$176.28	RM 3.6	4
085	065	388580	0880	17,175	3117430	\$3,900,000	05/07/21	\$227.07	MSC 1	1
085	065	388580	1005	5,592	3160814	\$1,250,000	11/19/21	\$223.53	MSC 3	1
085	065	388580	2055	8,120	3171855	\$1,700,000	02/05/22	\$209.36	MSC 1	1
085	065	388580	8820	11,730	3105415	\$2,700,000	03/16/21	\$230.18	MSC 4	1
085	065	390010	0790	8,976	3161213	\$2,550,000	11/17/21	\$284.09	PLA 7B	1
085	065	390010	0790	5,333	3218901	\$1,296,875	11/28/22	\$243.18	PLA 7B	1
085	065	390010	0791	3,618	3183287	\$1,050,000	04/12/22	\$290.22	PLA 7B	1
085	070	202505	9193	51,507	3174351	\$3,065,000	02/23/22	\$59.51	LI	2
085	075	332605	9243	483,979	3179987	\$40,000,000	03/25/22	\$82.65	TL 10E	2

Ratio Analysis

- Number of Improved Sales: 50 total sales but only 47 were included in ratio study.
- Range of Sales Dates: 1/1/2021- 12/31/2023

Below is the ratio study for Area 85, which demonstrates an improvement in uniformity and equity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$4,650,700	\$5,445,300	85.40%	11.26%	17.07%	1.03
2024 Value	\$4,959,900	\$5,445,300	91.10%	7.95%	11.61%	1.02
Abs. Change	\$309,200		5.70%	-3.31%	-5.46%	-0.01
% Change	6.65%		6.67%	-29.40%	-31.99%	-0.97%

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

Number of Parcels in the Ratio Study Population: 871 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 85 for most improved property types due to a sufficient availability of market-derived income data.

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

Property Type	Value Range	
	Range	Unit of Measure
Commercial Condominium Units	\$475 - \$850	Per Sq Ft
Daycare Centers	\$325 - \$445	Per Sq Ft

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

Total Value

Application of the recommended values for the 2024 assessment year results in a total change from the 2023 assessments of 1.50% in Geographic Area 85. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$5,981,954,691	\$6,071,611,850	\$89,657,159	1.50%

Area 85 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

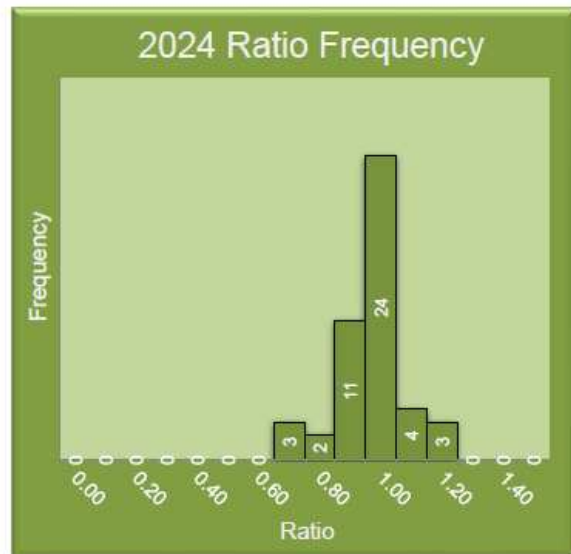
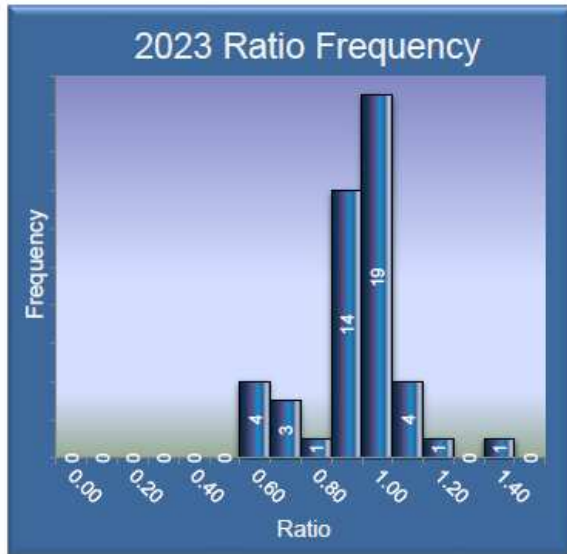
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	47
Mean Assessed Value	4,650,700
Mean Adj. Sales Price	5,445,300
Standard Deviation AV	4,013,169
Standard Deviation SP	4,923,843
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.879
Median Ratio	0.906
Weighted Mean Ratio	0.854
UNIFORMITY	
Lowest ratio	0.5386
Highest ratio:	1.3164
Coefficient of Dispersion	11.26%
Standard Deviation	0.1501
Coefficient of Variation	17.07%
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)	47
Mean Assessed Value	4,959,900
Mean Sales Price	5,445,300
Standard Deviation AV	4,164,171
Standard Deviation SP	4,923,843
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.929
Median Ratio	0.949
Weighted Mean Ratio	0.911
UNIFORMITY	
Lowest ratio	0.6493
Highest ratio:	1.1827
Coefficient of Dispersion	7.95%
Standard Deviation	0.1078
Coefficient of Variation	11.61%
Price Related Differential (PRD)	1.02



Area 90

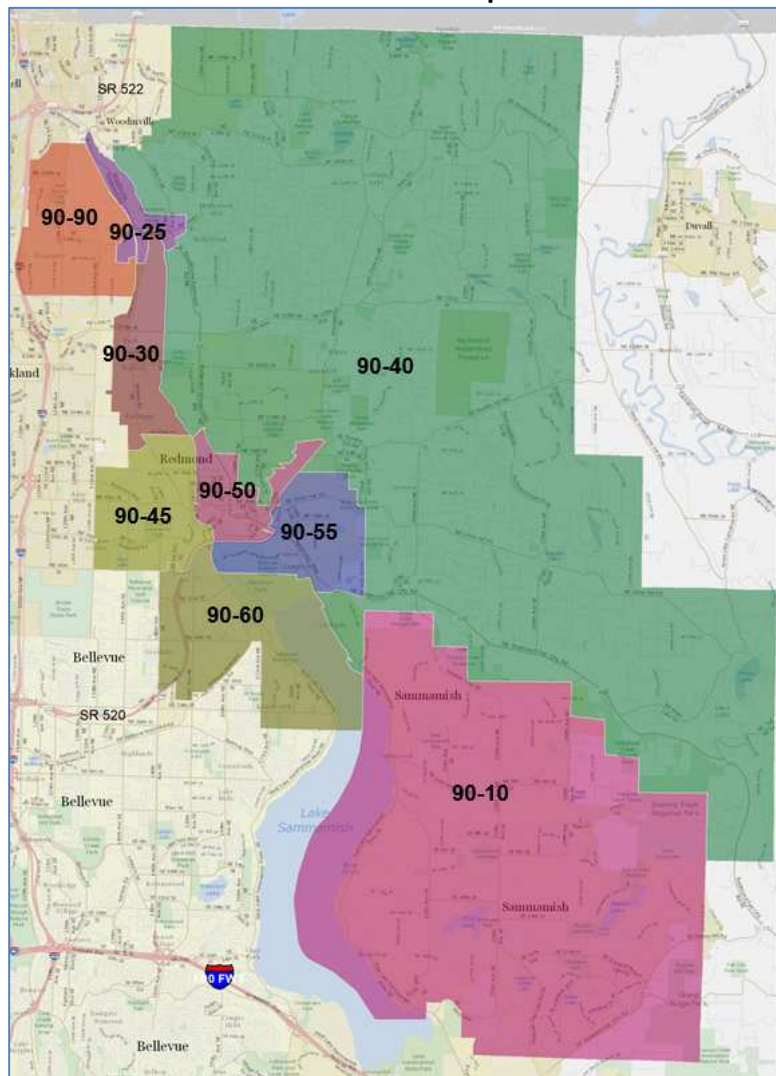
Name or Designation

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

Boundaries:

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

Area 90 Map



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
90	10	City of Sammamish	138	1091	12.65%
90	45	West Redmond	90	1091	8.25%
90	55	Redmond Business District	148	1,091	13.57%
Geographic Area 90 Physical Inspection Totals			376	1,091	34.46%

Land Value

Overall land values in Area 90 increased by 6.45%. Geographical Area 90 experienced a general escalation in land values due to increased sales and development activity. As a result, the total recommended assessed land value for the 2024 assessment year is \$10,118,491,000, rising from the 2023 assessment by 6.45%.

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 Land	2024 Land	% Change
90-10	\$776,237,080	\$779,509,000	0.42%
90-25	\$327,978,100	\$365,280,400	11.37%
90-30	\$358,691,800	\$385,388,500	7.44%
90-40	\$548,268,060	\$553,162,600	0.89%
90-45	\$1,112,117,400	\$1,347,746,100	21.19%
90-50	\$2,522,779,553	\$2,724,030,500	7.98%
90-55	\$1,450,514,020	\$1,533,484,500	5.72%
90-60	\$2,184,895,600	\$2,185,239,200	0.02%
90-90	\$224,256,300	\$244,650,200	9.09%
Total	\$9,505,737,913	\$10,118,491,000	6.45%

Neighborhood Land Sales

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

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone
90	25	951820	0030	163,808	3207832	\$15,000,000	8/24/2022	\$91.57	TB
90	25	951820	0060	51,894	3202826	\$5,750,000	7/27/2022	\$110.80	TB
90	25	951820	0090	126,463	3197650	\$18,000,000	6/28/2022	\$142.33	TB
90	25	951820	0120	118,174	3186871	\$19,000,000	4/29/2022	\$160.78	TB
90	30	272605	9024	70,621	3126174	\$7,500,000	6/16/2021	\$106.20	BP
90	40	072606	9019	90,622	3210272	\$3,950,000	9/19/2022	\$43.59	NBP
90	40	102605	9095	217,800	3181001	\$1,700,000	3/18/2022	\$7.81	RA2.5SO
90	45	022505	9127	66,257	3163108	\$6,300,000	12/7/2021	\$95.08	MP
90	45	022505	9171	153,700	3196154	\$19,880,000	6/15/2022	\$129.34	MP
90	50	012505	9068	7,200	3236814	\$1,370,000	5/5/2023	\$190.28	EH
90	50	012505	9070	7,200	3097041	\$1,100,000	1/9/2021	\$152.78	EH
90	50	012505	9076	7,200	3212393	\$975,000	9/22/2022	\$135.42	EH
90	50	012505	9120	18,000	3131922	\$3,000,000	7/9/2021	\$166.67	TSQ
90	50	022505	9029	25,665	3242685	\$9,999,000	6/20/2023	\$389.60	TSQ
90	50	022505	9030	40,425	3115603	\$10,200,000	3/15/2021	\$252.32	TSQ
90	50	022505	9037	17,110	3237134	\$4,997,600	5/10/2023	\$292.09	TSQ
90	50	022505	9064	8,937	3217293	\$3,005,000	11/8/2022	\$336.24	TSQ
90	50	022505	9073	3,982	3213723	\$1,700,000	10/12/2022	\$426.92	TSQ
90	50	022505	9142	99,883	3201160	\$35,000,000	7/14/2022	\$350.41	TSQ
90	50	671970	0245	7,200	3131385	\$1,247,000	7/7/2021	\$173.19	EH
90	50	671970	0310	12,480	3149521	\$2,500,000	9/23/2021	\$200.32	EH
90	50	719890	0230	20,914	3254719	\$6,300,000	9/22/2023	\$301.23	TSQ
90	50	779290	0150	17,238	3138739	\$3,200,000	8/2/2021	\$185.64	EH
90	50	779290	0165	9,106	3138846	\$1,550,000	8/12/2021	\$170.22	EH
90	55	062506	9104	348,982	3207650	\$37,615,000	8/30/2022	\$107.78	I
90	55	122505	9003	2,555	3103416	\$30,000	3/3/2021	\$11.74	MP
90	55	122505	9260	16,872	3107213	\$2,100,000	3/25/2021	\$124.47	MDD2
90	55	128630	0012	254,687	3168052	\$12,250,000	1/6/2022	\$48.10	R12
90	55	519550	0210	93,449	3164363	\$14,250,000	12/14/2021	\$152.49	MDD2
90	55	719895	0100	57,614	3108701	\$3,450,000	4/1/2021	\$59.88	MP
90	90	212605	9205	22,651	3132131	\$2,100,000	7/12/2021	\$92.71	RMA 1.8

Ratio Analysis

- Number of Improved Sales: 40, with 39 sales included in the ratio study.
- Range of Sales Dates: 1/1/2021- 2/15/2024

Below is the ratio study for Area 90 which demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$4,661,200	\$5,140,100	90.70%	13.05%	17.23%	0.96
2024 Value	\$4,674,400	\$5,140,100	90.90%	10.35%	13.54%	0.98
Abs. Change	\$13,200		0.20%	-2.70%	-3.69%	0.02
% Change	0.28%		0.22%	-20.69%	-21.42%	2.08%

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

Number of Parcels in the Ratio Study Population: 724 excluding specialties and government-owned properties.

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

Property Type	Value Range		
	Use	Range	Unit of Measure
Daycare Facilities		\$240 - \$350	Per Sq Ft
Commercial Condominium Units		\$400 - \$550	Per Sq Ft
Owner/User Commercial		\$300 - \$600	Per Sq Ft
Owner/User Industrial/Flex		\$230 - \$525	Per Sq Ft

Other non-specialty 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 90 results in a total change from the 2023 assessments of 4.31%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$5,128,284,390	\$5,349,484,051	\$221,199,661	4.31%

Area 90 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

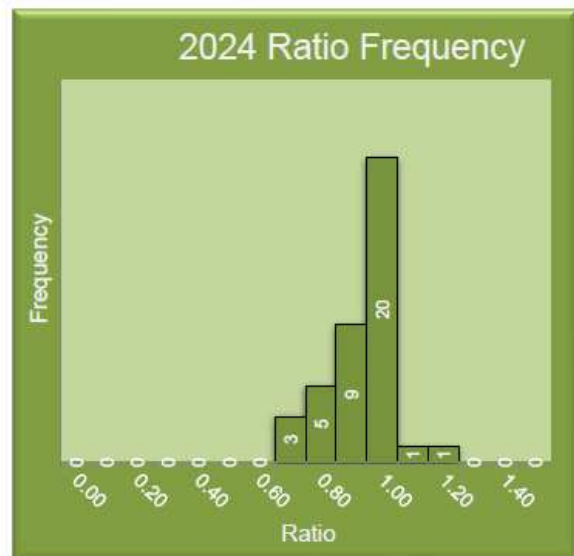
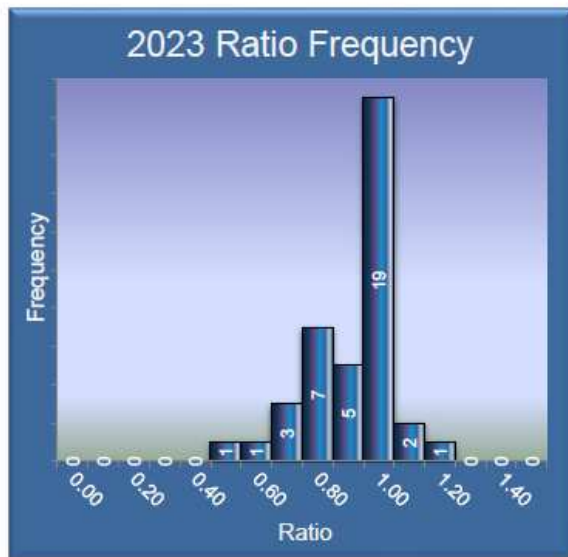
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	39
Mean Assessed Value	4,661,200
Mean Adj. Sales Price	5,140,100
Standard Deviation AV	6,728,696
Standard Deviation SP	6,825,117
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.867
Median Ratio	0.912
Weighted Mean Ratio	0.907
UNIFORMITY	
Lowest ratio	0.4565
Highest ratio:	1.1278
Coefficient of Dispersion	13.05%
Standard Deviation	0.1494
Coefficient of Variation	17.23%
Price Related Differential (PRD)	0.96

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	4,674,400
Mean Sales Price	5,140,100
Standard Deviation AV	6,620,314
Standard Deviation SP	6,825,117
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.888
Median Ratio	0.910
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.6135
Highest ratio:	1.1278
Coefficient of Dispersion	10.35%
Standard Deviation	0.1202
Coefficient of Variation	13.54%
Price Related Differential (PRD)	0.98



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
95	30	Duvall	169	1,810	9.34%
95	60	Skykomish/Stevens Pass	59	1,810	3.26%
Geographic Area 95 Physical Inspection Totals			228	1,810	12.60%

*Includes specialty & government-owned parcels

Land Value

In 2024 the overall land values in Area 95 increased by 6.50%. Each Neighborhood in the geographical area of Northeast King County experienced increases in land valuation to some degree. Area 95-25 (Issaquah portions south of I-90) accounted for most of the Area 95 land sales in 2023. The total recommended land value for the 2024 assessment year is \$3,128,496,200, an increase from 2023 of 6.50%.

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

Change in Assessed Land Value by Neighborhood			
Neighborhood	2023	2024	% Change
95-20	\$975,777,080	\$1,022,231,100	4.76%
95-25	\$1,197,560,000	\$1,280,956,200	6.96%
95-30	\$71,354,182	\$75,139,300	5.30%
95-35	\$57,628,289	\$76,679,600	33.06%
95-40	\$304,306,900	\$334,813,900	10.03%
95-45	\$19,917,819	\$20,718,700	4.02%
95-50	\$220,592,600	\$225,112,400	2.05%
95-55	\$78,851,676	\$81,200,600	2.98%
95-60	\$11,548,500	\$11,644,400	0.83%
Total	\$2,937,537,046	\$3,128,496,200	6.50%

*AY 2024 land values are prior to the application of open space reductions, therefore the indicated change in value compared to the 2023 values may be overstated. Neighborhood 95-35 is particularly impacted.

Neighborhood Land Sales

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

Vacant Land Sales									
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone
95	20	272406	9086	170,851	3163635	\$12,051,475	12/10/2021	\$71	IC
95	25	202406	9065	17,424	3212618	\$420,000	9/24/2022	\$24	VR
95	25	272406	9059	6,969	3160368	\$870,000	11/10/2021	\$125	CBD
95	25	282406	9025	44,428	3253867	\$3,700,000	9/11/2023	\$83	CBD
95	25	292406	9002	174,240	3222607	\$14,000,000	12/30/2022	\$80	UC
95	25	292406	9061	16,110	3172479	\$692,000	2/11/2022	\$43	UC
95	25	884390	0188	6,000	3098633	\$720,000	2/8/2021	\$120	MUR
95	25	884430	0027	20,720	3185749	\$2,225,000	4/5/2022	\$107	MUR
95	25	884430	0030	36,864	3222703	\$3,950,000	1/3/2023	\$107	MUR
95	30	213070	0250	14,396	3115241	\$360,000	4/27/2021	\$25	OT
95	30	213070	0405	25,132	3259633	\$475,000	10/31/2023	\$19	UT-1
95	30	213230	1110	63,314	3142885	\$900,000	8/30/2021	\$14	MU12
95	30	732580	0230	253,129	3152645	\$1,550,000	10/11/2021	\$6	Co
95	35	865730	0145	18,540	3250264	\$505,000	8/17/2023	\$27	MU
95	35	865730	0226	105,788	3187340	\$5,500,000	5/2/2022	\$52	MU
95	35	865730	0245	12,144	3126355	\$150,000	6/16/2021	\$12	MU
95	40	052308	9059	337,709	3229637	\$2,000,000	3/14/2023	\$6	EP-1
95	40	092308	9039	26,265	3161021	\$728,000	11/22/2021	\$28	DC
95	40	142308	9021	233,027	3162737	\$3,400,000	12/7/2021	\$15	EP-1
95	40	142308	9074	104,565	3145576	\$950,000	9/2/2021	\$9	EP-1
95	40	142308	9136	256,907	3165310	\$3,250,000	12/20/2021	\$13	EP-1
95	40	541870	0043	81,624	3101122	\$915,000	2/12/2021	\$11	NB
95	45	332311	9011	57,499	3267611	\$99,500	1/16/2024	\$2	F
95	55	302407	9112	427,759	3143956	\$390,000	9/3/2021	\$1	RA5P

Ratio Analysis

- Number of Sales: 44 total with 36 included in the ratio study.
- Range of Sales Dates: 1/1/2021- 2/29/2024

Below is a summary of the ratio study data for Area 95 which demonstrates an improvement in uniformity.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2023 Value	\$1,983,600	\$2,144,300	92.50%	11.35%	15.03%	0.96
2024 Value	\$1,993,200	\$2,144,300	93.00%	6.81%	8.82%	1.02
Abs. Change	\$9,600		0.50%	-4.54%	-6.21%	0.06
% Change	0.48%		0.54%	-40.00%	-41.32%	6.25%

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

Number of Parcels in the Ratio Study Population: 1,035 excluding specialties and government-owned properties.

The Income Approach was considered a reliable approach to valuation throughout Area 95 for most improved property types due to a sufficient availability of market-derived income data.

The below chart summarizes the typical market approach ranges used for the noted uses. Please note that some properties require deviation from the typical value range due to issues including, but not limited to, location, size, condition, and appraiser judgment.

Property Type	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$225 - \$700	Per Sq Ft
Daycares	\$250 - \$300	Per Sq Ft
Industrial	\$150 - \$225	Per Sq Ft
Medical & Dental Offices	\$250 - \$425	Per Sq Ft
Office & Bank Buildings	\$275 - \$425	Per Sq Ft
Restaurants & Bars	\$225 - \$450	Per Sq Ft
Retail Stores	\$225 - \$375	Per Sq Ft
Service Garages & Auto Centers	\$325 - \$500	Per Sq Ft
Single-Family Residence Conversions	\$300 - \$550	Per Sq Ft

Total Value

Application of the recommended values for the 2024 assessment year of Area 95 results in a total change from the 2023 assessment of 1.65%. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2023 Total Value	2024 Total Value	\$ Change	% Change
\$3,981,187,800	\$4,046,964,301	\$65,776,501	1.65%

Area 95 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

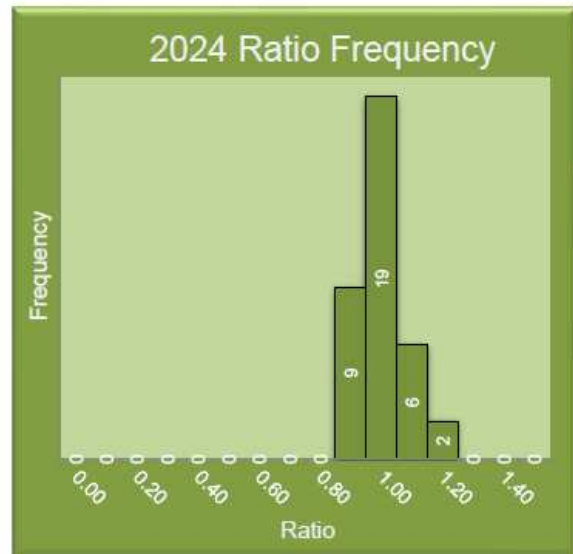
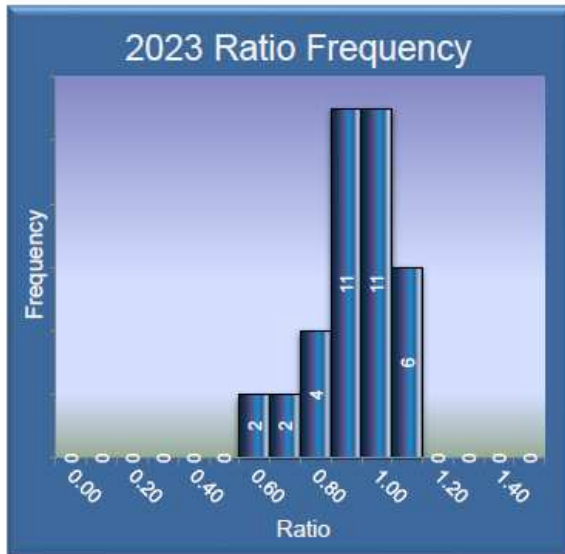
Pre-revalue ratio analysis compares sales from 2021 through 2023 in relation to the previous assessed value as of 1/1/2023.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	36
Mean Assessed Value	1,983,600
Mean Adj. Sales Price	2,144,300
Standard Deviation AV	2,869,690
Standard Deviation SP	2,869,821
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.886
Median Ratio	0.897
Weighted Mean Ratio	0.925
UNIFORMITY	
Lowest ratio	0.5638
Highest ratio:	1.0614
Coefficient of Dispersion	11.35%
Standard Deviation	0.1332
Coefficient of Variation	15.03%
Price Related Differential (PRD)	0.96

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	1,993,200
Mean Sales Price	2,144,300
Standard Deviation AV	2,673,972
Standard Deviation SP	2,869,821
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.952
Median Ratio	0.957
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.8087
Highest ratio:	1.1636
Coefficient of Dispersion	6.81%
Standard Deviation	0.0840
Coefficient of Variation	8.82%
Price Related Differential (PRD)	1.02



North Crew Physical Inspection

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated following the findings of the physical inspection. Below is a list of the North Crew's number of physically inspected parcels for the 2024 assessment year. Inspections comprised 2,135 parcels, or approximately 20.36% of the 10,486 total parcels located in the North Crew (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
10	10	Lake City	20	1,176	1.70%
10	20	Northgate	33	1,176	2.81%
10	30	Maple Leaf	17	1,176	1.45%
14	5	Aurora - Licton Springs	2	1,160	0.17%
14	10	Greenwood - Carkeek	16	1,160	1.38%
14	15	North Seattle	222	1,160	19.14%
14	40	Shoreline	4	1,160	0.34%
14	80	West Shoreline	26	1,160	2.24%
17	60	University Park	349	1,329	26.26%
17	110	University of Washington	40	1,329	3.01%
19	10	Ballard	271	1,383	19.60%
80	60	Overlake II	82	1,317	6.23%
85	30	Finn Hill/N Juanita	136	1,220	11.15%
85	35	West Totem Lake	85	1,220	6.97%
85	40	Juanita	204	1,220	16.72%
85	60	South Houghton	24	1,220	1.97%
90	10	City of Sammamish	138	1,091	12.65%
90	45	West Redmond	90	1,091	8.25%
90	55	Redmond Business District	148	1,091	13.57%
95	30	Duvall	169	1,810	9.34%
95	60	Skykomish/Stevens Pass	59	1,810	3.26%
North Crew Physical Inspection Totals			2,135	10,486	20.36%

North District Land Value Change

Overall, land values in the North Crew increased by 4.24%. Regarding value adjustments applied to contaminated parcels, the overall associated value changes tend to be somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level prior to subsequent re-adjustment (reduction) of a contaminated property specialist during each revalue cycle.

North Crew Change in Assessed Land Value			
Area	2023	2024	% Change
10	\$4,266,070,600	\$5,562,223,900	30.38%
14	\$4,817,659,735	\$4,990,387,550	3.59%
17	\$12,009,450,629	\$12,209,787,999	1.67%
19	\$6,178,700,382	\$6,336,720,400	2.56%
80	\$17,510,126,790	\$17,646,058,660	0.78%
85	\$7,974,521,400	\$7,973,920,700	-0.01%
90	\$9,505,737,913	\$10,118,491,000	6.45%
95	\$2,937,537,046	\$3,128,496,200	6.50%
Total	\$65,199,804,495	\$67,966,086,409	4.24%

Conclusion

The total assessed value for the North Crew for the 2023 assessment year was \$47,559,594,952 and the total recommended assessed value for the 2024 assessment year is \$48,832,793,741. Application of these recommended values for the 2024 assessment year results in an increase from the 2023 assessment of +2.68%.

Total North District Population - Parcel Summary Data				
Geo Area	2023 Total Value	2024 Total Value	\$ Change	% Change
10	\$ 3,389,592,400	\$ 4,033,154,300	\$ 643,561,900	18.99%
14	\$ 4,357,018,900	\$ 4,695,871,150	\$ 338,852,250	7.78%
17	\$ 9,466,140,499	\$ 9,402,251,499	\$ (63,889,000)	-0.67%
19	\$ 4,622,637,982	\$ 4,709,358,800	\$ 86,720,818	1.88%
80	\$ 10,632,778,290	\$ 10,524,097,790	\$ (108,680,500)	-1.02%
85	\$ 5,981,954,691	\$ 6,071,611,850	\$ 89,657,159	1.50%
90	\$ 5,128,284,390	\$ 5,349,484,051	\$ 221,199,661	4.31%
95	\$ 3,981,187,800	\$ 4,046,964,301	\$ 65,776,501	1.65%
Total	\$ 47,559,594,952	\$ 48,832,793,741	\$ 1,273,198,789	2.68%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

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

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

7/3/2024

Lori Sorrell, Commercial Appraiser I Date

7/2/2024

Diane Owings, Commercial Appraiser II Date

7/2/2024

Yuen Chin, Commercial Appraiser II Date

7/8/2024

John Sheaffer, Commercial Appraiser I Date

7/2/2024

Matthew Landry, Commercial Appraiser II Date

7/2/2024

Avi Epstein, Commercial Appraiser II Date

7/8/2024

Matthew Huff, Commercial Appraiser I Date

7/2/2024

Andrew Murray, Commercial Senior Appraiser Date

Improved Sales Calc for Area 010 with Sales Used

4/18/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	060	956780	0025	2,632	3093738	\$1,500,000	01/07/21	\$569.91	OFFICE	DT	Office Building	1	Y	
010	050	011410	1249	5,040	3095215	\$1,150,000	01/12/21	\$228.17	AUTO PARTS & MACH SHOP	UC	Retail Store	1	Y	
010	060	082605	9203	2,520	3095059	\$525,000	01/14/21	\$208.33	WAREHOUSE	R 2800, OP, LI	Warehouse	2	Y	
010	040	741770	0090	2,270	3097803	\$480,000	01/28/21	\$211.45	KENNETH OLSON CPA	R6	Single Family(C/I U	1	Y	
010	040	741770	0325	2,482	3099264	\$1,415,000	02/12/21	\$570.10	PAGLIACCI PIZZA	MB	Restaurant/Loung	1	Y	
010	030	510040	3816	1,050	3100940	\$420,000	02/19/21	\$400.00	HANG FIRE (ART SUPPLIES/SERVICES)	LR2 RC (M)	Retail Store	1	Y	
010	010	145360	0300	2,610	3108543	\$1,940,250	03/31/21	\$743.39	JIFFY LUBE	NC3-55 (M)	Mini Lube	1	69	Net Lease Sale; not in ratio
010	060	956880	0015	1,678	3111242	\$840,000	04/09/21	\$500.60	BOTHELL VISION CENTER (SFR CONV)	DT	Single Family(C/I U	1	Y	
010	030	297980	0230	2,840	3136547	\$1,150,000	07/30/21	\$404.93	Maple Leaf Professional Center	C1-55 (M)	Single Family(C/I U	1	Y	
010	010	882290	0445	8,434	3142335	\$2,200,000	08/23/21	\$260.85	PEAK SPORTS AND SPINE PHYSICAL THERA	NC2P-55 (M)	Office Building	1	Y	
010	060	072605	9342	12,249	3147216	\$4,280,000	08/27/21	\$349.42	NORTHLAKE MONTESSORI	GC	Daycare Center	1	Y	
010	060	072605	9032	4,802	3144001	\$1,750,000	09/02/21	\$364.43	OFFICE & LAWN SERVICE	522	Service Building	1	Y	
010	020	243490	0075	7,168	3149391	\$3,989,000	09/30/21	\$556.50	Office Building	NC3-75 (M)	Office Building	1	Y	
010	010	890250	0124	8,474	3158065	\$2,150,000	10/18/21	\$253.72	Kennelly Keys Music store	NC3-55 (M)	Retail Store	1	Y	
010	010	510140	5320	2,796	3153171	\$740,000	10/19/21	\$264.66	RETAIL STORE - VACANT	NC3-55 (M)	Retail Store	1	Y	
010	060	082605	9216	9,840	3155889	\$1,500,000	11/01/21	\$152.44	PHILLIPS CENTER RETAIL (1)	DC	Retail Store	1	34	Use-change after sale; not in ratio
010	030	297980	0005	3,885	3161584	\$1,325,000	11/29/21	\$341.06	STRICTLY MERCEDES	C1-55 (M)	Service Building	1	Y	
010	010	344800	0155	4,651	3162512	\$1,900,000	11/30/21	\$408.51	UNION BANK	NC3P-75 (M)	Bank	1	Y	
010	010	882290	0465	39,350	3162986	\$9,000,000	12/01/21	\$228.72	LAKE CITY CENTER	NC3-95 (M)	Office Building	1	Y	
010	010	344800	0790	1,490	3165487	\$600,000	12/08/21	\$402.68	SFR - COMM'L USE	LR3 (M)	Single Family(C/I Z	1	Y	
010	010	882290	0690	4,140	3168922	\$1,425,000	01/14/22	\$344.20	PIONEER WOODWORKS	NC3P-75 (M)	Retail Store	1	Y	
010	020	617330	0120	850	3175452	\$324,730	02/28/22	\$382.04	NORTHGATE DENTAL BUILDING CONDOM	LR3 (M)	Condominium(Off	1	Y	
010	040	102604	9068	2,813	3175308	\$864,000	02/28/22	\$307.15	LK FOREST PK ANIMAL HOSPITAL	NB	Vet/Animal Contrl	1	Y	
010	010	145360	1441	4,988	3176005	\$1,400,000	03/03/22	\$280.67	RETAIL STORE - 1-800-GOT JUNK	NC3-75 (M)	Service Building	1	Y	
010	050	794630	0210	7,299	3182484	\$1,850,000	04/04/22	\$253.46	Ikiiki Restaurant	DC	Restaurant/Loung	1	Y	
010	010	145360	1182	4,045	3187847	\$1,350,000	04/20/22	\$333.75	OFFICE AND WAREHOUSE	NC3P-75 (M)	Office Building	1	Y	
010	060	082605	9119	5,838	3187613	\$3,900,000	04/26/22	\$668.04	PHILLIPS CENTER RETAIL (2)	DC	Retail Store	1	Y	
010	030	199620	0070	16,640	3210176	\$8,137,865	09/15/22	\$489.05	CASCADE HALL RESIDENTIAL FACILITY	LR2 (M)	Residence Hall/Do	1	Y	
010	060	072605	9310	3,120	3212116	\$1,100,000	09/28/22	\$352.56	CARRIAGE REBUILD	GC	Service Building	1	Y	
010	010	156810	0580	2,440	3219532	\$705,000	11/30/22	\$288.93	HOWARD'S AUTOMOTIVE	CB	Service Building	1	Y	
010	060	193980	0005	3,059	3219833	\$1,600,000	11/30/22	\$523.05	Animal Hospital -Twin Pines.	DT	Office Building	1	Y	
010	050	416410	0265	1,725	3221935	\$8,165,266	12/23/22	\$4,733.49	LAKEWOOD VILLA MH PARK (57 PADS)	R12	Mobile Home Park	1	Y	
010	010	766370	0281	2,400	3223381	\$1,500,000	01/11/23	\$625.00	SEATTLE GERMAN AUTO CENTER	NC2-55 (M)	Service Building	1	Y	
010	030	510040	2503	1,990	3232646	\$1,050,000	04/05/23	\$527.64	JUDY FU'S SNAPPY DRAGON	NC2P-55 (M)	Restaurant/Loung	1	Y	
010	010	510140	5884	7,840	3240577	\$1,712,500	06/06/23	\$218.43	OFFICE BLDG	NC3-55 (M)	Office Building	1	Y	
010	060	096700	0475	2,204	3246915	\$1,100,000	07/12/23	\$499.09	Former Union Bank	DN	Bank	1	26	Imp changed after sale; not in ratio
010	010	344800	1090	3,589	3248197	\$1,700,000	07/19/23	\$473.67	Lake City Autoworks	NC3-55 (M)	Service Building	1	Y	
010	060	097000	0020	14,826	3248657	\$8,250,000	07/27/23	\$556.45	Lakeshore Bothell Clinic (Assoc. Pkng. on	DT	Medical/Dental Of	6	Y	
010	010	766370	0260	1,646	3254205	\$850,000	09/15/23	\$516.40	STATE FARM	NC3-55 (M)	Office Building	1	Y	
010	030	510040	0215	5,027	3256124	\$1,866,000	09/27/23	\$371.20	ART TILE	NC2P-55 (M)	Retail Store	1	Y	

Improved Sales Calc for Area 010 with Sales Used

4/18/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	030	287860	0400	8,303	3255741	\$2,480,000	09/29/23	\$298.69	MIXED USE/CRYSTAL CREST APARTMENT	NC1-55 (M)	Apartment(Mixed	1	Y	
010	050	794630	0325	1,457	3261771	\$845,000	10/13/23	\$579.96	Passport Travel	UC	Office Building	1	Y	
010	030	322604	9066	15,000	3262745	\$3,100,000	11/27/23	\$206.67	OLYMPIC VIEW COMMUNITY CHURCH	NR2	Church/Welfare/R	2	Y	

Improved Sales Calc for Area 010 with Sales Not Used

4/18/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	766370	0311	11,216	3099305	\$2,587,000	02/12/21	\$230.65	AUTO REPAIR,RES UNITS, PLUMBING, GLASS	NC3-75 (M)	Apartment(Mixed	1	54	Affordable housing sales
010	060	096700	0006	3,589	3106164	\$635,000	03/19/21	\$176.93	PEN THAI RESTAURANT	DC	Retail Store	2	51	Related party, friend, or neighbor
010	060	082605	9095	28,716	3142210	\$9,350,000	08/25/21	\$325.60	HUSKY HALL	C	Office Building	1	68	Non-gov't to gov't
010	030	288770	1505	20,000	3150020	\$2,600,000	10/01/21	\$130.00	Ride West BMW	C1-55 (M)	Retail Store	1	46	Non-representative sale
010	020	292604	9104	9,970	3170917	\$2,571,200	01/28/22	\$257.89	SLEEP COUNTRY USA	NC3-75 (M)	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
010	050	011410	1211	2,784	3195401	\$124,500	04/07/22	\$44.72	NORTHSHORE GARAGE	UC	Service Building	1	51	Related party, friend, or neighbor
010	050	011410	1211	2,784	3195400	\$124,500	04/12/22	\$44.72	NORTHSHORE GARAGE	UC	Service Building	1	51	Related party, friend, or neighbor
010	050	011410	0900	14,383	3198255	\$5,200,000	06/22/22	\$361.54	Capps Club	UC	Restaurant/Loung	1	65	Plans and permits
010	030	511800	0030	1,147	3202764	\$250,000	07/18/22	\$217.96	MAPLELEAF VIEW CONDOMINIUM	NC2P-55 (M)	Condominium(Mi	2	52	Statement to dor
010	050	112604	9010	1,208	3220195	\$1,290,000	12/06/22	\$1,067.88	76/CIRCLE K	UC	Conv Store with G	1	15	No market exposure
010	050	563450	0858	5,400	3220428	\$473,850	12/09/22	\$87.75	Mixed Use Retail- convenience market	CB	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
010	050	563450	0858	5,400	3220426	\$473,850	12/10/22	\$87.75	Mixed Use Retail- convenience market	CB	Retail Store	1	51	Related party, friend, or neighbor
010	060	096700	0165	1,140	3225104	\$70,250	01/04/23	\$61.62	SUNDANCE ENERGY SERVICES (SFR CONV)	DN	Single Family(C/I U	1	18	Quit claim deed
010	050	563450	0857	2,668	3235823	\$850,000	04/26/23	\$318.59	FORTUNE INN	CB	Restaurant/Loung	1	51	Related party, friend, or neighbor
010	050	011410	0605	2,800	3249638	\$1,450,000	08/12/23	\$517.86	CAR WASH	DC	Car Wash	1	46	Non-representative sale
010	030	510040	0015	3,198	3265448	\$4,500,000	12/26/23	\$1,407.13	CHEVRON AUTO CARE	NC1-55 (M)	Service Station	1	15	No market exposure
010	030	510040	2710	912	3268757	\$1,200,000	01/30/24	\$1,315.79	OFFICE AND SFR (ACCY)	LR2 RC (M)	Apartment(Mixed	1		2024 Sale
010	040	403010	0375	1,430	3270943	\$500,000	02/13/24	\$349.65	SIGNATURE	C.C.	Office Building	1		2024 Sale
010	040	741770	0570	3,332	3270938	\$995,000	02/21/24	\$298.62	S & W MANAGEMENT CO	CB	Office Building	1		2024 Sale
010	010	145360	1260	9,920	3271660	\$3,150,000	02/27/24	\$317.54	RETAIL STORES	NC3P-95 (M)	Retail Store	1		2024 Sale
010	010	882290	0750	5,212	3274510	\$2,070,000	03/21/24	\$397.16	CAMERA SHOP/PHOTO LAB & FISH STORE	NC3P-75 (M)	Retail Store	1		2024 Sale
010	060	082605	9201	2,960	3275681	\$1,525,000	03/28/24	\$515.20	DJ'S LOAN & SPORT	DN	Retail Store	1		2024 Sale
010	050	112604	9115	10,490	3276857	\$4,000,000	04/08/24	\$381.32	UPLAKE DENTAL BLDG	UC	Medical/Dental O	1		2024 Sale

