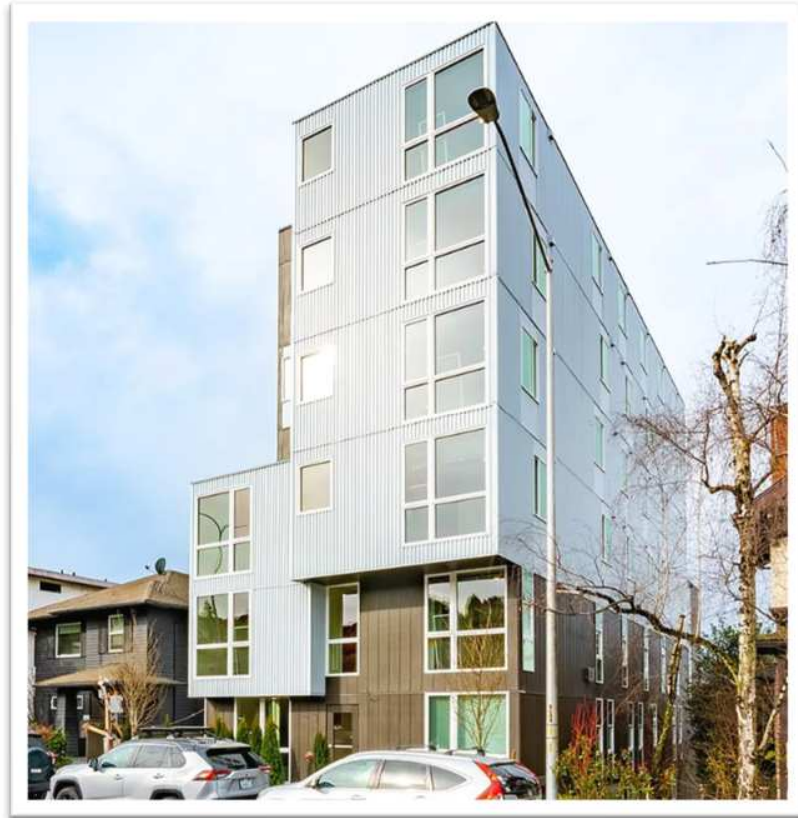


Congregate/Student Housing

Areas: 101 and 102

Commercial Revalue for 2025 Assessment Roll



Regio Congregate Housing - Seattle



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 South Jackson Street, KSC-AS 0708

Seattle, WA 98104

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

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



King County

Department of Assessments



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KSC – AS – 0708

201 S. Jackson St.

Seattle, WA 98104

John Wilson
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 101 and 102
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.

Student and Congregate Housing Specialty Executive Summary

Appraisal Date: January 1, 2025

Report Date: June 24th, 2025

Specialty – Micro Housing:

- Student Housing, Specialty Area 101
- Congregate Housing, Specialty 102

Conclusion and Recommendation

Overall, the assessed values for the Micro Housing Specialty have generally decreased due to increased competition and the anticipated belt-tightening by consumers at the end of a prolonged growth cycle during a time of greater uncertainty. The values recommended in this report enhance uniformity and equity; therefore, they should be implemented for the 2025 Assessment Year.

Change in Total Assessed Value				
	2024 Total Value	2025 Total Value	\$ Change	% Change
Student Housing (Specialty 101)	\$ 1,857,052,800	\$ 1,850,775,400	(\$6,277,400)	-0.34%
Congregate Housing (Specialty 102)	\$ 744,128,164	\$ 741,118,700	\$ (3,009,464)	-0.40%
Total	\$ 2,601,180,964	\$ 2,591,894,100	(\$9,286,864)	-0.36%

