

Floating Homes & Houseboats

Area: 15-10 & 730

Commercial Revalue for 2025 Assessment Roll



Houseboats - Seattle



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Assessor

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Dear Property Owners,

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

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

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

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

In Service,

John Wilson

King County Assessor

Specialties 15 and 730
2025 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 730,000 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.

Floating Home Specialty Executive Summary



An end of the dock view at the Log Foundation dock in Eastlake.

Appraisal Date: 1/1/2025

Report Date: 6/18/2025

Specialty: Floating Homes - Specialties 15 & Condo Area 730

Sales: 35 Sales Analyzed from 1/5/2024 – 12/18/2024

Population: 671 Parcels (148 Condo, 310 Co-op, 178 Leased, 30 Other & 5 Unknown (new accounts). This includes floating homes, houseboats (aka house barges), floating boat sheds and floating storage sheds.

Values: The collective annual value increase for the structures was 5.09%. The collective annual increase for the slips and associated land was 0.45%.

Physical Inspection: North portion of the Eastlake neighborhood. 154 accounts were inspected.

Specialties 15 & 730
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 **King County**
Department of Assessments

Area Overview

The floating home specialty consists of several types of properties. Floating homes, houseboats, floating boatsheds, floating storage sheds, the docks associated with them and the slips they physically float on. The specialty also has several properties from the Residential division, where there is a waterfront residence on the parcel and a dock with floating homes, as well as Commercial Area 12, which is the waterfront specialty. In area 12, there are some commercial waterfront buildings or marinas that have floating homes.

Many floating homes typically have a moorage slip designated as a floating home moorage site, however several of them that lease slips and may even move to different marinas from time to time. There are several types of floating home moorage and ownership structures within the owned moorage and non-owned moorage categories.

In the owned moorage category, the two predominant ownership types are condominium and cooperative. With condominiums, the individual home is owned as a unit in the condominium community and the owner typically owns the floating home and the specific slip the home floats on. With cooperatives, the land and docks are owned in common by the cooperative and members own a membership share which is a portion of the real property. The floating homes are personal property and are assessed as such. Both ownership forms typically have a monthly fee, a Homeowners Association (HOA) fee in the case of the condominiums, and a monthly membership fee in the case of the cooperatives.

In the non-owned moorage category, the floating home is personal property, and the owner of the real property is the owner of the docks, slips and land. The Seattle Municipal Code (SMC) regulates properties that fall into this category as there is a long history of improved lease protection, rent control on moorage fees and first right of refusal for tenants in the event a moorage slip is to be sold.

In both owned and non-owned moorage categories, there are leases of submerged land adjacent to the owned or leased lands. These are typically lands owned by the City of Seattle or the Washington State Department of Natural Resources via aquatic land leases. There are also docks that use land on the shore end of their docks under Street Use Permits issued by the City of Seattle. These lands are part of the submerged road right of way for a submerged street end and in the case for Fairview Avenue East.

There are three primary floating home neighborhoods which include Westlake, Eastlake and Portage Bay. However, there are also marinas and docks with floating homes, houseboats (floating barges) or floating boatsheds in the UW, Gasworks Park, Northlake and Salmon Bay areas.

The valuation approach for the floating home specialty was via the market approach to value for the floating home slips. and a market based residual value for floating homes, houseboats & floating barges. And floating sheds were valued based on the market approach to value.

The slip valuation model was created and adjusted by looking at market sales and extrapolating the structure value to analyze market shifts in slip values. The slip model is below and was not adjusted from the previous year. This was from analyzing floating home sales, several floating home slip sales and by analyzing surrounding residential land values in each of the communities adjacent to the floating home communities.

2025 Assessment Year Slip Model

2025 AY Slip Model	
Grade	Slip Value
1	\$405,000
2	\$490,000
3	\$590,000
4	\$710,000
5	\$855,000
6	\$1,025,000
7	\$1,200,000
8	\$1,385,000
9	\$1,575,000
10	\$1,790,000
11	\$2,010,000
12	\$2,250,000
13	\$2,515,000

Model Grade Descriptions and Footnotes

2025 AY Slip Model Description				
Grade 1	Location, on shore or close proximity to shore			
	Limited or no lake access			
	Limited or no view			
	Fair to average parking			
	Fair to average common area Imps			
Grade 2	Location, on shore or close proximity to shore			
	Limited or no lake access			
	Limited or no view			
	Fair to average plus parking			
	Fair to average plus common area Imps			
Grade 3	Location, closer proximity to shore			
	Limited or no lake access			
	Limited to below average view			
	Average to good parking			
	Average to good common area Imps			
Grade 4	Location, toward middle of dock			
	Limited to average lake access			
	Limited to average view			
	Average to very good parking			
	Average to very good common area Imps			
Grade 5	Location, toward or in middle of dock			
	Above average to good lake access			
	Average to above average view			
	Average to very good parking			
	Average to very good common area Imps			
Grade 6	Location, middle to toward end of dock			
	Above average to very good lake access			
	Above average view to very good view			
	Average to very good parking			
	Average to excellent common area Imps			
Grade 7	Location, middle to toward end of dock			
	Good to very good lake access			
	Above average view to very good view			
	Above average to excellent parking			
	Above average to excellent common area Imps			
Grade 8	Location, toward end of dock			
	Good to very good lake access			
	Good to very good view			
	Good to excellent parking			
	Good to very good common area Imps			
Grade 9	Location, toward end of dock or open views			
	Good to excellent lake access			
	Good to excellent view			
	Good to excellent parking			
	Good to excellent common area Imps			
Grade 10	Location, end of dock or open views			
	Good to excellent lake access			
	Very good to excellent view			
	Very good to excellent parking			
	Very good to excellent common area Imps			
Grade 11	Location, end of dock or open views			
	Excellent lake access			
	Excellent view			
	Excellent parking			
	Excellent common area Imps			
Grade 12	Location, end of dock or open views			
	Excellent lake access			
	Nearly unmatched excellent view			
	Excellent parking			
	Excellent common area Imps			
Grade 13	Location, end of dock or open views			
	Excellent lake access			
	Unmatched excellent view			
	Excellent parking			
	Excellent common area Imps			