Vacant Sales Calc for Area 010 with Sales Used

4/18/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	145360	1860	13,900	3203335	\$2,150,000	07/28/22	\$154.68	CARSMAST	NC3-55 (M)	Single Family(C/I Z	1	Y	
010	010	145360	1900	30,073	3213520	\$3,250,000	10/12/22	\$108.07	NILSON AUTO SALES	NC3-55 (M)	Auto Showroom a	2	Y	
010	010	344800	0665	41,595	3261666	\$6,500,000	11/18/23	\$156.27	BILL PIERRE TRUCK	NC3-75 (M)	Parking(Assoc)	1	Y	
010	010	344800	1105	9,000	3221706	\$1,085,000	12/12/22	\$120.56	PACIFIC NORTHWEST CARPET AND FLOORING	NC3-55 (M)	Retail Store	1	Y	
010	010	382170	0098	10,794	3185077	\$1,000,000	04/20/22	\$92.64	ASSOC LAND (SEE MINOR 0080)	NC3-55 (M)	Apartment	1	Y	
010	010	382170	0160	18,933	3189763	\$2,000,000	05/16/22	\$105.64	CONVENIENCE STORE	NC3-75 (M)	Retail Store	2	Y	
010	010	882290	0820	9,120	3163846	\$1,950,000	12/08/21	\$213.82	INTERIOR FLOOR DESIGNS	NC3-75 (M)	Office Building	1	Y	
010	010	882290	1038	668	3166954	\$555,000	12/14/21	\$830.84		LR3 RC (M)	Vacant(Commerci	1	Y	
010	010	890250	0135	35,625	3261418	\$1,400,000	11/16/23	\$39.30	BIGFOOT CAR WASH - Split zoned	NC3-55 (M)	Car Wash	1	Y	
010	020	292604	9163	69,696	3129540	\$14,100,000	06/28/21	\$202.31	DISPLAY COSTUMES	NC3-55 (M)	Retail(Discount)	1	Y	
010	020	292604	9357	14,546	3166789	\$3,450,000	12/21/21	\$237.18	ROOSEVELT AUTOBODY (COLLISION1)	NC2-75 (M1)	Service Building	1	Y	
010	020	292604	9409	96,696	3155495	\$16,900,000	10/29/21	\$174.77	Kindred Hospital	NC3-55 (M)	Hospital	1	Y	
010	020	572450	0819	40,285	3219180	\$11,137,500	11/09/22	\$276.47	Patty's Eggnest	NC3-55 (M)	Restaurant/Loung	2	Y	
010	030	288770	0370	10,500	3173839	\$1,800,000	02/17/22	\$171.43	LIGHTHOUSE DIVING CENTER INC	C1-55 (M)	Retail Store	1	Y	
010	030	288770	1710	7,123	3158183	\$1,100,000	11/09/21	\$154.43	PC FIX & HAIR SALON & RESTAURANT	NC2-55 (M)	Apartment(Mixed	1	Y	
010	030	288770	1765	11,244	3206959	\$3,200,000	08/25/22	\$284.60	MICHAEL'S AUTO REPAIR & DETAIL	NC2-55 (M)	Service Building	1	Y	
010	030	288770	1861	3,700	3234307	\$550,000	04/19/23	\$148.65	COOPERS ALE HOUSE	NC2-55 (M)	Tavern/Lounge	1	Y	
010	030	510040	2695	4,930	3179478	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Z	1	Y	
010	030	510040	2698	4,930	3179477	\$750,000	03/16/22	\$152.13	RENTAL RESIDENCE	LR2 RC (M)	Single Family(C/I Z	1	26	Imp changed after sale; not in ratio
010	030	864150	0500	2,095	3222821	\$46,000	01/04/23	\$21.96	VACANT LAND SOME WATER CONSIDERATIONS	LR2 (M)	Vacant(Multi-fami	1	Y	
010	040	263690	0185	53,020	3168207	\$4,300,000	01/10/22	\$81.10	OFFICE BUILDINGS	CB	Office Building	2	Y	
010	050	011410	0590	48,490	3210186	\$3,200,000	09/16/22	\$65.99	vacant land	DC	Vacant(Commerci	1	Y	
010	050	011410	0904	51,677	3258773	\$4,500,000	10/12/23	\$87.08	OLD HOUSE	R24	Single Family(C/I Z	2	Y	
010	050	011410	1211	25,900	3195500	\$2,300,000	06/09/22	\$88.80	NORTHSHORE GARAGE	UC	Service Building	1	Y	
010	050	022604	9066	16,440	3105139	\$1,150,000	03/09/21	\$69.95	Vacant lot substation on NE 185th St Sold '18	R12	Vacant(Multi-fami	1	Y	
010	050	794630	0005	12,600	3186792	\$650,000	04/28/22	\$51.59	THE COZY TAVERN	UC	Tavern/Lounge	1	Y	
010	060	062605	9146	19,166	3190646	\$2,100,000	05/19/22	\$109.57	VACANT LAND	DT	Vacant(Multi-fami	1	Y	
010	060	062605	9176	182,516	3221115	\$3,000,000	12/13/22	\$16.44	LIVING HOPE FREE METHODIST CHURCH	R 8400	Church/Welfare/R	1	Y	
010	060	072605	9188	178,450	3110971	\$6,549,000	04/08/21	\$36.70	Vacant	R 2800, OP, CB	Vacant(Commerci	4	Y	
010	060	072605	9421	12,032	3242855	\$20,000	06/19/23	\$1.66	Parking Lot	R 9600	Park, Public(Zoo/A	1	Y	
010	060	082605	9054	91,675	3150817	\$350,000	10/08/21	\$3.82	VACANT LAND	R 2800, OP, LI	Vacant(Multi-fami	1	Y	
010	060	082605	9100	30,417	3153244	\$1,000,000	10/20/21	\$32.88	OFFICE	522	Office Building	3	Y	
010	060	082605	9128	20,063	3197188	\$3,100,000	06/22/22	\$154.51	MARKETPLACE - BANK OF BARGAINS Assoc. lots (e	DC	Retail Store	3	Y	
010	060	082605	9207	3,753	3165360	\$650,000	12/17/21	\$173.19	OFFICES (ASSOC. PKNG. ON MINOR #9123)	DC	Office Building	2	Y	
010	060	096700	0175	28,800	3233040	\$5,000,000	04/12/23	\$173.61	WELLS FARGO BANK	DC	Bank	1	Y	
010	060	605760	0100	24,560	3105464	\$2,900,000	03/18/21	\$118.08	RETAIL & OFFICE	DN	Office Building	1	Y	
010	060	605760	0101	13,236	3105465	\$1,000,000	03/18/21	\$75.55	LYON'S DEN RETAIL STORE	DN	Retail Store	1	Y	
010	060	945720	0050	114,062	3145227	\$12,750,000	09/13/21	\$111.78	City of Bothell redevelopment	DN	Vacant(Commerci	2	Y	

Vacant Sales Calc for Area 010 with Sales Not Used

4/18/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
010	010	282604	9101	10,890	3229356	\$1,000,000	03/04/23	\$91.83	A-ARK ROOFING	NC3-55 (M)	Office Building	1	36	Plottage
010	010	890250	0034	4,050	3145582	\$335,500	09/07/21	\$82.84	VACANT LAND	NC3-55 (M)	Vacant(Commerci	1	51	Related party, friend, or neighbor
010	040	156810	0670	8,706	3232991	\$1,458,481	04/03/23	\$167.53	vacant land	SG-C	Vacant(Commerci	1	65	Plans and permits
010	040	397170	0158	3,000	3237153	\$35,000	05/12/23	\$11.67	VACANT LOT	R24	Vacant(Multi-fam	2	45	Multi-parcel sale
010	050	011410	0485	14,550	3198731	\$900,000	06/30/22	\$61.86	Rainbow Towing	DR	Warehouse	1	36	Plottage
010	050	011410	0900	55,212	3172150	\$6,000,000	02/09/22	\$108.67	Capps Club	UC	Restaurant/Loung	1	65	Plans and permits
010	050	618170	0035	6,121	3220301	\$650,000	12/06/22	\$106.19	RESIDENCE Converted to Comm'l	CB	Apartment(Mixed	1	36	Plottage
010	050	618170	0040	6,372	3119889	\$600,000	05/18/21	\$94.16	OFFICE/Converted RES	CB	Medical/Dental O	1	36	Plottage
010	060	072605	9096	38,760	3133252	\$750,000	07/19/21	\$19.35	Portion of Block A - City of Bothell redevelopment	522	Vacant(Commerci	1	67	Gov't to non-gov't
010	060	082605	9024	3,634	3219154	\$32,700	11/21/22	\$9.00	VACANT LAND	SVV	Vacant(Single-fam	1	12	Estate administrator, guardian, or e
010	060	255750	0100	57,345	3167964	\$400,000	01/04/22	\$6.98	Vacant Land (res zoned)	R 5400a, OP	Vacant(Single-fam	3	18	Quit claim deed

AREA 10 PHYSICAL INSPECTION 2024

Area	Sub	Major	Minor	SitusAddr
10	10	860170	0000	12705 30TH AVE NE
10	10	882090	1136	No Situs
10	10	882290	0055	12328 33RD AVE NE
10	10	145360	2340	No Situs
10	10	145360	2360	12702 35TH AVE NE
10	10	156810	0446	No Situs
10	10	261783	0000	4011 NE 115TH ST
10	10	609327	0000	10044 RAVENNA AVE NE
10	10	639023	0000	10541 41ST PL NE
10	10	639032	0000	10425 20TH AVE NE
10	10	639044	0000	12334 38TH AVE NE
10	10	639088	0000	11826 31ST PL NE
10	10	639089	0000	11830 31ST PL NE
10	10	639091	0000	11735 40TH AVE NE
10	10	639201	0000	13727 39TH AVE NE
10	10	639202	0000	14048 35TH AVE NE
10	10	639205	0000	11741 40TH AVE NE
10	10	639206	0000	11822 31ST PL NE
10	10	769831	0000	1718 NE 96TH ST
10	10	769836	0000	1714 NE 96TH ST
10	20	857920	0000	1036 NE 102ND ST
10	20	858010	0000	1029 NE 96TH ST
10	20	858012	0000	1051 NE 96TH ST
10	20	243490	0150	9706 4TH AVE NE
10	20	292604	9025	301 NE NORTHGATE WAY
10	20	292604	9109	300 NE NORTHGATE WAY
10	20	292604	9272	No Situs
10	20	292604	9285	301 NE NORTHGATE WAY
10	20	292604	9287	10805 ROOSEVELT WAY NE
10	20	292604	9468	830 NE NORTHGATE WAY
10	20	292604	9469	11045 8TH AVE NE
10	20	292604	9488	301 NE NORTHGATE WAY
10	20	292604	9528	No Situs
10	20	292604	9624	No Situs
10	20	292604	9627	545 NE 112TH ST
10	20	292604	9628	No Situs
10	20	322604	9130	9550 1ST AVE NE
10	20	322604	9481	No Situs
10	20	322604	9566	No Situs
10	20	322604	9577	10200 1ST AVE E
10	20	572450	0615	11100 ROOSEVELT WAY NE
10	20	609464	0000	9519 5TH AVE NE
10	20	617330	0000	11066 5TH AVE NE
10	20	617415	0000	10415 5TH AVE NE
10	20	617420	0000	10600 1ST AVE NE
10	20	639009	0000	10015 8TH AVE NE
10	20	639011	0000	1041 NE 100TH ST
10	20	639013	0000	1039 NE 100TH ST
10	20	639017	0000	1011 NE 100TH ST

AREA 10 PHYSICAL INSPECTION 2024

Area	Sub	Major	Minor	SitusAddr
10	20	639018	0000	1015 NE 100TH ST
10	20	639019	0000	1047 NE 100TH ST
10	20	639022	0000	1035 NE 100TH ST
10	20	639084	0000	11052 12TH AVE NE
10	30	769861	0000	7518 20TH AVE NE
10	30	769870	0000	7752 20TH AVE NE
10	30	769872	0000	7502 32ND AVE NE
10	30	863424	0000	310 NE 85TH ST
10	30	863579	0000	315 NE 85TH ST
10	30	863675	0000	326 NE 91ST ST
10	30	921080	0000	2558 N 91ST ST
10	30	228507	0000	821 NE 89TH ST
10	30	228558	0000	8224 20TH AVE NE
10	30	228564	0000	8218 2ND AVE NE
10	30	257012	0000	527 NE 89TH ST
10	30	392745	0000	8605 5TH AVE NE
10	30	499740	0000	330 NE 91ST ST
10	30	510140	2204	2020 NE 89TH ST
10	30	609422	0000	9030 2ND AVE NE
10	30	609457	0000	9220 1ST AVE NE
10	30	609458	0000	9222 1ST AVE NE

Improved Sales Calc for Area 014 with Sales Used

7/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	005	026300	0090	4,160	3223683	\$1,475,200	01/06/23	\$354.62	STORAGE WAREHOUSE	NC3P-75 (M)	Warehouse	1	Y	
014	005	292604	9018	23,151	3259413	\$8,550,000	10/27/23	\$369.31	MERIDIAN NORTH OFFICE BUILDING	NC3-95 (M)	Office Building	1	Y	
014	030	082000	0124	12,745	3212180	\$4,736,000	09/30/22	\$371.60	nelson, Blair, Langer, Engle Attorney's @ Law	LR3 RC (M)	Office Building	1	Y	
014	030	204450	0320	3,768	3112254	\$2,395,000	03/31/21	\$635.62	UNION POINT CENTER	NC2-55 (M)	Office Building	1	Y	
014	030	618350	0060	279	3247660	\$95,000	07/27/23	\$340.50	NORTHLINE CONDOMINIUM	NC3P-55 (M)	Condominium(Mix	1	Y	
014	030	618350	0070	504	3258948	\$150,000	10/26/23	\$297.62	NORTHLINE CONDOMINIUM	NC3P-55 (M)	Condominium(Mix	2	Y	
014	030	618350	0090	254	3231737	\$95,000	03/30/23	\$374.02	NORTHLINE CONDOMINIUM	NC3P-55 (M)	Condominium(Mix	1	Y	
014	030	618350	0100	346	3203026	\$169,990	07/25/22	\$491.30	NORTHLINE	NC3P-55 (M)	Condominium(Mix	1	Y	
014	030	863310	0020	448	3186726	\$291,000	04/28/22	\$649.55	THORTON CREEK CONDOMINIUM	NC3P-55 (M)	Condominium(Mix	1	Y	
014	040	367050	0140	2,252	3223787	\$835,000	01/13/23	\$370.78	BAY CITY CLEANERS	CB	Apartment(Mixed	1	Y	
014	040	616390	0790	3,274	3103047	\$1,275,000	03/04/21	\$389.43	TOKUNO BUSINESS BUILDING	CB	Retail(Line/Strip)	1	Y	
014	040	730430	1405	3,680	3133830	\$985,880	07/20/21	\$267.90	JIM ADAMS AUTO CLINIC	CB	Service Building	1	Y	
014	080	072604	9041	55,678	3099582	\$22,645,000	02/12/21	\$406.71	Shoreline Marketplace (Former Haggen) (Econ. Unit	TC-2	Grocery Store	3	69	Net Lease Sale; not in ratio
014	080	072604	9149	6,416	3147592	\$1,000,000	09/13/21	\$155.86	NEW ROYAL MEAT LLC & ORIENTAL KITCHEN	TC-2	Warehouse	1	29	Seg/merge after sale; not in ratio
014	080	164350	0080	7,350	3218046	\$2,500,000	11/07/22	\$340.14	HIGHLAND PARK BUILDING	TC	Office Building	1	Y	
014	080	182604	9044	15,048	3189230	\$7,282,236	04/27/22	\$483.93	WALGREEN'S (ECON. UNIT - 9170)	MB	Retail Store	2	69	Net Lease Sale; not in ratio
014	080	182604	9150	4,338	3242062	\$1,750,000	06/14/23	\$403.41	office	MB	Office Building	1	Y	
014	080	329890	0020	4,800	3159134	\$540,000	11/17/21	\$112.50	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL C	CZ	Condominium(Off	1	Y	
014	080	329890	0030	4,800	3190899	\$590,000	05/02/22	\$122.92	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL C	CZ	Condominium(Off	1	Y	
014	080	329890	0040	4,000	3139149	\$450,000	08/10/21	\$112.50	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL C	CZ	Condominium(Off	1	Y	
014	080	329890	0060	4,800	3113402	\$495,000	04/23/21	\$103.13	HIGHLAND PARK PLACE CONDOMINIUM (MEDICAL C	CZ	Condominium(Off	1	Y	
014	080	931030	0075	24,599	3152678	\$7,250,000	10/14/21	\$294.73	FLEISCHMAN RETAIL CENTER	MB	Retail Store	1	Y	
014	090	022603	9153	2,640	3114494	\$1,325,000	04/20/21	\$501.89	LAW OFFICES	NB	Medical/Dental Of	1	26	Imp changed after sale; not in ratio
014	095	186240	0152	4,314	3103443	\$1,220,000	03/08/21	\$282.80	RETAIL & STORAGE WAREHOUSE	NC2P-55 (M)	Service Building	1	Y	
014	095	192604	9149	3,608	3133953	\$1,100,000	07/19/21	\$304.88	PAGLIACCI PIZZA PARLOR	NC2P-55 (M)	Restaurant(Fast Fc	1	Y	
014	095	192604	9178	5,500	3219072	\$1,100,000	11/07/22	\$200.00	APPLIANCE SERVICE STATION INC	C1-75 (M)	Retail Store	1	Y	
014	095	192604	9366	2,560	3146430	\$790,000	09/16/21	\$308.59	WESTERN WASHINGTON CATHOLIC RENEWAL OFFIC	C1-75 (M)	Office Building	1	Y	
014	095	192604	9424	50,083	3146881	\$25,000,000	09/13/21	\$499.17	Sprouts Grocery & HomeGoods (Econ. Unit on #9056	C1-75 (M)	Grocery Store	2	69	Net Lease Sale; not in ratio
014	095	330070	0795	3,508	3202570	\$1,500,000	07/27/22	\$427.59	PHILS BODY SHOP	NC2P-55 (M)	Service Building	1	Y	
014	095	365650	0010	1,210	3146339	\$700,000	08/23/21	\$578.51	JADE MOUNTAIN CONDOMINIUM	NC2-55 (M)	Condominium(Mix	1	Y	
014	095	546430	0065	17,301	3246056	\$5,700,000	07/17/23	\$329.46	OFFICE BUILDING	LR3 (M)	Office Building	1	Y	
014	095	614560	0620	4,000	3125889	\$1,000,000	06/11/21	\$250.00	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	Y	
014	095	614560	2270	710	3143249	\$680,000	08/31/21	\$957.75	CHEM-DRY (SFR HOUSE STRUCTURE USE AS COML)	C1-55 (M)	Single Family(C/I Z	1	Y	
014	095	630050	0030	3,120	3135185	\$887,500	07/23/21	\$284.46	AMERICAN LIBERTY ADULT BOOKS	NC3P-55 (M)	Restaurant/Loung	1	Y	
014	095	760870	0140	24,023	3251828	\$4,025,000	08/29/23	\$167.55	ARA COLLISION	NC3-75 (M)	Warehouse	3	Y	
014	095	787300	0420	1,307	3248165	\$580,000	07/27/23	\$443.76	SOUND VIEW WEST CONDOMINIUM	NC2P-55 (M)	Condominium(Res	1	Y	
014	095	787300	0440	1,523	3159623	\$770,000	11/17/21	\$505.58	SOUND VIEW WEST CONDOMINIUM	NC2P-55 (M)	Condominium(Res	1	Y	
014	095	926670	0025	3,875	3142154	\$1,100,000	08/23/21	\$283.87	SPEEDY GLASS	NC3P-65 (M1)	Service Building	1	26	Imp changed after sale; not in ratio

Improved Sales Calc for Area 014 with Sales Not Used

7/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	030	082000	0030	8,166	3227069	\$754,950	02/15/23	\$92.45	Townhomes 5 units	NC3P-55 (M)	Retail(Line/Strip)	1	15	No market exposure
014	030	663230	0249	5,308	3157033	\$2,450,000	11/02/21	\$461.57	SHORELINE MECHANICAL CONTRACTOR	C1-75 (M)	Warehouse	1	17	Non-profit organization
014	040	616390	0610	4,250	3191291	\$1,915,000	05/18/22	\$450.59	NORTH CITY PROFESSIONAL BLDG	CB	Medical/Dental O	2	51	Related party, friend, or neighbor
014	040	616390	1780	14,600	3208408	\$3,200,000	08/26/22	\$219.18	RETAIL STORES	CB	Retail Store	1	44	Tenant
014	040	756870	0780	1,428	3239834	\$69,000	03/13/23	\$48.32	CITY WATER PUMP STATION	MUR-70	Utility, Public	1	63	Sale price updated by sales id group
014	080	030650	0030	8,753	3198384	\$4,000,000	06/27/22	\$456.99	SUPER CHINA BUFFET	MB	Restaurant/Loung	1	15	No market exposure
014	080	164350	0190	24,288	3164913	\$1,687,500	12/14/21	\$69.48	Warehouse/Showroom	MB	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
014	080	164350	0190	24,288	3164912	\$5,062,500	12/15/21	\$208.44	Warehouse/Showroom	MB	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
014	080	182604	9470	70,302	3205997	\$27,516,250	08/19/22	\$391.40	MARSHALL'S ET AL	MB	Shopping Ctr(Ngh	2	36	Plottage
014	080	282710	0065	1,904	3104607	\$695,000	03/11/21	\$365.02	HIGHLANDS COFFEE CO. (SMALL OFFICE & STOR	MB	Warehouse	1	51	Related party, friend, or neighbor
014	080	728390	0420	5,764	3134065	\$35,000	07/20/21	\$6.07	office	TC-3	Office Building	1	24	Easement or right-of-way
014	080	728390	0430	3,864	3131219	\$120,000	07/08/21	\$31.06	DENTAL CLINIC	TC-3	Medical/Dental O	1	24	Easement or right-of-way
014	080	728390	0440	4,061	3135428	\$100,000	07/20/21	\$24.62	DENTAL CLINIC	TC-3	Medical/Dental O	1	24	Easement or right-of-way
014	080	728390	0450	17,149	3131233	\$110,000	07/08/21	\$6.41	OLYMPIC MEDICAL DENTAL LAB	TC-3	Medical/Dental O	2	24	Easement or right-of-way
014	080	728590	0020	0	3114471	\$352,845	04/27/21	\$0.00	RADIO SHACK & OFFICES	TC-2	Retail(Line/Strip)	1	59	Bulk portfolio sale
014	080	728590	0020	0	3114472	\$453,934	04/27/21	\$0.00	RADIO SHACK & OFFICES	TC-2	Retail(Line/Strip)	1	59	Bulk portfolio sale
014	080	728770	0100	16,265	3111879	\$4,575,000	04/13/21	\$281.28	O'Reilly Auto Retail + Parts Distribution	TC-2	Warehouse	1	69	Net Lease Sale; not in ratio
014	080	728770	0100	16,265	3161939	\$4,580,000	11/30/21	\$281.59	O'Reilly Auto Retail + Parts Distribution	TC-2	Warehouse	1	69	Net Lease Sale; not in ratio
014	090	012603	9154	1,830	3241895	\$1,223,000	06/13/23	\$668.31	SHELL SERVICE STATION	NB	Service Station	1	5	Full sales price not reported
014	095	163270	0005	2,375	3143444	\$1,200,000	09/01/21	\$505.26	Asian Bistro Vietnamese Cusine	C1-75 (M)	Restaurant/Loung	1	15	No market exposure
014	095	192604	9130	1,520	3158815	\$1,250,000	11/15/21	\$822.37	GARAGE SERVICE REPAIR	C1-75 (M)	Warehouse	1	44	Tenant
014	095	192604	9366	2,560	3108089	\$11,250	03/30/21	\$4.39	WESTERN WASHINGTON CATHOLIC RENEWAL O	C1-75 (M)	Office Building	1	24	Easement or right-of-way
014	095	229140	0075	1,326	3164370	\$1,500,000	12/08/21	\$1,131.22	WALT'S MUFFLER & RADIATOR	NC3-55 (M)	Service Building	1	15	No market exposure
014	095	267560	0106	484	3213997	\$1,100,000	10/12/22	\$2,272.73	BLUERIDGE REALTY	NR2	Office Building	1	15	No market exposure
014	095	283210	0190	189,469	3247124	\$924,450	07/06/23	\$4.88	LAKESIDE SCHOOL	NR2	School(Private)	2	68	Non-gov't to gov't
014	095	283210	0190	187,785	3247125	\$216,833	07/06/23	\$1.15	LAKESIDE SCHOOL	NR2	School(Private)	1	24	Easement or right-of-way
014	095	546830	0060	375	3157944	\$47,000	10/20/21	\$125.33	MERIDIAN 106 CONDOMINIUM	MR (M)	Condominium(Mix	1	23	Forced sale
014	095	614560	1050	3,840	3161622	\$705,000	11/23/21	\$183.59	CHRISTIAN SCIENCE CHURCH	NR3	Church/Welfare/R	1	17	Non-profit organization
014	095	614560	1775	5,600	3211008	\$763,000	09/19/22	\$136.25	2 WAREHOUSE BUILDINGS	NC3P-65 (M1)	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
014	095	641460	0331	2,639	3114814	\$525,000	04/15/21	\$198.94	VALERO / HALLER LAKE FOOD SHOP	NC1-55 (M)	Service Station	1	15	No market exposure

Vacant Sales Calc for Area 014 with Sales Used

7/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	010	344200	0021	9,949	3267056	\$1,625,000	01/08/24	\$163.33	FOURPLEX	C1-55 (M)	4-Plex	1	Y	
014	030	082000	0035	7,560	3199891	\$654,000	07/11/22	\$86.51	DILLANSO'S COFFEE BAR	NC3P-55 (M)	Single Family(C/I U	1	Y	
014	030	663230	0630	12,945	3265029	\$2,150,000	12/19/23	\$166.09	The Solution	C1-75 (M)	Retail(Line/Strip)	1	Y	
014	030	663230	0631	31,801	3265030	\$4,675,000	12/19/23	\$147.01	vacant land	MR (M)	Vacant(Commerci	1	Y	
014	030	679810	0780	16,290	3208264	\$2,000,000	08/25/22	\$122.77	HONDA SPECIALISTS	NC2-55 (M)	Service Building	2	Y	
014	040	367050	0255	8,109	3092730	\$900,000	01/04/21	\$110.99	Vacant Land	R48	Vacant(Commerci	1	Y	
014	040	402410	0181	20,062	3243044	\$3,500,000	06/08/23	\$174.46	Mixed Use Retail/Office/Warehouse	CB	Retail Store	1	Y	
014	040	402410	0182	40,100	3243045	\$5,950,000	06/08/23	\$148.38	mixed retail	CB	Retail Store	3	Y	
014	040	558990	0020	34,268	3186775	\$2,275,000	04/27/22	\$66.39	KING COUNTY WATER DIST 42	CB	Utility, Public	3	26	Imp changed after sale; not in ratio
014	080	072604	9051	117,500	3241523	\$13,800,000	06/12/23	\$117.45	GARDEN PARK TOWNHOUSE APARTMENTS	TC-2	Apartment	1	Y	
014	080	072604	9149	6,000	3222595	\$850,000	01/03/23	\$141.67	NEW ROYAL MEAT LLC & ORIENTAL KITCHEN	TC-2	Warehouse	1	29	Seg/merge after sale; not in ratio
014	080	072604	9269	152,195	3215157	\$12,500,000	10/21/22	\$82.13	HIGHLAND SPORTS CENTER	TC-2	Sport Facility	4	29	Seg/merge after sale; not in ratio
014	080	164350	0085	30,451	3155947	\$2,450,000	10/28/21	\$80.46	SHORELINE POLICE STATION	TC	Office Building	1	Y	
014	080	182604	9022	119,106	3143797	\$10,003,334	08/30/21	\$83.99	WESTMINISTER COMMUNITY CHURCH	NB	Church/Welfare/R	1	34	Use-change after sale; not in ratio
014	080	222890	0010	37,711	3270275	\$3,200,000	02/09/24	\$84.86	Vacant	MB	Restaurant/Loung	1	Y	
014	080	223250	0100	13,000	3235623	\$975,000	05/02/23	\$75.00	VACANT LAND	R48	Vacant(Multi-fami	1	Y	
014	080	728390	0532	23,662	3166424	\$999,500	12/22/21	\$42.24	VACANT MULTIPLE LAND	R18	Vacant(Multi-fami	1	Y	
014	080	728390	0532	23,662	3212048	\$2,000,000	09/28/22	\$84.52	VACANT MULTIPLE LAND	R18	Vacant(Multi-fami	1	Y	
014	095	016400	0069	53,692	3168866	\$4,500,000	01/12/22	\$83.81	TOWN & COUNTRY CHRYSLER-JEEP	C1-75 (M)	Auto Showroom a	1	Y	
014	095	016400	0080	173,592	3097333	\$10,000,000	01/29/21	\$57.61	AUTO NATION (TOWN & COUNTRY)	C1-75 (M)	Auto Showroom a	2	Y	
014	095	078900	0500	13,330	3166983	\$2,193,000	12/15/21	\$164.52	STORAGE WAREHOUSE	LR1 (M)	Warehouse	1	Y	
014	095	099300	0595	19,001	3198277	\$3,025,000	06/29/22	\$159.20	AURORA GROCERY STORE & PROSKI SERVICE	NC3P-75 (M)	Apartment(Mixed	4	Y	
014	095	163270	0011	35,835	3222354	\$3,200,000	12/28/22	\$89.30	NITE & DAY TOWING	C1-75 (M)	Vacant(Commerci	2	Y	
014	095	192604	9068	18,142	3218800	\$1,810,000	11/18/22	\$99.77	MONTESORI	NC2P-55 (M)	Daycare Center	1	Y	
014	095	242603	9037	73,483	3097275	\$6,200,000	02/01/21	\$84.37	HEALTH AND REHAB OF NORTH SEATTLE	LR3 (M)	Nursing Home	1	29	Seg/merge after sale; not in ratio
014	095	270560	0010	41,559	3104778	\$4,050,000	03/15/21	\$97.45	BOYS VILLAGE CHRISTIAN BOYS HOME	LR2 (M)	Residence Hall/Dc	1	Y	
014	095	302604	9105	63,000	3122556	\$5,950,000	06/02/21	\$94.44	AMERICAN TRAVEL INNS MOTEL (BOARDED UP FOR D	C1-75 (M)	Hotel/Motel	2	26	Imp changed after sale; not in ratio
014	095	362603	9069	6,726	3094495	\$1,100,000	01/08/21	\$163.54	RETAIL (SFR HOUSE CONVERTED TO COMMERCIAL)	NC2-55 (M)	Retail Store	1	Y	
014	095	617800	0130	60,366	3151536	\$11,000,400	10/04/21	\$182.23	triplex	LR2 (M)	Triplex	9	Y	
014	095	891100	0355	7,200	3137164	\$1,050,000	07/30/21	\$145.83	RETAIL (Sandy's Seafood Market & Barber Shop) & SFR	C1-55 (M)	Retail Store	1	Y	
014	095	946520	0165	11,823	3139459	\$1,900,000	08/10/21	\$160.70	Retail/Open Office Building	NC2-55 (M)	Office Building	1	Y	

Vacant Sales Calc for Area 014 with Sales Not Used

7/1/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
014	030	641410	0350	12,989	3206106	\$2,500,000	08/18/22	\$192.47	IMPORTED AUTO REPAIR	NC3P-55 (M)	Industrial(Gen Pur	1	36	Plottage
014	080	688590	0055	10,204	3194875	\$524,700	06/01/22	\$51.42	VACANT LAND	MB	Vacant(Commerci	1	15	No market exposure
014	080	727610	0162	69,263	3147053	\$6,500,000	09/21/21	\$93.85	Future Vintage Housing homes development	TC-3	Single Family(Res	1	65	Plans and permits
014	095	101400	0025	5,600	3129490	\$700,000	06/14/21	\$125.00	Proposed 2 Live/Work & 3 Townhouse Units	C1-55 (M)	Townhouse Plat	1	15	No market exposure
014	095	283210	0190	896,089	3223315	\$67,500	12/13/22	\$0.08	LAKESIDE SCHOOL	NR2	School(Private)	1	68	Non-gov't to gov't
014	095	431070	1290	15,095	3197304	\$3,200,000	06/12/22	\$211.99	EHS ELECTRICIAN CO	NC3P-75 (M)	Industrial(Light)	1	65	Plans and permits

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	5	292604	9094	2111 N NORTHGATE WAY
14	5	322604	9579	No Situs
14	10	252603	9009	855 NW 114TH ST
14	10	252603	9215	855 NW 114TH ST
14	10	262603	9001	1400 NW CARKEEK PARK RD
14	10	613260	0005	No Situs
14	10	614010	0225	11555 DAYTON AVE N
14	10	614110	0015	321 N 125TH ST
14	10	730890	0065	12421 GREENWOOD AVE N
14	10	730890	0075	215 N 125TH ST
14	10	730890	0076	12431 GREENWOOD AVE N
14	10	730890	0077	12427 GREENWOOD AVE N
14	10	891050	0220	11201 GREENWOOD AVE N
14	10	891050	0700	202 N 110TH ST
14	10	891100	0110	11050 GREENWOOD AVE N
14	10	891100	0120	11046 GREENWOOD AVE N
14	10	891100	0147	11020 GREENWOOD AVE N
14	10	891100	0155	11010 GREENWOOD AVE N
14	15	016400	0005	13501 AURORA AVE N
14	15	016400	0020	13537 AURORA AVE N
14	15	016400	0030	13553 AURORA AVE N
14	15	016400	0050	13524 LINDEN AVE N
14	15	016400	0055	13500 LINDEN AVE N
14	15	016400	0064	13701 AURORA AVE N
14	15	016400	0069	13711 AURORA AVE N
14	15	016400	0080	13733 AURORA AVE N
14	15	016400	0115	13800 LINDEN AVE N
14	15	016400	0120	920 N 137TH ST
14	15	074800	0005	14051 GREENWOOD AVE N
14	15	083110	0000	907 N 130TH ST
14	15	163270	0005	12752 AURORA AVE N
14	15	163270	0010	12714 AURORA AVE N
14	15	163270	0011	1113 N 128TH ST
14	15	163270	0015	12710 AURORA AVE N
14	15	163270	0020	12700 AURORA AVE N
14	15	163270	0025	12556 AURORA AVE N
14	15	178550	0040	324 N 125TH ST
14	15	178760	0247	13346 1ST AVE NE
14	15	178760	0251	13344 1ST AVE NE
14	15	192604	9005	14355 AURORA AVE N
14	15	192604	9006	14325 AURORA AVE N
14	15	192604	9009	14141 LINDEN AVE N
14	15	192604	9025	13052 GREENWOOD AVE N
14	15	192604	9035	13401 MERIDIAN AVE N
14	15	192604	9036	13330 STONE AVE N
14	15	192604	9043	1300 N 130TH ST
14	15	192604	9056	13000 AURORA AVE N
14	15	192604	9062	14424 GREENWOOD AVE N
14	15	192604	9068	14400 GREENWOOD AVE N

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	15	192604	9077	14300 LINDEN AVE N
14	15	192604	9091	14310 GREENWOOD AVE N
14	15	192604	9092	No Situs
14	15	192604	9101	916 N 143RD ST
14	15	192604	9105	14314 GREENWOOD AVE N
14	15	192604	9108	14101 A AURORA AVE N
14	15	192604	9113	14326 GREENWOOD AVE N
14	15	192604	9122	13102 STONE AVE N
14	15	192604	9130	14315 AURORA AVE N
14	15	192604	9135	14056 GREENWOOD AVE N
14	15	192604	9149	315 N 145TH ST
14	15	192604	9167	323 N 145TH ST
14	15	192604	9173	12800 AURORA AVE N
14	15	192604	9178	12546 AURORA AVE N
14	15	192604	9180	1440 N 128TH ST
14	15	192604	9181	1132 N 128TH ST
14	15	192604	9182	1328 N 130TH ST
14	15	192604	9190	12500 AURORA AVE N
14	15	192604	9215	13201 AURORA AVE N
14	15	192604	9218	1155 N 130TH ST
14	15	192604	9224	14313 AURORA AVE N
14	15	192604	9286	12600 STONE AVE N
14	15	192604	9290	12645 STONE AVE N
14	15	192604	9291	915 N 145TH ST
14	15	192604	9292	1318 N 128TH ST
14	15	192604	9293	12525 STONE AVE N
14	15	192604	9294	14005 AURORA AVE N
14	15	192604	9295	1328 N 128TH ST
14	15	192604	9296	12532 AURORA AVE N
14	15	192604	9297	No Situs
14	15	192604	9298	12534 AURORA AVE N
14	15	192604	9305	12635 STONE AVE N
14	15	192604	9306	13510 AURORA AVE N
14	15	192604	9311	No Situs
14	15	192604	9320	14330 LINDEN AVE N
14	15	192604	9321	1819 N 135TH ST
14	15	192604	9335	911 N 145TH ST
14	15	192604	9336	13001 LINDEN AVE N
14	15	192604	9338	No Situs
14	15	192604	9339	1324 N 130TH ST
14	15	192604	9340	13024 STONE AVE N
14	15	192604	9351	14333 AURORA AVE N
14	15	192604	9354	13025 AURORA AVE N
14	15	192604	9356	14320 GREENWOOD AVE N
14	15	192604	9359	13001 AURORA AVE N
14	15	192604	9361	13273 AURORA AVE N
14	15	192604	9363	14328 LINDEN AVE N
14	15	192604	9364	13001 AURORA AVE N
14	15	192604	9366	936 N 143RD ST