Identification of the Areas

Name or Designation

- Specialty Area 101, Student Housing
- Specialty Area 102, Congregate Housing

Boundaries

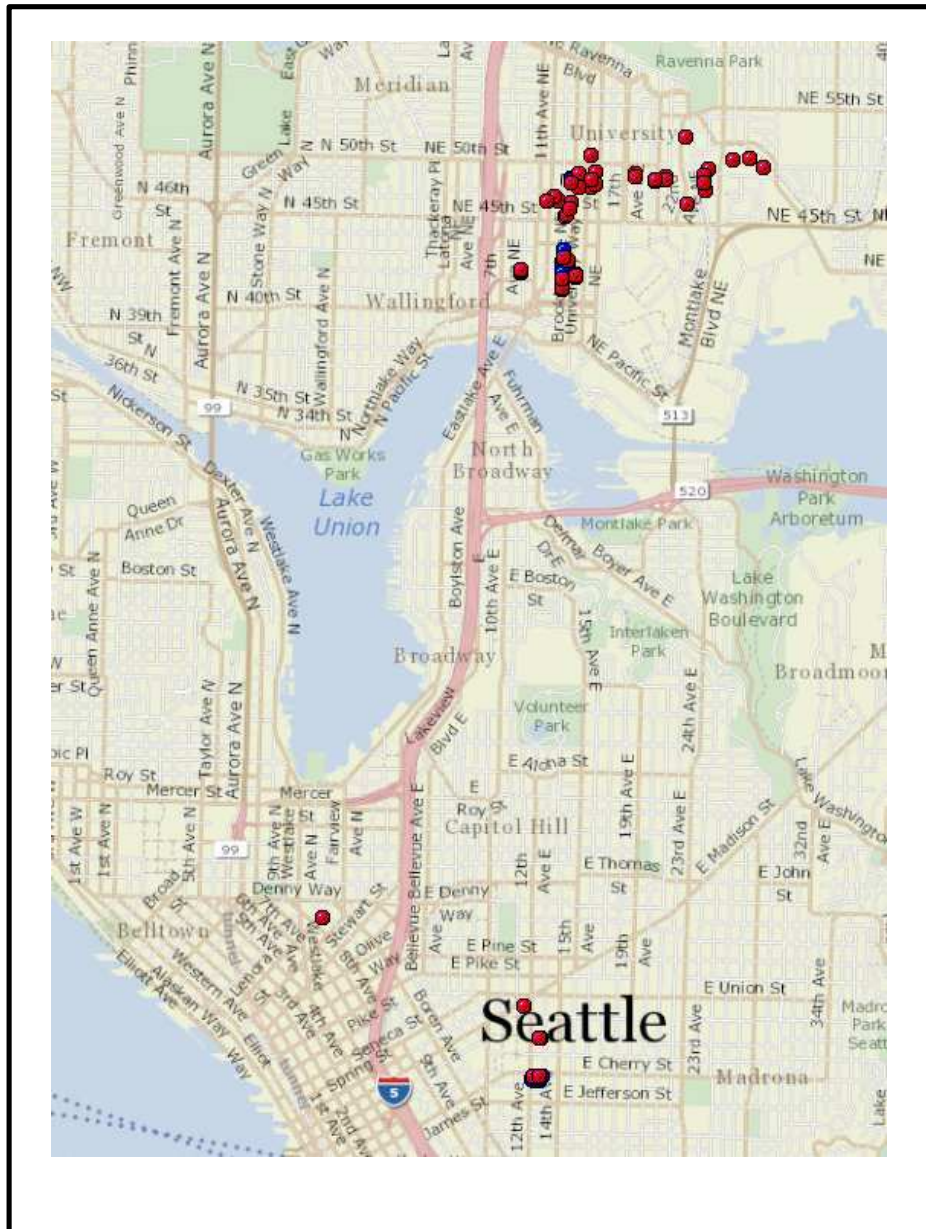
All of King County

Specialties 101 and 102
2025 Revalue

Maps

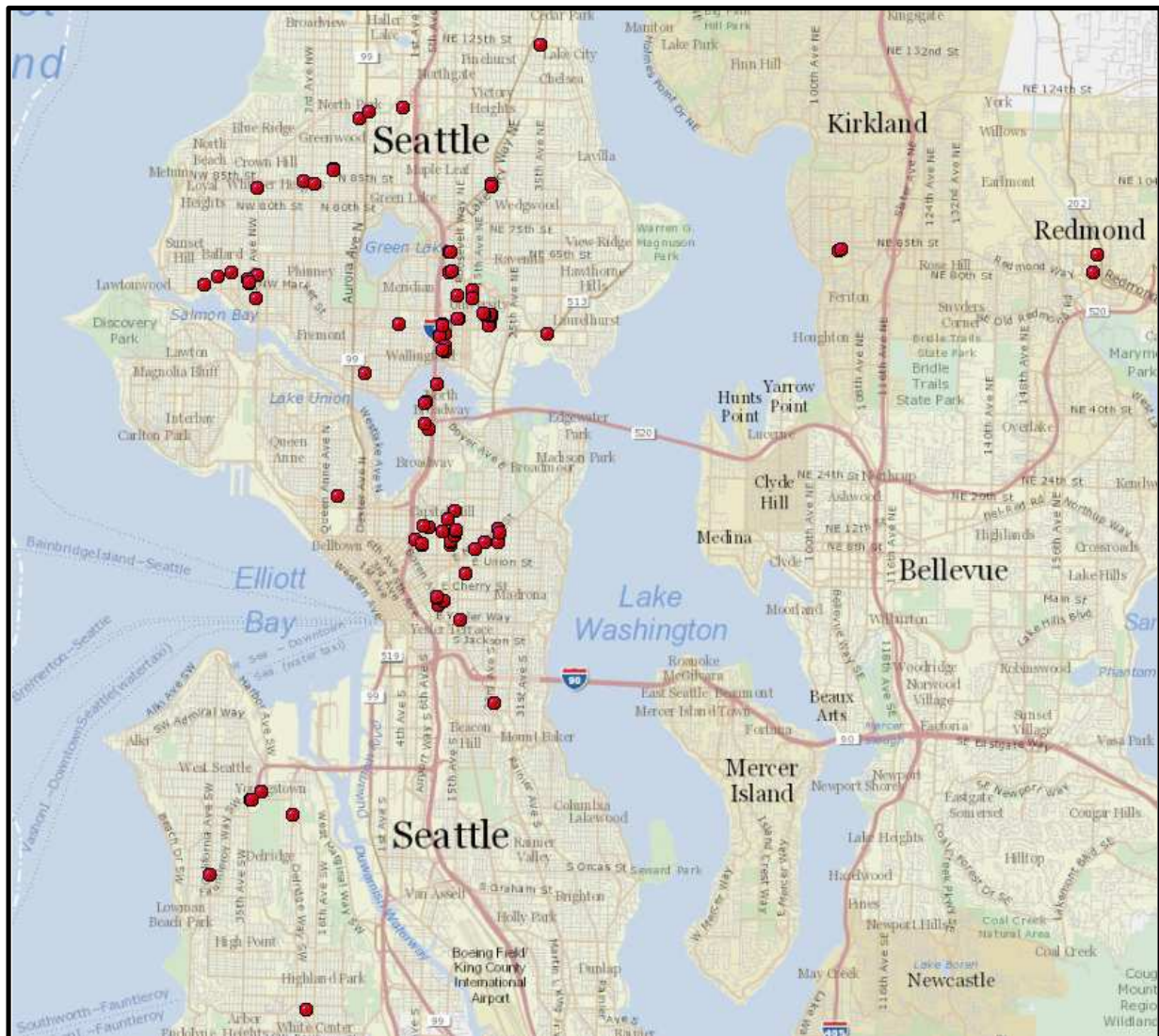
A general map of the area is included at the beginning of this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center and the assessor's website.

Student Housing



As shown, the majority of Student Housing is near the University of Washington to the north and some near Seattle University to the south.

Congregate Housing



Specialties 101 and 102
2025 Revalue

 **King County**
Department of Assessments

Area Overview

Property Description

Student Housing - Off-campus housing that is focused on students leasing on a per-bed basis. There are two types—University-owned and privately-owned. University-owned properties are tax-exempt and were the preferred form of housing for incoming students. After the Great Recession, institutional players began building competing products when a lucrative niche was discovered by getting more rent per unit by developing units rented by the bed rather than by the bedroom.

These privately-owned facilities were developed with the University and are known as P3 vehicles or Public-Private-Partnerships (P3). The University gets the specific expertise of the Developer, and the Developer shifts the monetary risk to the University as a win-win. The properties will provide furnished apartments with the latest modern amenities such as fitness centers, bike storage and related maintenance space, concierge service, secure mail/ package storage, study areas, and possibly a coffee shop. The best will offer shared party areas, roof-top decks with grills and other amenities on par with the best apartment buildings in the area. Typically located within blocks of a college/university. Units often contain separately locked bedrooms, and bedrooms can contain one or more beds.

These parcels are valued on a per-bed basis using market rents, vacancy, operating expenses, and capitalization rates via direct capitalization. The advent of the high-rise student housing building has taken this asset class to a new level as these are very expensive and often cater to foreign national students.

For King County, there is one large market at the University of Washington, Seattle Campus. There is also some institutional-grade campus housing at Seattle University, UW-Bothell, and both Highline Community College and Cornish College for the Arts.

The University of Washington-Seattle Campus has more than 10,000 University-owned beds on campus. An additional 10,019 privately owned beds are available for incoming students. This doesn't include apartments that students may rent, which are common in the area. Interestingly, of the 10,019, more than 70% have been built since 2010. Approximately 45% of those are in four high-rise buildings.