Note that these are typical attributes.

Slips that are 100% or partially over DNR or City of Seattle land are exempted proportionately.

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The floating home improvement model was originally created by a past floating home specialty appraiser and is comprised of cost to build data derived from analysis of market sales and via local floating home builder input.

The model starts with a Replacement Cost New (RCN) and then each home is adjusted for depreciation based on its condition rating. The following is a chart depicting the % of the total cost amount based on the condition. Thus, if a property is in “Average” condition it is depreciated 25% from the RCN for that property.

Condition Chart			
AY	Rank	% Good	Description
2025	1	60	Poor
2025	2	65	Fair
2025	3	70	Below Average
2025	4	75	Average
2025	5	80	Good
2025	6	85	Very Good
2025	7	90	Excellent

For the last five years, the model has shifted further to a market-based residual approach. Thus, market sales are analyzed, and the slip value is removed which yields a residual value for the structure. The values are analyzed using market sales and adjusted appropriately from the prior model. In addition, there are sales of floating homes on leased docks where only the structure sells. This allows for market-based analysis of the structure only. This occurs for houseboats as well and is even more common for houseboats given most marinas they are docked at are leased space.

See the following page for the detailed floating home structure model.

Floating Home Structure Model

2025 AY Floating Home Structure Model											
Grade 3- @ \$325 SF 1.5%				Grades 3 @ \$426 SF 1.5%				Grades 3+ @ \$487 SF 1.5%			
Average Minus				Average				Average Plus			
% Good	95%		\$309	% Good	95%		\$405	% Good	95%		\$463
	90% E		\$292		90% E		\$384		90% E		\$438
	85% VG		\$276		85% VG		\$362		85% VG		\$414
	80% Gd		\$260		80% Gd		\$341		80% Gd		\$390
	75% Av		\$244		75% Av		\$320		75% Av		\$365
	70% BA		\$227		70% BA		\$298		70% BA		\$341
	65% F		\$211		65% F		\$277		65% F		\$317
	60% P		\$195		60% P		\$256		60% P		\$292
Grades 4- @ \$519 SF -2.0%				Grades 4 @ \$595 SF 2.5%				Grades 4+ @ \$655 SF 4.0%			
Good Minus				Good				Good Plus			
% Good	95%		\$493	% Good	95%		\$565	% Good	95%		\$622
	90% E		\$467		90% E		\$535		90% E		\$590
	85% VG		\$441		85% VG		\$505		85% VG		\$557
	80% Gd		\$416		80% Gd		\$476		80% Gd		\$524
	75% Av		\$390		75% Av		\$446		75% Av		\$491
	70% BA		\$364		70% BA		\$416		70% BA		\$459
	65% F		\$338		65% F		\$386		65% F		\$426
	60% P		\$312		60% P		\$357		60% P		\$393
Grades 5- @ \$791 SF 2.0%				Grades 5 @ \$948 SF 2.5%				Grades 5+ @ \$1,134 SF 8.0%			
Excellent Minus				Excellent				Excellent Plus			
% Good	95%		\$751	% Good	95%		\$901	% Good	95%		\$1,077
	90% E		\$711		90% E		\$853		90% E		\$1,021
	85% VG		\$672		85% VG		\$806		85% VG		\$964
	80% Gd		\$632		80% Gd		\$758		80% Gd		\$907
	75% Av		\$593		75% Av		\$711		75% Av		\$851
	70% BA		\$553		70% BA		\$664		70% BA		\$794
	65% F		\$514		65% F		\$616		65% F		\$737
	60% P		\$474		60% P		\$569		60% P		\$680

Building Grade					
AY	Rank	Grade	Cost/SF	Bsmt/SF	Description
2025	1	3-	\$325	\$162	Average minus
2025	2	3	\$426	\$213	Average
2025	3	3+	\$487	\$244	Average plus
2025	4	4-	\$519	\$260	Good minus
2025	5	4	\$595	\$297	Good
2025	6	4+	\$655	\$328	Good plus
2025	7	5-	\$791	\$395	Excellent minus
2025	8	5	\$948	\$474	Excellent
2025	9	5+	\$1,134	\$567	Excellent plus

Additionally, it has been determined through market analysis that smaller houseboats (formerly called floating barges) and outright boats with living space, sell at a premium on a per square foot basis. In this case, smaller is defined as 1,000 square feet or less. Additional value per square foot adjustments have been made to these properties per the model below. This is specifically for houseboats and not more permanent floating homes. Houseboats are typically narrower, have a hull, are more easily movable than floating homes, and are often found in marinas where they lease space. There are a few marinas where the space is condominiumized, and the buyer can own both the space and the houseboat.