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	15	192604	9370	13244 AURORA AVE N
14	15	192604	9372	12553 AURORA AVE N
14	15	192604	9374	930 N 130TH ST
14	15	192604	9376	13190 STONE AVE N
14	15	192604	9378	924 N 143RD ST
14	15	192604	9379	13281 AURORA AVE N
14	15	192604	9402	600 N 130TH ST
14	15	192604	9423	13000 AURORA AVE N
14	15	192604	9424	13010 AURORA AVE N
14	15	192604	9426	14135 AURORA AVE N
14	15	192604	9431	13240 AURORA AVE N
14	15	192604	9433	13244 AURORA AVE N
14	15	192604	9441	13245 AURORA AVE N
14	15	192604	9452	No Situs
14	15	198020	0140	14415 GREENWOOD AVE N
14	15	198020	0150	14401 GREENWOOD AVE N
14	15	198020	0245	14315 GREENWOOD AVE N
14	15	198020	0256	GREENWOOD AVE N
14	15	198020	0260	14305 GREENWOOD AVE N
14	15	202604	9022	13510 1ST AVE NE
14	15	242603	9022	13047 GREENWOOD AVE N
14	15	242603	9064	12755 GREENWOOD AVE N
14	15	242603	9065	102 N 132ND ST
14	15	283210	0170	14050 1ST AVE NE
14	15	283210	0190	14050 1ST AVE NE
14	15	283210	0761	No Situs
14	15	291620	0036	401 N 130TH ST
14	15	291620	0039	401 N 130TH ST
14	15	292604	9052	No Situs
14	15	292604	9056	11302 MERIDIAN AVE N
14	15	302604	9001	N 121ST ST
14	15	302604	9004	12001 AURORA AVE N
14	15	302604	9008	11111 AURORA AVE N
14	15	302604	9021	11220 AURORA AVE N
14	15	302604	9024	11027 MERIDIAN AVE N
14	15	302604	9027	11111 AURORA AVE N
14	15	302604	9035	No Situs
14	15	302604	9037	1301 N 125TH ST
14	15	302604	9046	12241 AURORA AVE N
14	15	302604	9050	12059 AURORA AVE N
14	15	302604	9051	11011 MERIDIAN AVE N
14	15	302604	9078	12215 AURORA AVE N
14	15	302604	9084	12248 AURORA AVE N
14	15	302604	9088	12230 AURORA AVE N
14	15	302604	9089	12040 AURORA AVE N
14	15	302604	9092	12226 AURORA AVE N
14	15	302604	9095	11740 AURORA AVE N
14	15	302604	9096	12015 AURORA AVE N
14	15	302604	9097	11031 MERIDIAN AVE N

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	15	302604	9098	11736 AURORA AVE N
14	15	302604	9100	11762 AURORA AVE N
14	15	302604	9101	11728 AURORA AVE N
14	15	302604	9103	12241 AURORA AVE N
14	15	302604	9105	No Situs
14	15	302604	9107	12220 AURORA AVE N
14	15	302604	9110	1340 N 115TH ST
14	15	302604	9112	12200 AURORA AVE N
14	15	302604	9113	N 115TH ST
14	15	302604	9116	12004 AURORA AVE N
14	15	302604	9117	12200 STONE AVE N
14	15	302604	9123	1530 N 115TH ST
14	15	302604	9124	12020 AURORA AVE N
14	15	302604	9127	1515 N 115TH ST
14	15	302604	9128	1570 N 115TH ST
14	15	302604	9129	No Situs
14	15	302604	9130	1550 N 115TH ST
14	15	302604	9133	No Situs
14	15	302604	9134	1560 N 115TH ST
14	15	302604	9141	No Situs
14	15	302604	9142	1536 N 115TH ST
14	15	302604	9143	No Situs
14	15	303420	0285	2150 N 122ND ST
14	15	303420	0860	12579 DENSMORE AVE N
14	15	446840	0011	11016 MERIDIAN AVE N
14	15	446840	0021	11000 MERIDIAN AVE N
14	15	446840	0036	2132 N NORTHGATE WAY
14	15	446840	0080	2150 N NORTHGATE WAY
14	15	515120	0005	13823 GREENWOOD AVE N
14	15	614970	0005	1115 N 140TH ST
14	15	614970	0006	1125 N 140TH ST
14	15	614970	0010	13753 MIDVALE AVE N
14	15	614970	0015	13749 MIDVALE AVE N
14	15	614970	0025	13739 MIDVALE AVE N
14	15	614970	0035	13728 AURORA AVE N
14	15	614970	0040	13722 AURORA AVE N
14	15	614970	0045	13733 MIDVALE AVE N
14	15	614970	0080	13720 AURORA AVE N
14	15	614970	0100	13738 AURORA AVE N
14	15	614970	0105	13744 AURORA AVE N
14	15	614970	0115	13754 AURORA AVE N
14	15	614970	0120	13760 AURORA AVE N
14	15	641160	0312	11725 1ST AVE NE
14	15	641160	0330	11700 1ST AVE NE
14	15	641160	0352	111 NE 120TH ST
14	15	641460	0020	13055 1ST AVE NE
14	15	641460	0310	13305 1ST AVE NE
14	15	641460	0331	13401 ROOSEVELT WAY N
14	15	641460	0333	13417 ROOSEVELT WAY NE

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	15	645030	0005	14356 AURORA AVE N
14	15	645030	0105	14309 MIDVALE AVE N
14	15	645030	0115	1110 N 143RD ST
14	15	645030	0130	14300 AURORA AVE N
14	15	645030	0155	14320 AURORA AVE N
14	15	645030	0180	14324 AURORA AVE N
14	15	645030	0255	1201 N 145TH ST
14	15	645030	0630	14327 STONE AVE N
14	15	645030	0640	14331 STONE AVE N
14	15	645030	2940	14054 WALLINGFORD AVE N
14	15	645030	4825	14049 MIDVALE AVE N
14	15	645030	4845	14045 MIDVALE AVE N
14	15	645030	4880	14031 MIDVALE AVE N
14	15	645030	4890	14023 AURORA AVE N
14	15	645030	4900	14000 MIDVALE AVE N
14	15	645030	4910	14016 AURORA AVE N
14	15	645030	4950	1110 N 140TH ST
14	15	645030	4985	14020 AURORA AVE N
14	15	645030	5010	14032 AURORA AVE N
14	15	645030	5020	14040 AURORA AVE N
14	15	645030	5040	14044 AURORA AVE N
14	15	645030	5060	14058 AURORA AVE N
14	15	760870	0005	12815 AURORA AVE N
14	15	760870	0007	929 N 130TH ST
14	15	760870	0020	925 N 130TH ST
14	15	760870	0021	917 N 130TH ST
14	15	760870	0050	950 N 128TH ST
14	15	760870	0070	12721 AURORA AVE N
14	15	760870	0075	953 N 128TH ST
14	15	760870	0080	925 N 128TH ST
14	15	760870	0085	927 N 128TH ST
14	15	760870	0091	921 N 128TH ST
14	15	760870	0095	905 N 128TH ST
14	15	760870	0100	905 N 128TH ST
14	15	760870	0115	830 N 127TH ST
14	15	760870	0126	902 N 127TH ST
14	15	760870	0127	900 N 127TH ST
14	15	760870	0135	922 N 127TH ST
14	15	760870	0140	942 N 127TH ST
14	15	760870	0141	958 N 127TH ST
14	15	760870	0145	936 N 127TH ST
14	15	760870	0150	12715 AURORA AVE N
14	15	915810	0150	No Situs
14	15	915810	0155	No Situs
14	40	020780	0000	17051 8TH AVE NE
14	40	226880	0000	16547 8TH AVE NE
14	40	663290	0139	No Situs
14	40	663290	0147	No Situs
14	80	030650	0020	15300 WESTMINSTER WAY N

AREA 14 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
14	80	030650	0025	No Situs
14	80	030650	0030	15323 WESTMINSTER WAY N
14	80	030650	0070	No Situs
14	80	052604	9062	2205 N 205TH ST
14	80	072604	9005	17828 MIDVALE AVE N
14	80	072604	9043	16750 AURORA AVE N
14	80	072604	9137	16523 AURORA AVE N
14	80	182604	9022	14598 WESTMINSTER WAY N
14	80	182604	9073	14546 GREENWOOD AVE N
14	80	182604	9076	14700 GREENWOOD AVE N
14	80	182604	9079	14500 GREENWOOD AVE N
14	80	182604	9189	317 N 148TH ST
14	80	522030	0155	N 145TH ST
14	80	546927	0000	18526 WALLINGFORD AVE N
14	80	572750	0066	2350 N 167TH ST
14	80	572750	0410	2300 N 165TH ST
14	80	639197	0000	18709 1ST AVE NE
14	80	689530	0130	533 N 169TH ST
14	80	728390	0630	19237 AURORA AVE N
14	80	728650	0020	No Situs
14	80	777310	0000	18521 1ST AVE NE
14	80	930430	0065	14920 WESTMINSTER WAY N
14	80	930430	0186	14824 WESTMINSTER WAY N
14	80	930430	0255	14800 WESTMINSTER WAY N

Improved Sales Calc for Area 017 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
017	010	445850	0010	1,210	3180759	\$725,000	03/24/22	\$599.17	LUCAS PLACE CONDOMINIUM	NC2P-55 (M)	Condominium(Mixe	1	Y	
017	010	660028	0010	2,144	3137883	\$1,050,000	08/05/21	\$489.74	PACIFIC PALISADES CONDOMINIUM	C2-55 (M)	Condominium(Mixe	1	Y	
017	010	721210	0410	1,621	3197792	\$860,000	06/17/22	\$530.54	REGATA CONDOMINIUM	C1-55 (M)	Condominium(Mixe	1	Y	
017	010	721210	0750	733	3111376	\$457,500	04/06/21	\$624.15	REGATA CONDOMINIUM	C1-55 (M)	Condominium(Mixe	1	Y	
017	010	856680	0020	2,235	3127328	\$900,000	06/23/21	\$402.68	Tavona Condominium	NC2P-75 (M)	Condominium(Mixe	1	Y	
017	020	051000	1325	2,220	3211172	\$1,200,000	09/20/22	\$540.54	BOOK STORE & SFR	NC2P-55 (M)	Single Family(C/I Us	1	Y	
017	020	313120	1260	3,864	3262578	\$2,250,000	11/09/23	\$582.30	U FRAME IT SHOP	NC3P-55 (M)	Retail Store	1	Y	
017	020	686520	0880	1,861	3209731	\$6,000,000	08/29/22	\$3,224.07	CHEVRON EXTRA MILE	NC2P-55 (M)	Conv Store with Gas	1	Y	
017	020	686520	0940	3,576	3261786	\$1,855,000	11/20/23	\$518.74	SALON & 2 APARTMENTS	NC2-55 (M)	Apartment(Mixed U	1	Y	
017	020	782120	0035	2,240	3176116	\$1,700,000	03/03/22	\$758.93	TILTH ORGANIC RESTAURANT	NC2-55 (M)	Restaurant/Lounge	1	Y	
017	040	165950	0040	2,372	3137795	\$1,400,000	08/06/21	\$590.22	TASTE OF INDIA RESTAURANT	NC2-40	Restaurant/Lounge	1	Y	
017	040	179750	0805	4,927	3219123	\$2,700,000	11/29/22	\$548.00	Zenith Supplies	NC3P-75 (M)	Retail Store	1	Y	
017	040	286210	0590	3,680	3196247	\$3,207,500	06/16/22	\$871.60	SUPERIOR MOTORS	NC2-40	Service Building	1	Y	
017	040	358950	0322	6,028	3253866	\$2,247,600	08/18/23	\$372.86	Congregate Housing	LR2	Congregate Housing	3	Y	
017	040	409230	1420	22,066	3162240	\$17,199,202	12/02/21	\$779.44	THE DAVINCI MICRO-HOUSING	MR (M1)	Congregate Housing	3	Y	
017	040	533520	0125	6,750	3249795	\$3,500,000	08/15/23	\$518.52	AUTO SERVICE & HOOKAH BAR	NC3-65	Service Building	1	Y	
017	040	674670	1999	1,779	3103380	\$825,000	02/24/21	\$463.74	CONGREGATE TOWNHOUSE	NC2-40	Apartment	1	Y	
017	040	674670	2000	1,739	3103468	\$825,000	02/24/21	\$474.41	ROOSEVELT CONGREGATE ROW HOMES	NC2-40	Congregate Housing	1	Y	
017	040	674670	2001	1,739	3103313	\$825,000	02/24/21	\$474.41	CONGREGATE TOWNHOUSE SITE	NC2-40	Congregate Housing	1	Y	
017	040	674670	2002	1,751	3103285	\$825,000	02/24/21	\$471.16	CONGREGATE TOWNHOUSE	NC2-40	Congregate Housing	1	Y	
017	040	913810	0492	960	3197761	\$770,000	06/20/22	\$802.08	Alva Musical Instruments	NC2-55 (M)	Single Family(C/I Us	1	Y	
017	050	006900	0015	2,700	3255561	\$1,150,000	09/27/23	\$425.93	RENTAL HOUSE	NR3	Rooming House	1	Y	
017	050	881640	0345	7,502	3141964	\$3,000,000	08/25/21	\$399.89	RETAIL/OFFICE	NC3P-65	Retail Store	1	Y	
017	050	881640	1080	4,120	3136807	\$2,250,000	08/02/21	\$546.12	CONTINENTAL RESTAURANT & PASTRY SH	NC3P-65	Restaurant/Lounge	1	Y	
017	050	881740	0095	2,369	3203165	\$1,800,000	07/29/22	\$759.81	BROOKLYN FRAME SHOP	SM-U 75-240 (M1)	Retail Store	1	Y	
017	060	092504	9186	3,996	3192199	\$1,488,888	05/02/22	\$372.59	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	060	717370	0020	3,010	3190062	\$1,595,000	05/13/22	\$529.90	Rooming House	NR3	Rooming House	1	Y	
017	060	717370	0125	2,420	3099125	\$1,265,000	02/04/21	\$522.73	SFR - Rooming House	NR3	Rooming House	1	Y	
017	060	717370	0185	3,260	3227815	\$1,420,000	02/24/23	\$435.58	SFR - Rooming House	NR3	Rooming House	1	Y	
017	060	861580	0070	7,646	3114865	\$3,787,000	04/28/21	\$495.29	27 bed CONGREGATE HOUSING (ACEDEMI	LR3 (M)	Congregate Housing	1	Y	
017	060	882390	0085	3,600	3210091	\$1,500,000	08/31/22	\$416.67	SFR - Rooming House	NR3	Rooming House	1	Y	
017	060	882390	0945	3,074	3186990	\$1,375,000	04/26/22	\$447.30	ROOMING HOUSE CONVERTED SFR	LR3 (M)	Single Family(C/I Zo	1	Y	
017	060	882390	1065	11,292	3252429	\$3,950,000	09/01/23	\$349.81	ALPHA XI DELTA SORORITY	NR3	Fraternity/Sorority H	1	Y	
017	060	882390	1190	3,940	3171381	\$1,890,000	02/02/22	\$479.70	SFR duplex	NR3	Rooming House	1	Y	
017	060	882390	1230	3,820	3213045	\$1,500,000	10/03/22	\$392.67	SFR- ROOMIMG HOUSE	NR3	Rooming House	1	Y	
017	060	882390	1250	3,620	3253981	\$1,790,000	09/05/23	\$494.48	SFR - Rooming House	NR3	Rooming House	1	Y	

Improved Sales Calc for Area 017 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
017	060	882390	1495	5,860	3132715	\$3,250,000	07/12/21	\$554.61	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	060	882390	1575	2,996	3269748	\$1,460,000	02/12/24	\$487.32	SFR - Rooming House	LR3 (M)	Rooming House	1	Y	
017	060	882390	1672	3,183	3180264	\$1,950,000	03/21/22	\$612.63	Duplex (10 BR)	LR3 (M)	Rooming House	1	Y	
017	060	882390	1720	3,970	3162909	\$2,200,000	12/07/21	\$554.16	Rooming House	LR3 (M)	Rooming House	1	Y	
017	060	882390	1740	22,436	3137570	\$6,492,000	08/05/21	\$289.36	ZETA TAU ALPHA SORORITY	LR3 (M)	Fraternity/Sorority H	1	Y	
017	060	882390	1815	9,666	3221600	\$4,500,000	12/16/22	\$465.55	ROOMING HOUSE	LR3 (M)	Rooming House	2	Y	
017	060	882390	1835	2,964	3162317	\$1,871,000	12/01/21	\$631.24	ROOMING HOUSE	LR3 (M)	Rooming House	1	Y	
017	060	882390	1865	19,680	3210957	\$3,800,000	09/15/22	\$193.09	CITY CHURCH	LR3 (M)	Church/Welfare/Rel	1	Y	
017	060	882390	1980	3,012	3149736	\$1,550,000	09/30/21	\$514.61	Rooming house	LR3 (M)	Rooming House	1	Y	
017	060	882390	2670	5,520	3176587	\$2,092,500	02/28/22	\$379.08	Sorority	LR3 (M)	Fraternity/Sorority H	1	Y	
017	060	882390	2900	16,389	3235672	\$5,625,000	04/25/23	\$343.22	ALPHA OMICRON PI SORORITY	LR3 (M)	Fraternity/Sorority H	1	Y	
017	070	092504	9042	32,698	3217280	\$25,000,000	11/10/22	\$764.57	Ravenna Volvo	NC2P-55 (M)	Auto Showroom and	7	Y	
017	070	092504	9423	9,743	3232846	\$3,375,000	04/10/23	\$346.40	QUARD DEV	C1-55 (M)	Office Building	1	Y	
017	070	882790	1200	2,355	3202498	\$1,175,000	07/26/22	\$498.94	Converted SFR to Office	NC1-40 (M)	Office Building	1	Y	
017	070	982270	0005	30,012	3198011	\$10,642,000	06/29/22	\$354.59	SUNRICE	NR3	Apartment(Mixed U	2	Y	
017	080	203850	0110	4,366	3215159	\$1,700,000	10/19/22	\$389.37	SFR/Hair Salon - 3 Graces Salon	NC2-55 (M)	Retail Store	1	Y	
017	080	446860	0100	953	3173552	\$563,000	02/10/22	\$590.77	LUXE 36 AT BRYANT HEIGHTS CONDOMINI	NC1-40 (M)	Condominium(Mixe	1	Y	
017	080	882790	0190	9,940	3223563	\$2,450,000	01/13/23	\$246.48	CHURCH	NR3	Church/Welfare/Rel	1	Y	
017	090	536320	0142	3,900	3266222	\$1,760,000	12/30/23	\$451.28	WEDGWOOD ALE HOUSE	NC2P-55 (M)	Restaurant/Lounge	1	Y	
017	090	639200	0360	5,000	3196221	\$1,600,000	06/16/22	\$320.00	MIXED USE	NC2P-40 (M)	Apartment(Mixed U	1	Y	
017	090	797720	1980	5,124	3178384	\$4,670,000	03/17/22	\$911.40	LINE RETAIL	NC2P-40 (M)	Retail Store	1	Y	
017	100	797470	0160	17,549	3104598	\$9,160,000	03/11/21	\$521.97	HAWTHORNE HILLS PROF CENTER	NC2P-40 (M)	Medical/Dental Offi	2	Y	
017	110	409230	2345	3,384	3219067	\$1,350,000	11/28/22	\$398.94	NORTHLAKE TAVERN & PIZZA HOUSE	IC-65 (M)	Restaurant/Lounge	1	Y	

Improved Sales Calc for Area 017 with Sales Not Used

4/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	010	182504	9074	22,949	3220958	\$1,500	11/16/22	\$0.07	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	2	24	Easement or right-of-way
017	010	226150	0090	12,023	3146799	\$50,000	08/30/21	\$4.16	ROBERT MCNEEL & ASSOCIATES	NC2-75 (M1)	Office Building	2	24	Easement or right-of-way
017	010	397540	0430	1,879	3155866	\$1,400,000	10/29/21	\$745.08	PAGLIACCI PIZZA	NC2P-55 (M)	Restaurant/Loung	1	51	Related party, friend, or neighbor
017	010	408330	4280	7,000	3123999	\$1,525,000	06/07/21	\$217.86	BURKE AVENUE CHAPEL	NR3	Church/Welfare/R	1	17	Non-profit organization
017	020	408330	0115	15,100	3270145	\$25,000	02/06/24	\$1.66	RETAIL	NC2P-55 (M)	Retail Store	3	24	Easement or right-of-way
017	020	408330	0115	15,100	3270146	\$25,000	02/06/24	\$1.66	RETAIL	NC2P-55 (M)	Retail Store	3	24	Easement or right-of-way
017	020	408380	3090	1,510	3193293	\$843,501	05/20/22	\$558.61	Redevelopment site	LR2 RC (M)	Single Family(C/I Z	1	63	Sale price updated by sales id group
017	020	955020	0610	5,491	3214973	\$488,800	07/26/22	\$89.02	MERIDIAN APTS	NR3	Apartment(Mixed	1	22	Partial interest (1/3, 1/2, etc.)
017	040	082504	9028	1,638	3197788	\$1,250,000	06/16/22	\$763.13	Keytime.Com & Office	NC2-40	Retail Store	1	15	No market exposure
017	040	165950	0050	982	3270064	\$1,400,000	01/11/24	\$1,425.66	TASTE OF INDIA LOUNGE/BAR	NC2-40	Restaurant/Loung	1		2024 Sale
017	040	286210	0375	3,050	3108211	\$850,000	03/22/21	\$278.69	SFR - ROOMING HOUSE	NR3	Rooming House	1	15	No market exposure
017	040	358950	0335	4,264	3124989	\$1,210,000	06/11/21	\$283.77	ROOSEVELT AUTO BODY	NC2-40	Service Building	1	12	Estate administrator, guardian, or e
017	040	409230	0235	4,280	3223645	\$1,500,000	01/12/23	\$350.47	SFR - Rooming House	MR (M1)	Congregate Housin	1	51	Related party, friend, or neighbor
017	040	881240	0280	5,603	3228435	\$15,000	11/30/22	\$2.68	BLUE MOON TAVERN & F B Brewery	SM-U 95-320 (M1)	Tavern/Lounge	1	24	Easement or right-of-way
017	040	952810	2820	9,140	3275299	\$4,000,000	03/27/24	\$437.64	BANK OF AMERICA	NC3P-95 (M)	Bank	1		2024
017	050	114200	1025	7,277	3241825	\$15,000	04/04/23	\$2.06	NESS J PEHA BLDG	NC3P-65	Retail Store	1	24	Easement or right-of-way
017	050	114200	1380	6,042	3195183	\$2,843,800	06/09/22	\$470.67	SAMURI NOODLE	NC3P-65	Retail Store	1	11	Corporate affiliates
017	050	881640	0340	5,575	3132060	\$18,000	06/15/21	\$3.23	Retail / Rooming House	NC3P-65	Apartment(Mixed	1	24	Easement or right-of-way
017	050	881640	0360	3,710	3139195	\$10,000	07/21/21	\$2.70	GRAND ILLUSION CINEMA & EXPRESSO	NC3P-65	Retail Store	1	24	Easement or right-of-way
017	050	881640	1085	30,133	3132728	\$100,000	04/29/21	\$3.32	TARGET + LINE RETAIL	NC3P-65	Retail Store	2	24	Easement or right-of-way
017	050	881640	1100	2,060	3147130	\$1,675,000	09/21/21	\$813.11	PAGLIACCI PIZZA	NC3P-65	Restaurant/Loung	1	36	Plottage
017	050	881640	1100	2,060	3170325	\$4,500	01/13/22	\$2.18	PAGLIACCI PIZZA	NC3P-65	Restaurant/Loung	1	24	Easement or right-of-way
017	050	881740	0005	0	3170221	\$40,000	01/13/22	\$0.00	Redevelopment	SM-U 95-320 (M1)	Conv Store with G	2	24	Easement or right-of-way
017	060	092504	9097	18,495	3231991	\$2,820,000	03/30/23	\$152.47	SIGMA PHI EPSILON FRATERNITY	LR3 (M)	Fraternity/Sorority	1	51	Related party, friend, or neighbor
017	060	717480	0640	3,530	3206982	\$2,000,000	08/17/22	\$566.57	DUPLEX	LR2 (M)	Duplex	3	15	No market exposure
017	060	882390	0910	3,770	3216267	\$1,155,000	10/20/22	\$306.37	SFR - Rooming House	NR3	Rooming House	1	15	No market exposure
017	060	882390	0935	4,278	3099241	\$998,000	02/11/21	\$233.29	SFR - Rooming House	NR3	Rooming House	1	51	Related party, friend, or neighbor
017	060	882390	0945	3,074	3173087	\$1,201,208	02/11/22	\$390.76	ROOMING HOUSE CONVERTED SFR	LR3 (M)	Single Family(C/I Z	1	63	Sale price updated by sales id group
017	060	882390	1240	3,340	3181038	\$750,000	03/28/22	\$224.55	SFR - Rooming House	NR3	Rooming House	1	51	Related party, friend, or neighbor
017	060	882390	1765	2,732	3234589	\$368,031	04/10/23	\$134.71	ROOMING HOUSE	LR3 (M)	Rooming House	1	18	Quit claim deed
017	060	882390	2320	4,700	3257132	\$1,065,000	10/11/23	\$226.60	Conv SFR CLINIC & APT	NC2-55 (M)	Apartment(Mixed	1	33	Lease or lease-hold
017	070	717480	0132	160,754	3259714	\$20,000	09/07/23	\$0.12	NORTH CUT LANDING (WEST)	NC2-55 (M)	Medical/Dental Of	2	24	Easement or right-of-way
017	070	919120	1155	3,718	3114941	\$1,900,000	04/26/21	\$511.03	CARL'S FOREIGN CAR SERVICE	NC2P-55 (M)	Service Building	1	33	Lease or lease-hold
017	080	179750	0005	18,547	3142423	\$3,594,600	06/22/21	\$193.81	RISING SUN FARMS	NC2-55 (M)	Retail Store	4	52	Statement to dor
017	080	186890	3725	12,006	3232240	\$3,150,000	04/03/23	\$262.37	CONVENT	NR3	Group Home	1	51	Related party, friend, or neighbor
017	090	042504	9021	6,260	3219845	\$2,900,000	11/28/22	\$463.26	LINE RETAIL	NC2P-40 (M)	Retail(Line/Strip)	1	74	Contamination
017	090	684470	1540	1,553	3205147	\$2,300,000	08/12/22	\$1,481.00	U.S. BANK	NC2P-55 (M)	Bank	1	18	Quit claim deed
017	090	797420	0041	11,141	3215811	\$4,297,700	10/25/22	\$385.76	Wedgwood Apts and restaurant (Veraci Piz	LR2 (M)	Apartment(Mixed	1	15	No market exposure
017	100	421990	0030	750	3108168	\$480,000	03/23/21	\$640.00	LAURELHURST PROF BLDG CONDOMINIUM	NC2P-40 (M)	Condominium(Mix	1	51	Related party, friend, or neighbor

Vacant Sales Calc for Area 017 with Sales Used

3/12/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	010	182504	9022	12,666	3182774	\$4,000,000	03/30/22	\$315.81	CABINETPAK	NC2P-55 (M)	Retail Store	4	Y	
017	010	182504	9074	34,163	3163442	\$14,500,000	12/10/21	\$424.44	RETAIL / WAREHOUSE	IC-65 (M)	Warehouse	1	Y	
017	010	182504	9083	5,189	3261197	\$1,742,000	11/16/23	\$335.71	AERUS ELECTROLUX VACUUMS	NC2P-55 (M)	Retail Store	1	Y	
017	010	226150	0030	14,300	3204220	\$7,847,000	08/10/22	\$548.74	BRIDGEWAY BUILDING	NC2-75 (M1)	Office Building	1	Y	
017	010	226450	1085	5,418	3165418	\$1,700,000	12/21/21	\$313.77	A & B AUTO PARTS	IC-65 (M)	Warehouse	1	Y	
017	010	229390	0230	3,207	3096248	\$1,205,500	01/13/21	\$375.90	ELECTRIC PEN	NC2P-55 (M)	Office Building	1	Y	
017	010	251300	0035	22,920	3164387	\$8,000,000	12/09/21	\$349.04	FIXTURE GALLERY	NC2P-55 (M)	Retail Store	3	Y	
017	010	397540	0414	15,911	3155854	\$5,355,750	10/28/21	\$336.61	FREMONT DANCE STUDIO	NC2P-55 (M)	Warehouse	3	Y	
017	010	803370	0050	21,198	3171721	\$9,900,000	02/04/22	\$467.03	ORGANIC GARDEN CENTER	NC2-75 (M1)	Warehouse	3	Y	
017	010	803370	0051	2,784	3171561	\$2,100,000	02/03/22	\$754.31	EPISCOPAL BOOKSTORE	NC2-75 (M1)	Retail Store	1	Y	
017	010	934140	0080	4,560	3142872	\$1,260,000	08/24/21	\$276.32	Vacant Land	NC1-40 (M)	Vacant(Multi-fam)	1	Y	
017	020	313120	0297	55,335	3266042	\$7,190,000	12/19/23	\$129.94	1ST CHURCH OF THE NAZARENE	NR3	Church/Welfare/R	6	Y	
017	020	408330	0205	9,690	3174705	\$3,500,000	02/23/22	\$361.20	OFFICE & 4 UNIT APT	NC2P-55 (M)	Apartment(Mixed	2	Y	
017	040	365870	0260	4,590	3197725	\$2,100,000	06/28/22	\$457.52	Future development site	MR (M2)	Single Family(Res	1	Y	
017	040	408330	2410	4,560	3171079	\$1,438,750	01/31/22	\$315.52	R/R SFR Tear Down	NC1-40 (M)	Single Family(Res	1	Y	
017	040	420740	0551	7,745	3202801	\$2,770,000	07/20/22	\$357.65	8 UNITS in 3 Bldgs. APARTMENT	MR (M1)	Apartment	1	Y	
017	040	533520	0020	3,375	3170594	\$1,850,000	01/27/22	\$548.15	FLOWERLAND FLORIST	NC3-65	Retail Store	1	Y	
017	040	674670	1380	48,840	3136649	\$33,000,000	08/02/21	\$675.68	UNIVERSITY MAZDA	SM-U 95-320 (M1)	Auto Showroom a	5	Y	
017	040	922140	0445	19,050	3132384	\$12,160,000	07/15/21	\$638.32	redevelopment planned	NC3-75 (M1)	Medical/Dental O	2	Y	
017	040	922140	0475	7,620	3191347	\$3,100,000	05/18/22	\$406.82	Retail building with attached single family residen	NC2-75 (M1)	Retail Store	1	Y	
017	040	952810	2995	2,453	3266290	\$700,000	12/29/23	\$285.36	PROPOSED 20 UNIT 5-STORY SEDU	NC3-75 (M2)	Single Family(Res	1	Y	
017	050	114200	1245	10,300	3261549	\$4,756,919	11/17/23	\$461.84	The Kennedy Building - - - apartments with stree	NC3P-65	Apartment(Mixed	2	34	Use-change after sale; not in ratio
017	050	114200	1440	12,360	3115605	\$6,455,000	04/29/21	\$522.25	CHRISTIAN SCIENCE ORGANIZATION	NC3P-65	Church/Welfare/R	1	Y	
017	050	674670	0140	22,041	3163006	\$13,000,000	12/08/21	\$589.81	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	
017	050	674670	0140	22,041	3175106	\$16,500,000	02/28/22	\$748.60	WALGREENS	SM-U 75-240 (M1)	Retail Store	2	Y	
017	050	773360	0005	15,225	3195130	\$19,000,000	06/10/22	\$1,247.95	WA FED SAVINGS & LOAN & QDOBA RESTAURAN	SM-U 95-320 (M1)	Retail Store	2	Y	
017	050	881640	0160	6,180	3106412	\$2,750,000	03/23/21	\$444.98	BUFFALO EXCHANGE	NC3P-65	Retail Store	1	Y	
017	050	881640	0360	4,120	3255104	\$2,290,000	09/22/23	\$555.83	GRAND ILLUSION CINEMA & RETAIL	NC3P-65	Retail Store	1	Y	
017	050	881740	0070	4,167	3267225	\$3,932,500	01/12/24	\$943.72	Cedars of Lebanon Restaurant & others	SM-U 75-240 (M1)	Restaurant/Loung	1	Y	
017	060	092504	9161	5,000	3225016	\$1,600,000	01/26/23	\$320.00	PARKING LOT LAND	LR3 (M)	Parking(Assoc)	1	Y	
017	070	243720	0030	81,457	3106649	\$25,050,000	03/15/21	\$307.52	SAFEWAY (Store#488)	C2-75 (M)	Grocery Store	1	Y	
017	070	717480	0820	21,713	3155465	\$7,070,000	10/28/21	\$325.61	Village Green Apts	LR3 (M)	Apartment	1	Y	
017	070	919120	1440	4,355	3216703	\$1,400,000	11/07/22	\$321.47	KIDD VALLEY	NC2P-55 (M)	Restaurant(Fast F	1	Y	
017	080	954720	0005	3,060	3187072	\$1,105,001	04/20/22	\$361.11	SILHOUETTE ANTIQUES	NC2-55 (M)	Apartment(Mixed	1	Y	
017	100	039450	0055	7,957	3199308	\$2,150,000	06/20/22	\$270.20	Four-p	LR1 (M)	4-Plex	1	Y	
017	110	409230	2350	8,925	3240710	\$2,562,500	06/07/23	\$287.11	ENGINEER-CONTRACTORS INC	IC-65 (M)	Warehouse	1	Y	

Vacant Sales Calc for Area 017 with Sales Not Used

1/3/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
017	040	082504	9028	3,146	3164202	\$850,000	12/09/21	\$270.18	Keytime.Com & Office	NC2-40	Retail Store	1	36	Plottage
017	040	671670	0330	16,000	3155904	\$3,800,000	10/28/21	\$237.50	Swedish Physicians	NC2-55 (M)	Medical/Dental Of	1	74	Contamination
017	040	881240	0400	14,155	3198407	\$7,300,000	06/09/22	\$515.72	COMPANION PET CLINIC /SEATTLE GO	SM-U 95-320 (M1)	Vet/Animal Control	1	33	Lease or lease-hold
017	050	114200	0140	4,120	3178596	\$2,900,000	03/18/22	\$703.88	EARL'S ON THE AVE	NC3P-65	Restaurant/Loung	1	36	Plottage
017	050	674670	0015	42,606	3134458	\$25,000	04/29/21	\$0.59	PARKING	SM-U 95-320 (M1)	Parking(Commerci	3	24	Easement or right-of-way
017	050	674670	0015	67,166	3182192	\$100,000	03/31/22	\$1.49	PARKING	SM-U 95-320 (M1)	Parking(Commerci	3	24	Easement or right-of-way
017	050	881640	1195	24,720	3134635	\$20,000	04/29/21	\$0.81	University District Parking	SM-U 95-320 (M1)	Parking(Commerci	2	24	Easement or right-of-way
017	060	882390	1850	21,600	3201591	\$7,000,000	07/18/22	\$324.07	CHURCH PARKING - TAXABLE POR	LR3 (M)	Parking(Assoc)	2	22	Partial interest (1/3, 1/2, etc.)
017	060	882390	2165	4,280	3132059	\$20,000	06/15/21	\$4.67	Vacant site	NC2-75 (M)	Vacant(Multi-fami	1	24	Easement or right-of-way