There may be some consolidation or repurposing of this student housing to more generalized apartment use, as enrollment has only increased by 16% since 2011. There have only been 7 sales in 5 years of buildings with more than 50 beds. That said, a recently completed high rise sold for considerably less \$/bed than a similar competitor just 3 years earlier.

Congregate Housing are generally newer properties, built after 2000, and even more after 2010. Unlike the older rooming houses, it is not uncommon for these structures to be more than three stories in height. Purpose-built as high-density rental housing and were never single-family homes. Tenants share common areas such as living rooms, full kitchens, and laundry rooms. Individual units typically have a private bedroom, bathroom (typically a $\frac{3}{4}$ bath), a kitchenette, and a unit size of less than 300 square feet.

These parcels are valued on a per-unit basis using market rents, vacancy, operating expenses, and capitalization rates via direct capitalization.

[The on-again, off-again legislation in the Seattle area for congregate, often referred to as micro-housing, appears to be a thing of the past. This property type has great utility for those on a small budget who need a warm, dry, and safe area to sleep while also having the opportunity of being part of a community. Typical residents are in a similar state to students, as there is a need for a place to study and sleep, but few other material furnishings are required. King County has identified under 100 properties that qualify as congregate housing. Rents are typically \$800 to \$1,100 per month. The demand for this property type is improving with back-to-office mandates, negating the need for home office when being efficient in a time of uncertainty becomes more and more important.]

Analysis Process

Effective date of Appraisal: January 1, 2025

Date of Appraisal Report: June 14, 2025

Highest and Best Use Analysis

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

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 users will continue until the land value, in its highest and best use, exceeds the sum of the value of the entire property in its current use and the cost to remove the improvements. We find that 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. The property is returned to the geographic appraiser if the improvements continue to contribute a nominal value over the subsequent valuation cycle and the parcel is not considered an economic unit.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent, or tenant when possible. Current data were verified and corrected, when necessary, by field inspection, review of plans, marketing information, and rent rolls when available.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2022 to 12/31/2024 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 assessor considers all three approaches to value property, and descriptions follow.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected when possible. The sales comparison approach model 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 typically occur within three years of the date of value. In this case, they range from 1/1/2021 to 12/31/2024. Ten improved sales in the Micro Housing classification were considered fair market transactions and used in the overall analysis; though any 2021 or bulk transactions are not in the Sales Used file. Sales parcels that were segregated/killed or where the improvements changed after the sale would not be included in a ratio study. Due to the small number of sales, a ratio analysis was not conducted.

Student Housing Sales								
	Address	Sales Price	Sale Date	Sale Price per Bed	Cap Rate	Year Built	# of Beds	Avg Bdrm Sqft
The M	4700 Brooklyn Ave NE	\$138,128,629	9/21/2021	\$289,578	NA	2019	477	267
HUB, Bridges, & 12	Various	\$12,800,000,000	8/12/2022	\$134,043	NA	2014 et al	1028	416
Nordheim Court	5000 25th Ave NE	\$52,210,000	5/1/2024	\$113,996	NA	2003	458	347
Radian	4215 9th Ave NE	\$17,250,000	12/1/2021	\$253,676	NA	2014	68	250
The Accolade	4126 12th Ave NE	\$126,400,000	1/3/2025	\$211,725	NA	2022	597	283

Congregate Housing Sales								
	Address	Sales Price	Sale Date	Sale Price per Unit	Cap Rate	Year Built	# of Units	Avg Unit Size
Cap 2	1720 E Olive St	\$8,200,000	11/30/2023	\$136,667	NA	2013	60	138
Alcove Ballard	1715 NW 58th St	\$5,740,000	11/9/2022	\$133,488	NA	2015	43	173
Odessa on Lake Union	3120 Harvard Ave E	\$6,150,000	12/15/2021	\$161,842	6.09%	2019	38	226
5902 Ballard	5902 22nd Ave NW	\$4,096,500	11/29/2023	\$117,043	6.38%	2015	35	199
Turina James	1139 N Northgate Way	\$9,982,084	4/30/2024	\$153,571	NA	2024	65	178

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.

Income capitalization approach model description

Direct Capitalization was used to value each of the congregate complexes.

The valuation model includes the following steps:

1. Develop the potential gross income by determining the number of units, market rental rates, and annualizing
2. Subtract for vacancy and collection loss.

3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

Using direct capitalization, the Income Approach was considered a reliable approach to value Micro-housing for most improved parcels.

Income: Income data was derived from the marketplace from landlords and tenants, market sales, as well as through published sources (i.e. the subject's website, cross-referenced with competing properties), 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. As mentioned, the super-efficiency-style units rent for between \$800 and 1,200 per month typically.