2025 AY Houseboat Model						
Condition percentage is adjusted by way of adding a premium to the value per foot per the premium in the marketplace for these smaller houseboats. This is accomplished by adding the % premium in the % Net Condition box for the property. What this does is take the RCN (Replacement Cost New) number for the structure and adds the % premium to that number to better reflect the market derived value for the houseboat.						
	Fair	Bel Avg	Avg	Gd	Vg	Ex
0- 200 SF Condition Adjustment	105%	115%	125%	135%	145%	155%
201-400 SF Condition Adjustment	90%	100%	110%	120%	130%	140%
401-600 SF Condition Adjustment	75%	85%	95%	105%	115%	125%
601-800 SF Condition Adjustment	65%	75%	85%	95%	105%	115%
800-1000 SF	60%	70%	80%	90%	100%	115%

Total Value

Application of the recommended values for the 2025 assessment year results in a total change from the 2024 assessments of +0.45% for slips and associated land. Floating Home structures increased in overall value by 5.09% for the 2025 assessment year. The adjustments in values are intended to improve uniformity and equalization.

CHANGE IN TOTAL ASSESSED VALUE			
2024 Total Value	2025 Total Value	\$ Change	% Change
\$432,939,190	\$434,877,200	\$ 1,938,010	0.45%

CHANGE IN TOTAL ASSESSED VALUE			
2024 Total Value	2025 Total Value	\$ Change	% Change
\$296,336,800	\$311,429,000	\$ 15,092,200	5.09%