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	025515	0000	4750 15TH AVE NE
17	60	025515	0010	No Situs
17	60	025515	0020	No Situs
17	60	025515	0030	No Situs
17	60	025515	0040	No Situs
17	60	064100	0010	5804 15TH AVE NE
17	60	064100	0020	5808 15TH AVE NE
17	60	092504	9001	4611 22ND AVE NE
17	60	092504	9046	4746 20TH AVE NE
17	60	092504	9050	4719 21ST AVE NE
17	60	092504	9051	2106 NE 47TH ST
17	60	092504	9063	4544 20TH AVE NE
17	60	092504	9064	4548 20TH AVE NE
17	60	092504	9073	4761 21ST AVE NE
17	60	092504	9074	4730 20TH AVE NE
17	60	092504	9076	4710 20TH AVE NE
17	60	092504	9078	2106 NE 47TH ST
17	60	092504	9079	4730 21ST AVE NE
17	60	092504	9080	4724 22ND AVE NE
17	60	092504	9084	4616 22ND AVE NE
17	60	092504	9088	4625 22ND AVE NE
17	60	092504	9089	2111 NE 47TH ST
17	60	092504	9092	4626 21ST AVE NE
17	60	092504	9095	4629 21ST AVE NE
17	60	092504	9096	4633 21ST AVE NE
17	60	092504	9097	No Situs
17	60	092504	9098	2249 NE 46TH ST
17	60	092504	9119	No Situs
17	60	092504	9120	4536 20TH AVE NE
17	60	092504	9124	4735 21ST AVE NE
17	60	092504	9127	4532 20TH AVE NE
17	60	092504	9130	4761 22ND AVE NE
17	60	092504	9143	2233 NE 46TH ST
17	60	092504	9154	4722 20TH AVE NE
17	60	092504	9156	2126 NE 47TH ST
17	60	092504	9160	4550 20TH AVE NE
17	60	092504	9161	4729 21ST AVE NE
17	60	092504	9175	4745 RAVENNA AVE NE
17	60	092504	9179	No Situs
17	60	092504	9181	2120 NE 47TH ST
17	60	092504	9183	4617 22ND AVE NE
17	60	092504	9186	4723 21ST AVE NE
17	60	092504	9188	4732 20TH AVE NE
17	60	092504	9209	4735 RAVENNA AVE NE
17	60	092504	9212	2211 NE 50TH ST
17	60	092504	9219	4733 21ST AVE NE
17	60	092504	9221	4636 22ND AVE NE
17	60	092504	9227	4743 21ST AVE NE
17	60	092504	9230	4742 20TH AVE NE
17	60	092504	9236	4755 22ND AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	092504	9255	No Situs
17	60	092504	9263	4717 22ND AVE NE
17	60	092504	9279	4703 21ST AVE NE
17	60	092504	9280	2216 NE 46TH ST
17	60	092504	9281	4732 22ND AVE NE
17	60	092504	9286	4742 22ND AVE NE
17	60	092504	9336	4760 22ND AVE NE
17	60	092504	9349	4727 RAVENNA AVE NE
17	60	092504	9353	4710 22ND AVE NE
17	60	092504	9354	4714 22ND AVE NE
17	60	092504	9358	4715 21ST AVE NE
17	60	092504	9380	4750 22ND AVE NE
17	60	092504	9387	4735 22ND AVE NE
17	60	092504	9388	4708 22ND AVE NE
17	60	092504	9394	2221 NE 46TH ST
17	60	092504	9399	4754 22ND AVE NE
17	60	092504	9402	4711 RAVENNA AVE NE
17	110	114200	1680	1100 NE CAMPUS PKWY
17	110	114200	1950	No Situs
17	110	114200	2135	1209 NE 41ST ST
17	110	114200	2285	4045 UNIVERSITY WAY NE
17	110	114200	2325	4001 UNIVERSITY WAY NE
17	110	114200	2345	1303 NE CAMPUS PKWY
17	110	114200	2395	1410 NE CAMPUS PKWY
17	110	114200	2535	3949 15TH AVE NE
17	110	114200	2575	3925 15TH AVE NE
17	110	114200	2730	3917 UNIVERSITY WAY NE
17	110	114200	2735	3911 UNIVERSITY WAY NE
17	110	114200	2970	1100 NE CAMPUS PKWY
17	110	114200	3570	3737 12TH AVE NE
17	110	114200	3949	3755 UNIVERSITY WAY NE
17	110	114200	4150	3900 15TH AVE NE
17	110	114200	4280	1500 NE BOAT ST
17	60	132130	0005	4527 21ST AVE NE
17	60	132130	0015	4515 21ST AVE NE
17	60	132130	0030	2012 NE 45TH ST
17	60	132130	0035	4502 20TH AVE NE
17	60	132130	0040	4502 20TH AVE NE
17	60	132130	0045	4502 20TH AVE NE
17	60	132130	0050	4502 20TH AVE NE
17	60	132130	0055	4502 20TH AVE NE
17	60	132130	0060	4528 20TH AVE NE
17	60	132130	0070	4520 21ST AVE NE
17	60	132130	0080	4600 22ND AVE NE
17	60	132130	0085	2104 NE 45TH ST
17	60	132130	0090	4510 22ND AVE NE
17	60	132130	0095	4510 21ST AVE NE
17	110	152504	9002	No Situs
17	110	162504	9001	3800 EAST STEVENS WAY NE
17	110	162504	9002	4200 UNION BAY PL NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	110	168365	0000	4000 UNIVERSITY WAY NE
17	110	168365	0010	4000 UNIVERSITY WAY NE
17	110	168365	0020	4000 UNIVERSITY WAY NE
17	110	168365	0030	4000 UNIVERSITY WAY NE
17	110	168365	0040	4000 UNIVERSITY WAY NE
17	110	168365	0050	4000 UNIVERSITY WAY NE
17	110	168365	0060	4000 UNIVERSITY WAY NE
17	110	168365	0070	4000 UNIVERSITY WAY NE
17	110	168365	0080	4000 UNIVERSITY WAY NE
17	110	172504	9001	NE PACIFIC ST
17	110	172504	9006	NE PACIFIC ST
17	60	221800	0060	2007 NE RAVENNA BLVD
17	60	221800	0355	2120 NE 54TH ST
17	60	228524	0000	1818 NE 55TH ST
17	60	253928	0000	5244 17TH AVE NE
17	110	409230	2185	714 NE NORTHLAKE PL
17	110	409230	2265	814 NE NORTHLAKE PL
17	110	409230	2290	No Situs
17	110	409230	2305	704 NE NORTHLAKE WAY
17	110	409230	2320	711 NE NORTHLAKE PL
17	110	409230	2335	730 NE NORTHLAKE WAY
17	110	409230	2345	660 NE NORTHLAKE WAY
17	110	409230	2350	664 NE NORTHLAKE WAY
17	110	420740	1365	616 NE NORTHLAKE PL
17	110	420740	1557	658 NE NORTHLAKE WAY
17	60	717060	0000	2211 NE 54TH ST
17	60	717370	0020	5212 20TH AVE NE
17	60	717370	0125	5008 20TH AVE NE
17	60	717370	0155	5038 20TH AVE NE
17	60	717370	0185	5033 21ST AVE NE
17	60	717480	0055	2117 NE 52ND ST
17	60	717480	0070	5025 22ND AVE NE
17	60	717480	0090	5017 22ND AVE NE
17	60	717480	0104	5005 22ND AVE NE
17	60	717480	0305	5208 21ST AVE NE
17	60	717480	0335	5230 21ST AVE NE
17	60	717480	0345	2107 NE 54TH ST
17	60	717480	0365	2111 NE 54TH ST
17	60	717480	0370	5243 22ND AVE NE
17	60	717480	0386	5239 22ND AVE NE
17	60	717480	0400	5231 22ND AVE NE
17	60	717480	0410	5223 22ND AVE NE
17	60	717480	0430	5219 22ND AVE NE
17	60	717480	0450	5206 22ND AVE NE
17	60	717480	0452	5200 22ND AVE NE
17	60	717480	0460	5212 22ND AVE NE
17	60	717480	0475	5226 22ND AVE NE
17	60	717480	0480	5236 22ND AVE NE
17	60	717480	0516	5309 RAVENNA AVE NE
17	60	717480	0517	5311 RAVENNA AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	717480	0520	5301 RAVENNA AVE NE
17	60	717480	0525	5221 RAVENNA AVE NE
17	60	717480	0535	5213 RAVENNA AVE NE
17	60	717480	0545	5209 RAVENNA AVE NE
17	60	717480	0555	5207 RAVENNA AVE NE
17	60	717480	0565	5000 22ND AVE NE
17	60	717480	0590	5020 22ND AVE NE
17	60	717480	0595	5026 22ND AVE NE
17	60	717480	0600	5032 22ND AVE NE
17	60	717480	0605	5036 22ND AVE NE
17	60	717480	0610	5040 22ND AVE NE
17	60	717480	0620	5115 RAVENNA AVE NE
17	60	717480	0630	5107 RAVENNA AVE NE
17	60	717480	0635	5101 RAVENNA AVE NE
17	60	717480	0640	5025 RAVENNA AVE NE
17	60	717480	0645	5021 RAVENNA AVE NE
17	60	717480	0650	5009 RAVENNA AVE NE
17	60	717480	0655	5001 RAVENNA AVE NE
17	60	717840	0000	5228 21ST AVE NE
17	60	717841	0000	5220 21ST AVE NE
17	60	717842	0000	5216 21ST AVE NE
17	60	861580	0005	5502 15TH AVE NE
17	60	861580	0010	5512 15TH AVE NE
17	60	861580	0020	5520 15TH AVE NE
17	60	861580	0025	No Situs
17	60	861580	0030	5528 15TH AVE NE
17	60	861580	0065	5602 15TH AVE NE
17	60	861580	0070	5608 15TH AVE NE
17	60	861580	0080	5616 15TH AVE NE
17	60	861580	0085	5622 15TH AVE NE
17	60	861580	0135	5720 15TH AVE NE
17	60	861580	0225	1602 NE RAVENNA BLVD
17	60	861580	0411	1714 NE 55TH PL
17	60	861580	0510	5604 17TH AVE NE
17	60	861580	0620	5703 18TH AVE NE
17	60	861580	0725	5609 20TH AVE NE
17	60	882390	0030	5248 19TH AVE NE
17	60	882390	0044	5232 19TH AVE NE
17	60	882390	0050	5230 19TH AVE NE
17	60	882390	0060	5224 19TH AVE NE
17	60	882390	0085	5208 19TH AVE NE
17	60	882390	0115	5255 19TH AVE NE
17	60	882390	0140	5235 19TH AVE NE
17	60	882390	0150	5229 19TH AVE NE
17	60	882390	0170	5211 19TH AVE NE
17	60	882390	0180	5201 19TH AVE NE
17	60	882390	0190	5204 18TH AVE NE
17	60	882390	0205	5212 18TH AVE NE
17	60	882390	0285	5268 18TH AVE NE
17	60	882390	0310	5253 18TH AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	882390	0325	5241 18TH AVE NE
17	60	882390	0335	5229 18TH AVE NE
17	60	882390	0355	5221 18TH AVE NE
17	60	882390	0415	5218 17TH AVE NE
17	60	882390	0510	5249 17TH AVE NE
17	60	882390	0530	5235 17TH AVE NE
17	60	882390	0575	5207 17TH AVE NE
17	60	882390	0715	5251 16TH AVE NE
17	60	882390	0725	5243 16TH AVE NE
17	60	882390	0745	5229 16TH AVE NE
17	60	882390	0785	5204 15TH AVE NE
17	60	882390	0800	5212 15TH AVE NE
17	60	882390	0820	5228 15TH AVE NE
17	60	882390	0830	No Situs
17	60	882390	0835	5240 15TH AVE NE
17	60	882390	0850	5252 15TH AVE NE
17	60	882390	0855	5260 15TH AVE NE
17	60	882390	0905	5027 16TH AVE NE
17	60	882390	0910	5023 16TH AVE NE
17	60	882390	0915	5019 16TH AVE NE
17	60	882390	0935	5003 16TH AVE NE
17	60	882390	0945	5000 15TH AVE NE
17	60	882390	0950	5006 15TH AVE NE
17	60	882390	0955	5010 15TH AVE NE
17	60	882390	0960	5014 15TH AVE NE
17	60	882390	0965	5018 15TH AVE NE
17	60	882390	0970	5020 15TH AVE NE
17	60	882390	0980	5030 15TH AVE NE
17	60	882390	0990	5036 15TH AVE NE
17	60	882390	0995	5042 15TH AVE NE
17	60	882390	1000	5046 15TH AVE NE
17	60	882390	1055	5015 17TH AVE NE
17	60	882390	1060	5011 17TH AVE NE
17	60	882390	1065	1616 NE 50TH ST
17	60	882390	1075	1604 NE 50TH ST
17	60	882390	1150	5043 18TH AVE NE
17	60	882390	1160	5035 18TH AVE NE
17	60	882390	1165	5029 18TH AVE NE
17	60	882390	1185	5015 18TH AVE NE
17	60	882390	1190	5011 18TH AVE NE
17	60	882390	1200	5003 18TH AVE NE
17	60	882390	1210	5004 17TH AVE NE
17	60	882390	1230	5018 17TH AVE NE
17	60	882390	1235	5022 17TH AVE NE
17	60	882390	1240	5026 17TH AVE NE
17	60	882390	1245	5030 17TH AVE NE
17	60	882390	1250	5034 17TH AVE NE
17	60	882390	1255	5038 17TH AVE NE
17	60	882390	1265	5048 17TH AVE NE
17	60	882390	1295	5035 19TH AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	882390	1340	1804 NE 50TH ST
17	60	882390	1425	5034 19TH AVE NE
17	60	882390	1430	5030 19TH AVE NE
17	60	882390	1435	5026 19TH AVE NE
17	60	882390	1485	4754 19TH AVE NE
17	60	882390	1490	4748 19TH AVE NE
17	60	882390	1495	4746 19TH AVE NE
17	60	882390	1500	4742 19TH AVE NE
17	60	882390	1502	4743 20TH AVE NE
17	60	882390	1505	4738 19TH AVE NE
17	60	882390	1515	4730 19TH AVE NE
17	60	882390	1525	No Situs
17	60	882390	1530	4722 19TH AVE NE
17	60	882390	1535	4716 19TH AVE NE
17	60	882390	1540	4714 19TH AVE NE
17	60	882390	1550	4710 19TH AVE NE
17	60	882390	1565	4755 19TH AVE NE
17	60	882390	1570	4751 19TH AVE NE
17	60	882390	1575	4747 19TH AVE NE
17	60	882390	1576	4745 19TH AVE NE
17	60	882390	1590	4733 19TH AVE NE
17	60	882390	1595	4731 19TH AVE NE
17	60	882390	1605	4721 19TH AVE NE
17	60	882390	1620	4715 19TH AVE NE
17	60	882390	1630	1818 NE 47TH ST
17	60	882390	1640	1800 NE 47TH ST
17	60	882390	1650	4708 18TH AVE NE
17	60	882390	1655	4714 18TH AVE NE
17	60	882390	1660	4718 18TH AVE NE
17	60	882390	1665	4722 18TH AVE NE
17	60	882390	1670	4726 18TH AVE NE
17	60	882390	1672	4728 18TH AVE NE
17	60	882390	1675	4732 18TH AVE NE
17	60	882390	1685	4736 18TH AVE NE
17	60	882390	1690	4742 18TH AVE NE
17	60	882390	1695	4746 18TH AVE NE
17	60	882390	1700	4750 18TH AVE NE
17	60	882390	1705	4754 18TH AVE NE
17	60	882390	1715	4757 18TH AVE NE
17	60	882390	1720	4753 18TH AVE NE
17	60	882390	1725	4751 18TH AVE NE
17	60	882390	1740	4737 18TH AVE NE
17	60	882390	1760	4727 18TH AVE NE
17	60	882390	1765	4723 18TH AVE NE
17	60	882390	1775	4715 18TH AVE NE
17	60	882390	1780	4711 18TH AVE NE
17	60	882390	1785	4707 18TH AVE NE
17	60	882390	1790	4703 18TH AVE NE
17	60	882390	1800	4702 17TH AVE NE
17	60	882390	1805	4706 17TH AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	882390	1810	4710 17TH AVE NE
17	60	882390	1815	4714 17TH AVE NE
17	60	882390	1820	4718 17TH AVE NE
17	60	882390	1825	4720 17TH AVE NE
17	60	882390	1830	4726 17TH AVE NE
17	60	882390	1835	4730 17TH AVE NE
17	60	882390	1840	4734 17TH AVE NE
17	60	882390	1845	4738 17TH AVE NE
17	60	882390	1850	4740 17TH AVE NE
17	60	882390	1865	4740 17TH AVE NE
17	60	882390	1885	4745 17TH AVE NE
17	60	882390	1910	4733 17TH AVE NE
17	60	882390	1940	4721 17TH AVE NE
17	60	882390	1950	4711 17TH AVE NE
17	60	882390	1960	1616 NE 47TH ST
17	60	882390	1970	1600 NE 47TH ST
17	60	882390	1980	4710 16TH AVE NE
17	60	882390	1985	4714 16TH AVE NE
17	60	882390	1995	4722 16TH AVE NE
17	60	882390	2015	4738 16TH AVE NE
17	60	882390	2025	4746 16TH AVE NE
17	60	882390	2030	4750 16TH AVE NE
17	60	882390	2040	4754 16TH AVE NE
17	60	882390	2045	1519 NE 50TH ST
17	60	882390	2055	4747 16TH AVE NE
17	60	882390	2105	4721 16TH AVE NE
17	60	882390	2110	4719 16TH AVE NE
17	60	882390	2115	4715 16TH AVE NE
17	60	882390	2120	4709 16TH AVE NE
17	60	882390	2125	4705 16TH AVE NE
17	60	882390	2135	4700 15TH AVE NE
17	60	882390	2150	4714 15TH AVE NE
17	60	882390	2155	4718 15TH AVE NE
17	60	882390	2160	No Situs
17	60	882390	2165	No Situs
17	60	882390	2170	No Situs
17	60	882390	2210	4551 16TH AVE NE
17	60	882390	2230	4541 16TH AVE NE
17	60	882390	2255	4505 16TH AVE NE
17	60	882390	2290	4500 15TH AVE NE
17	60	882390	2310	4516 15TH AVE NE
17	60	882390	2315	4522 15TH AVE NE
17	60	882390	2320	4526 15TH AVE NE
17	60	882390	2325	4550 15TH AVE NE
17	60	882390	2355	4549 17TH AVE NE
17	60	882390	2370	4545 17TH AVE NE
17	60	882390	2385	4535 17TH AVE NE
17	60	882390	2395	4529 17TH AVE NE
17	60	882390	2405	4521 17TH AVE NE
17	60	882390	2415	4503 17TH AVE NE

AREA 17 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	SitusAddr
17	60	882390	2435	4504 16TH AVE NE
17	60	882390	2455	4516 16TH AVE NE
17	60	882390	2470	4530 16TH AVE NE
17	60	882390	2480	4536 16TH AVE NE
17	60	882390	2490	4550 16TH AVE NE
17	60	882390	2505	4554 16TH AVE NE
17	60	882390	2510	1605 NE 47TH ST
17	60	882390	2515	4549 18TH AVE NE
17	60	882390	2535	4543 18TH AVE NE
17	60	882390	2545	4535 18TH AVE NE
17	60	882390	2570	4527 18TH AVE NE
17	60	882390	2575	4519 18TH AVE NE
17	60	882390	2585	4505 18TH AVE NE
17	60	882390	2605	4506 17TH AVE NE
17	60	882390	2630	4524 17TH AVE NE
17	60	882390	2640	4530 17TH AVE NE
17	60	882390	2650	4540 17TH AVE NE
17	60	882390	2660	4548 17TH AVE NE
17	60	882390	2670	4558 17TH AVE NE
17	60	882390	2680	1819 NE 47TH ST
17	60	882390	2695	4547 19TH AVE NE
17	60	882390	2700	4541 19TH AVE NE
17	60	882390	2715	4521 19TH AVE NE
17	60	882390	2740	4509 19TH AVE NE
17	60	882390	2750	1818 NE 45TH ST
17	60	882390	2760	4504 18TH AVE NE
17	60	882390	2770	4508 18TH AVE NE
17	60	882390	2775	4514 18TH AVE NE
17	60	882390	2780	4522 18TH AVE NE
17	60	882390	2795	4528 18TH AVE NE
17	60	882390	2825	1805 NE 47TH ST
17	60	882390	2835	4554 19TH AVE NE
17	60	882390	2850	4546 19TH AVE NE
17	60	882390	2855	4542 19TH AVE NE
17	60	882390	2865	4532 19TH AVE NE
17	60	882390	2875	4524 19TH AVE NE
17	60	882390	2890	4508 19TH AVE NE
17	60	882390	2900	1906 NE 45TH ST
17	60	882500	0000	5201 22ND AVE NE

Improved Sales Calc for Area 019 with Sales 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
019	010	112503	9070	6,020	3182302	\$2,470,000	03/31/22	\$410.30	RETAIL MIXED-USE BUILDING	IB U/45	Retail Store	2	Y	
019	010	117500	0960	6,160	3135993	\$2,675,000	07/26/21	\$434.25	SINGLE TENANT RETAIL STORE	IB U/45	Retail Store	1	Y	
019	010	117500	0970	1,829	3248127	\$1,200,000	07/28/23	\$656.10	C & R AUTOMOTIVE	IB U/45	Service Building	1	Y	
019	010	132710	0010	4,415	3116243	\$1,800,000	05/05/21	\$407.70	CANAL STATION CONDOMINIUM	NC3-75 (M)	Condominium(Mixed Use)	1	Y	
019	010	276760	3740	7,149	3262607	\$4,096,500	11/29/23	\$573.02	Ballard II	LR2 (M)	Congregate Housing	1	Y	
019	010	276760	4755	10,328	3217021	\$5,744,600	11/03/22	\$556.22	1715 Boarding House Apartment	LR3 (M)	Congregate Housing	1	Y	
019	010	276770	1540	4,431	3198071	\$1,567,500	06/27/22	\$353.76	Book Repair	C1-75 (M)	Service Building	1	Y	
019	010	276770	2945	10,665	3218280	\$6,000,000	11/21/22	\$562.59	MIXED USE OFFICE & RETAIL BUILDING	NC3-75 (M)	Office Building	2	Y	
019	010	276770	3155	5,890	3164582	\$3,950,000	12/16/21	\$670.63	RETAIL STORE	NC3-65	Retail Store	1	Y	
019	010	331210	0010	756	3171852	\$385,000	01/26/22	\$509.26	HILDUR MANOR CONDOMINIUM	LR3 (M)	Condominium(Residential)	1	Y	
019	010	338836	0020	778	3121428	\$559,000	05/13/21	\$718.51	HJARTA CONDOMINIUM	NC3P-95 (M)	Condominium(Mixed Use)	1	Y	
019	020	012400	0060	8,277	3270144	\$2,624,000	01/09/24	\$317.02	STORAGE WAREHOUSE	UI U/45	Warehouse	1	Y	
019	020	251600	0010	6,955	3137748	\$2,350,000	08/02/21	\$337.89	NORTHWEST BOLT & NUT	IG2 U/65	Office Building	1	26	Imp changed after sale; not in ratio
019	020	251600	0075	32,144	3193397	\$8,000,000	06/01/22	\$248.88	HALES ALES	IG2 U/65	Warehouse	1	Y	
019	020	276770	1975	18,415	3165645	\$7,125,000	12/15/21	\$386.91	SCOTT GALVANIZING	IC-65 (M)	Industrial(Gen Purpose)	1	69	Net Lease Sale; not in ratio
019	020	276770	2220	10,950	3257459	\$2,950,000	10/13/23	\$269.41	ANDERSON REFRIGERATION-MARINE	IG2 U/65	Industrial(Gen Purpose)	2	Y	
019	020	276770	2655	4,000	3244609	\$2,750,000	07/05/23	\$687.50	STIMSON CO	IG2 U/65	Office Building	1	Y	
019	020	276770	3215	5,140	3162793	\$1,900,000	12/03/21	\$369.65	STORAGE WAREHOUSE	IC-65 (M)	Warehouse	2	Y	
019	020	276830	0460	4,445	3142304	\$2,000,000	08/30/21	\$449.94	VAUPELL INDUSTRIAL PLASTICS	IG2 U/65	Warehouse	1	69	Net Lease Sale; not in ratio
019	020	276830	0470	15,459	3119903	\$4,300,000	05/12/21	\$278.16	POURETTE MFG CO	IG2 U/65	Warehouse	1	Y	
019	020	276830	0815	4,786	3137945	\$2,810,000	08/03/21	\$587.13	Mixed Use Warehouse & Office w/Caretake	IB U/45	Industrial(Light)	1	Y	
019	020	276830	1045	3,442	3124411	\$985,000	06/09/21	\$286.17	Acclaim Sign & Display	IG2 U/65	Industrial(Light)	1	Y	
019	020	276830	1790	2,750	3265911	\$1,250,000	12/26/23	\$454.55	WINSOL Labs	IG2 U/65	Warehouse	1	69	Net Lease Sale; not in ratio
019	020	276830	1975	2,292	3139632	\$1,150,000	08/16/21	\$501.75	MICHAEL'S AUTOMOTIVE MARINE	IG2 U/65	Warehouse	1	Y	
019	020	276830	2310	9,532	3255494	\$4,695,500	09/25/23	\$492.60	INDUSTRIAL FLEX BUILDING	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	2780	7,060	3115762	\$1,500,000	04/27/21	\$212.46	MKC, CAPTAIN SUPPLIES	IG2 U/65	Warehouse	1	Y	
019	020	276830	3040	22,078	3244838	\$6,300,000	07/05/23	\$285.35	Maritime brewery	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	3105	10,750	3255733	\$3,800,000	09/28/23	\$353.49	ALGAS SDI	IG2 U/65	Warehouse	1	Y	
019	020	276840	0025	7,776	3198143	\$2,850,000	06/28/22	\$366.51	OFFICE WAREHOUSE	IG1 U/65	Industrial(Gen Purpose)	1	Y	
019	020	569400	1040	4,417	3194452	\$2,300,000	06/07/22	\$520.72	Mixed use retail	NC2P-55 (M)	Apartment(Mixed Use)	1	Y	
019	020	952110	0386	3,196	3199856	\$1,900,000	07/11/22	\$594.49	MIXED USE OFFICE & MULTIFAMILY	LR2 (M)	Apartment(Mixed Use)	1	Y	
019	020	952110	0785	1,160	3190512	\$3,800,000	05/12/22	\$3,275.86	76 FOOD MART	NC1-55 (M)	Conv Store with Gas	1	Y	
019	020	952110	0946	2,460	3251811	\$1,135,000	08/28/23	\$461.38	SFR HOUSE STRUCTURE USE AS DAYCARE	LR1 (M)	School(Private)	1	Y	
019	040	164650	0270	5,200	3267265	\$2,450,000	01/05/24	\$471.15	EXECUTIVE HOUSE INC	NC2-55 (M)	Apartment(Mixed Use)	1	Y	
019	040	164650	1040	2,227	3191167	\$1,811,000	05/19/22	\$813.20	CHIROPRACTOR & OFFICE	NC2-55 (M)	Medical/Dental Office	1	Y	
019	040	230140	0795	4,760	3238464	\$1,630,000	05/22/23	\$342.44	OFFICE BUILDING	NC2-55 (M)	Office Building	1	Y	
019	040	240680	0020	2,934	3219106	\$1,050,000	11/29/22	\$357.87	EVANSTON SQUARE CONDOMINIUM	NC3-65 (M1)	Condominium(Mixed Use)	1	Y	
019	040	253895	0010	675	3186730	\$485,000	04/26/22	\$718.52	5801 PHINNEY AVE NO CONDOMINIUM	NC2P-55 (M)	Condominium(Residential)	1	Y	
019	040	291920	1015	1,941	3216062	\$892,700	10/25/22	\$459.92	PHINNEY RIDGE ANIMAL CLINIC	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
019	040	291920	1285	6,400	3197308	\$2,790,000	06/20/22	\$435.94	RETAIL STORE	NC2P-55 (M)	Retail Store	1	Y	
019	040	379700	0245	2,589	3177084	\$1,105,000	03/01/22	\$426.81	BIZZARO	NR3	Single Family(C/I Use)	1	Y	

Improved Sales Calc for Area 019 with Sales 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
019	040	379700	1845	2,592	3249939	\$720,000	08/15/23	\$277.78	PRANA BARBER SHOP & SFR HOUSE CONV	NC3P-55 (M)	Retail Store	1	Y	
019	040	379700	2105	5,400	3155452	\$1,750,000	10/26/21	\$324.07	EXAM ONE OFFICE BUILDING	NC3P-55 (M)	Office Building	1	26	Imp changed after sale; not in ratio
019	040	643050	0227	12,231	3169810	\$4,200,000	01/20/22	\$343.39	GREENWOODWOOD MIXED USE 7 APT UNI	NC2P-55 (M)	Apartment(Mixed Use)	1	Y	
019	040	643100	0955	4,546	3229032	\$1,700,000	03/07/23	\$373.96	85 ST GUEST HOUSE	LR2 (M)	Residence Hall/Dorm	1	Y	
019	040	745988	0010	1,704	3172798	\$913,500	02/10/22	\$536.09	ROYCROFT CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	040	755930	0560	2,849	3235545	\$1,475,000	04/28/23	\$517.73	SAPPHIRE CONDOMINIUM	NC3P-65 (M1)	Condominium(Mixed Use)	3	Y	
019	040	863420	0020	600	3201008	\$453,000	07/14/22	\$755.00	THREE CROWNS CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	040	923190	0030	7,351	3157897	\$2,795,000	11/10/21	\$380.22	MIXED USE RETAIL W/3 APARTMENT UNITS	NC2P-75 (M)	Apartment(Mixed Use)	1	Y	
019	040	946820	0007	5,366	3151131	\$2,311,485	10/06/21	\$430.77	JOHNSON & JOHNSON ANTIQUES & OLIVER	NC2-55 (M)	Retail Store	1	Y	
019	040	952310	1505	1,766	3098304	\$925,000	02/04/21	\$523.78	RUDY'S BARBER SHOP & SFR HOUSE (1-UNI)	LR3 RC (M)	Retail Store	1	Y	
019	050	123200	1285	2,460	3217191	\$1,600,000	11/08/22	\$650.41	TASKAR GARAGE	NC2P-55 (M)	Service Building	1	Y	
019	050	139765	0050	1,178	3149211	\$555,000	09/28/21	\$471.14	CAROLYN ROSE BUILDING CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	050	139765	0050	1,178	3187528	\$597,500	04/29/22	\$507.22	CAROLYN ROSE BUILDING CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
019	050	276760	0545	5,696	3136416	\$2,600,000	07/29/21	\$456.46	Excel Plaza	NC3P-55 (M)	Office Building	1	Y	
019	050	276960	1700	2,180	3249090	\$975,000	08/07/23	\$447.25	BALLARD WELLNESS CLINIC	LR1 (M)	Medical/Dental Office	1	Y	
019	050	276960	2490	1,636	3166525	\$1,100,000	12/28/21	\$672.37	SEATTLE FLOOR SERVICE	NC2P-40 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
019	050	288010	0300	3,840	3202465	\$1,630,000	07/26/22	\$424.48	BARKING DOG RESTAURANT	NC1-40 (M)	Retail Store	1	Y	
019	050	288010	0750	10,111	3211313	\$4,906,195	09/19/22	\$485.23	RETAIL	NC2P-40 (M)	Retail Store	3	Y	
019	050	305270	0246	2,990	3161405	\$1,830,000	11/29/21	\$612.04	Rooming House	LR1 (M)	Rooming House	1	Y	
019	050	610847	0010	666	3218879	\$292,000	11/28/22	\$438.44	NORDVEST CONDOMINIUM	NC2-55 (M)	Condominium(Residential)	1	Y	
019	060	288320	1720	2,500	3245365	\$1,370,000	07/11/23	\$548.00	MIXED USE RETAIL STORE W/RES DUPLEX U	LR2 (M)	Apartment(Mixed Use)	1	Y	
019	060	385690	3645	2,840	3104911	\$1,602,500	03/15/21	\$564.26	CHURCH - KINGDOM HALL	NC1-40 (M)	Church/Welfare/Relig Srvc	2	Y	
019	060	385690	5365	2,144	3259708	\$1,100,000	10/20/23	\$513.06	OPEN OFFICE	NR3	Office Building	1	Y	
019	060	385690	5666	2,700	3261285	\$1,479,000	11/15/23	\$547.78	LUAU RESTRAUANT	NC1-40 (M)	Restaurant/Lounge	1	Y	
019	060	952810	1466	5,040	3101849	\$2,500,000	02/22/21	\$496.03	YOGA LIFE	NC2P-75 (M)	Office Building	1	Y	
019	060	955120	0411	3,438	3093035	\$2,000,000	01/05/21	\$581.73	MIXED USE RETAIL/OPEN OFFICE W/2 RES.	LR1 RC (M)	Apartment(Mixed Use)	1	Y	

Improved Sales Calc for Area 019 with Sales Not Used

3/1/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	276770	4006	2,004	3107143	\$950,001	03/12/21	\$474.05	BALLARD FOOT CLINIC	IIO-65-NC3-75 (N	Medical/Dental Office	1	23	Forced sale
019	050	277660	0117	2,204	3105113	\$1,050,000	03/15/21	\$476.41	Single Tenant Office	NC2P-75 (M1)	Office Building	1	51	Related party, friend, or neighbor
019	020	276770	2620	6,540	3112806	\$650,000	04/19/21	\$99.39	C&C PAINT CO	IG2 U/65	Industrial(Light)	1	15	No market exposure
019	040	643150	0233	12,244	3131108	\$833,324	07/09/21	\$68.06	GREENWOOD BOYS & GIRLS CLUB	NR3	Sport Facility	1	44	Tenant
019	020	569450	0595	5,394	3148244	\$1,120,000	09/20/21	\$207.64	Mixed use retail with 2 apartment units on top	NC3-55 (M)	Apartment(Mixed Use)	1	73	Covid impact
019	060	913610	0275	2,210	3154703	\$525,000	10/20/21	\$237.56	ARTHEAD GALLERY	NC1-40 (M)	Retail Store	1	74	Contamination
019	050	045800	0010	2,952	3174734	\$1,350,000	02/25/22	\$457.32	SFR HOUSE CONVERTED TO COML USE	NC2P-55 (M)	Single Family(C/I Use)	1	69	Net Lease Sale; not in ratio
019	060	913610	0005	6,140	3176382	\$1,210,000	03/04/22	\$197.07	MERIDIAN THEATRE BUILDING	NC1-40 (M)	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
019	040	164650	0295	4,752	3177507	\$950,000	03/11/22	\$199.92	Garage, Service Repair	NC2-55 (M)	Service Building	1	74	Contamination
019	020	276830	2855	13,359	3186241	\$3,825,000	04/26/22	\$286.32	LFS MARINE SUPPLIES	IG2 U/65	Industrial(Gen Purpose)	1	34	Use-change after sale; not in ratio
019	060	952910	0070	9,281	3199030	\$3,100,000	07/05/22	\$334.02	3 MIXED RETAIL/OFFICE BUILDINGS W/APART	NC2P-75 (M)	Retail Store	1	15	No market exposure
019	060	952860	0020	16,335	3202638	\$4,650,000	07/28/22	\$284.66	SYLVIAS LITTLE RED HEN	NC2P-75 (M)	Restaurant/Lounge	1	15	No market exposure
019	010	867340	0215	9,852	3204721	\$5,000,000	08/06/22	\$507.51	Windermere Real Estate	IB U/45	Office Building	1	11	Corporate affiliates
019	050	928780	1500	1,487	3219766	\$640,000	12/05/22	\$430.40	Mixed Use Retail w/Res & SFR Coverted to Con	LR2 RC (M)	Retail Store	1	74	Contamination
019	020	251600	0170	8,418	3220748	\$5,100,000	12/08/22	\$605.84	A A RENTS	IG2 U/45	Service Building	4	44	Tenant
019	040	643150	0310	6,664	3220910	\$6,353,400	12/11/22	\$953.39	BANK OF AMERICA	NC2P-65 (M1)	Bank	1	15	No market exposure
019	040	270810	0005	2,068	3224732	\$1,100,000	01/27/23	\$531.91	GREENWOOD AUTO REPAIR	NC2P-55 (M)	Service Building	1	74	Contamination
019	050	277660	0141	6,039	3271730	\$6,075,000	02/28/24	\$1,005.96	BANK OF AMERICA	NC3P-75 (M1)	Bank	1	21	Trade

Vacant Sales Calc for Area 019 with Sales Used

2/29/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	112503	9011	25,570	3219405	\$13,000,000	12/02/22	\$508.41	OFFICE BUILDING	NC3P-75 (M)	Office Building	3	Y	
019	010	117500	0800	4,733	3130360	\$1,195,000	07/02/21	\$252.48	4 PLEX	LR3 (M)	4-Plex	1	Y	
019	010	276760	5100	5,000	3160604	\$1,150,000	10/22/21	\$230.00	Triplex (R/R Teardown)	LR3 (M)	Triplex	1	Y	
019	010	276770	0995	11,800	3219371	\$6,800,000	11/30/22	\$576.27	CLASSIC CONSIGNMENT STORE	NC3P-75 (M)	Retail Store	1	Y	
019	010	276770	1000	12,500	3219372	\$6,500,000	11/14/22	\$520.00	PARKING LOT	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1090	15,000	3219370	\$8,400,000	11/29/22	\$560.00	RETAIL STORE	NC3P-75 (M)	Retail Store	3	Y	
019	010	276770	1105	11,800	3219373	\$7,000,000	11/30/22	\$593.22	Former RETAIL STORES (Fire Damaged)	NC3P-75 (M)	Vacant(Commercial)	1	Y	
019	010	276770	1460	5,000	3173647	\$1,800,000	02/17/22	\$360.00	5 PLEX	MR (M1)	Apartment	1	Y	
019	010	276770	1575	5,000	3119311	\$2,000,000	05/17/21	\$400.00	APARTMENT	MR (M1)	Apartment	1	Y	
019	010	276770	4021	10,370	3134060	\$5,185,000	07/22/21	\$500.00	RETAIL STORES	MIO-65-NC3-95 (M)	Retail Store	1	Y	
019	010	276790	0740	5,000	3170470	\$1,080,000	01/21/22	\$216.00	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Single-family)	1	Y	
019	010	276810	0060	6,500	3142694	\$1,290,000	08/20/21	\$198.46	R/R SFR House Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276810	0500	4,800	3161748	\$1,200,000	11/24/21	\$250.00	R/R SFR Tear Down Sale	LR3 (M1)	Triplex	1	Y	
019	010	276810	0605	10,000	3142306	\$2,233,333	08/25/21	\$223.33	KENTUCKY FRIED CHICKEN	NC2-55 (M)	Restaurant(Fast Food)	1	Y	
019	010	276810	0640	5,000	3131296	\$1,125,000	06/25/21	\$225.00	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	010	276810	0655	5,000	3132574	\$950,000	07/14/21	\$190.00	R/R SFR Duplex Tear Down	LR2 (M1)	Duplex	1	Y	
019	010	276810	0670	4,290	3114139	\$1,308,450	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0671	2,210	3114137	\$674,050	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114122	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0680	5,000	3114124	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0685	5,000	3114131	\$1,525,000	04/21/21	\$305.00	R/R Duplex Tear Down Land Sale	NC2-55 (M2)	Duplex	1	34	Use-change after sale; not in ratio
019	010	276810	0695	5,000	3114135	\$1,525,000	04/21/21	\$305.00	R/R SFR Tear Down Land Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	010	276810	0705	5,000	3187405	\$1,894,000	04/27/22	\$378.80	R/R SFR Tear Down Sale	NC2-55 (M2)	Single Family(C/I Zone)	1	Y	
019	010	276820	0205	5,000	3176044	\$1,150,000	02/28/22	\$230.00	R/R SFR Duplex Tear Down	LR1 (M)	Duplex	1	Y	
019	010	276830	0089	4,500	3147573	\$1,095,000	09/21/21	\$243.33	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0100	5,000	3147574	\$1,195,000	09/21/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	276830	0105	5,000	3127635	\$1,205,000	06/17/21	\$241.00	R/R SFR House Tear Down	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	276830	0110	5,000	3127639	\$1,195,000	06/18/21	\$239.00	R/R SFR House Tear Down Sale	LR3 (M2)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	010	301930	0030	4,500	3104610	\$900,000	02/18/21	\$200.00	R/R SFR Tear Down Land Sale	NC1-40 (M2)	Single Family(Res Use/Zone)	1	Y	
019	010	301930	0075	5,173	3122361	\$1,114,400	05/24/21	\$215.43	R/R SFR Tear Down Sale	LR2 (M1)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	010	301930	0090	5,000	3143454	\$1,080,000	08/31/21	\$216.00	R/R SFR Duplex Tear Down Sale	LR2 (M1)	Duplex	1	29	Seg/merge after sale; not in ratio
019	010	867340	0095	4,700	3138875	\$1,164,000	07/21/21	\$247.66	R/R duplex tear down sale	LR3 (M)	Duplex	1	Y	
019	010	930730	0100	4,100	3195827	\$1,000,000	06/01/22	\$243.90	R/R SFR Tear Down Sale	NC1-40 (M2)	Single Family(C/I Zone)	1	Y	
019	010	930730	0105	4,100	3184367	\$1,000,000	04/04/22	\$243.90	R/R SFR Tear Down Land Sale	NC1-40 (M2)	Single Family(C/I Zone)	1	Y	
019	020	122503	9015	4,062	3144562	\$814,000	08/11/21	\$200.39	R/R SFR House Tear Down Sale	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	
019	020	122503	9016	4,000	3166862	\$800,000	12/21/21	\$200.00	R/R SFR Tear Down	LR2 (M1)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	020	198220	1920	8,730	3134157	\$1,425,000	07/16/21	\$163.23	TOOLEX WHSES	IB U/45	Warehouse	1	Y	
019	020	276770	2260	8,540	3220377	\$1,950,000	12/08/22	\$228.34	UNITED ELECTRIC MOTORS	IG2 U/65	Industrial(Gen Purpose)	1	Y	
019	020	276830	0490	5,000	3234380	\$800,000	04/21/23	\$160.00	R/R SFR Tear Down Sale	IG2 U/65	Single Family(C/I Zone)	1	Y	
019	020	276830	0665	10,000	3153326	\$2,207,500	10/15/21	\$220.75	NINE UNIT APARTMENT	LR2 (M)	Apartment	1	Y	
019	020	276830	1755	7,492	3195357	\$1,750,000	05/16/22	\$233.58	ASSOCIATE PARKING	IG2 U/65	Parking(Assoc)	1	Y	