Vacancy: Vacancy rates used were derived mainly from published sources and adjusted based on appraiser observation. This property type tends to have a higher vacancy and collection loss as this is often the first rental for some consumers who are still establishing credit and their financial management skills

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Because congregate housing rents have a lower ceiling due to their smaller size and limited utility, expense ratios tend to be higher than those of apartments.

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. Proformas are often available for properties that detail in-place capitalization rates. In recent years, capitalization rates have been pulled upward by stubbornly high interest rates.

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 will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year 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/ NATIONAL CAP RATES 2025

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey	H2 2024	Seattle	4.75% -5.25% 5.25% - 5.75% 5.00% - 5.25% 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	Q2 2024	National		NA	All Hotels
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2024	Seattle West Region	5.80% - 5.00% - 6.00% 5.50% - 7.80% 6.00% - 8.80% 5.00% - 6.50% 5.50% - 7.40% 6.00% - 8.30% -	- 8.00% - - - 8.00% - 9.00% 8.50% - 9.50% 9.00% - 12.00%	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 2024	National	4.50% - 6.00 % 5.30% - 6.00%	7.50% - 8.50%	Apartment Student Housing Hotel – All Categories, excluding Luxury Tier
IRR: Viewpoint for 2025	Year-end 2024	Seattle	5.25% 5.50% 5.50% 5.75%		Urban Class A Urban Class B Suburban Class A Suburban Class B
IRR: Viewpoint for 2025	Year-end 2024	West Region	5.12% 5.50% 5.25% 5.68%	- - -	Urban Class A Urban Class B Suburban Class A Suburban Class B
PWC Real Estate Investment Survey	Year-end 2024	National	- - - 6.20%	7.00% - 9.50% 7.50% - 12.00% 6.00% - 9.00% 7.50% - 10.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service Student Housing
PWC Real Estate Investor Survey	4Q 2024	Pacific Region	5.44%		Apartments
CoStar	4Q 2024	KC	4.90% 4.70% 4.90% 5.30%		Apartments All Classes Apartments Class A/4 & 5 Star Apartments Class B/3 Star Apartments Class C/1 & 2 Star
ACLI	4Q 2024	Seattle-Bellevue Everett	4.88%	----	All Classes
		Pacific	5.26%	—	All Classes
ACLI	4Q 2024	National	5.47% 6.03% 5.38% 5.30%		All Classes Less than 200 units 201 to 400 units 401 to 600 units
				7.63% 7.47% 7.28%	All Hotels Classes Less than 200 units Over 601 units
				6.50% 7.00% 7.25%	Luxury Hotel Class A Luxury Hotel Class B Full-Service Hotel Class A
Newmark V&A North America Market Survey	2Q 2024	Seattle			

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2025					
Source	Date	Location	Multifamily	Hospitality	Remarks
				7.75% 8.05% 8.90% 8.55% 9.75% 7.50% 8.25%	Full-Service Hotel Class B Select Service Hotel Class A Select Service Hotel Class B Limited-Service Hotel Class A Limited-Service Hotel Class B Extended Stay Hotel Class A Extended Stay Hotel Class B
Newmark V&A North America Market Survey	2Q 2024	Seattle	5.00% 5.50% 5.25% 5.75% 5.25% 5.75%		Multi-family Class A Multi-family Class B Multi-family Suburban Class A Multi-family Suburban Class B Student Housing Tier 1 Student Housing Tier 2

Preliminary Ratio Analysis

The sales ratio study is a critical assessment tool used 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 two major aspects of appraisal accuracy, appraisal level and appraisal uniformity, are measured and evaluated using the ratio study. Appraisal level measures the ratio of assessed value to the sales price, while appraisal uniformity refers to the degree to which properties are appraised at equal percentages of market value. The International Association of Assessing Officers (IAAO) has developed performance standards to evaluate the appraisal level and uniformity.

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

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 ratio of the average assessed value to the average sales price value. The weighted mean gives equal weight to each dollar value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right. It is 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. Because of the lack of sales of either congregate or student housing, no ratio study is done at this time.

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 areas.

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.

Due to the low number of sales, a ratio study was not conducted.

Physical Inspection Identification:

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 in accordance with the findings of the physical inspection. The Student Housing and Congregate Housing Specialties physical inspection is listed below.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
101	various	KC	7	71	9.86%
102	various	KC	41	102	40.20%
Specialties 101 and 102 Physical Inspection Totals			48	173	27.75%

SCOPE OF DATA

Land Value Data: The geographic appraiser in the area in which the specialty property is located is responsible for the land value used by the geographic area appraiser. See appropriate area reports for land valuation discussion.