Houseboat



Floating Home



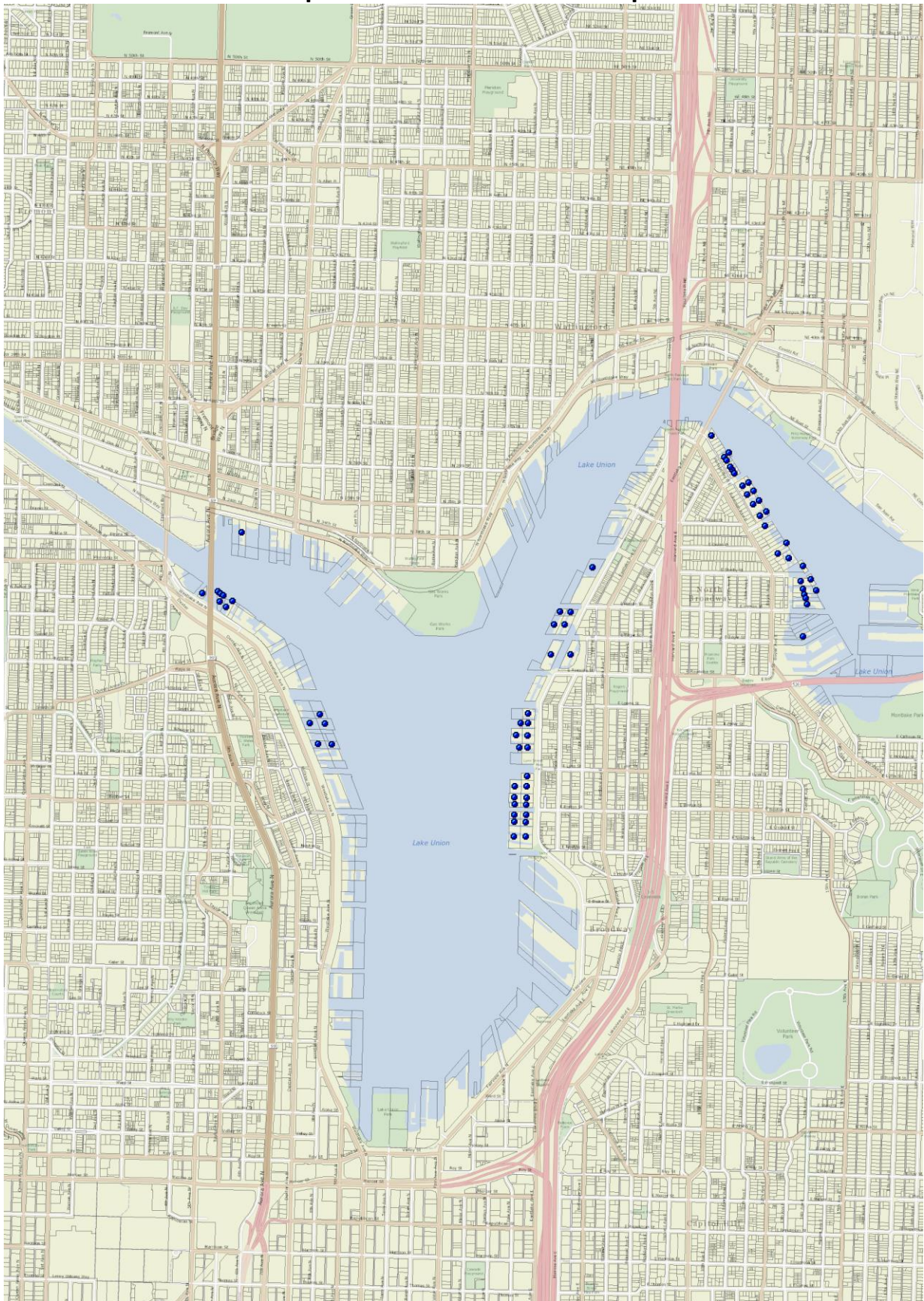
Floating Boatshed



Specialties 15 & 730
2025 Assessment Year

 **King County**
Department of Assessments

Specialties 15 & 730 Area Map



Specialties 15 and 730
Assessment Year 2025

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP 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.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- No one provided provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior year, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - 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

Commercial Appraiser II: Chris Savage

Date 6/18/2025

SALES USED USED 15 AND 730

Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF Assr	Year Built	Eff Year	Grade	Condition
Dox Co-op	Eastlake	Co-op	408880-2235 & 24521551	\$492,500	\$1,145	N	FH	12/18/2024	320	1970	2014	Good Plus	Excellent
North Hamlin Pier	Eastlake	Leased	408880-2070 & 28771509	\$747,000	\$1,217	Y	FH	12/17/2024	614	1930	1995	Good Plus	Very Good
Wandesforde Dock	Eastlake	Leased	408880-2435 & 13425202	\$572,000	\$466	Y	FH	12/2/2024	1,191	1930	2004	Good	Good
Westlake Marina	Westlake	Leased	408880-3980 & 35082726	\$350,000	\$450	Y	HB	11/22/2024	690	1988	2008	Good Minus	Very Good
Wandesforde Dock	Eastlake	Leased	408880-2435 & 17223900	\$1,000,000	\$1,333	Y	FH	11/18/2024	750	1980	2005	Good Plus	Excellent
Fairview Moorings Condo	Eastlake	Condo	246841-0060	\$800,000	\$1,536	N	FH	10/30/2024	521	1930	1999	Average Plus	Good
Fairview Curve/Land Union Landing Condo & Marina	Eastlake	Leased	408880-0000 & 38005658	\$200,000	\$1,000	Y	HB	10/11/2024	220	1983	1983	Average Plus	Very Good
Diamond Marina	Westlake	Leased	408880-4275 & 38171872	\$300,000	\$515	Y	HB	10/10/2024	583	2006	2006	Good Minus	Good
Mallard Cove	Eastlake	Co-op	408880-2130 & 24319006	\$2,495,000	\$1,332	N	FH	10/2/2024	1,748	1978	2005	Excellent Minus	Very Good
The Old Boathouse	Westlake	Condo	635195-0010 & 10951309	\$1,375,000	\$952	N	FH	10/2/2024	1,445	1930	2005	Good Plus	Good
Wandesforde Dock	Eastlake	Leased	408880-2435 & 12647905	\$500,000	\$640	Y	FH	9/11/2024	781	1930	1994	Good	Good
Shelby Group Co-op	Portage Bay	Co-op	408880-0555 & 15199516	\$1,600,000	\$1,882	N	FH	9/4/2024	844	1980	2016	Good Plus	Very Good
Dox Co-op	Eastlake	Co-op	408880-2335 & 08627002	\$955,000	\$1,085	N	FH	8/30/2024	880	1980	2004	Good Minus	Good
Hamlin Pier	Eastlake	Leased	408880-2080 & 10191104	\$1,485,000	\$2,063	Y	FH	8/15/2024	720	2002	2002	Excellent	Excellent Minus
Hamlin Pier	Eastlake	Leased	408880-2080 & 38170833	\$860,000	\$956	Y	HB	8/6/2024	900	2019	2019	Excellent Minus	Excellent
Twenty Four Twenty Condominium	Westlake	Condo	872700-0030 & 24356925	\$1,277,000	\$1,875	N	HB	7/30/2024	681	1984	2004	Average Plus	Average
Le Clerq Marine Construction	Salmon Bay	Leased	744200-0900 & 38170742	\$265,000	\$389	Y	HB	7/30/2024	681	1984	2004	Average Plus	Average
Nesika Chuck	Eastlake	Condo	246839-0070	\$4,000,000	\$2,222	N	FH	7/25/2024	1,800	2010	2010	Excellent Plus	Excellent
Nesika Chuck	Westlake	Co-op	408880-4107 & 07802507	\$1,815,000	\$2,110	N	FH	7/1/2024	746	1920	2003	Average Plus	Very Good
Lake Union Landing	Gasworks	Co-op	408880-1700 &	\$615,000	\$641	N	HB	6/14/2024	960	1971	1999	Average	Average

