

Temporary Lodging Properties

Area 160

Commercial Revalue for 2025 Assessment Roll



Hotel Sorrento, Seattle



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

KSC – AS - 0708

201 South Jackson Street, Suite 708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-6631

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



King County

Department of Assessments

KSC – AS – 0708

201 S. Jackson St.

Seattle, WA 98104

John Wilson
Assessor

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

Email: assessor.info@kingcounty.gov

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

Dear Property Owners,

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

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

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

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

In Service,

John Wilson

King County Assessor

Specialty 160

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.

EXECUTIVE SUMMARY

Appraisal Date

- January 1, 2025
- 2026 Tax Roll Year

Specialty Name

- Area 160 - Hotels

Physical Inspection

- Neighborhood 10-Seattle CBD

Sales – Analysis Summary

- Number of Sales: 33 Market Transactions
- Date Range: 1/1/2022 to 12/31/2024

Improved Sales – (Ratio Study) Summary

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2024 Value	\$24,344,900	\$24,001,500	1.014	12.89%	16.55%	1.01
2025 Value	\$23,649,900	\$24,001,500	0.985	9.19%	12.48%	1.02
Change	\$ (695,000)		-2.90%	-3.70%	-4.07%	1.00%
% Change	-2.85%		-2.86%	28.70%	24.59%	0.99%

COD is a measure of uniformity. A lower percentage indicates more uniform values.

Sales used in analysis: Sales of improved, fee-simple, verified, market transactions without major characteristic changes between the date of sale and the date of appraisal were included in the ratio analysis. Examples of sales not included in the analysis are sales where the building characteristics changed after the sale.

The results of the above ratio study for temporary lodging property sales in Specialty 160 are based on a variety of sales throughout King County. These sales include both limited and full-service hotels as well as temporary lodging properties from different classes spanning from economy to luxury hotels. Property values can vary widely from class to class. Qualitative factors such as location, effective age, building materials, and quality of construction may also impact a property's value.

There were 33 sales coded as being at market during this revalue cycle. The total number of hotel sales leveled off at the end of 2024, so the overall number of sales increased slightly from 31 to 33 in the 2024 Revalue. This is a 6.45% increase in hotel market transactions for the three-year period and as this has been a similar amount relative to recent years, we are seeing a new temporary housing economic market that has emerged post-covid. However, only 28 sales were included in the ratio study.

The ratio study results show a minor downward change in the assessed value. However, the Assessor is aware that the valuation metrics utilized were limited by a lack of data and included a wide variety of lodging properties; thus, while the results are good, they should also be tempered.

Population – Parcel Summary Data

Specialty Assignment 160 has a total of 378 parcels. (This figure includes economic land parcels and commercial condominiums. It may also include properties currently under construction).

Below is a summary of the value change from the 2024 to the 2025 revalue.

TOTAL POPULATION SUMMARY DATA			
	Land	Improvement	Total
2024 Value	\$3,205,259,100	\$6,536,519,100	\$9,741,778,200
2025 Value	\$3,228,918,100	\$6,271,394,300	\$9,500,312,400
Difference	\$23,659,000	(\$265,124,800)	(\$241,465,800)
% Change	0.74%	-4.06%	-2.48%

Conclusion: Assessed values for the 2025 Revalue (assessment date as of January 1, 2025) have decreased by -2.48% from the 2024 assessment levels. The decrease in value reflects a change in economic factors limiting the rebound for the hotel market from the decrease due to the Covid pandemic. The Seattle market Average daily rates (ADR) have continued to climb; however, growth has been more modest than anticipated, as inflation and rising business costs weigh on hotel performance. Occupancy recovery remains gradual and has not yet returned to pre-pandemic levels, as corporate travel demand continues to be reshaped by virtual meetings and leaner business practices. While occupancy has improved slightly compared to recent years, it still trails the 2019 peak market, with typical performance now ranging from 60% to 80%, compared to the 70% to 90% percent historically observed in the late 2010s.

Despite these challenges, revenue per available room (RevPAR) has remained stable, providing a measure of optimism for future value growth. Rising operating profits support a positive outlook, though heightened expenses such as higher insurance premiums and management fees continue to eat into profits. Additionally, due to Fed rates only slightly decreasing in 2024 and perceived increases in risk, capitalization rates elevated across all hotel market segments in 2024, tempering the rebound in values that might otherwise have been realized from RevPAR improvements.