Vacant Sales Calc for Area 019 with Sales Used

2/29/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	020	276830	3430	40,000	3223590	\$6,550,000	01/09/23	\$163.75	RADKE MARINE	IG2 U/65	Warehouse	1	Y	
019	020	569350	1345	8,968	3158561	\$2,749,500	11/11/21	\$306.59	Naturepathic Family Medicine	NC2P-55 (M)	Retail Store	2	Y	
019	020	569350	1375	4,475	3265631	\$1,350,000	12/04/23	\$301.68	office-(converted imp)	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
019	020	569400	1005	5,000	3117083	\$1,100,000	05/07/21	\$220.00	R/R SFR House Tear Down Sale	LR2 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	569450	1100	7,500	3189868	\$1,900,000	05/09/22	\$253.33	9-UNIT PLUS R105	LR2 (M)	Apartment	1	Y	
019	020	812970	0520	3,750	3105874	\$850,000	03/16/21	\$226.67	R/R SFR House Tear Down After Sale Date	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	020	952110	0615	3,500	3111681	\$850,000	04/08/21	\$242.86	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	29	Seg/merge after sale; not in ratio
019	020	952110	0920	7,700	3143176	\$2,630,000	08/19/21	\$341.56	RETAIL/STORAGE	C1-55 (M)	Service Building	1	Y	
019	020	952110	0935	7,700	3143158	\$2,750,000	08/19/21	\$357.14	R/R Sfr	C1-55 (M)	Single Family(C/I Zone)	1	34	Use-change after sale; not in ratio
019	040	287710	3845	5,263	3190396	\$2,000,000	05/17/22	\$380.01	GREENFAB HOMES CONTRACTOR	NC2-55 (M)	Single Family(C/I Use)	2	Y	
019	040	287710	3851	3,900	3191020	\$1,425,000	05/20/22	\$365.38	MAIKU RESTAURANT (SFR CONVERTED TO	NC2-55 (M)	Restaurant/Lounge	1	Y	
019	040	291920	1265	4,167	3195778	\$1,400,000	06/14/22	\$335.97	RETAIL (SQUIRREL'S BUY & SELL) & SFR HO	NC2P-55 (M)	Retail Store	1	Y	
019	040	952310	1291	3,500	3112166	\$1,050,000	04/19/21	\$300.00	R/R Duplex Tear Down Sale	NC2P-55 (M)	Duplex	1	Y	
019	050	045800	0140	5,040	3169090	\$1,085,000	01/14/22	\$215.28	R/R Tear Down Land Sale	LR2 (M1)	Vacant(Multi-family)	1	Y	
019	050	276760	0395	4,750	3199933	\$1,000,000	07/11/22	\$210.53	R/R Tear Down Sale	LR1 (M)	Single Family(Res Use/Zone)	1	Y	
019	050	276760	0990	5,000	3196361	\$1,200,000	06/15/22	\$240.00	R/R SFR Tear Down Sale	LR1 (M)	Duplex	1	Y	
019	050	276760	1085	5,000	3136032	\$1,050,000	07/12/21	\$210.00	R/R Duplex Tear Down Sale	LR1 (M)	Duplex	1	29	Seg/merge after sale; not in ratio
019	050	276760	1455	5,000	3116488	\$1,030,000	04/28/21	\$206.00	R/R SFR House Tear Down Sale	LR1 (M)	Single Family(C/I Zone)	1	Y	
019	050	276760	3300	9,500	3142398	\$2,709,000	08/30/21	\$285.16	SEATTLE MATTRESS COMPANY & 4 APARTM	NC3-55 (M)	Apartment(Mixed Use)	1	Y	
019	050	276960	1270	5,000	3166781	\$950,000	12/22/21	\$190.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	050	276960	1280	5,000	3166794	\$1,150,000	12/23/21	\$230.00	R/R SFR Tear Down	LR1 (M)	Vacant(Multi-family)	1	29	Seg/merge after sale; not in ratio
019	050	291970	2543	8,217	3117249	\$1,950,000	05/06/21	\$237.31	Segged from Parent Parcel #291970-2545	NC2-55 (M)	Vacant(Commercial)	3	Y	
019	050	330070	0955	30,940	3161579	\$10,750,000	11/30/21	\$347.45	Former PIZZA HUT DELIVERY CTR	NC3P-75 (M1)	Restaurant/Lounge	5	Y	
019	050	330070	1095	4,500	3105978	\$950,000	03/16/21	\$211.11	R/R triplex tear down sale	LR2 (M)	Triplex	1	34	Use-change after sale; not in ratio
019	050	751850	0530	4,380	3110165	\$1,065,000	03/29/21	\$243.15	SFR HOUSE CONVERTED TO COMMERCIAL	NC2P-55 (M)	Single Family(C/I Use)	1	29	Seg/merge after sale; not in ratio
019	050	751900	0125	5,150	3166107	\$1,160,000	12/22/21	\$225.24	5 UNIT APT	LR2 (M)	Apartment	1	Y	
019	060	940280	0065	6,632	3169327	\$1,749,950	01/14/22	\$263.86	R/R SFR Tear Down	LR3 (M)	Townhouse Plat	2	Y	
019	060	952810	4795	5,850	3169642	\$1,345,679	01/20/22	\$230.03	R/R SFR Tear Down	LR2 (M1)	Single Family(Res Use/Zone)	1	Y	

Vacant Sales Calc for Area 019 with Sales Not Used

2/29/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
019	010	276810	0330	24,000	3198537	\$3,400,000	07/01/22	\$141.67	Vacant BANK	NC3P-75 (M)	Bank	1	51	Related party, friend, or neighbor
019	020	276770	1990	4,270	3203500	\$724,999	08/04/22	\$169.79	BALLARD RECYCLING	IC-65 (M)	Vacant(Industrial)	1	51	Related party, friend, or neighbor
019	050	046100	2780	2,550	3139054	\$450,000	08/12/21	\$176.47	Rizzo's French Dip & SFR House	NC2-55 (M)	Retail Store	1	62	Auction sale
019	050	046100	3045	4,250	3193754	\$725,000	05/27/22	\$170.59	WATER WHEEL TAVERN	NC2P-55 (M)	Tavern/Lounge	1	51	Related party, friend, or neighbor
019	050	094500	0640	9,400	3208508	\$1,850,000	08/30/22	\$196.81	Duplex & Commercial Space	NC2-55 (M)	Office Building	2	38	Divorce
019	050	330070	0900	7,500	3203056	\$1,250,000	07/21/22	\$166.67	FOUR PLEX	LR2 (M1)	4-Plex	2	29	Seg/merge after sale; not in ratio
019	050	330070	0911	689	3270262	\$798,000	01/26/24	\$1,158.20	Townhouse Site	NC3P-55 (M)	Vacant(Commercial)	1	26	Imp changed after sale; not in ratio
019	050	751850	0440	4,366	3263747	\$790,000	12/11/23	\$180.94	4 UNIT APT	NC2-55 (M)	4-Plex	1	22	Partial interest (1/3, 1/2, etc.)
019	050	751850	0690	13,169	3160508	\$1,850,000	11/23/21	\$140.48	MIDAS MUFFLER	NC2-55 (M)	Service Building	1	74	Contamination
019	060	952810	1571	24,090	3167472	\$11,100,000	09/30/21	\$460.77	THUMBPRINT	NC2P-75 (M1)	Retail Store	5	63	Sale price updated by sales id group

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	045760	0000	5600 24TH AVE NW
19	10	045760	0010	5680 24TH AVE NW
19	10	045760	0020	5660 24TH AVE NW
19	10	045760	0030	5600 24TH AVE NW
19	10	047500	0005	425 NW MARKET ST
19	10	047500	0130	719 NW MARKET ST
19	10	047500	0238	603 NW MARKET ST
19	10	047500	0239	601 NW MARKET ST
19	10	047500	0242	5413 6TH AVE NW
19	10	102503	9053	6000 SEAVIEW AVE NW
19	10	112503	9001	2826 NW MARKET ST
19	10	112503	9003	2812 NW MARKET ST
19	10	112503	9004	2801 NW MARKET ST
19	10	112503	9007	2442 NW MARKET ST
19	10	112503	9011	2401 NW MARKET ST
19	10	112503	9027	No Situs
19	10	112503	9029	5329 28TH AVE NW
19	10	112503	9037	2501 NW MARKET ST
19	10	112503	9053	5375 24TH AVE NW
19	10	112503	9064	2446 NW MARKET ST
19	10	112503	9070	2834 NW MARKET ST
19	10	112503	9077	2410 NW 54TH ST
19	10	112503	9084	2804 NW MARKET ST
19	10	112503	9096	2830 NW MARKET ST
19	10	112503	9097	2409 NW MARKET ST
19	10	112503	9104	5355 26TH AVE NW
19	10	112503	9106	3015 NW 54TH ST
19	10	112503	9109	No Situs
19	10	112503	9119	No Situs
19	10	117500	0960	2840 NW MARKET ST
19	10	117500	0970	2852 NW MARKET ST
19	10	117500	0975	2856 NW MARKET ST
19	10	117500	0995	No Situs
19	10	117500	1220	3058 NW 54TH ST
19	10	117500	1225	3005 NW LOCKS PL
19	10	117500	1235	2801 NW MARKET ST
19	10	117600	0615	5608 SEAVIEW AVE NW
19	10	117600	1040	5506 SEAVIEW AVE NW
19	10	117600	1245	5429 32ND AVE NW
19	10	117600	1286	3200 NW 54TH ST
19	10	276760	3400	1505 NW 60TH ST
19	10	276760	3415	5905 15TH AVE NW
19	10	276760	3740	5902 22ND AVE NW
19	10	276760	3860	5900 24TH AVE NW
19	10	276760	3920	5903 24TH AVE NW
19	10	276760	4025	5809 24TH AVE NW
19	10	276760	4045	2418 NW 58TH ST
19	10	276760	4085	5810 24TH AVE NW
19	10	276760	4087	5816 24TH AVE NW

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	276760	4200	5802 24TH AVE NW
19	10	276760	4525	1503 NW 59TH ST
19	10	276760	4530	5803 15TH AVE NW
19	10	276760	4630	5715 15TH AVE NW
19	10	276760	4641	1502 NW 57TH ST
19	10	276760	4675	5706 17TH AVE NW
19	10	276760	4755	1715 NW 58TH ST
19	10	276760	4805	1742 NW 57TH ST
19	10	276760	4845	5710 22ND AVE NW
19	10	276760	4865	5710 22ND AVE NW
19	10	276760	4945	5710 22ND AVE NW
19	10	276760	4950	5710 22ND AVE NW
19	10	276760	4955	5710 22ND AVE NW
19	10	276760	4995	No Situs
19	10	276770	0040	2417 NW 57TH ST
19	10	276770	0090	2432 NW 56TH ST
19	10	276770	0095	2436 NW 56TH ST
19	10	276770	0125	2245 NW 57TH ST
19	10	276770	0135	2237 NW 57TH ST
19	10	276770	0145	2227 NW 57TH ST
19	10	276770	0150	2217 NW 57TH ST
19	10	276770	0200	2224 NW 56TH ST
19	10	276770	0215	2244 NW 56TH ST
19	10	276770	0235	5614 22ND AVE NW
19	10	276770	0237	2034 NW 56TH ST
19	10	276770	0295	5601 20TH AVE NW
19	10	276770	0300	2004 NW 56TH ST
19	10	276770	0305	2008 NW 56TH ST
19	10	276770	0310	2012 NW 56TH ST
19	10	276770	0355	No Situs
19	10	276770	0356	5650 20TH AVE NW
19	10	276770	0365	No Situs
19	10	276770	0425	5617 17TH AVE NW
19	10	276770	0426	5617 17TH AVE NW
19	10	276770	0555	5611 15TH AVE NW
19	10	276770	0560	5601 15TH AVE NW
19	10	276770	0720	1550 NW MARKET ST
19	10	276770	0725	5512 20TH AVE NW
19	10	276770	0800	1702 NW MARKET ST
19	10	276770	0805	1706 NW MARKET ST
19	10	276770	0810	1712 NW MARKET ST
19	10	276770	0815	1716 NW MARKET ST
19	10	276770	0820	1722 NW MARKET ST
19	10	276770	0830	1734 NW MARKET ST
19	10	276770	0845	1740 NW MARKET ST
19	10	276770	0846	No Situs
19	10	276770	0850	1752 NW MARKET ST
19	10	276770	0855	1766 NW MARKET ST
19	10	276770	0865	1836 NW MARKET ST

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	276770	0875	5512 22ND AVE NW
19	10	276770	0900	No Situs
19	10	276770	0930	2021 NW 56TH ST
19	10	276770	0935	2006 NW MARKET ST
19	10	276770	0940	2010 NW MARKET ST
19	10	276770	0950	2016 NW MARKET ST
19	10	276770	0955	2020 NW MARKET ST
19	10	276770	0960	2026 NW MARKET ST
19	10	276770	0970	2032 NW MARKET ST
19	10	276770	0980	2044 NW MARKET ST
19	10	276770	0985	2050 NW MARKET ST
19	10	276770	0990	2056 NW MARKET ST
19	10	276770	1030	2220 NW MARKET ST
19	10	276770	1036	5511 22ND AVE NW
19	10	276770	1055	2208 NW MARKET ST
19	10	276770	1080	2228 NW MARKET ST
19	10	276770	1115	2454 NW MARKET ST
19	10	276770	1170	5505 24TH AVE NW
19	10	276770	1220	1555 NW MARKET ST
19	10	276770	1250	1521 NW MARKET ST
19	10	276770	1290	5409 15TH AVE NW
19	10	276770	1340	5312 17TH AVE NW
19	10	276770	1341	1551 NW 54TH ST
19	10	276770	1355	1551 NW 54TH ST
19	10	276770	1400	5305 15TH AVE NW
19	10	276770	1450	5300 17TH AVE NW
19	10	276770	1505	5221 15TH AVE NW
19	10	276770	1510	5221 15TH AVE NW
19	10	276770	1520	5201 15TH AVE NW
19	10	276770	1530	1510 NW 52ND ST
19	10	276770	1535	1514 NW 52ND ST
19	10	276770	1540	1518 NW 52ND ST
19	10	276770	1625	1513 NW 52ND ST
19	10	276770	1630	1505 NW 52ND ST
19	10	276770	1640	1502 NW 51ST ST
19	10	276770	1740	1515 NW 51ST ST
19	10	276770	1750	5011 15TH AVE NW
19	10	276770	1760	1502 NW 50TH ST
19	10	276770	1775	1510 NW 50TH ST
19	10	276770	1790	1530 NW 50TH ST
19	10	276770	1795	1534 NW 50TH ST
19	10	276770	1805	1538 NW 50TH ST
19	10	276770	1810	1550 NW 50TH ST
19	10	276770	2305	5129 BALLARD AVE NW
19	10	276770	2306	5135 BALLARD AVE NW
19	10	276770	2320	4800 20TH AVE NW
19	10	276770	2325	5109 BALLARD AVE NW
19	10	276770	2330	5105 BALLARD AVE NW
19	10	276770	2335	5101 BALLARD AVE NW

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	276770	2340	4775 BALLARD AVE NW
19	10	276770	2500	5345 BALLARD AVE NW
19	10	276770	2501	5341 BALLARD AVE NW
19	10	276770	2505	5337 BALLARD AVE NW
19	10	276770	2510	5335 BALLARD AVE NW
19	10	276770	2515	5325 BALLARD AVE NW
19	10	276770	2525	5319 BALLARD AVE NW
19	10	276770	2530	5313 BALLARD AVE NW
19	10	276770	2535	5307 BALLARD AVE NW
19	10	276770	2541	5301 BALLARD AVE NW
19	10	276770	2550	5233 BALLARD AVE NW
19	10	276770	2551	5239 BALLARD AVE NW
19	10	276770	2555	5231 BALLARD AVE NW
19	10	276770	2556	5229 BALLARD AVE NW
19	10	276770	2565	5221 BALLARD AVE NW
19	10	276770	2570	5215 BALLARD AVE NW
19	10	276770	2575	5209 BALLARD AVE NW
19	10	276770	2580	5205 BALLARD AVE NW
19	10	276770	2581	5201 BALLARD AVE NW
19	10	276770	2685	2301 NW MARKET ST
19	10	276770	2690	5449 BALLARD AVE NW
19	10	276770	2695	5443 BALLARD AVE NW
19	10	276770	2700	5439 BALLARD AVE NW
19	10	276770	2705	5433 BALLARD AVE NW
19	10	276770	2710	5429 BALLARD AVE NW
19	10	276770	2715	5425 BALLARD AVE NW
19	10	276770	2720	5419 BALLARD AVE NW
19	10	276770	2721	5417 BALLARD AVE NW
19	10	276770	2725	5415 BALLARD AVE NW
19	10	276770	2730	5411 BALLARD AVE NW
19	10	276770	2830	2325 NW MARKET ST
19	10	276770	2831	2319 NW MARKET ST
19	10	276770	2835	5415 22ND AVE NW
19	10	276770	2850	5410 BALLARD AVE NW
19	10	276770	2855	5414 BALLARD AVE NW
19	10	276770	2856	5416 BALLARD AVE NW
19	10	276770	2865	5420 BALLARD AVE NW
19	10	276770	2870	5424 BALLARD AVE NW
19	10	276770	2875	2215 NW MARKET ST
19	10	276770	2880	5450 22ND AVE NW
19	10	276770	2890	5463 LEARY AVE NW
19	10	276770	2891	5400 22ND AVE NW
19	10	276770	2895	5459 LEARY AVE NW
19	10	276770	2900	5455 LEARY AVE NW
19	10	276770	2905	5451 LEARY AVE NW
19	10	276770	2910	5455 LEARY AVE NW
19	10	276770	2945	5401 LEARY AVE NW
19	10	276770	2950	5405 LEARY AVE NW
19	10	276770	2955	5409 LEARY AVE NW

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	276770	2960	5301 LEARY AVE NW
19	10	276770	2975	5200 BALLARD AVE NW
19	10	276770	3010	5310 BALLARD AVE NW
19	10	276770	3030	5330 BALLARD AVE NW
19	10	276770	3035	5334 BALLARD AVE NW
19	10	276770	3041	5336 BALLARD AVE NW
19	10	276770	3045	5344 BALLARD AVE NW
19	10	276770	3050	5348 BALLARD AVE NW
19	10	276770	3055	5354 BALLARD AVE NW
19	10	276770	3130	5100 BALLARD AVE NW
19	10	276770	3135	5108 BALLARD AVE NW
19	10	276770	3155	5130 BALLARD AVE NW
19	10	276770	3160	5140 BALLARD AVE NW
19	10	276770	3165	5144 BALLARD AVE NW
19	10	276770	3170	5006 20TH AVE NW
19	10	276770	3175	5100 20TH AVE NW
19	10	276770	3400	5218 20TH AVE NW
19	10	276770	3405	5214 20TH AVE NW
19	10	276770	3410	5208 20TH AVE NW
19	10	276770	3420	5307 RUSSELL AVE NW
19	10	276770	3426	5301 RUSSELL AVE NW
19	10	276770	3500	5242 LEARY AVE NW
19	10	276770	3505	5244 LEARY AVE NW
19	10	276770	3515	2019 NW MARKET ST
19	10	276770	3525	5425 RUSSELL AVE NW
19	10	276770	3615	2021 NW MARKET ST
19	10	276770	3630	1903 NW MARKET ST
19	10	276770	3665	5313 TALLMAN AVE NW
19	10	276770	3736	No Situs
19	10	276770	3753	5225 TALLMAN AVE NW
19	10	276770	3755	5223 TALLMAN AVE NW
19	10	276770	3850	1801 NW MARKET ST
19	10	276770	3860	1801 NW MARKET ST
19	10	276770	3875	5300 TALLMAN AVE NW
19	10	276770	3955	5350 TALLMAN AVE NW
19	10	276770	3965	5350 TALLMAN AVE NW
19	10	276770	3980	1815 NW MARKET ST
19	10	276770	3990	1705 NW MARKET ST
19	10	276770	3991	1701 NW MARKET ST
19	10	276770	4005	5401 17TH AVE NW
19	10	276770	4006	5407 17TH AVE NW
19	10	276770	4007	5410 BARNES AVE NW
19	10	276770	4015	5420 BARNES AVE NW
19	10	276770	4021	1723 NW MARKET ST
19	10	276770	4022	1713 NW MARKET ST
19	10	276770	4815	5900 15TH AVE NW
19	10	276790	0390	5800 15TH AVE NW
19	10	276790	0435	5817 14TH AVE NW
19	10	276790	0455	5801 14TH AVE NW

AREA 19 PHYSICAL INSPECTION 2024

Area	Nbhd	Major	Minor	Situs
19	10	276800	0320	516 NW 56TH ST
19	10	276800	0375	5601 5TH AVE NW
19	10	276810	0225	5600 14TH AVE NW
19	10	276810	0230	5606 14TH AVE NW
19	10	276810	0235	1400 NW 56TH ST
19	10	276810	0240	1400 NW 56TH ST
19	10	276810	0330	5602 15TH AVE NW
19	10	276810	0491	5500 14TH AVE NW
19	10	276810	0590	1130 NW MARKET ST
19	10	276810	0595	1138 NW MARKET ST
19	10	276820	0025	5500 8TH AVE NW
19	10	276820	0030	780 NW MARKET ST
19	10	276820	0165	500 NW MARKET ST
19	10	276830	0125	1145 NW MARKET ST
19	10	276840	0005	2001 NW MARKET ST
19	10	301930	0005	803 NW MARKET ST
19	10	867340	0185	2651 NW 56TH ST
19	10	867340	0200	2654 NW MARKET ST
19	10	867340	0215	2636 NW MARKET ST
19	10	867340	0235	2622 NW MARKET ST
19	10	867340	0250	2600 NW MARKET ST
19	10	867340	0255	2600 NW MARKET ST
19	10	867340	0270	2601 NW MARKET ST
19	10	867340	0305	2655 NW MARKET ST
19	10	867340	0350	2655 NW MARKET ST
19	10	930730	0070	5501 8TH AVE NW

Improved Sales Calc for Area 080 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
080	070	064580	0040	3,320	3095571	\$1,390,000	01/14/21	\$418.67	SFR conv to office use	BR-MO	Office Building	1	Y	
080	070	526830	0010	3,453	3097051	\$3,694,000	01/25/21	\$1,069.79	MCCARTHY PARK 2100 BLDG	BR-MO	Office Building	1	Y	
080	050	272505	9217	19,640	3100539	\$8,500,000	02/08/21	\$432.79	TRI-STATE PLUMBING	BR-GC	Warehouse	1	Y	
080	070	064600	0080	1,487	3106140	\$1,185,000	03/19/21	\$796.91	BEL-RED PLACE CONDOMINIUM	BR-ORT	Condominium(Off	1	Y	
080	050	392720	0090	12,978	3108508	\$5,880,000	03/31/21	\$453.07	LIMITED EDITION OFFICE PARK LOT 9	OV1	Office Park	2	Y	
080	050	262505	9227	18,800	3114725	\$9,000,000	04/27/21	\$478.72	BASSETT FURNITURE DIRECT	OV1	Retail(Big Box)	1	Y	
080	070	260800	0030	6,917	3121930	\$3,400,000	05/24/21	\$491.54	FORUM SOUTH OFFICE BLDG	O	Office Building	1	Y	
080	050	272505	9216	8,762	3126632	\$4,100,000	06/11/21	\$467.93	BOSCH	GC	Service Building	1	Y	
080	070	385490	0031	13,391	3129475	\$7,000,000	06/16/21	\$522.74	Bel Red Place Office Park	BR-ORT	Office Building	1	Y	
080	040	126620	0225	8,788	3128181	\$4,645,452	06/24/21	\$528.61	OFFICE	O	Medical/Dental O	1	Y	
080	020	689930	0050	1,730	3128012	\$2,900,000	06/25/21	\$1,676.30	Lorali's Optical (Dist B)	DNTN-OB	Retail Store	1	Y	
080	050	272505	9274	23,553	3128643	\$7,300,000	06/28/21	\$309.94	North Creek Business Park Bldgs C and D	BR-GC	Industrial Park	1	Y	
080	070	691970	0030	8,518	3136754	\$4,200,000	07/31/21	\$493.07	WILBURTON RIDGE OFFICE PARK	O	Office Building	1	Y	
080	050	272505	9147	14,778	3139951	\$9,500,000	08/18/21	\$642.85	14-400 OFFICE BUILDING	BR-CR	Office Building	1	Y	
080	070	532680	0095	3,621	3151180	\$3,160,000	09/20/21	\$872.69	SFR conv SALON	BR-MO	Single Family(C/I Z	2	Y	
080	050	182243	0030	630	3149662	\$520,000	09/25/21	\$825.40	CREEKSIDE 1550	BR-ORT	Office Building	1	Y	
080	060	124270	0020	29,620	3150706	\$18,800,000	10/05/21	\$634.71	Twilight Center	OLB	Office Building	1	Y	
080	070	526830	0020	6,570	3153391	\$4,865,000	10/15/21	\$740.49	MCCARTHY PARK 2020 BLDG	BR-MO	Office Building	1	Y	
080	070	532680	0010	2,370	3156138	\$1,760,000	10/20/21	\$742.62	SFR conv to OFFICE	BR-MO	Office Building	1	Y	
080	070	532680	0005	1,670	3154237	\$1,600,000	10/21/21	\$958.08	SFR OFFICE ZONED	BR-MO	Office Building	1	Y	
080	030	262505	9107	7,628	3155003	\$3,950,000	10/22/21	\$517.83	FIRE STATION	O	Governmental Ser	1	Y	
080	070	064580	0130	1,271	3155870	\$1,700,000	11/01/21	\$1,337.53	Conv SFR to office	BR-MO	Office Building	2	Y	
080	050	067210	0170	48,014	3156572	\$31,000,000	11/02/21	\$645.65	Design Center	BR-CR	Retail Store	1	Y	
080	070	532680	0020	1,850	3159355	\$1,750,000	11/15/21	\$945.95	SFR Converted to OFFICE	BR-MO	Single Family(C/I Z	1	Y	
080	070	282505	9196	13,820	3163617	\$9,250,000	12/03/21	\$669.32	BELLEVUE PROFESSIONAL ARTS BLDG	BR-MO-1	Medical/Dental O	1	Y	
080	030	262505	9244	2,076	3163973	\$3,300,000	12/13/21	\$1,589.60	ACUPUNCTURE - MASSAGE FLOWER THERAPY	O	Medical/Dental O	1	Y	
080	070	282505	9287	10,320	3164296	\$7,100,000	12/14/21	\$687.98	ATLANTIC CENTER	BR-MO-1	Medical/Dental O	1	Y	
080	070	609350	0110	1,419	3165821	\$1,550,000	12/16/21	\$1,092.32	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Off	1	Y	
080	070	939970	0370	2,740	3167571	\$1,000,000	12/20/21	\$364.96	ABANDONED WHSE	PO	Warehouse	2	Y	
080	070	939998	0040	1,262	3167410	\$580,000	12/27/21	\$459.59	WILBURTON OFFICE PARK BLDG D	O	Office Building	2	Y	
080	070	282505	9280	9,956	3170869	\$6,700,000	01/31/22	\$672.96	SMITH & HAWKEN	BR-GC	Retail Store	1	Y	
080	050	272505	9024	6,858	3176391	\$5,450,000	03/07/22	\$794.69	WASHINGTON SOCIETY OF CPA'S	O	Office Building	1	Y	
080	070	144625	0020	4,607	3186758	\$4,019,500	04/29/22	\$872.48	CEDAR PARK CONDOMINIUM	BR-MO	Condominium(Off	1	Y	
080	070	619300	0020	17,144	3198434	\$8,767,635	06/29/22	\$511.41	NORTHUP OFFICE PARK	PO	Office Building	1	Y	
080	070	109910	0385	7,288	3202106	\$5,100,000	07/18/22	\$699.78	HILLTOP OFFICE PARK	PO	Office Building	1	Y	
080	070	260800	0020	6,917	3207813	\$4,450,000	08/15/22	\$643.34	FORUM SOUTH OFFICE BLDG	O	Office Building	1	Y	

Improved Sales Calc for Area 080 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
080	070	609350	0125	1,924	3207674	\$2,250,000	08/19/22	\$1,169.44	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Off	2	Y	
080	010	522330	0260	6,490	3212138	\$4,313,425	09/30/22	\$664.63	LIGHTCASTLE OFFICE BUILDING	PO	Office Building	1	Y	
080	040	242770	0010	10,500	3220878	\$10,300,000	12/01/22	\$980.95	KIDS KLUB BELLEVUE CHILD DAY CARE CENTER	O	Office Building	1	Y	
080	070	638998	0070	758	3221156	\$895,000	12/16/22	\$1,180.74	ONE LAKE BELLEVUE	BR-GC	Condominium(Off	1	Y	
080	050	182243	0010	1,571	3222577	\$1,265,000	12/20/22	\$805.22	CREEKSIDE 1550	BR-ORT	Office Building	1	Y	
080	070	609350	0130	972	3224313	\$1,200,000	01/20/23	\$1,234.57	NINE LAKE BELLEVUE CONDOMINIUM	BR-GC	Condominium(Off	1	Y	
080	070	532680	0075	1,420	3245150	\$2,300,000	07/10/23	\$1,619.72	SFR conv MEDICAL CLINIC	BR-MO	Medical/Dental O	1	Y	
080	070	282505	9260	15,892	3247171	\$7,500,000	07/21/23	\$471.94	GREAT FLOORS	BR-CR	Industrial Park	2	Y	
080	080	202505	9043	54,289	3249637	\$14,500,000	08/12/23	\$267.09	NORTH TOWNE SHOPPING CENTER	NB	Shopping Ctr(Ngh	1	Y	
080	050	272505	9293	6,598	3254401	\$1,900,000	09/15/23	\$287.97	HR2 Research and Analytics	BR-ORT	Office Building	1	Y	
080	060	124270	0015	48,324	3259474	\$18,500,000	10/24/23	\$382.83	Sweeney Conrad Building	OLB	Office Building	1	Y	
080	030	067310	0090	11,900	3265050	\$6,485,000	12/14/23	\$544.96	OGS Bel-Red Office Building	EH-D	Office Building	1	Y	
080	090	066287	0020	15,284	3264330	\$6,100,000	12/14/23	\$399.11	CONTINENTAL BUILDING	O	Office Building	1	Y	

Improved Sales Calc for Area 080 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
080	010	104700	0095	2,840	3274176	\$4,957,500	03/14/24	\$1,745.60	Sushi Land Restaurant	DNTN-MU	Restaurant/Loung	1		
080	010	814610	0015	25,732	3212039	\$29,500,000	09/29/22	\$1,146.43	THE MAIN STREET BUILDING	PO	Office Building	2	15	No market exposure
080	030	664885	0030	3,134	3108468	\$1,350,000	03/29/21	\$430.76	PARK PROFESSIONAL CENTER CO	O	Condominium(Off	2	51	Related party, friend, or neighbor
080	040	032425	0050	230,459	3259873	\$1,158,900	11/01/23	\$5.03	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3260539	\$1,379,000	11/07/23	\$5.98	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3260583	\$1,399,000	11/07/23	\$6.07	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3261327	\$1,174,000	11/16/23	\$5.09	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3261374	\$1,224,000	11/16/23	\$5.31	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3261590	\$1,099,000	11/20/23	\$4.77	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3261761	\$1,574,000	11/20/23	\$6.83	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3261777	\$1,102,400	11/20/23	\$4.78	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3262176	\$764,000	11/20/23	\$3.32	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3262185	\$999,000	11/20/23	\$4.33	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3262301	\$999,000	11/20/23	\$4.33	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3262602	\$1,069,000	11/20/23	\$4.64	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3262604	\$1,038,926	11/20/23	\$4.51	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3263362	\$899,000	11/20/23	\$3.90	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3263701	\$1,774,000	11/20/23	\$7.70	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3265243	\$1,149,000	11/29/23	\$4.99	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3264867	\$1,074,000	12/04/23	\$4.66	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3264872	\$1,379,000	12/04/23	\$5.98	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3264945	\$1,324,000	12/04/23	\$5.75	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3265315	\$649,000	12/04/23	\$2.82	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267091	\$1,099,000	12/04/23	\$4.77	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267610	\$1,899,000	12/04/23	\$8.24	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3264816	\$1,199,000	12/07/23	\$5.20	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3264855	\$1,299,000	12/07/23	\$5.64	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3265152	\$849,000	12/08/23	\$3.68	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3266071	\$1,899,000	12/08/23	\$8.24	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3266728	\$849,000	12/08/23	\$3.68	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3266004	\$2,161,500	12/26/23	\$9.38	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3266644	\$924,000	01/04/24	\$4.01	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3266922	\$699,000	01/04/24	\$3.03	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267155	\$1,249,000	01/04/24	\$5.42	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267521	\$1,749,000	01/16/24	\$7.59	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267589	\$824,000	01/16/24	\$3.58	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		

Improved Sales Calc for Area 080 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
080	040	032425	0050	230,459	3267718	\$1,699,000	01/16/24	\$7.37	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3267854	\$1,199,000	01/16/24	\$5.20	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	032425	0050	230,459	3268067	\$1,074,000	01/16/24	\$4.66	AVENUE BELLEVUE	DNTN-MU	Condominium(Mix	1		
080	040	068702	0012	6,700	3271817	\$3,522,480	02/23/24	\$525.74	BELLEVUE FOREST #1	O	Office Building	1		
080	040	261910	0017	9,308	3113554	\$27,000	04/12/21	\$2.90	WASHINGTON SQUARE (RETAIL A	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	040	261910	0017	9,308	3114981	\$20,000	04/27/21	\$2.15	WASHINGTON SQUARE (RETAIL A	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	040	261910	0017	9,308	3115136	\$28,000	04/27/21	\$3.01	WASHINGTON SQUARE (RETAIL A	DNTN-MU	Retail Store	3	24	Easement or right-of-way
080	040	261910	0017	9,308	3128867	\$5,300,000	06/29/21	\$569.40	WASHINGTON SQUARE (RETAIL A	DNTN-MU	Retail Store	1	72	Parking stalls
080	050	392720	0230	38,684	3266798	\$50,000	12/01/23	\$1.29	OVERLAKE SQUARE	OV1	Retail(Line/Strip)	2	24	Easement or right-of-way
080	060	152505	9046	549,707	3262876	\$11,924,000	11/28/23	\$21.69	PRO SPORTS CLUB	R-20	Health Club	2	22	Partial interest (1/3, 1/2, etc.)
080	070	282505	9041	1,655	3226568	\$500	01/30/23	\$0.30	CADMAN BELLEVUE	BR-RC-1	Mining/Quarry/Or	1	24	Easement or right-of-way
080	070	282505	9224	28,392	3196318	\$15,000,000	06/21/22	\$528.32	PARK PLACE LTD	BR-RC-1	Warehouse	1	33	Lease or lease-hold
080	070	282505	9228	6,866	3226567	\$64,620	01/27/23	\$9.41	NATIONAL MAINTENANCE CONT	BR-RC-1	Industrial Park	1	24	Easement or right-of-way
080	070	282505	9230	17,904	3232142	\$20,900	11/22/22	\$1.17	ALLIED WASTE	BR-RC-2	Warehouse	1	24	Easement or right-of-way
080	070	332505	9010	7,834	3116163	\$146,250	05/04/21	\$18.67	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	070	332505	9010	7,834	3116164	\$402,750	05/04/21	\$51.41	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	070	332505	9010	7,834	3197529	\$118,764	06/09/22	\$15.16	AUTO PARTS-RETAIL	GC	Retail Store	1	24	Easement or right-of-way
080	070	332505	9033	1,975	3115052	\$2,000	04/23/21	\$1.01	ARCO AMPM	GC	Conv Store with G	1	24	Easement or right-of-way
080	080	438920	0265	1,625	3166966	\$4,500,000	12/29/21	\$2,769.23	OFFICE BUILDING	O	Office Building	1	15	No market exposure

Vacant Sales Calc for Area 080 with Sales Used

4/25/2024

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP /SF	Zone	Parcels
080	010	066600	0400	51,775	3095623	\$1,150,000	01/20/21	\$22.21	R-30	1
080	010	067900	0025	17,945	3136022	\$14,600,000	07/26/21	\$813.60	DNTN-MU	1
080	010	067900	0075	31,130	3111820	\$25,000,000	04/13/21	\$803.08	DNTN-MU	2
080	010	104700	0025	23,790	3112296	\$14,500,000	04/07/21	\$609.50	DNTN-MU	3
080	010	154410	0310	19,722	3095733	\$6,100,000	01/21/21	\$309.30	DNTN-MU	1
080	010	154410	0312	34,328	3134916	\$32,500,000	07/26/21	\$946.75	DT-O-2-S	1
080	010	154410	0324	40,324	3170267	\$95,500,000	01/26/22	\$2,368.32	DT-O-2-S	1
080	010	154410	0353	144,146	3149224	\$127,500,000	09/30/21	\$884.52	DNTN-MU	2
080	010	322505	9055	57,135	3108124	\$35,500,001	03/26/21	\$621.34	DNTN-MU	1
080	010	322505	9072	22,209	3169836	\$11,000,000	01/18/22	\$495.29	DNTN-MU	1
080	010	322505	9119	210,540	3113091	\$152,500,000	04/20/21	\$724.33	DT-OLB-S	2
080	010	522330	0065	38,041	3128952	\$20,000,000	06/26/21	\$525.75	DNTN-MU	1
080	010	522330	0265	39,833	3193728	\$20,000,000	06/01/22	\$502.10	O	3
080	040	072700	0080	53,777	3122109	\$30,000,000	05/27/21	\$557.86	DNTN-MU	1
080	040	154460	0103	33,938	3228572	\$14,072,131	03/03/23	\$414.64	DNTN-MU	1
080	040	683920	0000	40,967	3135105	\$18,150,000	07/23/21	\$443.04	DNTN-R	1
080	050	262505	9256	35,512	3190155	\$7,400,000	05/16/22	\$208.38	OV1	1
080	050	272505	9198	61,426	3134419	\$17,915,000	07/23/21	\$291.65	BR-RC-2	1
080	050	272505	9210	32,100	3141191	\$7,300,000	08/24/21	\$227.41	BR-CR	1
080	050	272505	9270	23,087	3222219	\$2,400,000	12/27/22	\$103.95	BR-GC	1
080	050	272505	9301	180,973	3198846	\$26,000,000	06/30/22	\$143.67	BR-CR	3
080	050	392720	0200	30,330	3234642	\$5,250,000	04/25/23	\$173.10	OV1	1
080	050	392720	0210	28,682	3184592	\$3,250,000	04/08/22	\$113.31	OV1	1
080	050	392720	0230	129,014	3214243	\$28,500,000	10/07/22	\$220.91	OV1	1
080	060	222505	9098	26,120	3240449	\$3,068,000	06/06/23	\$117.46	R-20	1
080	070	064580	0060	3,856	3154229	\$175,000	10/19/21	\$45.38	BR-MO	1
080	070	067005	0030	226,707	3164523	\$77,500,000	12/15/21	\$341.85	BR-OR-2	2
080	070	282505	9027	88,023	3108445	\$16,650,000	03/25/21	\$189.16	BR-RC-1	2
080	070	282505	9057	227,749	3161176	\$33,000,000	11/30/21	\$144.90	BR-R	1
080	070	282505	9105	53,240	3119648	\$7,675,000	05/20/21	\$144.16	BR-MO	1
080	070	282505	9117	147,100	3165809	\$12,000,000	12/22/21	\$81.58	R-3.5	2
080	070	282505	9185	44,792	3166418	\$12,950,000	12/27/21	\$289.11	BR-RC-2	3
080	070	282505	9228	28,235	3126215	\$6,500,000	06/18/21	\$230.21	BR-RC-1	1

Vacant Sales Calc for Area 080 with Sales Used

4/25/2024

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP /SF	Zone	Parcels
080	070	282505	9285	78,616	3175632	\$18,200,000	02/28/22	\$231.51	BR-RC-1	1
080	070	282505	9297	179,031	3201144	\$26,050,000	07/15/22	\$145.51	BR-R	1
080	070	532800	0075	19,885	3097152	\$3,300,000	01/25/21	\$165.95	BR-MO	2
080	070	804610	0041	160,143	3214048	\$28,000,000	10/14/22	\$174.84	O	2
080	070	804610	0088	35,220	3118857	\$7,200,000	05/13/21	\$204.43	CB	2
080	080	438920	0210	41,667	3164635	\$15,250,000	12/14/21	\$366.00	R-30	1
080	080	438920	0590	15,604	3098074	\$4,498,350	02/05/21	\$288.28	R-20	1
080	090	042405	9027	29,588	3162133	\$2,400,000	12/01/21	\$81.11	R-20	1
080	090	939970	0820	198,143	3165684	\$32,500,000	12/21/21	\$164.02	OLB	1