SALES USED USED 15 AND 730

Dock	Area	Co-op, Condo & Leased	Parcel or Tax ID	Sale Price	Sales Price/SF	Imp Only	FH or HB	Sale Date	SF Assr	Year Built	Eff Year	Grade	Condition
Gasworks Park Marina	Gasworks	Condo	270870-0600 & 38171849	\$615,000	\$641	N	HB	6/14/2024	960	1971	1999	Average	Average
Boyer on the Bay	Portage Bay	Condo	102930-0030	\$1,650,000	\$1,833	N	FH	6/13/2024	880	1979	2003	Excellent Minus	Very Good
Brackett Dock Association	Portage Bay	Co-op	408880-0535 & 13309703	\$1,250,000	\$1,404	N	FH	5/28/2024	673	1930	2003	Good Minus	Good
Westlake Marina	Westlake	Leased	408880-3890 & 38171021	\$433,000	\$1,041	Y	HB	5/21/2024	416	2015	2015	Excellent Minus	Excellent
Diamond Marina	Westlake	Leased	408880-4275 & 38171807	\$330,000	\$730	N	HB	4/1/2024	452	2000	2000	Good Plus	Good
Roanoke Reef Condo	Eastlake	Condo	735620-0180	\$2,600,000	\$1,380	N	FH	3/20/2024	1,884	1984	2005	Excellent Minus	Very Good
Shelby Group Co-op	Portage Bay	Co-op	408880-0555 & 13084900	\$2,350,000	\$2,566	N	FH	3/18/2024	916	1930	2003	Excellent Minus	Excellent
The Log Foundation	Eastlake	Co-op	408880-2405 & 04814000	\$1,600,000	\$1,988	N	FH	3/1/2024	805	1930	1994	Average	Average
Mallard Cove	Eastlake	Co-op	408880-2130 & 14194500	\$2,230,000	\$1,115	N		2/29/2024	2,112	1978	2015	Good Plus	Very Good
Bosbyshell	Portage Bay	Co-op	408880-2405 & 20376257	\$2,300,000	\$1,750	N	FH	2/23/2024	1,314	1995	1997	Good	Very Good
Private	Portage Bay	Leased	408880-2405 & 03297058	\$875,000	\$1,070	N	FH	2/24/2024	818	1930	1999	Good	Good
Private	Portage Bay	Leased	408880-2405 & 03297058	\$875,000	\$1,070	N	FH	2/24/2024	818	1930	1999	Good	Good
The Log Foundation	Eastlake	Co-op	408880-2405 & 03297058	\$895,000	\$1,271	N	FH	1/19/2024	704	1930	1999	Good	Good
Westlake Marina	Westlake	Leased	408880-3890 & 38171740	\$195,000	\$542	Y	HB	1/8/2024	360	1968	1968	Average Plus	Very Good
Diamond Marina	Westlake	Leased	408880-4725 & 38171815	\$40,000	\$222	Y	HB	1/5/2024	180	1972	1972	Average	Fair