Improved Parcel Total Value Data: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales that were considered in this revaluation were verified, if possible, by calling either the purchaser or seller, inquiring in the field or calling the real estate broker. Characteristic data is verified for all sales whenever possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information is on the Assessor's website.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Individual values are selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate is appropriate and may adjust for characteristics and conditions as they occur in the valuation area.

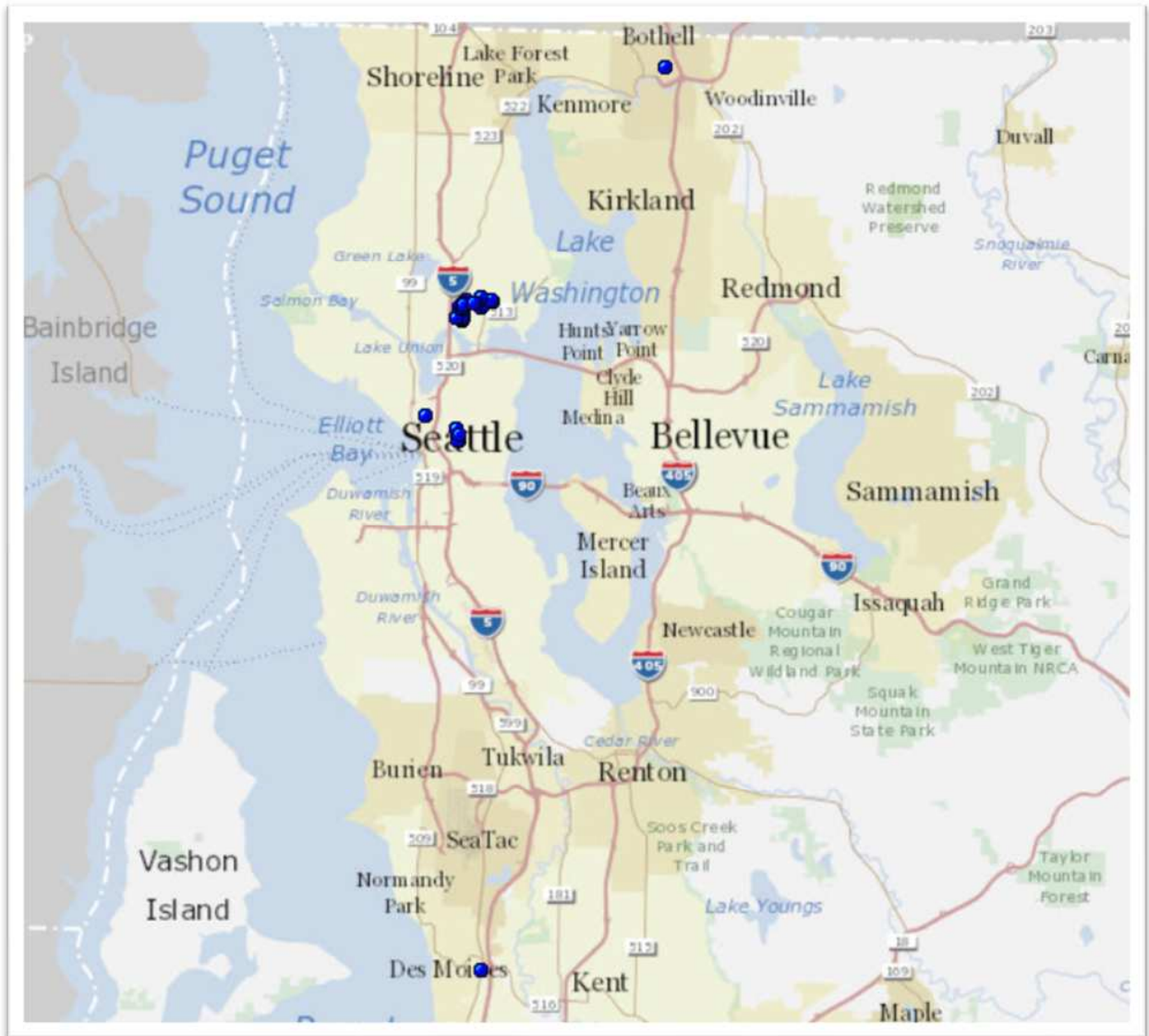
In the 2025 valuation model, the income approach is used to value the majority of the income producing properties as there are an insufficient number of sales to value by the market approach. The income approach also ensures greater uniformity and equalization of values.