Vacant Sales Calc for Area 080 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
080	010	104700	0025	7,931	3274131	\$4,957,500	03/14/24	\$625.08	PARKING	DNTN-MU	Parking(Commerci	1		2024 Sale
080	010	322505	9055	57,135	3108125	\$17,820,397	03/26/21	\$311.90	WINDERMERE REAL ESTATE (Dist A & B)	DNTN-MU	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3128954	\$1,425,000	06/25/21	\$37.46	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3129043	\$5,766,667	06/25/21	\$151.59	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	010	522330	0065	38,041	3129009	\$5,766,667	06/26/21	\$151.59	7-11 & RETAIL (Dist A)	DNTN-MU	Retail(Line/Strip)	1	22	Partial interest (1/3, 1/2, etc.)
080	040	068570	0017	12,883	3183568	\$32,695	07/20/21	\$2.54	STREET ACCESS TO WASHINGTON SQUARE (C	DT-O-2-N	Vacant(Commerci	1	52	Statement to dor
080	040	154460	0158	40,888	3185469	\$620,407	04/21/22	\$15.17	PARKING (Core)	DT-O-2-N	Parking(Assoc)	2	22	Partial interest (1/3, 1/2, etc.)
080	040	154460	0158	40,888	3185718	\$18,820,000	04/25/22	\$460.28	PARKING (Core)	DT-O-2-N	Parking(Assoc)	2	15	No market exposure
080	040	292505	9197	99,742	3162594	\$25,990,340	12/01/21	\$260.58	The Fountains - Parking (Core)	DNTN-R	Parking(Assoc)	8	59	Bulk portfolio sale
080	050	272505	9003	13,068	3196694	\$89,000	06/03/22	\$6.81	VACANT LAND	BR-CR	Vacant(Commerci	1	68	Non-gov't to gov't
080	070	282505	9328	19,824	3151081	\$372,250	10/08/21	\$18.78	VACANT LAND - EASEMENT	BR-OR-2	Vacant(Commerci	1	68	Non-gov't to gov't
080	070	332505	9108	20,000	3221339	\$3,660,000	10/12/22	\$183.00	Assoc. Parking for Nissan Dealership & Parkin	GC	Parking(Assoc)	1	51	Related party, friend, or neighbor
080	070	332505	9209	7,800	3097403	\$1,300,000	01/28/21	\$166.67	BN R/W LEASE	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3115963	\$16,250	05/04/21	\$3.08	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3116073	\$939,750	05/04/21	\$178.32	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	68	Non-gov't to gov't
080	070	332505	9210	5,270	3197688	\$118,764	06/17/22	\$22.54	BNSF R/W LEASE #500486	GC	Right of Way/Utili	1	24	Easement or right-of-way

2024 PHYSICAL INSPECTION - AREA 80			
Area	Neighborhood	Parcel Number	SitusAddress
80	60	026800-0000	14555 NE 40TH ST
80	60	067750-0000	14620 NE 31ST ST
80	60	068100-0000	14600 NE 32ND ST
80	60	068590-0000	4111 145TH AVE NE
80	60	068600-0000	14720 NE 51ST ST
80	60	098300-0000	12224 NE 24TH ST
80	60	124270-0006	2610 116TH AVE NE
80	60	124270-0012	2630 116TH AVE NE
80	60	124270-0015	2606 116TH AVE NE
80	60	124270-0020	2600 116TH AVE NE
80	60	124270-0025	11808 NORTHUP WAY
80	60	124270-0030	11820 NORTHUP WAY
80	60	124270-0040	11980 NE 24TH ST
80	60	152505-9003	5501 148TH AVE NE
80	60	152505-9027	4747 148TH AVE NE
80	60	152505-9037	14710 NE 40TH ST
80	60	152505-9041	4025 148TH AVE NE
80	60	152505-9046	4455 148TH AVE NE
80	60	152505-9067	14520 NE 40TH ST
80	60	152505-9067	14520 NE 40TH ST
80	60	152505-9098	4205 148TH AVE NE
80	60	152505-9107	NE 40TH ST
80	60	152505-9109	4685 148TH AVE NE
80	60	152505-9145	4211 148TH AVE NE
80	60	152505-9157	4277 148TH AVE NE
80	60	152505-9245	NE 55TH ST
80	60	152505-9265	No Situs
80	60	154680-0110	2448 127TH AVE NE
80	60	212505-9020	116TH AVE NE
80	60	212505-9046	2812 118TH AVE NE
80	60	212505-9049	12400 NE 32ND ST
80	60	212505-9050	12400 NE 32ND ST
80	60	212505-9051	12400 NE 32ND ST
80	60	212505-9095	2500 116TH AVE NE
80	60	212505-9101	No Situs
80	60	219560-0000	14400 NE 30TH PL
80	60	222505-9001	3809 148TH AVE NE
80	60	222505-9014	13646 NE 24TH ST
80	60	222505-9014	13646 NE 24TH ST
80	60	222505-9021	14455 NE 29TH PL
80	60	222505-9023	3615 147TH PL NE

2024 PHYSICAL INSPECTION - AREA 80			
Area	Neighborhood	Parcel Number	SitusAddress
80	60	222505-9025	14600 NE 24TH ST
80	60	222505-9032	2475 140TH AVE NE
80	60	222505-9033	14629 NE 37TH PL
80	60	222505-9038	No Situs
80	60	222505-9038	No Situs
80	60	222505-9058	14334 NE 24TH ST
80	60	222505-9062	14100 NE 24TH ST
80	60	222505-9078	14500 NE 29TH PL
80	60	222505-9084	14450 NE 29TH PL
80	60	222505-9085	14640 NE 24TH ST
80	60	222505-9089	No Situs
80	60	222505-9098	14777 NE 40TH ST
80	60	222505-9100	14579 NE 35TH ST
80	60	222505-9107	14501 NE 35TH ST
80	60	222505-9108	14410 NE 35TH ST
80	60	222505-9150	14700 NE 35TH ST
80	60	222505-9182	14250 NE 24TH ST
80	60	222505-9217	2421 148TH AVE NE
80	60	222505-9221	2400 140TH AVE NE
80	60	222505-9299	14030 NE 24TH ST
80	60	222505-9317	14615 NE 29TH PL
80	60	222505-9318	14595 NE 29TH PL
80	60	222505-9320	14200 NE 24TH ST
80	60	222505-9326	14460 NE 35TH ST
80	60	222505-9327	14510 NE 35TH ST
80	60	222505-9332	14620 NE 24TH ST
80	60	222505-9332	14620 NE 24TH ST
80	60	222505-9364	14700 NE 29TH PL
80	60	259190-0000	14651 NE 40TH ST
80	60	287500-0000	14601 NE 35TH ST
80	60	358740-0000	2440 140TH AVE NE
80	60	389950-0320	11520 NORTHUP WAY
80	60	389950-0480	11550 NORTHUP WAY
80	60	389950-0505	11555 NORTHUP WAY
80	60	389950-0540	11518 NORTHUP WAY
80	60	430670-0010	14711 NE 29TH PL
80	60	430670-0020	14673 NE 29TH PL
80	60	644840-0000	3903 148TH AVE NE
80	60	710260-0000	4421 148TH AVE NE
80	60	864423-0000	14630 NE 35TH ST
80	60	866940-0450	4249 140TH AVE NE

Improved Sales Calc for Area 085 with Sales Used

5/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	015	032605	9130	15,025	3096187	\$3,735,000	01/19/21	\$248.59	DESIGN MARBLE	I	Industrial(Light)	1	Y	
085	055	431080	0010	902	3097848	\$540,000	01/26/21	\$598.67	LIFE ON MARKET (Retail Condo w/ Res. Unit.)	MSC 1	Condominium(Mix)	1	Y	
085	015	032605	9129	56,554	3104890	\$13,100,000	03/12/21	\$231.64	VIEWRIDGE BLDG - ECONOMIC UNIT LAND WITH 0	I	Industrial(Light)	3	Y	
085	015	182240	0060	15,072	3107165	\$4,500,000	03/26/21	\$298.57	CREEKSIDE PARK CONDOMINIUM	GB	Condominium(Mix)	2	Y	
085	075	389310	0933	24,815	3108159	\$8,280,000	03/28/21	\$333.67	Hopelink Bldg.	TL 10E	Warehouse	1	Y	
085	015	956075	0020	19,446	3111743	\$4,930,000	04/07/21	\$253.52	WAREHOUSE	I	Industrial Park	1	Y	
085	070	202505	9065	44,419	3115215	\$22,500,000	04/30/21	\$506.54	NORTHUP OFFICE CENTER	OLB	Office Building	1	Y	
085	065	514880	0020	843	3126653	\$760,000	05/06/21	\$901.54	MARINA HEIGHTS CONDOMINIUM	CBD 8	Condominium(Res)	1	Y	
085	065	062505	9029	20,649	3118915	\$13,150,000	05/17/21	\$636.83	MARINA PARK BUILDING	CBD 2	Office Building	1	Y	
085	065	124870	0160	11,700	3123570	\$6,250,000	05/25/21	\$534.19	570 Kirkland Way Plaza	CBD 5	Office Building	1	Y	
085	075	388580	5760	4,448	3120896	\$3,000,000	05/26/21	\$674.46	WASHINGTON COMMERCIAL PAINTERS	LIT	Industrial(Light)	1	Y	
085	020	102605	9011	7,852	3127039	\$2,500,000	06/14/21	\$318.39	WOODIN PROFESSIONAL BUILDING	CBD	Office Building	1	Y	
085	055	388580	4060	5,836	3126160	\$4,200,000	06/17/21	\$719.67	1414 OFFICE BUILDING	MSC 1	Office Building	1	Y	
085	025	242270	0020	3,271	3128228	\$2,525,000	06/23/21	\$771.94	EVERGREEN PARK NORTHWEST	TL 1B	Medical/Dental O	1	Y	
085	065	082505	9196	16,950	3131435	\$9,600,000	07/08/21	\$566.37	RETAIL	CBD 2	Retail(Line/Strip)	2	Y	
085	015	192730	0280	70,000	3131541	\$7,300,000	07/12/21	\$104.29	CLEARWATER BUILDING	GB	Warehouse	2	Y	
085	055	388580	3755	2,532	3139953	\$1,650,000	08/09/21	\$651.66	1600 MARKET BUILDING	MSC 1	Office Building	1	Y	
085	050	123310	0281	14,246	3140288	\$6,760,000	08/17/21	\$474.52	KIRKLAND COURT	RH 5A	Retail Store	1	Y	
085	070	202505	9119	1,888	3149318	\$4,322,331	09/02/21	\$2,289.37	YARROW BAY 76	YBD 3	Conv Store with G	1	Y	
085	075	388690	1190	6,024	3148793	\$2,000,000	09/23/21	\$332.01	JAY'S KIRKLAND AUTOCARE	LIT	Service Building	1	Y	
085	070	431500	0260	6,004	3159185	\$5,000,000	10/20/21	\$832.78	LINBROOK YARROW BAY	YBD 3	Office Building	1	Y	
085	050	124190	0035	1,904	3156276	\$1,400,000	11/01/21	\$735.29	RED ROSE CHIROPRACTIC	RH 8	Single Family(C/I U	1	Y	
085	010	613775	0020	30,752	3160381	\$25,750,000	11/22/21	\$837.34	NORTH CREEK PLAZA - US Chefs Store	, OP, CB, LI, M	Retail(Big Box)	3	69	Net Lease Sale; not in ratio
085	040	376245	0040	1,490	3165102	\$630,000	12/14/21	\$422.82	JUANITA PROFESSIONAL CENTER CONDOMINIUM	JBD 6	Condominium(Off)	1	Y	
085	025	272605	9122	12,000	3164465	\$5,000,000	12/16/21	\$416.67	STONEWAY ELECTRIC SUPPLY Primary parcel /seco	TL 7B	Warehouse	3	Y	
085	040	302605	9274	3,792	3167077	\$2,400,000	12/28/21	\$632.91	JUANITA PUB	JBD 6	Tavern/Lounge	1	Y	
085	040	376250	0010	1,186	3168919	\$700,000	01/05/22	\$590.22	JUANITA PROFESSIONAL PLAZA CONDOMINIUM	JBD 6	Condominium(Off)	1	Y	
085	070	202505	9226	6,000	3174206	\$2,460,000	02/19/22	\$410.00	THE WIDE FORMAT CO	LI	Warehouse	1	Y	
085	020	102605	9091	8,784	3175727	\$3,750,000	02/22/22	\$426.91	Belmont Office Park	CBD	Office Building	1	Y	
085	070	202505	9247	19,720	3174350	\$6,340,000	02/23/22	\$321.50	RESOURCES CONSERVATION CO	LI	Warehouse	1	Y	
085	070	202505	9248	8,800	3174352	\$3,635,000	02/23/22	\$413.07	THE BELLEVUE COPY CENTER	LI	Warehouse	1	Y	
085	015	726910	0051	4,320	3175619	\$3,750,000	03/02/22	\$868.06	WAREHOUSE	GB	Industrial(Light)	2	Y	
085	040	645250	0330	1,401	3178720	\$875,000	03/17/22	\$624.55	OVERLOOK AT JUANITA BAY	JBD 2	Condominium(Mix)	1	Y	
085	045	082505	9296	2,400	3186172	\$2,525,000	04/18/22	\$1,052.08	7-11 STORE	HENC 3	Conv Store withou	1	Y	
085	045	012000	0370	9,047	3187722	\$4,710,000	04/28/22	\$520.61	OFFICE WAREHOUSE	LIT	Warehouse	1	Y	
085	015	032605	9149	41,970	3199167	\$10,000,000	07/05/22	\$238.27	INTRAWEST USA	I	Warehouse	1	Y	
085	030	192605	9110	6,289	3201402	\$4,600,000	07/18/22	\$731.44	Juanita Place Bldg. (Line Retail)	BC 1	Retail Store	1	Y	
085	015	726910	0095	15,714	3203766	\$5,600,000	07/27/22	\$356.37	AUTO CENTER	GB	Industrial(Gen Pur	1	Y	
085	025	282605	9008	11,142	3203094	\$4,850,000	07/28/22	\$435.29	TOTEM LAKE CENTER	TL 1B	Office Building	1	Y	

Improved Sales Calc for Area 085 with Sales Used

5/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	015	880180	0010	66,962	3214849	\$24,500,000	10/21/22	\$365.88	UNDERWOOD GARTLAND 140 SUNRISE BLDG	I	Warehouse	1	Y	
085	075	389310	1000	1,850	3219575	\$1,700,000	12/02/22	\$918.92	OFFICE SERVICE GARAGE	TL 10E	Service Building	1	Y	
085	035	282605	9091	18,558	3242809	\$6,350,000	06/22/23	\$342.17	Par 5 Willow Ridge Tech Center III - Hilltop	TL 10B	Warehouse	1	Y	
085	070	431500	0010	7,408	3246524	\$5,200,000	07/19/23	\$701.94	Eastside Preparatory School	YBD 3	School(Private)	2	34	Use-change after sale; not in ratio
085	070	389950	0175	13,100	3247441	\$6,650,000	07/24/23	\$507.63	Cedar Crest Academy	OLB	Daycare Center	1	34	Use-change after sale; not in ratio
085	025	282605	9095	15,424	3248313	\$9,250,000	07/27/23	\$599.71	MEDICAL OFFICE	TL 1A	Medical/Dental O	1	Y	
085	075	389310	0962	5,200	3253185	\$3,400,000	09/08/23	\$653.85	SERVICE MARINE INC	TL 10D	Industrial Park	1	Y	
085	025	272605	9091	30,000	3259024	\$10,000,000	10/09/23	\$333.33	MACRO TECH	TL 7B	Warehouse	1	Y	
085	040	302605	9153	11,732	3259592	\$5,150,000	10/27/23	\$438.97	JUANITA HEIGHTS BUILDING	JBD 2	Office Building	1	Y	
085	025	332605	9076	5,825	3260642	\$3,000,000	11/06/23	\$515.02	TOTEM SQUARE OFFICE PARK	NRH 3	Office Building	1	Y	
085	050	124150	0305	5,000	3266184	\$2,750,000	12/29/23	\$550.00	WELLS FARGO BANK	BCX	Bank	1	Y	

Improved Sales Calc for Area 085 with Sales Not Used

5/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	030	172605	9080	1,764	3093715	\$3,950,000	01/04/21	\$2,239.23	7-ELEVEN	NB	Conv Store with G	1	69	Net Lease Sale; not in ratio
085	055	388580	2875	2,400	3113896	\$1,850,000	04/23/21	\$770.83	ZIP MARKET	MSC 2	Conv Store withou	1	51	Related party, friend, or neighbor
085	065	388580	8680	4,488	3130255	\$650,000	07/02/21	\$144.83	126 CENTRAL BUILDING	CBD 8	Retail(Line/Strip)	1	70	Building Only; not in ratio
085	065	388580	8680	4,488	3130256	\$650,000	07/02/21	\$144.83	126 CENTRAL BUILDING	CBD 8	Retail(Line/Strip)	1	70	Building Only; not in ratio
085	045	123890	0110	7,716	3143571	\$25,000	08/26/21	\$3.24	KIRKLAND FINANCIAL PLAZA	PLA 5C	Office Building	1	24	Easement or right-of-way
085	025	272605	9090	50,103	3149666	\$11,000,000	10/01/21	\$219.55	JORDAN RIVER MOVING	TL 7B	Industrial Park	1	22	Partial interest (1/3, 1/2, etc.)
085	035	282605	9041	6,463	3167889	\$38,400	12/07/21	\$5.94	Office Building	TL 4B	Office Building	1	24	Easement or right-of-way
085	015	092605	9001	6,650	3173253	\$82,100	01/19/22	\$12.35	CITY OF BOTHELL SHOP	GC	Governmental Ser	2	63	Sale price updated by sales id group
085	025	282605	9124	6,871	3177866	\$148,000	02/16/22	\$21.54	DISCOUNT TIRES	TL 7A	Retail Store	1	24	Easement or right-of-way
085	040	375790	0055	12,069	3178101	\$2,528,787	03/10/22	\$209.53	Juanita Village Retail	JBD 1	Retail Store	1	52	Statement to dor
085	065	681787	0010	2,852	3180109	\$2,650,000	03/25/22	\$929.17	PLAZA ON STATE CONDOMINIUM	CBD 3	Condominium(Mix	1	15	No market exposure
085	020	102605	9052	4,760	3194825	\$1,925,000	06/03/22	\$404.41	WOODINVILLE HEALTH CENTER	CBD	Medical/Dental O	1	22	Partial interest (1/3, 1/2, etc.)
085	030	364910	0045	2,800	3200599	\$850,000	06/27/22	\$303.57	Guest House Restaurant	NB	Retail Store	1	44	Tenant
085	040	292605	9049	303,579	3205314	\$13,632	07/29/22	\$0.04	JUANITA HIGH SCHOOL	RSX 7.2	School(Public)	1	24	Easement or right-of-way
085	030	202605	9036	3,740	3209335	\$171,250	09/08/22	\$45.79	VAC RETAIL & DUPLEX	BC 1	Retail Store	1	18	Quit claim deed
085	075	388580	5550	10,092	3210694	\$10,000	09/08/22	\$0.99	EWING IRRIGATION	LIT	Industrial(Light)	1	18	Quit claim deed
085	030	124230	0045	1,856	3209604	\$2,575,000	09/13/22	\$1,387.39	SHELL SERVICE STATION	BC 1	Service Station	1	1	Personal property included
085	020	726910	0036	1,624	3218808	\$2,125,000	11/29/22	\$1,308.50	VACANT SERVICE STATION	CBD	Service Station	1	36	Plottage
085	025	272605	9101	6,350	3221627	\$95,480	11/30/22	\$15.04	NORTHWEST AUTO GLASS CENTER	TL 7B	Service Building	1	24	Easement or right-of-way
085	030	242604	9034	15,635	3235948	\$106,500	01/06/23	\$6.81	LDS Church	RSA 4	Church/Welfare/R	1	68	Non-gov't to gov't
085	035	282605	9069	4,355	3222946	\$5,600,000	01/06/23	\$1,285.88	EASTSIDE (PRE-OWNED) SUBARU	TL 4C	Auto Showroom a	1	44	Tenant
085	020	102605	9076	10,528	3242900	\$6,113,300	05/26/23	\$580.67	WOODINVILLE COMMUNITY CHURCH	CBD	Church/Welfare/R	1	63	Sale price updated by sales id group
085	035	282605	9225	19,447	3241086	\$13,882,353	06/08/23	\$713.86	BUICK GMC OF KIRKLAND	TL 4B	Auto Showroom a	2	11	Corporate affiliates
085	035	282605	9225	19,447	3241093	\$2,135,746	06/08/23	\$109.82	BUICK GMC OF KIRKLAND	TL 4B	Auto Showroom a	2	63	Sale price updated by sales id group
085	020	102605	9076	10,528	3249058	\$6,113,300	06/30/23	\$580.67	WOODINVILLE COMMUNITY CHURCH	CBD	Church/Welfare/R	1	52	Statement to dor
085	015	092605	9015	17,006	3248123	\$5,500,000	07/25/23	\$323.42	CHAUSSEE SIDING CO INC	GC	Warehouse	1	15	No market exposure
085	065	124870	0052	57,192	3263399	\$100,000	11/17/23	\$1.75	Park Place Center	CBD 5A	Office Building	2	24	Easement or right-of-way
085	010	613775	0030	8,310	3264917	\$15,713	12/15/23	\$1.89	NORTH CREEK PLAZA	, OP, CB, LI, M	Retail(Line/Strip)	1	24	Easement or right-of-way
085	065	426020	0020	2,394	3268567	\$2,000,000	01/29/24	\$835.42	LELAND PLACE CONDOMINIUM	MSC 3	Condominium(Mix	1		Sold after lien date
085	025	272605	9101	6,350	3269376	\$3,000,000	01/31/24	\$472.44	NORTHWEST AUTO GLASS CENTER	TL 7B	Service Building	1		Sold after lien date
085	070	431500	0100	3,888	3273051	\$2,900,000	03/08/24	\$745.88	LINBROOK OFFICE (#10)	YBD 3	Office Building	1		Sold after lien date
085	025	282605	9010	8,000	3277133	\$6,374,000	03/13/24	\$796.75	TOTEM STATION-Verizon	TL 2	Retail(Line/Strip)	2		Sold after lien date
085	075	388690	1150	5,950	3274170	\$2,600,000	03/18/24	\$436.97	ISADORE INDUSTRIES	LIT	Industrial(Gen Pur	1		Sold after lien date
085	065	788260	0083	29,140	3275115	\$2,000,000	03/25/24	\$68.63	Magnolia at Moss Bay	PLA 6D	Townhouse Plat	1		Sold after lien date
085	065	788260	0083	29,140	3278541	\$999,900	04/09/24	\$34.31	Magnolia at Moss Bay	PLA 6D	Townhouse Plat	1		Sold after lien date
085	065	788260	0083	29,140	3279774	\$448,375	04/10/24	\$15.39	Magnolia at Moss Bay	PLA 6D	Townhouse Plat	1		Sold after lien date
085	070	431500	0120	3,888	3278114	\$2,800,000	04/18/24	\$720.16	LINBROOK OFFICE (#12)	YBD 3	Office Building	1		Sold after lien date

Improved Sales Calc for Area 085 with Sales Not Used

5/15/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	015	032605	9014	4,952	3279389	\$1,750,000	04/25/24	\$353.39	K & M AUTOMOTIVE	GB	Service Building	1		Sold after lien date
085	050	124150	0285	41,987	3279794	\$26,250,000	04/26/24	\$625.19	TECH CITY BOWL & OFFICE	BCX	Bowling Alley	3		Sold after lien date
085	065	124450	0035	5,196	3279563	\$7,000,000	04/29/24	\$1,347.19	U.S. BANK	CBD 1	Bank	1		Sold after lien date

Vacant Land Sales										
Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / SF	Zone	Parcels
085	010	392700	0010	270,986	3256085	\$5,500,000	10/02/23	\$20.30	R-AC, OP, CB, LI	1
085	010	697920	0153	314,298	3124695	\$10,000,000	06/11/21	\$31.82	R-AC, OP, CB, LI	1
085	015	062210	0051	57,616	3189924	\$1,750,000	05/12/22	\$30.37	GB	1
085	015	951710	0276	352,518	3165165	\$12,750,000	12/16/21	\$36.17	GB	3
085	020	951710	0135	98,546	3222246	\$10,851,409	12/22/22	\$110.12	CBD	2
085	020	951710	0160	85,861	3222245	\$12,500,000	12/22/22	\$145.58	CBD	1
085	020	951810	0062	1,250	3167678	\$265,000	12/30/21	\$212.00	CBD	1
085	020	951810	0280	19,800	3178678	\$1,600,000	03/16/22	\$80.81	CBD	4
085	025	272605	9018	259,437	3161568	\$925,000	11/23/21	\$3.57	RMA 3.6	1
085	025	272605	9018	259,437	3237086	\$7,000,000	05/09/23	\$26.98	RMA 3.6	1
085	025	272605	9043	207,781	3147585	\$8,400,000	09/21/21	\$40.43	TL 7B	1
085	025	282605	9039	199,910	3166097	\$30,000,000	12/15/21	\$150.07	TL 7A	2
085	025	282605	9110	23,630	3199047	\$800,000	06/30/22	\$33.86	TL 7B	1
085	025	282605	9181	209,309	3145917	\$25,250,000	09/15/21	\$120.64	TL 6A	1
085	025	332605	9100	29,800	3170900	\$2,100,000	01/27/22	\$70.47	NRH 1A	2
085	025	692840	0022	21,114	3196916	\$6,200,000	06/22/22	\$293.64	TL 1A	1
085	025	692840	0025	46,295	3183934	\$12,415,500	04/15/22	\$268.18	TL 1A	1
085	030	192605	9157	25,466	3166773	\$1,550,000	12/14/21	\$60.87	BC 1	1
085	030	357980	0551	22,500	3208015	\$1,500,000	08/29/22	\$66.67	RMA 1.8	1
085	035	282605	9098	112,743	3199068	\$4,800,000	06/14/22	\$42.57	TL 6B	2
085	035	282605	9225	171,211	3165477	\$22,500,000	12/20/21	\$131.42	TL 4B	2
085	045	012000	0371	19,375	3166192	\$3,300,000	12/20/21	\$170.32	LIT	1
085	045	788260	0611	95,656	3192081	\$14,000,000	05/25/22	\$146.36	HENC 1	1
085	050	123310	0680	149,049	3166894	\$20,515,800	12/29/21	\$137.64	RH 7	1
085	050	124190	0052	10,912	3179918	\$2,000,000	03/24/22	\$183.28	RH 8	1
085	050	124190	0052	10,912	3263380	\$1,800,000	12/01/23	\$164.96	RH 8	1
085	060	639131	0010	15,600	3151068	\$2,750,000	10/04/21	\$176.28	RM 3.6	4
085	065	388580	0880	17,175	3117430	\$3,900,000	05/07/21	\$227.07	MSC 1	1
085	065	388580	1005	5,592	3160814	\$1,250,000	11/19/21	\$223.53	MSC 3	1
085	065	388580	2055	8,120	3171855	\$1,700,000	02/05/22	\$209.36	MSC 1	1
085	065	388580	8820	11,730	3105415	\$2,700,000	03/16/21	\$230.18	MSC 4	1
085	065	390010	0790	8,976	3161213	\$2,550,000	11/17/21	\$284.09	PLA 7B	1
085	065	390010	0790	5,333	3218901	\$1,296,875	11/28/22	\$243.18	PLA 7B	1
085	065	390010	0791	3,618	3183287	\$1,050,000	04/12/22	\$290.22	PLA 7B	1
085	070	202505	9193	51,507	3174351	\$3,065,000	02/23/22	\$59.51	LI	2
085	075	332605	9243	483,979	3179987	\$40,000,000	03/25/22	\$82.65	TL 10E	2

Vacant Sales Calc for Area 085 with Sales Not Used

4/15/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
085	010	954050	0000	1,216,758	3187142	\$165,000	02/21/22	\$0.14	Woodridge at North Creek	R 2800, OP	Vacant(Industrial)	2	24	Easement or right-of-way
085	015	032605	9025	1,171,118	3241885	\$799,000	06/07/23	\$0.68	RAILROAD R/W	GB	Right of Way/Utili	3	18	Quit claim deed
085	015	062210	0051	76,512	3167771	\$433,000	01/07/22	\$5.66	VACANT LAND	GB	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
085	015	092605	9170	155,540	3225737	\$1,100	12/22/22	\$0.01	KING COUNTY - PARKS	MP	Vacant(Industrial)	1	63	Sale price updated by sales id group
085	030	172605	9123	50,545	3096581	\$850,000	01/28/21	\$16.82	VACANT COMMERCIAL	NB	Vacant(Commerci	1	67	Gov't to non-gov't
085	065	180790	0235	5,000	3196860	\$1,400,000	06/09/22	\$280.00	VACANT LAND	PLA 6E	Vacant(Commerci	1	34	Transfer to Residential
085	065	390010	0791	3,618	3218918	\$671,875	11/28/22	\$185.70	Vacant Land	PLA 7B	Vacant(Commerci	1	34	Transfer to Residential

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	028100	0000	15000 JUANITA DR NE
85	30	029008	0000	NE 141ST ST
85	30	082605	9316	16522 112TH LN NE
85	30	103680	0000	15300 112TH AVE NE
85	30	111269	0000	13434 JUANITA-WOODINVILLE WAY NE
85	30	113797	0000	7060 NE 137TH ST
85	30	124230	0005	13642 100TH AVE NE
85	30	124230	0011	No Situs
85	30	124230	0040	10211 NE 134TH LN
85	30	124230	0042	13420 JUANITA-WOODINVILLE WAY NE
85	30	124230	0043	13420 JUANITA-WOODINVILLE WAY NE
85	30	124230	0045	13272 100TH AVE NE
85	30	124230	0046	13510 100TH AVE NE
85	30	124230	0047	13520 100TH AVE NE
85	30	124230	0048	13500 100TH AVE NE
85	30	141980	0000	10160 137TH PL NE
85	30	142604	9070	6725 NE ARROWHEAD DR
85	30	144620	0000	9902 NE 134TH CT
85	30	150790	0000	14015 84TH AVE NE
85	30	151630	0000	13811 JUANITA-WOODINVILLE WAY NE
85	30	164425	0010	9921 NE 135TH PL
85	30	172605	9002	15515 JUANITA-WOODINVILLE WAY NE
85	30	172605	9014	10222 NE 145TH ST
85	30	172605	9021	10808 NE 145TH ST
85	30	172605	9028	16300 112TH AVE NE
85	30	172605	9033	16300 112TH AVE NE
85	30	172605	9036	15910 112TH AVE NE
85	30	172605	9037	No Situs
85	30	172605	9044	15062 JUANITA-WOODINVILLE WAY NE
85	30	172605	9055	14520 100TH AVE NE
85	30	172605	9061	No Situs
85	30	172605	9080	14501 JUANITA-WOODINVILLE WAY NE
85	30	172605	9095	No Situs
85	30	172605	9123	14511 JUANITA-WOODINVILLE WAY NE
85	30	172605	9124	15530 JUANITA-WOODINVILLE WAY NE
85	30	182605	9008	15500 SIMONDS RD NE
85	30	182605	9018	14610 93RD BLVD NE
85	30	192605	9002	14610 93RD BLVD NE
85	30	192605	9025	13651 100TH AVE NE
85	30	192605	9030	9901 NE 134TH CT
85	30	192605	9031	13210 97TH AVE NE
85	30	192605	9032	9824 NE 132ND ST
85	30	192605	9052	13319 100TH AVE NE
85	30	192605	9075	13511 100TH AVE NE
85	30	192605	9107	No Situs

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	192605	9110	13325 100TH AVE NE
85	30	192605	9111	13611 100TH AVE NE
85	30	192605	9138	13633 100TH AVE NE
85	30	192605	9149	13317 100TH AVE NE
85	30	192605	9156	13233 100TH AVE NE
85	30	192605	9157	No Situs
85	30	192605	9160	13701 100TH AVE NE
85	30	192605	9163	9826 NE 132ND ST
85	30	192605	9174	13501 100TH AVE NE
85	30	192605	9181	13210 97TH AVE NE
85	30	192605	9197	9911 NE 134TH CT
85	30	192605	9198	9925 NE 134TH CT
85	30	192605	9199	13335 100TH AVE NE
85	30	192605	9204	14461 SIMONDS RD NE
85	30	192605	9209	14235 100TH AVE NE
85	30	192605	9219	No Situs
85	30	202605	9018	10200 NE 132ND ST
85	30	202605	9019	10322 NE 132ND ST
85	30	202605	9031	11240 NE 132ND ST
85	30	202605	9036	13604 100TH AVE NE
85	30	202605	9038	13642 100TH AVE NE
85	30	202605	9050	10421 NE 140TH ST
85	30	202605	9055	11210 NE 132ND ST
85	30	202605	9059	14230 JUANITA-WOODINVILLE WAY NE
85	30	202605	9066	13531 JUANITA-WOODINVILLE WAY NE
85	30	202605	9071	14220 JUANITA-WOODINVILLE WAY NE
85	30	202605	9083	11400 NE 132ND ST
85	30	202605	9091	10301 NE 145TH ST
85	30	202605	9094	10301 NE 145TH ST
85	30	202605	9105	13820 108TH AVE NE
85	30	202605	9138	13718 100TH AVE NE
85	30	202605	9142	10020 NE 133RD PL
85	30	202605	9146	No Situs
85	30	202605	9149	13636 100TH AVE NE
85	30	202605	9172	10126 NE 132ND ST
85	30	202605	9183	No Situs
85	30	202605	9184	13620 100TH AVE NE
85	30	232604	9001	14477 JUANITA DR NE
85	30	242604	9007	1 JUANITA DR NE
85	30	242604	9013	8106 NE 138TH ST
85	30	242604	9034	7910 NE 132ND ST
85	30	242604	9077	7718 NE 141ST ST
85	30	242604	9128	8040 NE 132ND ST
85	30	242604	9146	8220 NE 138TH ST
85	30	250497	0000	13206 87TH AVE NE

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	278720	0000	14036 JUANITA DR NE
85	30	319650	0000	10137 NE 137TH PL
85	30	357830	0000	14010 JUANITA DR NE
85	30	357858	0000	6835 NE 153RD PL
85	30	357860	0071	15725 SIMONDS RD NE
85	30	357860	0090	15520 84TH AVE NE
85	30	357920	0000	7304 NE 142ND PL
85	30	357980	0490	7311 NE 141ST ST
85	30	357980	0495	7315 NE 141ST ST
85	30	357980	0498	7325 NE 141ST ST
85	30	357980	0505	7335 NE 141ST ST
85	30	357980	0510	7345 NE 141ST ST
85	30	357980	0515	7353 NE 141ST ST
85	30	357980	0535	14050 JUANITA DR NE
85	30	357980	0551	14237 73RD AVE NE
85	30	357980	0553	14130 JUANITA DR NE
85	30	357980	0555	14106 JUANITA DR NE
85	30	357980	0557	NE 142ND PL
85	30	357980	0559	14220 JUANITA DR NE
85	30	364910	0045	6810 NE 153RD PL
85	30	364910	0122	15036 70TH AVE NE
85	30	364910	0510	15012 JUANITA DR NE
85	30	364910	0512	No Situs
85	30	364910	0513	6825 NE 153RD PL
85	30	364910	0520	No Situs
85	30	364910	0540	14944 JUANITA DR NE
85	30	375648	0000	9910 NE 137TH ST
85	30	508968	0000	9920 NE 142ND ST
85	30	563150	0005	8315 NE 155TH ST
85	30	563150	0015	15221 84TH AVE NE
85	30	563150	0036	15115 84TH AVE NE
85	30	563150	0051	8204 NE 150TH ST
85	30	569050	0025	16230 104TH AVE NE
85	30	569050	0065	16206 104TH AVE NE
85	30	569050	0067	16200 104TH AVE NE
85	30	616300	0000	8005 NE 143RD ST
85	30	639156	0000	8703 NE 140TH ST
85	30	721280	0000	15707 WAYNITA WAY NE
85	30	750449	0000	14251 73RD AVE NE
85	30	769681	0000	10818 NE 148TH LN
85	30	779653	0000	14503 SIMONDS RD NE
85	30	807820	0000	9935 138TH PL NE
85	30	856291	0000	9810 NE 137TH ST
85	30	894395	0000	14335 SIMONDS RD NE
85	30	932575	0000	10027 NE 138TH PL

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	30	940430	0000	9927 NE 144TH LN
85	35	178940	0000	12800 116TH AVE NE
85	35	272680	0000	12040 115TH AVE NE
85	35	282605	9018	11729 NE 118TH ST
85	35	282605	9032	11835 120TH AVE NE
85	35	282605	9041	12330 120TH AVE NE
85	35	282605	9069	11616 120TH AVE NE
85	35	282605	9070	11730 118TH AVE NE
85	35	282605	9071	120TH AVE NE
85	35	282605	9082	11910 NE 116TH ST
85	35	282605	9083	11822 NE 116TH ST
85	35	282605	9085	11723 NE 117TH CT
85	35	282605	9091	11731 120TH AVE NE
85	35	282605	9096	12504 116TH AVE NE
85	35	282605	9098	12700 116TH AVE NE
85	35	282605	9101	12412 116TH AVE NE
85	35	282605	9103	No Situs
85	35	282605	9108	11710 118TH AVE NE
85	35	282605	9114	12301 120TH AVE NE
85	35	282605	9115	No Situs
85	35	282605	9122	12221 120TH AVE NE
85	35	282605	9153	No Situs
85	35	282605	9178	12514 116TH AVE NE
85	35	282605	9182	12430 116TH AVE NE
85	35	282605	9193	12019 120TH AVE NE
85	35	282605	9225	No Situs
85	35	282605	9250	No Situs
85	35	292605	9005	12837 116TH AVE NE
85	35	292605	9021	11105 NE 123RD LN
85	35	292605	9028	11440 NE 116TH ST
85	35	292605	9030	11525 NE 124TH ST
85	35	292605	9031	12425 116TH AVE NE
85	35	292605	9032	11415 NE 128TH ST
85	35	292605	9034	11410 NE 124TH ST
85	35	292605	9036	11225 NE 120TH ST
85	35	292605	9041	11215 NE 124TH ST
85	35	292605	9054	11224 NE 124TH ST
85	35	292605	9076	10915 NE 128TH ST
85	35	292605	9102	11330 NE 124TH ST
85	35	292605	9106	11010 NE 124TH LN
85	35	292605	9124	12029 113TH AVE NE
85	35	292605	9125	11411 NE 124TH ST
85	35	292605	9126	No Situs
85	35	292605	9136	11431 NE 124TH ST
85	35	292605	9144	12515 116TH AVE NE

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	35	292605	9149	11306 NE 124TH ST
85	35	292605	9155	11812 108TH AVE NE
85	35	292605	9156	12131 113TH AVE NE
85	35	292605	9171	11450 NE 124TH ST
85	35	292605	9191	11438 NE 124TH ST
85	35	292605	9210	12629 116TH AVE NE
85	35	292605	9231	12345 120TH AVE NE
85	35	292605	9250	12507 116TH AVE NE
85	35	292605	9251	12525 116TH AVE NE
85	35	292605	9252	11521 NE 128TH ST
85	35	292605	9258	11225 NE 120TH ST
85	35	292605	9260	10925 NE 128TH ST
85	35	292605	9261	11005 NE 128TH ST
85	35	292605	9262	11033 NE 128TH ST
85	35	292605	9263	11101 NE 128TH ST
85	35	292605	9264	11109 NE 128TH ST
85	35	292605	9268	11121 NE 128TH ST
85	35	292605	9269	11135 NE 128TH ST
85	35	292605	9280	11220 NE 124TH ST
85	35	375455	0000	12411 109TH CT NE
85	35	389060	0010	11410 NE 122ND WAY
85	35	389060	0020	11332 NE 122ND WAY
85	35	389060	0030	11335 NE 122ND WAY
85	35	389060	0040	12020 113TH AVE NE
85	35	389060	0050	12025 115TH AVE NE
85	35	389060	0060	12015 115TH AVE NE
85	35	389060	0070	12112 115TH AVE NE
85	35	389060	0090	12112 115TH AVE NE
85	35	389060	0100	11430 115TH AVE NE
85	35	389060	0110	11814 115TH AVE NE
85	35	389060	0120	11429 NE 120TH ST
85	35	389060	0130	11511 NE 118TH ST
85	35	389060	0140	11533 NE 118TH ST
85	35	389060	0160	11311 NE 120TH ST
85	35	389060	0170	11321 NE 120TH ST
85	35	389060	0180	11325 NE 124TH ST
85	35	389060	0190	12220 113TH AVE NE
85	35	389480	0000	11103 NE 124TH LN
85	35	620930	0010	11740 NE 118TH ST
85	35	804408	0000	11725 114TH PL NE
85	35	856321	0000	11217 NE 128TH ST
85	40	058645	0000	11639 91ST LN NE
85	40	058650	0000	10003 NE 115TH LN
85	40	058675	0000	11643 91ST PL NE
85	40	059050	0000	9715 NE JUANITA DR