2025 PHYSICAL INSPECTION SPECIALTIES 15 AND 730

Area	Major	Minor	Prop Type	Appl Group	TaxAcct Nbr	DockName	LocationAddr	SlipNbr
012-040	18650	0000	K	C	38170577	Unknown	11 E ALLISON ST	# 3
012-040	18650	0000	K	C	38171674	Unknown	11 E ALLISON ST	6
012-040	197120	0020	C	C	22596506	3235 FAIRVIEW DOCK	3235 FAIRVIEW AVE E	0
012-040	197120	0020	C	C	23173750	3235 FAIRVIEW DOCK	3235 FAIRVIEW AVE E	0
730-060	246839	0000	K	F	38169884	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	1
730-060	246839	0000	K	F	38169892	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	2
730-060	246839	0000	K	F	38169900	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	3
730-060	246839	0000	K	F	38169918	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	4
730-060	246839	0000	K	F	38169926	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	5
730-060	246839	0000	K	F	38169934	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	6
730-060	246839	0000	K	F	38169942	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	7
730-060	246839	0000	K	F	38169967	FAIRVIEW LANDING	2369 FAIRVIEW AVE E	8
012-040	408880	1975	C	C	3324803	THUNDERBIRD MARINA	2925 FAIRVIEW AVE E	E1
015-010	408880	2070	C	C	3023009	NORTH HAMLIN PIER	2731 FAIRVIEW AVE E	# 1
015-010	408880	2070	C	C	14983852	NORTH HAMLIN PIER	2731 FAIRVIEW AVE E	# 2
015-010	408880	2070	C	C	21640255	NORTH HAMLIN PIER	2731 FAIRVIEW AVE E	# 3
015-010	408880	2070	C	C	28771509	NORTH HAMLIN PIER	2731 FAIRVIEW AVE E	# 4
015-010	408880	2071	C	C	14389605	NORTH HAMLIN PIER	2731 FAIRVIEW AVE E	# 5
015-010	408880	2080	C	C	1943505	HAMLIN PIER	2727 FAIRVIEW AVE E	# 06
015-010	408880	2080	C	C	3397908	HAMLIN PIER	2727 FAIRVIEW AVE E	# 15
015-010	408880	2080	C	C	4429403	HAMLIN PIER	2727 FAIRVIEW AVE E	# 18
015-010	408880	2080	C	C	4922506	HAMLIN PIER	2727 FAIRVIEW AVE E	# 10
015-010	408880	2080	C	C	5175708	HAMLIN PIER	2727 FAIRVIEW AVE E	# 04
015-010	408880	2080	C	C	6395008	HAMLIN PIER	2727 FAIRVIEW AVE E	# 09
015-010	408880	2080	C	C	6961114	HAMLIN PIER	2727 FAIRVIEW AVE E	0
015-010	408880	2080	C	C	8745754	HAMLIN PIER	2727 FAIRVIEW AVE E	# 01
015-010	408880	2080	C	C	10191104	HAMLIN PIER	2727 FAIRVIEW AVE E	# 11
015-010	408880	2080	C	C	10591154	HAMLIN PIER	2727 FAIRVIEW AVE E	# 21
015-010	408880	2080	C	C	10976983	HAMLIN PIER	2727 FAIRVIEW AVE E	# 07
015-010	408880	2080	C	C	11355773	HAMLIN PIER	2727 FAIRVIEW AVE E	# 05
015-010	408880	2080	C	C	13196050	HAMLIN PIER	2727 FAIRVIEW AVE E	# 02
015-010	408880	2080	C	C	13969209	HAMLIN PIER	2727 FAIRVIEW AVE E	# 14
015-010	408880	2080	C	C	14597504	HAMLIN PIER	2727 FAIRVIEW AVE E	# 13
015-010	408880	2080	C	C	17572116	HAMLIN PIER	2727 FAIRVIEW AVE E	# 20
015-010	408880	2080	C	C	21051594	HAMLIN PIER	2727 FAIRVIEW AVE E	# 08
015-010	408880	2080	C	C	22822704	HAMLIN PIER	2727 FAIRVIEW AVE E	# 16
015-010	408880	2080	C	C	23368004	HAMLIN PIER	2727 FAIRVIEW AVE E	# 19
015-010	408880	2080	C	C	24975005	HAMLIN PIER	2727 FAIRVIEW AVE E	# 22
015-010	408880	2080	C	C	26367953	HAMLIN PIER	2727 FAIRVIEW AVE E	# 17
015-010	408880	2080	C	C	31089287	HAMLIN PIER	2727 FAIRVIEW AVE E	# 12
015-010	408880	2080	C	C	35082601	HAMLIN PIER	2727 FAIRVIEW AVE E	# 03 B
015-010	408880	2080	C	C	38170254	HAMLIN PIER	2727 FAIRVIEW AVE E	# 02 E
015-010	408880	2080	C	C	38170833	HAMLIN PIER	2727 FAIRVIEW AVE E	# 03 A
015-010	408880	2130	C	C	914606	MALLARD COVE	2600 FAIRVIEW AVE E	# 13
015-010	408880	2130	C	C	2195006	MALLARD COVE	2600 FAIRVIEW AVE E	# 14
015-010	408880	2130	C	C	2788313	MALLARD COVE	2600 FAIRVIEW AVE E	# 02
015-010	408880	2130	C	C	3223054	MALLARD COVE	2600 FAIRVIEW AVE E	# 16
015-010	408880	2130	C	C	3223104	MALLARD COVE	2600 FAIRVIEW AVE E	# 10
015-010	408880	2130	C	C	3986007	MALLARD COVE	2600 FAIRVIEW AVE E	# 19
015-010	408880	2130	C	C	7153760	MALLARD COVE	2600 FAIRVIEW AVE E	# 01
015-010	408880	2130	C	C	9160805	MALLARD COVE	2600 FAIRVIEW AVE E	# 11
015-010	408880	2130	C	C	9708405	MALLARD COVE	2600 FAIRVIEW AVE E	# 09
015-010	408880	2130	C	C	10566701	MALLARD COVE	2600 FAIRVIEW AVE E	# 20
015-010	408880	2130	C	C	10790004	MALLARD COVE	2600 FAIRVIEW AVE E	# 18
015-010	408880	2130	C	C	11327004	MALLARD COVE	2600 FAIRVIEW AVE E	# 12