Total Value Change

The total assessed value in Specialties 101 and 102 for the 2024 assessment year was \$2,601,180,964 and the total recommended assessed value for the 2025 assessment year is \$2,591,894,100. Application of these recommended values for the 2025 assessment year results in an average total change from the 2024 assessment of -0.36%.

CHANGE IN TOTAL ASSESSED VALUE			
2024 Total Value	2025 Total Value	\$ Change	% Change
\$2,601,180,964	\$2,591,894,100	\$ (9,286,864)	-0.36%

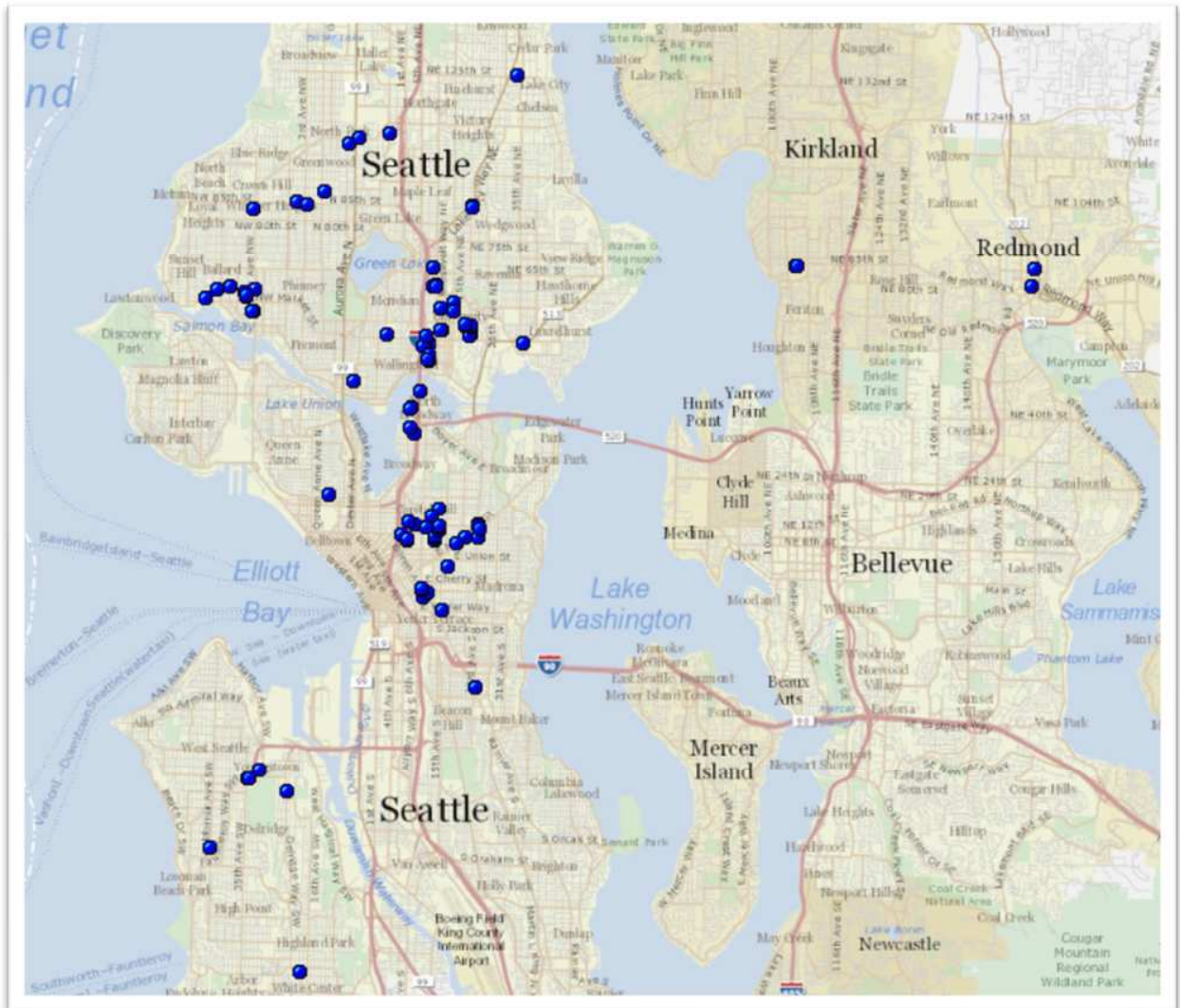
SPECIALTY 101 MAP



Specialties 101 and 102
2025 Assessment Year

 **King County**
Department of Assessments

SPECIALTY 102 MAP



Specialties 101 and 102
2025 Assessment Year

 **King County**
Department of Assessments

USPAP 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 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 "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 significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, 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