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	40	059390	0000	9320 NE JUANITA DR
85	40	101210	0000	10030 NE 124TH ST
85	40	113801	0690	9911 NE 128TH ST
85	40	124550	0121	No Situs
85	40	131092	0000	9311 NE 118TH LN
85	40	141330	0005	9120 NE 116TH PL
85	40	141330	0010	11615 91ST LN NE
85	40	141330	0103	11642 91ST LN NE
85	40	145060	0000	12200 100TH AVE NE
85	40	147155	0000	9915 NE 124TH ST
85	40	159195	0000	11801 100TH AVE NE
85	40	165750	0000	12326 101ST CT NE
85	40	174480	0000	11723 93RD AVE NE
85	40	179150	0005	9805 NE 116TH ST
85	40	179150	0015	11450 98TH AVE NE
85	40	179150	0025	98TH AVE NE
85	40	179150	0051	11440 98TH AVE NE
85	40	179150	0055	98TH AVE NE
85	40	179150	0060	No Situs
85	40	179150	0065	No Situs
85	40	179150	0070	98TH AVE NE
85	40	179150	0075	11400 98TH AVE NE
85	40	179150	0100	11410 98TH AVE NE
85	40	179150	0109	No Situs
85	40	179150	0115	98TH AVE NE
85	40	179150	0125	11254 98TH AVE NE
85	40	179150	0130	98TH AVE NE
85	40	179150	0135	No Situs
85	40	179150	0155	98TH AVE NE
85	40	179150	0236	11261 MARKET ST
85	40	179150	0260	98TH AVE NE
85	40	179150	0315	11451 98TH AVE NE
85	40	179150	0359	9755 JUANITA DR NE
85	40	179150	0361	9757 NE JUANITA DR
85	40	179150	0426	9480 NE 120TH ST
85	40	179150	0427	9507 NE 120TH ST
85	40	185495	0000	7822 NE 121ST LN
85	40	204625	0000	11107 106TH AVE NE
85	40	217630	0000	9910 NE 116TH ST
85	40	221219	0000	9920 NE 119TH ST
85	40	221630	0000	12037 100TH AVE NE
85	40	238250	0000	10004 NE 120TH LN
85	40	259109	0000	12934 JUANITA DR NE
85	40	281520	0000	11635 91ST PL NE
85	40	292605	9013	No Situs

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	40	292605	9014	12421 103RD AVE NE
85	40	292605	9047	10021 NE 124TH ST
85	40	292605	9049	10601 NE 132ND ST
85	40	292605	9050	13125 107TH PL NE
85	40	292605	9071	11804 100TH AVE NE
85	40	292605	9101	No Situs
85	40	292605	9127	10007 NE 132ND ST
85	40	292605	9131	10004 NE 117TH CT
85	40	292605	9132	10008 NE 117TH CT
85	40	292605	9153	10101 NE 120TH ST
85	40	292605	9175	11800 101ST PL NE
85	40	292605	9187	No Situs
85	40	292605	9188	10023 NE 120TH ST
85	40	292605	9189	10023 NE 120TH ST
85	40	292605	9190	10023 NE 120TH ST
85	40	292605	9212	10012 NE 117TH CT
85	40	292605	9213	10016 NE 117TH CT
85	40	292605	9214	11806 100TH AVE NE
85	40	292605	9215	11808 100TH AVE NE
85	40	292605	9216	11810 100TH AVE NE
85	40	292605	9238	13150 107TH PL NE
85	40	292605	9256	10013 NE 130TH LN
85	40	302605	9001	9823 NE 130TH PL
85	40	302605	9024	9536 NE 120TH ST
85	40	302605	9026	9714 NE JUANITA DR
85	40	302605	9039	No Situs
85	40	302605	9062	11607 98TH AVE NE
85	40	302605	9070	13025 100TH AVE NE
85	40	302605	9072	9702 NE JUANITA DR
85	40	302605	9076	9720 NE 120TH PL
85	40	302605	9079	11843 97TH AVE NE
85	40	302605	9081	12542 84TH AVE NE
85	40	302605	9091	13027 100TH AVE NE
85	40	302605	9096	9926 NE 126TH ST
85	40	302605	9107	11623 91ST PL NE
85	40	302605	9117	12022 98TH AVE NE
85	40	302605	9126	No Situs
85	40	302605	9129	11630 98TH AVE NE
85	40	302605	9136	11658 LAKE WASHINGTON BLVD NE
85	40	302605	9139	11804 98TH AVE NE
85	40	302605	9141	11611 100TH AVE NE
85	40	302605	9148	11702 98TH AVE NE
85	40	302605	9152	12534 84TH AVE NE
85	40	302605	9153	12006 98TH AVE NE
85	40	302605	9162	11656 98TH AVE NE

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	40	302605	9174	9840 NE 116TH ST
85	40	302605	9191	9800 NE 116TH ST
85	40	302605	9192	11617 JUANITA DR NE
85	40	302605	9205	12558 84TH AVE NE
85	40	302605	9206	12550 84TH AVE NE
85	40	302605	9218	9919 NE 119TH CT
85	40	302605	9221	11852 98TH AVE NE
85	40	302605	9222	11848 98TH AVE NE
85	40	302605	9227	12825 100TH AVE NE
85	40	302605	9228	9740 NE 119TH WAY
85	40	302605	9232	11825 100TH AVE NE
85	40	302605	9240	9915 NE 119TH ST
85	40	302605	9248	9903 NE 119TH CT
85	40	302605	9255	12600 84TH AVE NE
85	40	302605	9271	9702 NE 120TH PL
85	40	302605	9274	9736 NE 120TH PL
85	40	302605	9281	9800 NE 116TH ST
85	40	302605	9306	12829 100TH AVE NE
85	40	302605	9307	12827 100TH AVE NE
85	40	302605	9313	11640 98TH AVE NE
85	40	302605	9335	11711 100TH AVE NE
85	40	303930	0000	11430 99TH PL NE
85	40	306615	0000	9927 NE 124TH ST
85	40	312605	9011	2201 MARKET ST
85	40	312605	9037	9816 FORBES CREEK DR
85	40	322605	9015	10429 NE 116TH ST
85	40	322605	9040	11410 99TH PL NE
85	40	322605	9169	No Situs
85	40	325946	0000	11404 99TH PL NE
85	40	327680	0000	12003 100TH AVE NE
85	40	337680	0000	11802 98TH AVE NE
85	40	358527	0000	9330 JUANITA DR NE
85	40	375340	0000	9201 NE JUANITA DR
85	40	375360	0010	No Situs
85	40	375380	0000	9200 NE JUANITA DR
85	40	375420	0000	11409 99TH PL NE
85	40	375460	0000	9911 NE 119TH CT
85	40	375463	0000	11419 99TH PL NE
85	40	375465	0000	10030 NE 120TH ST
85	40	375529	0000	10021 NE 127TH PL
85	40	375690	0090	No Situs
85	40	375690	0105	12072 98TH AVE NE
85	40	375690	0106	9833 NE 120TH PL
85	40	375690	0107	9821 NE 122ND ST
85	40	375690	0114	9729 NE 122ND ST

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	40	375690	0115	NE 122ND ST
85	40	375690	0116	9733 NE 122ND ST
85	40	375690	0201	12040 98TH AVE NE
85	40	375690	0205	12040 98TH AVE NE
85	40	375790	0005	9740 NE 119TH WAY
85	40	375790	0015	9721 NE 119TH WAY
85	40	375790	0035	11801 97TH LN NE
85	40	375790	0036	11621 97TH LN NE
85	40	375790	0055	11620 97TH LN NE
85	40	375790	0065	11720 97TH LN NE
85	40	375790	0080	11718 97TH LN NE
85	40	376050	0156	8545 NE JUANITA DR
85	40	376050	0535	9040 NE JUANITA DR
85	40	376050	0545	9032 NE JUANITA DR
85	40	376245	0000	9750 NE 120TH PL
85	40	376250	0000	9800 NE 120TH PL
85	40	376300	0000	9727 NE JUANITA DR
85	40	376310	0000	12017 100TH AVE NE
85	40	376340	0000	91ST LN NE
85	40	376430	0005	9919 NE 116TH ST
85	40	376430	0015	11438 99TH PL NE
85	40	376460	0000	11629 100TH AVE NE
85	40	376600	0000	12229 100TH AVE NE
85	40	384070	0025	No Situs
85	40	389400	0000	12424 100TH AVE NE
85	40	389660	0000	12606 100TH AVE NE
85	40	390020	0000	13145 102ND LN NE
85	40	415170	0000	11701 100TH AVE NE
85	40	510442	0000	12034 96TH AVE NE
85	40	607650	0123	12033 76TH PL NE
85	40	607650	0141	12019 76TH PL NE
85	40	607650	0300	7820 NE 122ND PL
85	40	607650	0301	7820 NE 122ND PL
85	40	607650	0422	12116 JUANITA DR NE
85	40	607650	0460	12108 JUANITA DR NE
85	40	607650	0462	12024 JUANITA DR NE
85	40	607650	0500	JUANITA DR NE
85	40	639027	0000	10455 NE 112TH ST
85	40	639029	0000	10809 108TH AVE NE
85	40	639048	0000	11056 108TH PL NE
85	40	639170	0000	12710 100TH AVE NE
85	40	645250	0000	11920 98TH AVE NE
85	40	664932	0000	7629 NE 122ND CT
85	40	664970	0000	11640 100TH AVE NE
85	40	742190	0000	9039 NE JUANITA DR

AREA 85 PHYSICAL INSPECTION 2024

GeoArea	GeoNbhd	Major	Minor	AddrLine
85	40	745990	0000	11901 93RD AVE NE
85	40	751160	0000	11600 100TH AVE NE
85	40	770197	0000	12520 101ST WAY NE
85	40	780000	0000	7780 NE 122ND LN
85	40	785995	0000	13023 100TH AVE NE
85	40	794130	0000	11507 105TH PL NE
85	40	803390	0000	11428 105TH CT NE
85	40	865190	0000	12009 100TH AVE NE
85	40	894427	0000	9805 NE 124TH ST
85	40	919410	2645	No Situs
85	40	919410	2695	11803 93RD AVE NE
85	40	919410	2791	9333 NE 120TH ST
85	40	919410	2801	9304 NE JUANITA DR
85	40	919410	2880	11655 92ND AVE NE
85	40	919520	0000	12010 98TH AVE NE
85	40	919575	0000	9123 NE JUANITA DR
85	40	919583	0000	9115 JUANITA DR NE
85	40	919585	0000	No Situs
85	40	929050	0000	10130 NE 115TH LN
85	40	932015	0000	11325 101ST PL NE
85	60	082505	9248	No Situs
85	60	123400	0640	5311 108TH AVE NE
85	60	123400	0650	5311 108TH AVE NE
85	60	169240	0095	6725 112TH AVE NE
85	60	169290	0005	11410 NE 67TH ST
85	60	169290	0041	11211 NE 68TH ST
85	60	172505	9006	5325 113TH PL NE
85	60	172505	9007	5304 114TH AVE NE
85	60	172505	9060	No Situs
85	60	172505	9139	11220 NE 53RD ST
85	60	172505	9143	10489 NE 52ND ST
85	60	172505	9171	5520 108TH AVE NE
85	60	172505	9195	10903 NE 53RD ST
85	60	172505	9198	5320 108TH AVE NE
85	60	172505	9203	5520 108TH AVE NE
85	60	172505	9255	10600 NE 52ND ST
85	60	172505	9268	5710 108TH AVE NE
85	60	182360	0000	11241 NE 68TH ST
85	60	639131	0000	11222 NE 67TH ST
85	60	741500	0030	No Situs
85	60	935390	0335	No Situs
85	60	935390	0350	No Situs
85	60	935390	0385	No Situs
85	60	935390	0550	No Situs

Improved Sales Calc for Area 090 with Sales Used

6/5/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	040	302606	9062	1,548	3100526	\$740,000	02/20/21	\$478.04	KEEP IT SIMPLE - RETAIL	RASP	Greenhse/Nrsry/H	1	Y	
090	050	122505	9224	3,080	3107076	\$1,750,000	03/15/21	\$568.18	MARYMOOR OFFICE BUILDING	AP	Office Building	1	Y	
090	090	212605	9191	9,160	3109952	\$3,800,000	03/31/21	\$414.85	KINGSGATE RETAIL 7-11	BC 2	Retail(Line/Strip)	1	Y	
090	040	312606	9103	4,224	3121099	\$1,700,000	05/20/21	\$402.46	Avondale Grocery	NC2	Conv Store withou	1	Y	
090	055	122505	9189	40,402	3129581	\$15,000,000	06/23/21	\$371.27	NORTH SAMMAMISH CENTER	MDD5	Industrial Park	1	Y	
090	055	122505	9194	5,600	3146987	\$2,200,000	09/21/21	\$392.86	REDMOND CARPET	MDD2	Retail Store	1	Y	
090	025	152605	9006	89,147	3149938	\$23,600,000	10/01/21	\$264.73	MACKIE II BUILDING	I	Warehouse	1	Y	
090	010	142406	9014	6,699	3153846	\$4,915,000	10/22/21	\$733.69	Shepherd of the Hills Luthern Church	R6	Church/Welfare/R	1	Y	
090	050	802970	0040	1,500	3155815	\$1,180,000	10/25/21	\$786.67	STONE HOUSE RESTAURANT	OT	Office Building	1	Y	
090	040	720239	0010	9,745	3162357	\$4,000,000	11/22/21	\$410.47	Redmond Ridge Retail Bldg "A"	NB	Retail(Line/Strip)	1	Y	
090	055	719894	0020	48,307	3161561	\$20,500,000	11/30/21	\$424.37	REDMOND DRIVER'S CLUB	MP	Auto Showroom a	1	Y	
090	025	092605	9084	119,144	3166064	\$33,500,000	12/23/21	\$281.17	WOODINVILLE WEST BUSINESS PARK- BLDG C, D	I	Warehouse	1	Y	
090	045	032505	9178	4,500	3166319	\$3,500,000	12/27/21	\$777.78	WAREHOUSE	MP	Warehouse	1	Y	
090	025	152605	9060	22,946	3166362	\$10,000,000	12/28/21	\$435.81	CHRYSLIS SCHOOL	I	School(Private)	1	69	Net Lease Sale; not in ratio
090	050	671970	0095	2,080	3170799	\$1,150,000	01/31/22	\$552.88	ANIMAL MEDICAL CLINIC	AP	Vet/Animal Contro	1	Y	
090	045	022505	9217	10,252	3182165	\$3,400,000	04/06/22	\$331.64	WILLOWS PATHWAY BUILDING	MP	Industrial Park	1	Y	
090	040	163070	0341	7,329	3192701	\$3,675,000	05/25/22	\$501.43	Evergreen Montessori & SFR	OP	Daycare Center	1	Y	
090	040	720239	0070	14,840	3192626	\$8,500,000	05/27/22	\$572.78	MARKETPLACE AT REDMOND RIDGE	NB	Retail(Line/Strip)	2	Y	
090	030	272605	9102	6,670	3193930	\$3,770,000	06/06/22	\$565.22	DERIAN BUILDING	TL 7B	Office Building	1	Y	
090	040	022605	9188	15,114	3198224	\$6,906,555	06/29/22	\$456.96	HILLTOP SHOPPING CENTER	NB	Retail(Line/Strip)	1	Y	
090	050	671970	0365	1,260	3201657	\$1,340,000	07/11/22	\$1,063.49	CONVERTED SFR	EH	Single Family(C/I U	1	Y	
090	030	272605	9057	4,280	3200932	\$2,975,000	07/19/22	\$695.09	OFFICE	TL 7B	Single Family(C/I U	1	Y	
090	050	720220	0080	7,138	3201953	\$3,850,000	07/20/22	\$539.37	REDMOND OFFICE CENTER - BLDG 8	AP	Office Park	1	Y	
090	050	263920	0040	0	3207046	\$198,000	08/24/22	\$0.00	FRAZER COURT	TSQ	Condominium(Mix	1	Y	
090	050	263920	0050	0	3207057	\$140,000	08/24/22	\$0.00	FRAZER COURT	TSQ	Condominium(Mix	1	Y	
090	050	263920	0060	0	3207063	\$340,000	08/24/22	\$0.00	FRAZER COURT	TSQ	Condominium(Mix	1	Y	
090	040	072606	9001	14,683	3210562	\$5,943,276	08/26/22	\$404.77	WALGREENS	NBP	Retail Store	1	Y	
090	040	102506	9143	218,289	3214864	\$3,700,000	10/06/22	\$16.95	Blackwood Farm	RA5	Farm	1	Y	
090	025	152605	9054	8,872	3214203	\$3,250,000	10/17/22	\$366.32	OFFICE / BASEL CELLARS	I	Office Building	1	Y	
090	050	033955	0010	916	3216113	\$740,000	10/20/22	\$807.86	AVONDALE GATEWAY OFFICE CONDOMINIUM	GC	Office Building	1	Y	
090	010	679160	0080	6,472	3214985	\$4,800,000	10/21/22	\$741.66	Pine Lake Village	CB	Retail(Line/Strip)	1	Y	
090	030	272605	9082	5,690	3220570	\$3,030,000	12/12/22	\$532.51	OFFICE & WAREHOUSE	TL 7B	Industrial Park	1	Y	
090	050	671970	0335	7,502	3222917	\$3,250,000	01/05/23	\$433.22	TRILAND SQUARE II	EH	Office Building	1	Y	
090	090	212605	9193	3,340	3231824	\$3,250,000	03/27/23	\$973.05	VACANT BANK BUILDING	BC 2	Bank	1	Y	
090	050	719880	0045	6,328	3233442	\$3,050,000	04/14/23	\$481.98	HALF PRICE BOOKS	OT	Retail Store	2	Y	
090	040	072606	9001	14,683	3239766	\$6,432,000	05/24/23	\$438.06	WALGREENS	NBP	Retail Store	1	Y	

Improved Sales Calc for Area 090 with Sales Used

6/5/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	050	671970	0345	1,050	3242464	\$1,350,000	06/18/23	\$1,285.71	CONVERTED SFR	EH	Single Family(C/I U	1	Y	
090	050	720241	0210	3,493	3260579	\$1,975,000	11/09/23	\$565.42	JUSTICE WHITE HOUSE @ REDMOND TOWN CEN	OT	Historic Prop(Offic	1	Y	
090	040	872699	0010	0	3265771	\$750,000	12/23/23	\$0.00	REDMOND - FALL CITY ANIMAL HOSPITAL (CONI	RA2.5	Condominium(Mix	1	Y	
090	040	152506	9017	10,380	3270609	\$6,314,000	02/15/24	\$608.29	GODDARD SCHOOL	RA5	School(Private)	1	Y	

Improved Sales Calc for Area 090 with Sales Not Used

6/5/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	010	102406	9010	145,000	3157042	\$540	10/15/21	\$0.00	Pine Lake Middle School	R4	School(Public)	1	24	Easement or right-of-way
090	025	092605	9042	45,148	3279694	\$13,225,000	04/29/24	\$292.93	WOODINVILLE WEST BUSINESS PARK	I	Industrial Park	1		2024 Sale
090	040	062510	0025	5,792	3156114	\$4,168	09/16/21	\$0.72	KING COUNTY FIRE STATION #36	RA5	Governmental Ser	1	24	Easement or right-of-way
090	040	152605	9028	9,086	3223146	\$1,499,900	01/06/23	\$165.08	WINE TASTING AND WAREHOUSE	A10	Warehouse	1	11	Corporate affiliates
090	045	943530	0123	0	3254062	\$165,000	06/28/23	\$0.00		R4		1	63	Sale price updated by sales id group
090	050	112505	9111	4,990	3117084	\$90,500	04/23/21	\$18.14	OFFICE	OT	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
090	050	122505	9253	34,194	3174232	\$14,700,000	02/23/22	\$429.90	CREEKSIDE CROSSING	BC	Retail(Line/Strip)	1	33	Lease or lease-hold
090	050	719880	0045	6,328	3241144	\$105,324	05/23/23	\$16.64	HALF PRICE BOOKS	OT	Retail Store	1	18	Quit claim deed
090	055	062506	9044	4,578	3219110	\$14,000,000	11/30/22	\$3,058.10	ALL WOOD RECYCLING	I	Industrial(Gen Pur	1	34	Use-change after sale; not in ratio
090	055	072506	9033	0	3255515	\$892,990	09/23/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3255734	\$912,000	09/28/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3256042	\$921,240	09/30/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3256367	\$907,740	10/03/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3256848	\$1,122,774	10/05/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3256766	\$1,014,265	10/09/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3257808	\$1,172,755	10/18/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3258329	\$907,490	10/23/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3258776	\$920,000	10/25/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3259689	\$926,240	11/02/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3260060	\$929,990	11/03/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3260413	\$1,150,000	11/07/23	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3276066	\$1,156,290	03/28/24	\$0.00	Proposed Woodside Master Plan	NDD1	Mining/Quarry/Or	1		Residential
090	055	072506	9033	0	3276440	\$926,640	03/28/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3276821	\$922,240	03/28/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3277128	\$941,240	04/09/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3277527	\$947,780	04/09/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3277910	\$1,127,975	04/16/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3281309	\$1,207,395	05/07/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3282186	\$960,530	05/08/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3281719	\$1,038,000	05/13/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3282516	\$949,990	05/13/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3282903	\$940,530	05/20/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3283633	\$937,990	05/22/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9033	0	3283856	\$1,200,540	05/28/24	\$0.00	Proposed Woodside Master Plan	NDD1	Single Family(Res	1		Residential
090	055	072506	9136	66,325	3122604	\$7,156,675	06/01/21	\$107.90	DRIVERS CLUB OF REDMOND	MP	Auto Showroom a	1	26	Imp changed after sale; not in ratio
090	090	162605	9123	2,592	3261772	\$300,000	10/26/23	\$115.74	Eastside Communications	R-AC, OP, NB	Single Family(C/I U	1	24	Easement or right-of-way

Vacant Sales Calc for Area 090 with Sales Used

12/5/2023

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
090	025	951820	0030	163,808	3207832	\$15,000,000	08/24/22	\$91.57	Woodinville Village	TB	Vacant(Commerci	1	Y	
090	025	951820	0060	51,894	3202826	\$5,750,000	07/27/22	\$110.80	Woodinville Village	TB	Vacant(Commerci	1	Y	
090	025	951820	0090	126,463	3197650	\$18,000,000	06/28/22	\$142.33	Woodinville Village	TB	Vacant(Commerci	3	Y	
090	025	951820	0120	118,174	3186871	\$19,000,000	04/29/22	\$160.78	Woodinville Village	TB	Vacant(Commerci	5	Y	
090	030	272605	9024	70,621	3126174	\$7,500,000	06/16/21	\$106.20	VACANT LAND - PROCTOR WILLOWS QUADRANT PRO	BP	Vacant(Commerci	1	Y	
090	040	072606	9019	90,622	3210272	\$3,950,000	09/19/22	\$43.59	Fragner Building (ZIP Market)	NBP	Retail Store	3	Y	
090	040	102605	9095	217,800	3181001	\$1,700,000	03/18/22	\$7.81	VACANT LAND	RA2.5SO	Vacant(Single-fam	1	Y	
090	045	022505	9127	66,257	3163108	\$6,300,000	12/07/21	\$95.08	STEELER INC	MP	Industrial(Gen Pur	1	Y	
090	045	022505	9171	153,700	3196154	\$19,880,000	06/15/22	\$129.34	FARMER BROS COFFEE	MP	Warehouse	1	Y	
090	050	012505	9068	7,200	3236814	\$1,370,000	05/05/23	\$190.28	DENTIST OFFICE	EH	Vacant(Commerci	1	Y	
090	050	012505	9070	7,200	3097041	\$1,100,000	01/09/21	\$152.78	SFR	EH	Single Family(C/I	1	Y	
090	050	012505	9076	7,200	3212393	\$975,000	09/22/22	\$135.42	SFR	EH	Single Family(C/I	1	Y	
090	050	012505	9120	18,000	3131922	\$3,000,000	07/09/21	\$166.67	SFR	TSQ	Single Family(C/I	1	Y	
090	050	022505	9029	25,665	3242685	\$9,999,000	06/20/23	\$389.60	CASCADE VIEW EAST	TSQ	Office Building	1	Y	
090	050	022505	9030	40,425	3115603	\$10,200,000	03/15/21	\$252.32	ARCO	TSQ	Conv Store with G	1	Y	
090	050	022505	9037	17,110	3237134	\$4,997,600	05/10/23	\$292.09	DOWNTOWN REDMOND 12-PLEX	TSQ	Apartment	1	Y	
090	050	022505	9064	8,937	3217293	\$3,005,000	11/08/22	\$336.24	OFFICE BUILDING	TSQ	Office Building	2	Y	
090	050	022505	9073	3,982	3213723	\$1,700,000	10/12/22	\$426.92	CONVERTED SFR	TSQ	Single Family(C/I	1	Y	
090	050	022505	9142	99,883	3201160	\$35,000,000	07/14/22	\$350.41	VACANT LAND	TSQ	Vacant(Commerci	1	Y	
090	050	671970	0245	7,200	3131385	\$1,247,000	07/07/21	\$173.19	CONVERTED SFR - OFFICE	EH	Single Family(C/I	1	Y	
090	050	671970	0310	12,480	3149521	\$2,500,000	09/23/21	\$200.32	SFR	EH	Single Family(C/I	1	Y	
090	050	719890	0230	20,914	3254719	\$6,300,000	09/22/23	\$301.23	RESTAURANT	TSQ	Restaurant/Loung	1	Y	
090	050	779290	0150	17,238	3138739	\$3,200,000	08/02/21	\$185.64	10 UNIT APT	EH	Apartment	1	Y	
090	050	779290	0165	9,106	3138846	\$1,550,000	08/12/21	\$170.22	CONVERTED SFR	EH	Retail Store	1	Y	
090	055	062506	9104	348,982	3207650	\$37,615,000	08/30/22	\$107.78	OLYMPIAN STONE	I	Industrial(Gen Pur	1	Y	
090	055	122505	9003	2,555	3103416	\$30,000	03/03/21	\$11.74	VACANT LAND	MP	Vacant(Commerci	1	Y	
090	055	122505	9260	16,872	3107213	\$2,100,000	03/25/21	\$124.47	70TH CENTER BUILDING	MDD2	Warehouse	1	Y	
090	055	128630	0012	254,687	3168052	\$12,250,000	01/06/22	\$48.10	VACANT LAND	R12	Vacant(Industrial)	1	Y	
090	055	519550	0210	93,449	3164363	\$14,250,000	12/14/21	\$152.49	MARYMOOR BUSINESS CAMPUS	MDD2	Industrial Park	1	Y	
090	055	719895	0100	57,614	3108701	\$3,450,000	04/01/21	\$59.88	VEHICLE INSPECTION STATION	MP	Service Building	1	Y	
090	090	212605	9205	22,651	3132131	\$2,100,000	07/12/21	\$92.71	KINGSGATE FIRESTATION #24	RMA 1.8	Governmental Ser	1	Y	

Vacant Sales Calc for Area 090 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
090	025	152605	9046	130,680	3263152	\$1,600,000	12/06/23	\$12.24	VACANT LAND	I	Vacant(Industrial)	1		
090	025	152605	9094	266,350	3269526	\$4,000,000	02/08/24	\$15.02	VACANT LAND	I	Vacant(Industrial)	2		
090	030	272605	9026	596,579	3267402	\$1,147,900	01/09/24	\$1.92	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3267777	\$1,217,900	01/18/24	\$2.04	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3268206	\$944,900	01/22/24	\$1.58	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3268055	\$1,125,837	01/23/24	\$1.89	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3269171	\$1,340,900	02/02/24	\$2.25	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3270082	\$1,360,900	02/13/24	\$2.28	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3271039	\$974,900	02/14/24	\$1.63	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3270248	\$1,390,900	02/15/24	\$2.33	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	030	272605	9026	596,579	3270385	\$1,379,900	02/15/24	\$2.31	PROCTOR WILLOWS QUADRANT PROPOSED MULTIFAMILY	BP	Vacant(Commerci	1		
090	050	720241	0180	1,155,646	3174222	\$29,500,000	02/23/22	\$25.53	REDMOND TOWN CENTER OPEN SPACE	TWNC	Vacant(Commerci	6	18	Quit claim deed

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	10	032406	9008	1510 228TH AVE SE
90	10	032406	9022	
90	10	032406	9026	1420 228TH AVE SE
90	10	032406	9027	
90	10	032406	9039	
90	10	032406	9051	2300 228TH AVE SE
90	10	032406	9106	1122 228TH AVE SE
90	10	042406	9001	
90	10	042406	9036	1715 228TH AVE SE
90	10	042406	9049	21221 SE 20TH ST
90	10	042406	9050	1109 228TH AVE SE
90	10	042406	9061	22011 SE 20TH ST
90	10	042406	9092	1121 228TH AVE SE
90	10	042406	9092	1121 228TH AVE SE
90	10	042406	9144	2030 212TH AVE SE
90	10	042406	9255	801 228TH AVE SE
90	10	042406	9256	825 228TH AVE SE
90	10	052406	9014	20777 SE 16TH ST
90	10	082406	9202	3350 EAST LAKE SAMMAMISH PKWY SE
90	10	092406	9020	
90	10	092406	9243	3717 PROVIDENCE POINT DR SE
90	10	092406	9301	3601 228TH AVE SE
90	10	102406	9007	3050 228TH AVE SE
90	10	102406	9008	2908 228TH AVE SE
90	10	102406	9010	
90	10	102406	9021	3522 ISSAQUAH-PINE LAKE RD SE
90	10	102406	9024	2904 228TH AVE SE
90	10	102406	9041	3200 ISSAQUAH-PINE LAKE RD SE
90	10	102406	9111	2830 228TH AVE SE
90	10	102406	9143	3924 ISSAQUAH-PINE LAKE RD SE
90	10	102406	9143	3924 ISSAQUAH-PINE LAKE RD SE
90	10	102406	9144	2936 228TH AVE SE
90	10	102406	9192	3425 ISSAQUAH-PINE LAKE RD SE
90	10	102406	9198	2834 228TH AVE SE
90	10	102406	9212	
90	10	112406	9006	
90	10	112406	9091	25100 SE KLAHANIE BLVD
90	10	122406	9015	26700 SE ISSAQUAH-FALL CITY RD
90	10	122406	9018	26529 SE DUTHIE HILL RD
90	10	122406	9018	26529 SE DUTHIE HILL RD
90	10	124010	0114	922 216TH AVE NE
90	10	124110	0010	
90	10	124110	0020	
90	10	124110	0021	
90	10	124110	0022	234 228TH AVE SE
90	10	124110	0023	
90	10	124110	0042	22828 SE 6TH PL
90	10	124110	0045	22818 SE 8TH ST
90	10	124110	0045	22818 SE 8TH ST
90	10	132406	9062	26205 SE ISSAQUAH-FALL CITY RD
90	10	142406	9014	24850 SE ISSAQUAH-FALL CITY RD

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	10	142406	9084	25237 SE ISSAQUAH-FALL CITY RD
90	10	142406	9095	24635 SE ISSAQUAH-FALL CITY RD
90	10	142406	9102	25400 SE ISSAQUAH-FALL CITY RD
90	10	142406	9104	
90	10	152406	9008	
90	10	162406	9001	
90	10	162406	9029	4443 228TH AVE SE
90	10	162406	9031	4461 228TH AVE SE
90	10	162406	9033	22535 SE HIGHLAND CIR
90	10	162406	9094	4135 PROVIDENCE POINT DR SE
90	10	212506	9050	3600 SAHALEE WAY NE
90	10	272506	9004	1801 244TH AVE NE
90	10	272506	9016	1035 244TH AVE NE
90	10	272506	9027	1757 244TH AVE NE
90	10	272506	9032	23305 NE 14TH ST
90	10	272506	9065	24120 NE 8TH ST
90	10	272506	9083	23004 NE 8TH ST
90	10	272506	9102	23823 NE 22ND ST
90	10	272506	9144	
90	10	282506	9033	825 228TH AVE NE
90	10	282506	9041	1851 228TH AVE NE
90	10	282506	9055	1725 216TH AVE NE
90	10	282506	9076	21512 NE 16TH ST
90	10	282506	9081	21300 NE 16TH ST
90	10	322506	9299	426 EAST LAKE SAMMAMISH PKWY SE
90	10	332506	9001	721 228TH AVE NE
90	10	332506	9013	207 228TH AVE NE
90	10	332506	9016	
90	10	332506	9085	22407 SE 4TH ST
90	10	332506	9086	
90	10	332506	9091	
90	10	332506	9100	22522 NE INGLEWOOD HILL RD
90	10	332506	9100	22522 NE INGLEWOOD HILL RD
90	10	332506	9109	
90	10	332506	9110	
90	10	332506	9111	
90	10	332506	9112	
90	10	332506	9138	22515 SE 4TH ST
90	10	332506	9151	
90	10	332506	9156	22512 NE INGLEWOOD HILL RD
90	10	332506	9164	
90	10	332506	9168	
90	10	332506	9178	
90	10	342506	9005	723 233RD AVE NE
90	10	342506	9009	
90	10	342506	9017	120 228TH AVE NE
90	10	342506	9021	
90	10	342506	9027	
90	10	342506	9029	400 228TH AVE NE
90	10	342506	9031	
90	10	342506	9032	

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	10	342506	9037	
90	10	342506	9039	336 228TH AVE NE
90	10	342506	9041	
90	10	342506	9042	
90	10	342506	9046	
90	10	342506	9051	
90	10	342506	9056	
90	10	342506	9058	22911 NE 4TH ST
90	10	342506	9069	
90	10	342506	9070	
90	10	342506	9074	
90	10	342506	9091	232 228TH AVE SE
90	10	342506	9100	
90	10	342506	9101	
90	10	358230	0010	703 228TH AVE NE
90	10	358230	0020	22647 NE INGLEWOOD HILL RD
90	10	358230	0029	625 228TH AVE NE
90	10	358230	0030	
90	10	358230	0040	22631 NE INGLEWOOD HILL RD
90	10	358230	0050	26603 NE INGLEWOOD HILL RD
90	10	358230	0090	22637 NE INGLEWOOD HILL RD
90	10	390530	0030	4598 KLAHANIE DR SE
90	10	605550	0005	3414 EAST LAKE SAMMAMISH PKWY SE
90	10	679104	0000	22727 SE 29TH ST
90	10	679160	0070	2850 228TH AVE SE
90	10	679160	0080	2912 228TH AVE SE
90	10	679160	0130	2930 228TH AVE SE
90	10	679510	0703	2935 228TH AVE SE
90	10	750400	1481	2040 210TH CIR NE
90	10	750402	1571	3520 SAHALEE WAY NE
90	10	752546	0020	410 228TH AVE NE
90	10	752546	0070	500 228TH AVE NE
90	10	752546	0100	740 228TH AVE NE
90	10	752705	0010	301 228TH AVE SE
90	10	752705	0020	
90	10	869130	1385	2020 TROSSACHS BLVD SE
90	45	022505	9035	
90	45	022505	9083	15202 NE 80TH ST
90	45	022505	9112	9040 WILLOWS RD NE
90	45	022505	9118	8547 152ND AVE NE
90	45	022505	9127	9150 WILLOWS RD NE
90	45	022505	9128	153RD AVE NE
90	45	022505	9129	153RD AVE NE
90	45	022505	9161	
90	45	022505	9171	8660 WILLOWS RD NE
90	45	022505	9183	15435 NE 92ND ST
90	45	022505	9185	8702 152ND AVE NE
90	45	022505	9194	8901 WILLOWS RD NE
90	45	022505	9197	8708 WILLOWS RD NE
90	45	022505	9207	15320 NE 92ND ST
90	45	022505	9217	14907 NE 95TH ST

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	45	022505	9220	8810 152ND AVE NE
90	45	022505	9221	8920 152ND AVE NE
90	45	022505	9222	15213 NE 90TH ST
90	45	022505	9224	8990 154TH AVE NE
90	45	022505	9229	8501 152ND AVE NE
90	45	022505	9230	8600 152ND AVE NE
90	45	022505	9232	NE 90TH ST
90	45	022505	9235	WILLOWS RD
90	45	022505	9241	8635 154TH AVE NE
90	45	032505	9002	9221 WILLOWS RD
90	45	032505	9004	NE 91ST ST
90	45	032505	9018	NE 87TH ST
90	45	032505	9019	NE 91ST ST
90	45	032505	9117	9125 WILLOWS RD NE
90	45	032505	9125	13205 NE 85TH ST
90	45	032505	9148	NE 91ST ST
90	45	032505	9172	
90	45	032505	9176	NE 91ST ST
90	45	032505	9177	14609 NE 91ST ST
90	45	032505	9178	9045 WILLOWS RD NE
90	45	032505	9181	NE 91ST ST
90	45	032505	9194	14712 NE 91ST ST
90	45	032505	9199	14612 NE 91ST ST
90	45	032505	9200	14640 NE 91ST ST
90	45	032505	9203	14535 NE 91ST ST
90	45	032505	9205	14520 NE 91ST ST
90	45	032505	9206	14540 NE 91ST ST
90	45	032505	9207	14560 NE 91ST ST
90	45	032505	9236	NE 87TH ST
90	45	032505	9237	NE 87TH ST
90	45	032505	9241	9015 WILLOWS RD NE
90	45	102505	9027	7311 148TH AVE NE
90	45	102505	9078	13635 NE 80TH ST
90	45	102505	9119	13505 NE 75TH ST
90	45	102505	9124	13801 NE 80TH ST
90	45	112505	9006	
90	45	112505	9096	7421 LEARY WAY NE
90	45	112505	9099	
90	45	112505	9102	7251 WEST LAKE SAMMAMISH PKWY NE
90	45	388230	0100	
90	45	573450	0000	14615 C NE 91ST ST A
90	45	720170	0010	14980 NE 90TH ST
90	45	720170	0020	
90	45	720170	0030	9003 151ST AVE NE
90	45	720170	0040	9117 151ST AVE NE
90	45	720170	0050	9165 151ST AVE NE
90	45	720170	0051	9225 151ST AVE NE
90	45	720170	0052	9145 151ST AVE NE
90	45	720170	0053	9215 151ST AVE NE
90	45	720170	0060	9345 151ST AVE NE
90	45	720170	0062	9255 151ST AVE NE