2025 PHYSICAL INSPECTION SPECIALTIES 15 AND 730

Area	Major	Minor	Prop Type	Appl Group	TaxAcct Nbr	DockName	LocationAddr	SlipNbr
015-010	408880	2130	C	C	13035829	MALLARD COVE	2600 FAIRVIEW AVE E	# 03
015-010	408880	2130	C	C	14194500	MALLARD COVE	2600 FAIRVIEW AVE E	# 07
015-010	408880	2130	C	C	16606600	MALLARD COVE	2600 FAIRVIEW AVE E	# 15
015-010	408880	2130	C	C	22500755	MALLARD COVE	2600 FAIRVIEW AVE E	# 08
015-010	408880	2130	C	C	23188501	MALLARD COVE	2600 FAIRVIEW AVE E	# 04
015-010	408880	2130	C	C	24079105	MALLARD COVE	2600 FAIRVIEW AVE E	# 06
015-010	408880	2130	C	C	24319006	MALLARD COVE	2600 FAIRVIEW AVE E	# 17
015-010	408880	2130	C	C	24987000	MALLARD COVE	2600 FAIRVIEW AVE E	# 05
015-010	408880	2250	C	C	182451	WILLOW DOCK	2321 FAIRVIEW AVE E	# 4
015-010	408880	2250	C	C	7120009	WILLOW DOCK	2321 FAIRVIEW AVE E	# 2
015-010	408880	2250	C	C	9345000	WILLOW DOCK	2321 FAIRVIEW AVE E	# 3
015-010	408880	2250	C	C	10717205	WILLOW DOCK	2321 FAIRVIEW AVE E	# 8
015-010	408880	2250	C	C	13904347	WILLOW DOCK	2321 FAIRVIEW AVE E	# 6
015-010	408880	2250	C	C	14640809	WILLOW DOCK	2321 FAIRVIEW AVE E	# 5
015-010	408880	2250	C	C	26397505	WILLOW DOCK	2321 FAIRVIEW AVE E	# 9
015-010	408880	2250	C	C	26397604	WILLOW DOCK	2321 FAIRVIEW AVE E	# 7
015-010	408880	2250	C	C	26397612	WILLOW DOCK	2321 FAIRVIEW AVE E	# 10
015-010	408880	2250	C	C	35082650	WILLOW DOCK	2321 FAIRVIEW AVE E	# 1
015-010	408880	2285	C	C	1976703	TENAS CHUCK	2331 FAIRVIEW AVE E	# E
015-010	408880	2285	C	C	2777019	TENAS CHUCK	2339 FAIRVIEW AVE E	# K
015-010	408880	2285	C	C	4054953	TENAS CHUCK	2339 FAIRVIEW AVE E	# O
015-010	408880	2285	C	C	4062006	TENAS CHUCK	2339 FAIRVIEW AVE E	# F
015-010	408880	2285	C	C	4062014	TENAS CHUCK	2339 FAIRVIEW AVE E	# M
015-010	408880	2285	C	C	4985701	TENAS CHUCK	2331 FAIRVIEW AVE E	# L
015-010	408880	2285	C	C	5239009	TENAS CHUCK	2331 FAIRVIEW AVE E	# F
015-010	408880	2285	C	C	6393037	TENAS CHUCK	2339 FAIRVIEW AVE E	# C
015-010	408880	2285	C	C	6493753	TENAS CHUCK	2331 FAIRVIEW AVE E	# M
015-010	408880	2285	C	C	7024201	TENAS CHUCK	2331 FAIRVIEW AVE E	# H
015-010	408880	2285	C	C	7291503	TENAS CHUCK	2339 FAIRVIEW AVE E	# J
015-010	408880	2285	C	C	7631005	TENAS CHUCK	2331 FAIRVIEW AVE E	# C
015-010	408880	2285	C	C	8133100	TENAS CHUCK	2331 FAIRVIEW AVE E	# P
015-010	408880	2285	C	C	8699506	TENAS CHUCK	2329 FAIRVIEW AVE E	0
015-010	408880	2285	C	C	8801607	TENAS CHUCK	2339 FAIRVIEW AVE E	# B
015-010	408880	2285	C	C	10621233	TENAS CHUCK	2339 FAIRVIEW AVE E	# N
015-010	408880	2285	C	C	13160007	TENAS CHUCK	2339 FAIRVIEW AVE E	# P
015-010	408880	2285	C	C	13975602	TENAS CHUCK	2331 FAIRVIEW AVE E	# I
015-010	408880	2285	C	C	14007009	TENAS CHUCK	2331 FAIRVIEW AVE E	# G
015-010	408880	2285	C	C	14544522	TENAS CHUCK	2331 FAIRVIEW AVE E	# J
015-010	408880	2285	C	C	14964753	TENAS CHUCK	2331 FAIRVIEW AVE E	# O
015-010	408880	2285	C	C	15006455	TENAS CHUCK	2331 FAIRVIEW AVE E	# X
015-010	408880	2285	C	C	16409005	TENAS CHUCK	2331 FAIRVIEW AVE E	# N
015-010	408880	2285	C	C	16663700	TENAS CHUCK	2331 FAIRVIEW AVE E	# D
015-010	408880	2285	C	C	19106004	TENAS CHUCK	2339 FAIRVIEW AVE E	# H
015-010	408880	2285	C	C	20886636	TENAS CHUCK	2331 FAIRVIEW AVE E	# K
015-010	408880	2285	C	C	23051006	TENAS CHUCK	2331 FAIRVIEW AVE E	# B
015-010	408880	2285	C	C	24332207	TENAS CHUCK	2339 FAIRVIEW AVE E	# G
015-010	408880	2285	C	C	25004904	TENAS CHUCK	2339 FAIRVIEW AVE E	# D
015-010	408880	2285	C	C	25064205	TENAS CHUCK	2331 FAIRVIEW AVE E	# A
015-010	408880	2285	C	C	26361402	TENAS CHUCK	2339 FAIRVIEW AVE E	# L
015-010	408880	2285	C	C	28290708	TENAS CHUCK	2339 FAIRVIEW AVE E	# I
015-010	408880	2285	C	C	28889954	TENAS CHUCK	2339 FAIRVIEW AVE E	# E
012-040	408980	0025	C	C	7249402	3125 FAIRVIEW DOCK	3125 FAIRVIEW AVE E	# E
012-040	408980	0025	C	C	7758303	3125 FAIRVIEW DOCK	3125 FAIRVIEW AVE E	# B
012-040	408980	0025	C	C	7758402	3125 FAIRVIEW DOCK	3125 FAIRVIEW AVE E	# C