Burke Shethar, Commercial Appraiser II	6/25/2025
	Date

Improved Sales Calc for Area 101 with Sales Used

8/7/2025

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
101	110	114200	1610	168,950	3313014	\$126,400,000	01/03/25	\$748.15	Accolade Student Housing (main)	SM-U/R 75-240 (M1)	Apartment	4	Y	

Improved Sales Calc for Area 102 with Sales Used

8/12/2025

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
102	065	723460	1175	9,684	3262520	\$8,194,000	11/24/23	\$846.14	1720-1728 E Olive St	LR3 (M)	Congregate Housi	1	26	Imp changed after sale; not in ratio
102	085	219810	0005	23,573	3221533	\$27,340,532	12/21/22	\$1,159.82	500 Broadway	MIO-90-NC3-95 (M)	Apartment(Mixed	1	Y	
102	090	630000	0635	15,911	3283395	\$9,982,084	04/30/24	\$627.37	TURIN SEDU APARTMENTS	NC3-55 (M)	Congregate Housi	1	Y	
102	145	276760	3740	7,149	3262607	\$4,096,500	11/29/23	\$573.02	Ballard II	LR2 (M)	Congregate Housi	1	Y	
102	145	276760	4755	10,328	3217021	\$5,744,600	11/03/22	\$556.22	1715 Boarding House Apartment	LR3 (M)	Congregate Housi	1	Y	

2025 Physical Inspection-Student Housing Specialty			
Spec Area	Major	Minor	Site Address
101	000240	0004	1107 E MADISON ST
101	066000	1324	2025 TERRY AVE
101	225450	0750	1219 E MARION ST
101	225450	0750	1219 E MARION ST
101	250060	0650	23609 PACIFIC HWY S
101	794830	0005	1223 E CHERRY ST
101	794830	0005	1223 E CHERRY ST
2025 Physical Inspection-Congregate Housing Specialty			
Spec Area	Major	Minor	Site Address
102	000760	0122	1414 E YESLER WAY
102	022505	9057	16210 NE 80TH ST
102	082504	9052	900 NE RAVENNA BLVD
102	094500	0590	358 NW 85TH ST
102	095500	0025	216 23RD AVE E
102	095500	0030	212 23RD AVE E
102	149830	2724	2305 S PLUM ST
102	195970	2937	3120 HARVARD AVE E
102	219760	0148	315 10TH AVE
102	219760	0386	413 11TH AVE
102	219810	0005	500 BROADWAY
102	219810	0010	510 BROADWAY
102	276760	3740	5902 22ND AVE NW
102	276760	4045	2418 NW 58TH ST
102	276770	0425	5617 17TH AVE NW
102	276770	1530	1510 NW 52ND ST
102	276770	1535	1514 NW 52ND ST
102	290220	0756	2335 BOYLSTON AVE E
102	292604	9336	10610 MERIDIAN AVE N
102	390010	1510	450 CENTRAL WAY
102	510140	0395	8520 20TH AVE NE
102	510140	0396	8500 20TH AVE NE
102	545780	0513	812 3RD AVE N
102	600350	1731	1304 E JOHN ST
102	600350	1735	210 13TH AVE E
102	630000	0635	1130 N NORTHGATE WAY
102	660050	0050	8525 163RD CT NE
102	684820	0526	306 SUMMIT AVE E
102	723460	0035	1519 E SPRING ST
102	723460	1175	1720 E OLIVE ST
102	789980	0811	9026 18TH AVE SW

2025 Physical Inspection-Congregate Housing Specialty			
Spec Area	Major	Minor	Site Address
102	867340	0185	2651 NW 56TH ST
102	872560	0095	1815 BELLEVUE AVE
102	880490	0725	1722 SUMMIT AVE
102	880490	0735	1728 SUMMIT AVE
102	922140	0845	6105 ROOSEVELT WAY NE
102	929730	0885	3050 SW AVALON WAY
102	929730	1835	3268 SW AVALON WAY
102	952810	2865	829 NE 67TH ST
102	982270	0080	3608 NE 44TH ST
102	982870	2870	2320 E MADISON ST



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 101 and 102
2025 Assessment Year

 **King County**
Department of Assessments