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	45	720170	0065	9449 151ST AVE NE
90	45	720170	0068	9289 151ST AVE NE
90	45	720170	0072	9320 151ST AVE NE
90	45	720170	0073	15210 NE 92ND ST
90	45	720170	0074	15230 NE 92ND ST
90	45	720170	0081	15207 NE 92ND ST
90	45	720170	0082	15235 NE 92ND ST
90	45	720170	0095	14955 NE 90TH ST
90	45	856250	0450	7616 139TH PL NE
90	45	885890	0010	9900 WILLOWS RD NE
90	45	885890	0010	9900 WILLOWS RD NE
90	45	943050	0021	14570 NE 95TH ST
90	45	943050	0052	14870 NE 95TH ST
90	45	943050	0060	14920 NE 95TH ST
90	45	943050	0070	15020 NE 95TH ST
90	45	943050	0071	15030 NE 95TH ST
90	45	943050	0073	15036 NE 95TH ST
90	45	943050	0090	15110 NE 95TH ST
90	45	943050	0092	15130 NE 95TH ST
90	45	943050	0100	15212 NE 95TH ST
90	45	943050	0120	9680 153RD AVE NE
90	45	943050	0121	9660 153RD AVE NE
90	45	943530	0091	
90	45	943530	0123	
90	55	012505	9025	7956 178TH PL NE
90	55	012505	9038	
90	55	012505	9045	17980 NE UNION HILL RD
90	55	012505	9051	
90	55	012505	9081	17750 NE UNION HILL RD
90	55	012505	9107	7760 178TH PL NE
90	55	012505	9122	17602 NE UNION HILL RD
90	55	012505	9131	
90	55	012505	9148	17950 NE UNION HILL RD
90	55	012505	9187	
90	55	012505	9188	
90	55	012505	9189	
90	55	062506	9013	
90	55	062506	9015	18100 UNION HILL RD
90	55	062506	9015	18100 UNION HILL RD
90	55	062506	9018	19114 NE 84TH ST
90	55	062506	9019	18816 NE UNION HILL RD
90	55	062506	9020	19220 UNION HILL RD
90	55	062506	9028	NE 84TH ST
90	55	062506	9034	19340 UNION HILL RD
90	55	062506	9035	
90	55	062506	9039	18844 NE 84TH ST
90	55	062506	9041	8216 192ND AVE NE
90	55	062506	9044	8504 192ND AVE NE
90	55	062506	9063	NE 84TH ST
90	55	062506	9072	NE 84TH ST
90	55	062506	9104	19150 UNION HILL RD

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	55	062506	9105	19205 NE UNION HILL RD
90	55	062506	9113	19380 UNION HILL RD
90	55	062506	9129	
90	55	062506	9136	NE UNION HILL RD
90	55	062506	9139	
90	55	062506	9141	
90	55	062506	9151	
90	55	062506	9152	
90	55	062506	9157	
90	55	062506	9159	
90	55	062506	9160	
90	55	072506	9005	7237 196TH AVE NE
90	55	072506	9010	7018 180TH AVE NE
90	55	072506	9033	7039 196TH AVE NE
90	55	072506	9034	6295 196TH AVE NE
90	55	072506	9041	19101 UNION HILL RD
90	55	072506	9064	18120 NE 68TH ST
90	55	072506	9070	18065 REDMOND WAY
90	55	072506	9076	7004 180TH AVE NE
90	55	072506	9084	185TH AVE NE
90	55	072506	9085	NE UNION HILL RD
90	55	072506	9097	6848 180TH AVE NE
90	55	072506	9113	18130 REDMOND WAY
90	55	072506	9114	18150 NE REDMOND-FALL CITY RD
90	55	072506	9118	18065 REDMOND WAY
90	55	072506	9125	7404 180TH AVE NE
90	55	072506	9126	
90	55	072506	9127	7200 180TH AVE NE
90	55	072506	9127	7200 180TH AVE NE
90	55	072506	9128	
90	55	072506	9133	
90	55	072506	9134	
90	55	072506	9135	7241 185TH AVE NE
90	55	072506	9137	
90	55	072506	9141	
90	55	072506	9143	18690 NE 173RD ST
90	55	072506	9145	
90	55	112505	9016	
90	55	112505	9147	
90	55	113790	0010	6651 E LAKE SAMMAMISH PKWY NE
90	55	113790	0020	6535 E LAKE SAMMAMISH PKWY NE
90	55	122505	9003	180TH AVE NE
90	55	122505	9004	7822 178TH PL NE
90	55	122505	9012	180TH AVE NE
90	55	122505	9037	16325 NE MARYMOOR WAY
90	55	122505	9042	
90	55	122505	9043	6505 176TH AVE NE
90	55	122505	9058	7708 180TH AVE NE
90	55	122505	9092	17950 NE REDMOND WAY
90	55	122505	9101	17443 NE 70TH ST
90	55	122505	9122	6740 REDMOND-FALL CITY RD

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	55	122505	9151	180TH AVE NE
90	55	122505	9183	17351 NE 70TH ST
90	55	122505	9187	
90	55	122505	9189	17825 NE 65TH ST
90	55	122505	9193	
90	55	122505	9194	17595 NE 70TH ST
90	55	122505	9195	17525 NE 65TH ST
90	55	122505	9210	178TH PL NE
90	55	122505	9260	
90	55	122505	9261	
90	55	122505	9265	
90	55	122505	9267	
90	55	122505	9272	
90	55	122505	9273	
90	55	128630	0010	
90	55	128630	0012	
90	55	128630	0020	
90	55	131830	0010	18210 REDMOND-FALL CITY RD
90	55	131830	0160	
90	55	131830	0173	
90	55	182506	9014	
90	55	182506	9120	
90	55	221295	0020	18317 NE 76TH ST
90	55	221295	0030	NE 76TH ST
90	55	221295	0031	18455 NE 76TH ST
90	55	221295	0032	18459 NE 76TH ST
90	55	221295	0033	185TH AVE NE
90	55	221295	0040	7554 185TH AVE NE
90	55	221295	0050	185TH AVE NE
90	55	221295	0060	7760 185TH AVE NE
90	55	221295	0061	7730 185TH AVE NE
90	55	221295	0062	7710 185TH AVE NE
90	55	221295	0070	185TH AVE NE
90	55	221295	0100	18080 NE 76TH ST
90	55	240050	0050	17617 NE 65TH ST
90	55	306610	0021	
90	55	306610	0040	17621 NE REDMOND WAY
90	55	306610	0041	17809 REDMOND WAY
90	55	306610	0043	17657 REDMOND WAY
90	55	306610	0044	
90	55	306610	0045	
90	55	346940	0010	18120 NE 76TH ST
90	55	346940	0030	NE 76TH ST
90	55	346940	0040	18100 NE 76TH ST
90	55	386520	0010	6536 EAST LAKE SAMMAMISH PKWY NE
90	55	386520	0020	6534 EAST LAKE SAMMAMISH PKWY NE
90	55	519550	0020	17619 NE 67TH CT
90	55	519550	0030	17635 NE 67TH CT
90	55	519550	0050	17720 NE 65TH ST
90	55	519550	0100	17622 NE 67TH CT
90	55	519550	0120	17550 NE 67TH CT

AREA 90 PHYSICAL INSPECTION 2024

GEO	NBHD	MAJOR	MINOR	ADDRESS
90	55	519550	0120	17550 NE 67TH CT
90	55	519550	0130	17460 NE 67TH CT
90	55	519550	0140	17360 NE 67TH CT
90	55	519550	0141	
90	55	519550	0170	17520 NE 67TH CT
90	55	519550	0180	17275 NE 67TH CT
90	55	664868	0040	7140 180TH AVE NE
90	55	719893	0040	17977 NE 76TH ST
90	55	719894	0010	7410 185TH AVE NE
90	55	719894	0020	7310 185TH AVE NE
90	55	719895	0070	18620 NE 67TH CT
90	55	719895	0106	6502 185TH AVE NE
90	55	719895	0150	
90	55	720240	0111	17800 76TH AVE NE
90	55	880200	0030	18600 NE 65TH ST
90	55	880200	0050	
90	55	880200	0060	
90	55	880785	0010	18655 NE UNION HILL RD
90	55	880785	0020	

Improved Sales Calc for Area 095 with Sales Used

3/26/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	030	174990	0091	640	3102145	\$137,500	02/25/21	\$214.84	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	025	282406	9326	21,311	3105463	\$11,200,000	03/16/21	\$525.55	EDNETICS, INC	UC	Office Building	1	Y	
095	020	212406	9032	10,692	3106546	\$4,500,000	03/19/21	\$420.88	ABRA AUTO BODY REPAIR	MU	Service Building	1	Y	
095	025	282406	9059	4,800	3111897	\$1,749,600	04/13/21	\$364.50	MIXED USE COMMERCIAL BUILDING	CBD	Retail Store	1	Y	
095	030	213070	0470	6,744	3125884	\$1,575,000	06/16/21	\$233.54	Duvall Market (See 0445 & 0460 Eco Unit)	OT	Retail Store	3	26	Imp changed after sale; not in ratio
095	030	174990	0090	1,328	3130114	\$315,000	06/30/21	\$237.20	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	020	222406	9134	19,575	3134590	\$9,200,000	07/15/21	\$469.99	Eastridge Christian Assembly Church	SF-SL	Church/Welfare/Relig Srvc	1	34	Use-change after sale; not in ratio
095	060	780780	0660	3,166	3135540	\$895,000	07/26/21	\$282.69	OneMish Lodge	H-C	Historic Prop(Residence)	1	Y	
095	025	527910	0340	2,460	3136090	\$1,200,000	07/28/21	\$487.80	B & T Design & Engineering	MF-H	Single Family(Res Use/Zone)	1	26	Imp changed after sale; not in ratio
095	045	152308	9019	2,585	3148778	\$1,035,000	09/24/21	\$400.39	Riverbend Cafe	RA2.5	Restaurant/Lounge	1	Y	
095	055	673070	0335	1,404	3150012	\$2,250,000	09/30/21	\$1,602.56	Fall City MH Park	R4	Mobile Home Park	2	Y	
095	025	363043	0030	1,249	3152603	\$975,000	10/15/21	\$780.62	ISSAQUAH PROFESSIONAL BUILDING	MU	Condominium(Office)	1	Y	
095	040	786300	0040	1,572	3166784	\$750,000	12/27/21	\$477.10	Scott's Dairy Freeze	DC	Restaurant(Fast Food)	1	Y	
095	060	262611	9107	4,848	3170286	\$607,941	01/24/22	\$125.40	Smokey's Restaurant & Brewery	R	Restaurant/Lounge	1	Y	
095	050	262407	9066	30,850	3170737	\$13,000,000	01/26/22	\$421.39	Snoqualmie Village Retail #5	MU	Retail(Line/Strip)	1	Y	
095	055	247590	0210	2,022	3176321	\$400,000	03/04/22	\$197.82	Family Dental Clinic	CBSO	Medical/Dental Office	1	Y	
095	025	363043	0020	1,365	3181028	\$975,000	03/11/22	\$714.29	ISSAQUAH PROFESSIONAL BUILDING	MU	Condominium(Office)	1	Y	
095	020	282406	9346	6,277	3183378	\$4,570,000	04/04/22	\$728.05	Meadow Creek Office Park - Bldg A (Loving Dentistry	MU	Medical/Dental Office	1	34	Use-change after sale; not in ratio
095	020	884350	0138	7,992	3190722	\$3,400,000	05/16/22	\$425.43	Shirey Place	IC	Office Building	1	Y	
095	040	102308	9270	2,568	3201445	\$1,200,000	06/20/22	\$467.29	Michael's Auto Repair	NB	Service Building	1	26	Imp changed after sale; not in ratio
095	030	154950	0291	1,322	3199130	\$355,000	07/06/22	\$268.53	CHERRY VALLEY LODGE	RA5	Art Gallery/Museum/Soc Srvc	1	Y	
095	055	322407	9124	16,456	3211942	\$4,300,000	09/20/22	\$261.30	Delta Pollution Control	IP	Industrial(Gen Purpose)	1	Y	
095	030	154950	0391	1,440	3211492	\$402,500	09/26/22	\$279.51	Storage Garage/Shop	RA5	Service Building	1	Y	
095	025	745090	0080	18,752	3216051	\$6,737,700	10/28/22	\$359.31	MORGAN MOTORS	UC	Industrial(Light)	1	Y	
095	055	247590	0085	1,600	3216962	\$507,000	11/01/22	\$316.88	SAHARA PIZZA	CBSO	Retail Store	1	26	Imp changed after sale; not in ratio
095	020	797150	0560	2,408	3217595	\$1,780,000	11/14/22	\$739.20	STARPOINT CONDOMINIUM	UV	Condominium(Mixed Use)	1	Y	
095	035	865830	1725	2,492	3218928	\$848,000	11/18/22	\$340.29	TOLT STUDIO	CBD	Retail Store	2	Y	
095	040	152308	9117	4,427	3219480	\$1,125,000	11/28/22	\$254.12	HALLAMORE HOMES	EP-1	Single Family(C/I Use)	1	Y	
095	040	857190	0015	6,909	3222585	\$2,500,000	01/03/23	\$361.85	North Bend Bar & Grill	DC	Restaurant/Lounge	2	Y	
095	050	322408	9114	3,557	3224077	\$1,500,000	01/14/23	\$421.70	Snoqualmie Falls Credit Union	BG	Bank	1	34	Use-change after sale; not in ratio
095	030	213070	0290	1,470	3226443	\$500,000	02/15/23	\$340.14	SNO-VALLEY TAX	OT	Retail Store	1	Y	
095	030	213070	0655	1,605	3237031	\$800,000	05/12/23	\$498.44	Studio Beju	OT	Retail Store	1	Y	
095	030	174990	0940	1,151	3239740	\$335,000	05/30/23	\$291.05	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	Y	
095	020	127530	0045	2,250	3244094	\$1,350,000	06/28/23	\$600.00	LifeStance Health	MU	Single Family(C/I Use)	1	Y	
095	025	282406	9079	7,000	3245179	\$3,300,000	07/07/23	\$471.43	Sammamish Escrow Bldg	CBD	Office Building	1	Y	
095	020	362980	0405	3,402	3253884	\$3,670,000	09/11/23	\$1,078.78	Lakeside Montessori - Highlands Campus	UV	Daycare Center	1	46	Non-representative sale; not in ratio
095	050	784920	0355	1,490	3257073	\$554,942	10/06/23	\$372.44	Mini Treehouse	BR2	Retail Store	1	Y	
095	030	174990	0210	2,693	3259013	\$647,000	10/25/23	\$240.25	COPPER HILL SQUARE CONDOMINIUM	Co	Condominium(Mixed Use)	1	Y	
095	020	884350	0124	3,037	3259839	\$950,000	10/31/23	\$312.81	Minuteman Press	IC	Single Family(C/I Use)	1	Y	
095	025	884390	0512	5,800	3264352	\$2,450,000	12/14/23	\$422.41	T Armstrong Cars/Northwest European Autos	MUR	Warehouse	1	Y	
095	050	322408	9052	1,200	3268629	\$525,000	01/30/24	\$437.50	Auto Service Repair	BG	Service Building	1	Y	

Improved Sales Calc for Area 095 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	035	865830	1765	3,168	3270480	\$900,000	02/14/24	\$284.09	Carnation Cafe	CBD	Restaurant/Lounge	1	Y	
095	050	784920	0625	1,500	3272460	\$644,000	02/17/24	\$429.33	Got Rice Chinese Restaurant	FBMU	Restaurant/Lounge	1	Y	
095	035	152507	9043	0	3272090	\$4,000,000	02/29/24	\$0.00	Carnation Mobile Haven	RMHP	Mobile Home Park	1	Y	

Improved Sales Calc for Area 095 with Sales Not Used

3/26/2024

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	030	154950	0291	1,322	3105014	\$1,500	02/27/21	\$1.13	CHERRY VALLEY LODGE	RA5	Art Gallery/Museum/Soc Srvc	1	24	Easement or right-of-way
095	050	784920	1695	2,350	3108935	\$605,000	03/31/21	\$257.45	Sno-Valley Youth & Family	RC	Church/Welfare/Relig Srvc	1	26	Imp changed after sale; not in ratio
095	025	292406	9065	1,400	3111501	\$800,000	04/08/21	\$571.43	Evergreen Massage Therapy	UC	Single Family(C/I Use)	1	15	No market exposure
095	040	786300	0020	1,151	3116554	\$370,000	05/03/21	\$321.46	Chaplin Used Cars	DC	Service Building	1	44	Tenant
095	050	784920	1785	1,228	3131604	\$435,000	06/16/21	\$354.23	Country Junction Preschool	RC	Daycare Center	2	26	Imp changed after sale; not in ratio
095	035	102507	9003	5,376	3130823	\$125,000	06/24/21	\$23.25	SNO-VALLEY AUTO REBUILD	A35	Industrial(Light)	1	44	Tenant
095	040	857090	0244	7,685	3131577	\$1,400,000	07/08/21	\$182.17	Retail & Apts.	DC	Retail Store	1	74	Contamination
095	025	235430	0720	2,660	3147564	\$850,000	09/14/21	\$319.55	Commercial Office	MF-H	Single Family(C/I Use)	1	46	Non-representative sale
095	055	322407	9125	22,630	3153229	\$6,789,000	10/20/21	\$300.00	Preston Business Park	IP	Industrial(Gen Purpose)	1	15	No market exposure
095	060	252611	9058	2,880	3156315	\$465,000	10/20/21	\$161.46	Mansfield's 1st & Last Chance Espresso	NB	Retail Store	1	46	Non-representative sale
095	055	322407	9038	11,584	3157289	\$5,100,000	10/26/21	\$440.26	Preston General Store	NB	Shopping Ctr(Nghbrhood)	1	51	Related party, friend, or neighbor
095	030	174990	0093	776	3166996	\$145,000	12/28/21	\$186.86	COPPER HILL SQUARE CONDOMINIUM	MU12	Condominium(Mixed Use)	1	46	Non-representative sale
095	050	784920	2975	3,600	3180125	\$828,000	03/28/22	\$230.00	OFFICE BUILDING	BR1	Office Building	1	51	Related party, friend, or neighbor
095	055	072407	9012	0	3181291	\$2,070,000	03/31/22	\$0.00	Cleveland High School Memorial Forest	RASP	Campground	2	68	Non-gov't to gov't
095	050	784920	1525	2,398	3188015	\$1,400,000	04/22/22	\$583.82	RIVER TREE DENTAL CARE	BR2	Medical/Dental Office	2	51	Related party, friend, or neighbor
095	040	857090	0259	705	3194415	\$42,205	05/23/22	\$59.87	Rio Bravo	DC	Restaurant(Fast Food)	1	68	Non-gov't to gov't
095	025	884390	0090	4,059	3200676	\$1,500,000	07/06/22	\$369.55	SUMMIT LIFE CHURCH	MUR	Church/Welfare/Relig Srvc	1	51	Related party, friend, or neighbor
095	055	142407	9063	3,032	3215625	\$733,700	10/27/22	\$241.99	FALL CITY GRILL	RA10P	Restaurant/Lounge	1	68	Non-gov't to gov't
095	030	132606	9132	6,478	3231302	\$16,800	12/06/22	\$2.59	Duvall Sewer Treatment Plant	PF	Utility, Public	1	24	Easement or right-of-way
095	050	322408	9029	3,144	3232912	\$260,000	04/07/23	\$82.70	Western Machine	BG	Service Building	2	15	No market exposure
095	055	247590	0305	5,400	3241775	\$1,050,000	06/12/23	\$194.44	Farmhouse Market	CBSO	Grocery Store	1	15	No market exposure
095	050	785181	0020	1,923	3256060	\$2,000,000	09/28/23	\$1,040.04	CHEVRON/MINI MARKET	MU	Conv Store with Gas	1	15	No market exposure
095	025	884350	0015	7,200	3262740	\$4,100,000	11/30/23	\$569.44	Triple X Restaurant & Offices	DR	Restaurant(Fast Food)	1	51	Related party, friend, or neighbor
095	020	272406	9194	7,500	3262896	\$4,000,000	12/01/23	\$533.33	Gerber Collision & Glass	IC	Service Building	1	15	No market exposure
095	050	784920	0605	4,251	3263742	\$1,540,000	12/11/23	\$362.27	Snoqualmie Laundry & Snoqualmie Running	FBMU	Retail Store	2	51	Related party, friend, or neighbor
095	030	174990	0215	2,056	3264250	\$360,000	12/14/23	\$175.10	COPPER HILL SQUARE CONDOMINIUM	Co	Condominium(Mixed Use)	1	51	Related party, friend, or neighbor
095	050	784920	0571	4,089	3268467	\$800,000	01/29/24	\$195.65	Verner Building	BR1	Office Building	1	17	Non-profit organization

Vacant Sales Calc for Area 095 with Sales Used

3/26/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	272406	9086	170,851	3163635	\$12,051,475	12/10/21	\$70.54	VACANT COMMERCIAL LAND	IC	Vacant(Commerci	1	Y	
095	025	202406	9065	17,424	3212618	\$420,000	09/24/22	\$24.10	VACANT LAND	VR	Vacant(Multi-fam	1	Y	
095	025	272406	9059	6,969	3160368	\$870,000	11/10/21	\$124.84	SFR/COMMERCIAL LAND	CBD	Single Family(C/I z	1	Y	
095	025	282406	9025	44,428	3253867	\$3,700,000	09/11/23	\$83.28	BANK OF AMERICA	CBD	Bank	1	Y	
095	025	292406	9002	174,240	3222607	\$14,000,000	12/30/22	\$80.35	Future Trailhead Apartments	UC	Utility, Private(Rac	1	Y	
095	025	292406	9061	16,110	3172479	\$692,000	02/11/22	\$42.95	Evergreen Massage	UC	Office Building	1	Y	
095	025	884390	0188	6,000	3098633	\$720,000	02/08/21	\$120.00	SFR/COMMERCIAL LAND	MUR	Single Family(C/I z	1	Y	
095	025	884430	0027	20,720	3185749	\$2,225,000	04/05/22	\$107.38	Future Towns on 7th Townhomes	MUR	Single Family(Res	2	Y	
095	025	884430	0030	36,864	3222703	\$3,950,000	01/03/23	\$107.15	Future Towns on 7th Townhomes	MUR	Mobile Home	4	Y	
095	030	213070	0250	14,396	3115241	\$360,000	04/27/21	\$25.01	Vacant Land	OT	Vacant(Commerci	2	Y	
095	030	213070	0405	25,132	3259633	\$475,000	10/31/23	\$18.90	Vacant Commercial Land	UT-1	Vacant(Commerci	2	Y	
095	030	213230	1110	63,314	3142885	\$900,000	08/30/21	\$14.21	Vacant Commercial Parcel	MU12	Vacant(Commerci	1	Y	
095	030	732580	0230	253,129	3152645	\$1,550,000	10/11/21	\$6.12	Vacant Lot	Co	Vacant(Commerci	1	Y	
095	035	865730	0145	18,540	3250264	\$505,000	08/17/23	\$27.24	Vacant Lot	MU	Vacant(Commerci	1	Y	
095	035	865730	0226	105,788	3187340	\$5,500,000	05/02/22	\$51.99	TOLT VILLAS	MU	Vacant(Commerci	1	Y	
095	035	865730	0245	12,144	3126355	\$150,000	06/16/21	\$12.35	City of Carnation Warehouse	MU	Vacant(Commerci	1	Y	
095	040	052308	9059	337,709	3229637	\$2,000,000	03/14/23	\$5.92	VACANT LAND	EP-1	Vacant(Commerci	1	Y	
095	040	092308	9039	26,265	3161021	\$728,000	11/22/21	\$27.72	VACANT COMMERCIAL LAND	DC	Vacant(Commerci	1	Y	
095	040	142308	9021	233,027	3162737	\$3,400,000	12/07/21	\$14.59	Rock Mountain Products, LLC	EP-1	Service Building	3	Y	
095	040	142308	9074	104,565	3145576	\$950,000	09/02/21	\$9.09	Vacant Commercial	EP-1	Vacant(Commerci	1	Y	
095	040	142308	9136	256,907	3165310	\$3,250,000	12/20/21	\$12.65	VACANT INDUSTRIAL LAND	EP-1	Vacant(Industrial)	3	Y	
095	040	541870	0043	81,624	3101122	\$915,000	02/12/21	\$11.21	Auto Repair Office & Apt	NB	Office Building	1	Y	
095	045	332311	9011	57,499	3267611	\$99,500	01/16/24	\$1.73	VACANT SITE	F	Vacant(Single-fam	1	Y	
095	055	302407	9112	427,759	3143956	\$390,000	09/03/21	\$0.91	Vacant Land	RA5P	Vacant(Single-fam	1	Y	

Vacant Sales Calc for Area 095 with Sales Not Used

3/26/2024

Area	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
095	020	363036	0050	53,976	3137890	\$3,399,000	08/09/21	\$62.97	Vacant Commercial Lot	UV	Vacant(Commerci	1	15	No market exposure
095	025	380090	0020	34,145	3141477	\$949,990	08/09/21	\$27.82	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3142700	\$1,000,000	08/09/21	\$29.29	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3142952	\$930,000	08/11/21	\$27.24	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3142908	\$999,990	08/17/21	\$29.29	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3148198	\$854,990	09/14/21	\$25.04	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3149122	\$850,000	09/14/21	\$24.89	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	380090	0020	34,145	3149193	\$929,990	09/15/21	\$27.24	KELKARI	MF-M	Vacant(Multi-fam	1		Residential
095	025	884390	0080	12,000	3205183	\$1,500,000	08/11/22	\$125.00	VACANT LAND	MUR	Vacant(Multi-fam	1	51	Related party, friend, or neighbor
095	030	213170	0720	10,147	3215918	\$56,100	10/27/22	\$5.53	Vacant Lots	UT-1	Vacant(Commerci	1	67	Gov't to non-gov't
095	035	865830	2030	7,323	3200453	\$680,000	07/12/22	\$92.86	VACANT COMMERCIAL LAND	CBD	Vacant(Commerci	1	68	Non-gov't to gov't
095	040	042308	9036	476,995	3136211	\$3,001,965	07/29/21	\$6.29	Vacant Lot	NB	Vacant(Commerci	6	18	Quit claim deed
095	040	042308	9036	476,995	3179377	\$13,750,000	03/14/22	\$28.83	Future Sirius Sports Complex	NB	Vacant(Commerci	6	15	No market exposure
095	040	142308	9010	503,237	3182745	\$31,020,000	04/08/22	\$61.64	Cedar River Partners Apartments	EP-1	Vacant(Multi-fam	1	46	Non-representative sale
095	040	142308	9190	222,376	3234788	\$8,000,000	04/26/23	\$35.98	CEDAR RIVER PARTNERS TOWNHOMES (ECC	EP-1	Vacant(Multi-fam	1	65	Plans and permits
095	040	142308	9190	222,376	3257860	\$1,166,492	10/17/23	\$5.25	RIVERCREST	EP-1	Vacant(Multi-fam	1	15	No market exposure
095	040	142308	9190	222,376	3267504	\$1,166,540	01/16/24	\$5.25	RIVERCREST	EP-1	Vacant(Multi-fam	1	51	Related party, friend, or neighbor
095	050	784920	0356	5,130	3224237	\$200,000	01/17/23	\$38.99	Outdoor Bar & Seating (w/ Minor 0360)	BR2	Vacant(Commerci	1	51	Related party, friend, or neighbor
095	050	784920	0635	28,800	3214554	\$475,000	10/14/22	\$16.49	VACANT COMMERCIAL LAND	BO	Vacant(Commerci	1	51	Related party, friend, or neighbor
095	055	302407	9005	199,762	3215986	\$375,000	10/27/22	\$1.88	VACANT LAND	RA5P	Vacant(Single-fam	1	51	Related party, friend, or neighbor
095	055	302407	9005	666,903	3217735	\$350,000	11/10/22	\$0.52	VACANT LAND	RA5P	Vacant(Single-fam	1	68	Non-gov't to gov't

Assessment Year 2024 Physically Inspected Properties

Area	Nbhd	Major	Minor	Situs Address
95	30	082607	9022	No Situs Address
95	30	122606	9013	17658 WEST SNOQUALMIE RIVER RD NE
95	30	122606	9021	26526 NE CHERRY VALLEY RD
95	30	132606	9012	15410 MAIN ST
95	30	132606	9028	26701 NE CHERRY VALLEY RD
95	30	132606	9029	No Situs Address
95	30	132606	9031	16201 MAIN ST
95	30	132606	9040	14907 MAIN ST
95	30	132606	9062	26220 NE STELLA ST
95	30	132606	9071	16205 MAIN ST
95	30	132606	9082	26302 NE VIRGINIA ST
95	30	132606	9092	16011 MAIN ST
95	30	132606	9109	15002 MAIN ST
95	30	132606	9112	15239 BROWN AVE NE
95	30	132606	9113	15020 MAIN ST
95	30	132606	9118	26225 NE BURHEN WAY
95	30	132606	9119	15003 MAIN ST
95	30	132606	9132	14525 MAIN ST
95	30	132606	9133	14823 MAIN ST
95	30	132606	9146	16015 MAIN ST
95	30	132606	9165	26331 NE VALLEY ST
95	30	132606	9166	26311 NE VALLEY ST
95	30	132606	9167	15100 MAIN ST
95	30	132606	9171	16111 MAIN ST
95	30	132606	9173	14701 MAIN ST
95	30	132606	9174	14701 MAIN ST
95	30	132606	9178	26330 NE KENNEDY DR
95	30	132606	9180	26410 NE KENNEDY DR
95	30	132606	9201	26200 NE BURHEN WAY
95	30	132606	9202	14905 MAIN ST
95	30	132606	9203	14825 275TH AVE NE
95	30	132606	9210	No Situs Address
95	30	132606	9211	No Situs Address
95	30	132606	9218	15215 BROWN AVE NE
95	30	132606	9229	No Situs Address
95	30	142606	9028	15915 WEST SNOQUALMIE VALLEY RD NE
95	30	154950	0271	31813 NE CHERRY VALLEY RD
95	30	154950	0291	16533 KELLY RD NE
95	30	154950	0391	18005 MOUNTAIN VIEW RD NE
95	30	172607	9053	No Situs Address
95	30	172607	9054	No Situs Address
95	30	174990	0000	14525 1ST LN NE
95	30	174990	0090	14524 MAIN ST NE
95	30	174990	0091	14524 MAIN ST NE
95	30	174990	0092	14524 MAIN ST NE
95	30	174990	0093	14524 MAIN ST NE
95	30	174990	0094	14524 MAIN ST NE
95	30	174990	0100	14524 MAIN ST NE
95	30	174990	0110	14524 MAIN ST NE
95	30	174990	0120	14524 MAIN ST NE

Assessment Year 2024 Physically Inspected Properties

Area	Nbhd	Major	Minor	Situs Address
95	30	174990	0121	14524 MAIN ST NE
95	30	174990	0210	14610 MAIN ST NE
95	30	174990	0215	14610 MAIN ST NE
95	30	174990	0910	14720 MAIN ST NE
95	30	174990	0920	14720 MAIN ST NE
95	30	174990	0930	14720 MAIN ST NE
95	30	174990	0940	14703 1ST LN NE
95	30	174990	0950	14703 1ST LN NE
95	30	174990	0960	14703 1ST LN NE
95	30	174990	0970	14606 MAIN ST NE
95	30	182607	9013	29000 NE 150TH ST
95	30	192607	9005	28000 NE 142ND PL
95	30	202607	9048	29229 NE BIG ROCK RD
95	30	212990	0010	15435 MAIN ST
95	30	212990	0020	15415 MAIN ST NE
95	30	212990	0030	15321 MAIN ST NE
95	30	212990	0060	No Situs Address
95	30	212990	0100	15101 MAIN ST
95	30	213070	0005	26301 NE CHERRY ST
95	30	213070	0040	15520 RIVERSIDE AVE NE
95	30	213070	0075	15510 RIVERSIDE AVE NE
95	30	213070	0080	15500 RIVERSIDE AVE NE
95	30	213070	0085	15505 RAILROAD AVE NE
95	30	213070	0095	15515 RAILROAD AVE NE
95	30	213070	0105	15525 RAILROAD AVE NE
95	30	213070	0130	15535 MAIN ST
95	30	213070	0135	15525 MAIN ST
95	30	213070	0145	15515 MAIN ST
95	30	213070	0155	15503 MAIN ST
95	30	213070	0160	15501 MAIN ST
95	30	213070	0170	15635 MAIN ST
95	30	213070	0175	15619 MAIN ST
95	30	213070	0195	15611 MAIN ST
95	30	213070	0210	15729 MAIN ST
95	30	213070	0230	15715 MAIN ST
95	30	213070	0240	15705 MAIN ST
95	30	213070	0250	15825 MAIN ST
95	30	213070	0285	15807 MAIN ST
95	30	213070	0290	15935 MAIN ST
95	30	213070	0295	15929 MAIN ST
95	30	213070	0300	15925 MAIN ST
95	30	213070	0305	15915 MAIN ST
95	30	213070	0310	15905 MAIN ST
95	30	213070	0365	15904 MAIN ST
95	30	213070	0385	15922 MAIN ST
95	30	213070	0390	15934 MAIN ST NE
95	30	213070	0405	26425 NE VIRGINIA ST
95	30	213070	0425	15801 1ST AVE NE
95	30	213070	0445	15802 MAIN ST
95	30	213070	0460	15810 MAIN ST

Assessment Year 2024 Physically Inspected Properties

Area	Nbhd	Major	Minor	Situs Address
95	30	213070	0470	15820 MAIN ST
95	30	213070	0485	15727 1ST AVE NE
95	30	213070	0505	15705 1ST AVE NE
95	30	213070	0545	15702 MAIN ST
95	30	213070	0550	No Situs Address
95	30	213070	0555	15720 MAIN ST
95	30	213070	0560	15726 MAIN ST
95	30	213070	0565	15728 MAIN ST
95	30	213070	0575	15732 MAIN ST NE
95	30	213070	0600	15605 1ST AVE NE
95	30	213070	0625	15602 MAIN ST
95	30	213070	0640	15614 MAIN ST
95	30	213070	0645	15620 MAIN ST
95	30	213070	0655	15630 MAIN ST
95	30	213070	0680	15525 1ST AVE NE
95	30	213070	0685	15520 MAIN ST
95	30	213070	0690	15508 MAIN ST NE
95	30	213070	0745	26531 NE STELLA ST
95	30	213070	0775	26525 NE STELLA ST
95	30	213070	0780	26521 NE STELLA ST
95	30	213070	0785	26511 NE STELLA ST
95	30	213070	0790	No Situs Address
95	30	213070	0810	15510 1ST AVE NE
95	30	213070	0830	No Situs Address
95	30	213070	0915	No Situs Address
95	30	213070	0930	15600 1ST AVE NE
95	30	213070	0960	26512 NE STELLA ST
95	30	213070	1136	26509 NE VIRGINIA ST
95	30	213070	1225	26515 NE BIRD ST
95	30	213070	1260	15902 1ST AVE NE
95	30	213070	1635	26631 NE CHERRY ST
95	30	213070	2405	100 RIVERSIDE AVE NE
95	30	213170	0045	15420 MAIN ST
95	30	213170	0085	15315 1ST AVE NE
95	30	213170	0125	No Situs Address
95	30	213170	0145	15330 BROWN AVE NE
95	30	213170	0165	26400 NE VALLEY ST
95	30	213170	0205	26400 NE VALLEY ST
95	30	213170	0220	26400 NE VALLEY ST
95	30	213170	0230	26401 NE RICHARDSON ST
95	30	213170	0260	26415 NE VALLEY ST
95	30	213170	0290	26401 NE VALLEY ST
95	30	213170	0475	26504 NE VALLEY ST
95	30	213170	0495	26510 NE VALLEY ST
95	30	213170	0720	15406 1ST AVE NE
95	30	213210	0010	26425 NE ALLEN ST
95	30	213230	1110	14241 MAIN ST NE
95	30	213230	1120	No Situs Address
95	30	213230	1130	14301 RAILROAD WAY NE
95	30	213302	0350	28200 NE 144TH ST

Assessment Year 2024 Physically Inspected Properties

Area	Nbhd	Major	Minor	Situs Address
95	30	242606	9023	No Situs Address
95	30	242606	9049	13510 CARNATION-DUVAL RD NE
95	30	242606	9051	14142 MAIN ST
95	30	242606	9089	14104 MAIN ST NE
95	30	242606	9090	14114 MAIN ST
95	30	242606	9091	No Situs Address
95	30	242606	9092	No Situs Address
95	30	282607	9022	32111 NE BIG ROCK RD
95	30	292607	9044	13116 ODELL RD NE
95	30	332607	9040	11530 320TH AVE NE
95	30	342607	9011	10320 KELLY RD NE
95	30	404550	0967	10644 EAST LAKE JOY DR NE
95	30	404650	0090	10801 313TH AVE NE
95	30	732580	0230	No Situs Address
95	30	750322	0000	No Situs Address
95	30	750322	0010	No Situs Address
95	30	750322	0020	No Situs Address
95	30	750322	0030	No Situs Address
95	30	856804	0050	No Situs Address
95	60	022610	9048	64201 NE STEVENS PASS HWY
95	60	022610	9074	19600 635TH AVE NE
95	60	122511	9002	NE STEVENS PASS HWY
95	60	142613	9001	93001 NE STEVENS PASS HWY
95	60	142613	9002	NE STEVENS PASS HWY
95	60	212611	9012	No Situs Address
95	60	212611	9020	NE STEVENS PASS HWY
95	60	252611	9011	74235 NE OLD CASCADE HWY
95	60	252611	9014	NE STEVENS PASS HWY
95	60	252611	9016	NE STEVENS PASS HWY
95	60	252611	9029	74510 NE STEVENS PASS HWY
95	60	252611	9033	74212 NE OLD CASCADE HWY
95	60	252611	9058	75400 NE STEVENS PASS HWY
95	60	252611	9063	74324 NE OLD CASCADE HWY
95	60	252611	9064	NE 122ND ST
95	60	252611	9065	75000 NE STEVENS PASS HWY
95	60	262611	9010	147 5TH ST N
95	60	262611	9017	RAILROAD AVE
95	60	262611	9038	14703 NE STEVENS PASS HWY
95	60	262611	9107	90000 NE STEVENS PASS HWY
95	60	262611	9110	148 5TH ST N
95	60	272611	9048	NE STEVENS PASS HWY
95	60	282608	9017	40809 NE NORTH FORK RD
95	60	282613	9019	88401 NE STEVENS PASS HWY
95	60	292613	9022	No Situs Address
95	60	292613	9032	No Situs Address
95	60	302613	9018	NE STEVENS PASS HWY
95	60	302613	9020	NE STEVENS PASS HWY
95	60	302613	9021	No Situs Address
95	60	506080	0005	105 RAILROAD AVE W
95	60	506130	0035	107 THELMA ST

Assessment Year 2024 Physically Inspected Properties

Area	Nbhd	Major	Minor	Situs Address
95	60	506130	0095	103 OLD CASCADE HWY W
95	60	506130	0110	105 OLD CASCADE HWY W
95	60	506130	0115	107 OLD CASCADE HWY W
95	60	506130	0200	NE OLD CASCADE HWY
95	60	506130	0210	No Situs Address
95	60	506180	0070	108 OLD CASCADE HWY W
95	60	506180	0095	100 5TH ST N
95	60	506330	0510	73930 NE OLD CASCADE HWY
95	60	780660	0035	64410 NE INDEX CREEK RD
95	60	780780	0225	103 3RD ST
95	60	780780	0230	RAILROAD AVE
95	60	780780	0235	RAILROAD AVE
95	60	780780	0270	112 4TH ST N
95	60	780780	0440	116 RAILROAD AVE E
95	60	780780	0445	No Situs Address
95	60	780780	0455	No Situs Address
95	60	780780	0460	No Situs Address
95	60	780780	0465	102 RAILROAD AVE
95	60	780780	0475	No Situs Address
95	60	780780	0480	No Situs Address
95	60	780780	0505	No Situs Address
95	60	780780	0520	333 RIVER DR W
95	60	780780	0580	No Situs Address
95	60	780780	0610	119 4TH ST N
95	60	780780	0645	104 RAILROAD AVE W
95	60	780780	0660	108 RAILROAD AVE N
95	60	780780	0670	110 RAILROAD AVE
95	60	780780	0675	100 RAILROAD AVE



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

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

North District

2024 Assessment Year



Department of Assessments