2025 PHYSICAL INSPECTION SPECIALTIES 15 AND 730

Area	Major	Minor	Prop Type	Appl Group	TaxAcct Nbr	DockName	LocationAddr	SlipNbr
730-060	676400	0000	K	F	1056506	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# I
730-060	676400	0000	K	F	2595270	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# K
730-060	676400	0000	K	F	2595288	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# J
730-060	676400	0000	K	F	7761208	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# F
730-060	676400	0000	K	F	13120704	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# A
730-060	676400	0000	K	F	16472508	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# H
730-060	676400	0000	K	F	17537507	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# C
730-060	676400	0000	K	F	24342701	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# G
730-060	676400	0000	K	F	25837113	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# B
730-060	676400	0000	K	F	30227508	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# E
730-060	676400	0000	K	F	39998018	PHOENIX MOORAGE	2351 FAIRVIEW AVE E	# D
730-060	735620	0000	K	F	38169975	ROANOKE REEF	10 E ROANOKE ST	# 01
730-060	735620	0000	K	F	38169983	ROANOKE REEF	10 E ROANOKE ST	# 02
730-060	735620	0000	K	F	38170007	ROANOKE REEF	10 E ROANOKE ST	# 04
730-060	735620	0000	K	F	38170015	ROANOKE REEF	10 E ROANOKE ST	# 05
730-060	735620	0000	K	F	38170023	ROANOKE REEF	10 E ROANOKE ST	# 06
730-060	735620	0000	K	F	38170031	ROANOKE REEF	10 E ROANOKE ST	# 07
730-060	735620	0000	K	F	38170049	ROANOKE REEF	10 E ROANOKE ST	# 08
730-060	735620	0000	K	F	38170056	ROANOKE REEF	10 E ROANOKE ST	# 09
730-060	735620	0000	K	F	38170064	ROANOKE REEF	10 E ROANOKE ST	# 10
730-060	735620	0000	K	F	38170072	ROANOKE REEF	10 E ROANOKE ST	# 11
730-060	735620	0000	K	F	38170080	ROANOKE REEF	10 E ROANOKE ST	# 12
730-060	735620	0000	K	F	38170098	ROANOKE REEF	10 E ROANOKE ST	# 13
730-060	735620	0000	K	F	38170106	ROANOKE REEF	10 E ROANOKE ST	# 15
730-060	735620	0000	K	F	38170114	ROANOKE REEF	10 E ROANOKE ST	# 16
730-060	735620	0000	K	F	38170122	ROANOKE REEF	10 E ROANOKE ST	# 17
730-060	735620	0000	K	F	38170130	ROANOKE REEF	10 E ROANOKE ST	# 18
730-060	735620	0000	K	F	38170148	ROANOKE REEF	10 E ROANOKE ST	# 19
730-060	735620	0000	K	F	38170155	ROANOKE REEF	10 E ROANOKE ST	# 20
730-060	735620	0000	K	F	38170163	ROANOKE REEF	10 E ROANOKE ST	# 14
730-060	735620	0000	K	F	38170460	ROANOKE REEF	10 E ROANOKE ST	# 03
012-040	735640	0000	K	C	13094495	ROANOKE REEF	10 E ROANOKE ST	0
012-040	781500	0000	K	C	12864328	SLATERS LANDING	3123 FAIRVIEW AVE E	0
012-040	781500	0000	K	C	38171096	SLATERS LANDING	3123 FAIRVIEW AVE E	4
730-000	920245	0000	K	F	38169850	WARDS COVE	2821 FAIRVIEW AVE E	9
730-000	920245	0000	K	F	38169868	WARDS COVE	2821 FAIRVIEW AVE E	8
730-000	920245	0000	K	F	38169876	WARDS COVE	2821 FAIRVIEW AVE E	11
730-000	920245	0000	K	F	38170338	WARDS COVE	2821 FAIRVIEW AVE E	1
730-000	920245	0000	K	F	38170346	WARDS COVE	2821 FAIRVIEW AVE E	3
730-000	920245	0000	K	F	38170353	WARDS COVE	2821 FAIRVIEW AVE E	10
730-000	920245	0000	K	F	38170361	WARDS COVE	2821 FAIRVIEW AVE E	2
730-000	920245	0000	K	F	38170379	WARDS COVE	2821 FAIRVIEW AVE E	7
730-000	920245	0000	K	F	38170395	WARDS COVE	2821 FAIRVIEW AVE E	4
730-000	920245	0000	K	F	38170411	WARDS COVE	2821 FAIRVIEW AVE E	12
730-000	920245	0000	K	F	38170478	ROANOKE REEF	2821 FAIRVIEW AVE E	5



King County

Department of Assessments

KSC – AS – 0708

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John Wilson

Assessor

As we start preparations for the 2025 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, 2025, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson

King County Assessor

Specialties 15 and 730
2025 Assessment Year

 **King County**
Department of Assessments