Market conditions in 2024 reflected a period of transition, as the number of hotel sales increased slightly compared to the prior several years. Much of this activity was driven by large ownership groups rebalancing portfolios, divesting older properties in need of renovation, and in some cases, exiting the sector altogether due to bankruptcies or brand changes. These sales suggest

that some investors no longer view hotel ownership as favorably as in prior years, a shift likely influenced by higher capitalization rates and broader economic uncertainty. While overall market cap rates trended upward during 2024, the cap rates derived from completed transactions were generally lower than market benchmarks. This indicates that, despite headwinds, there are still buyers willing to price in longer-term optimism and potential upside within the sector.

A positive indicator the Assessor utilized in his analysis is the number of new hotels coming onto the market. Currently, there are 13 hotels in the pipeline. Five of the new hotels will be opening in 2025, bringing in new inventory into the market. Looking ahead, however, new permitting activity has slowed compared to prior years. Industry feedback suggests that elevated construction costs and reduced profit margins have limited the feasibility of additional hotel development, thereby constraining future supply.

Overall, the hotel market still continues to experience a slow and uneven recovery, shaped by lingering impacts of the pandemic, evolving business travel patterns, and broader economic pressures. While ADR growth, stable RevPAR, and the addition of new hotel supply provide reasons for cautious optimism, increased expenses, elevated capitalization rates, and constrained development pipelines remain significant headwinds. Taken together, these factors suggest a market in transition, balancing modest near-term challenges with the potential for longer-term stabilization and growth as conditions improve and hotels look forward to the future.

The values recommended in this report reflect the temporary lodging property market value as of 1/1/2025. The recommended values improve uniformity and equity. Therefore, I recommend the new assessed values be posted for the 2025 Assessment Year, for taxes payable in 2026 as mandated by state law.

Identification of the Area

Name and Designation

- Specialty Area 160 – Hotels

Specialty Neighborhoods

Six neighborhoods have been established by the Assessor for valuation purposes. The neighborhoods were established to group properties into similar market segments and manage some of the larger neighborhood parcel counts. Having a bit smaller neighborhoods and more specialized data improves accuracy when creating competitive sets.

- Neighborhood 10 – Seattle - Central Business District
- Neighborhood 20 – Bellevue, Redmond, and Surrounding Area
- Neighborhood 30 – SLU, Northgate, and the University District
- Neighborhood 40 – South Seattle, Renton, Tukwila, and SeaTac
- Neighborhood 50 – South King County
- Neighborhood 60 – North King County, including North Seattle

Boundaries

All of King County

Maps

A GIS map of the area is included in this report. More detailed Assessor's maps are located on the Assessor's website at www.kingcounty.gov/assessor.

Area Overview

As of 1/1/2025, the temporary lodging market in King County is still considered in a slight recovery state with a return to pre-pandemic times less likely due to market uncertainty in this sector. A mix of neighborhoods saw hotel values increase or decrease; however, not all hotels or all areas of King County were impacted the same way thus, recovery or increases in value, are dependent on the location, type, and class of hotel.

Seattle's Downtown Commercial Business District (CBD) was the most impacted by Covid-19 and changes in the hotel market. Businesses often utilize luxury, upper upscale hotels, and upscale hotels for their clientele. Despite the lessening impact of covid, occupancy in this neighborhood has not reached 2019 levels. Convention style hotels, for meetings and other gatherings that typically fall into the upscale class are the ones least recovered due to changes in the business economy. With many office employees still working remotely and companies seeking to cut

costs, business travel has been slow to rebound. Instead of in-person meetings, more firms are relying on online platforms to conduct conferences and negotiations. This shift toward virtual interaction has delayed recovery in this segment of the hospitality sector, as traditional demand for corporate travel and lodging continues to lag behind pre-pandemic levels.

Leisure travel and tourism, which had nearly ceased during the Covid-19 lockdowns, have since rebounded with strength. Seattle has further solidified its position as a destination market by securing major sporting events, including the 2026 World Cup, as well as other large entertainment venues that are expected to support ongoing demand from recreational travelers.

Despite these positive drivers, the overall pace of recovery in the hotel sector has moderated. Rising operating costs and higher interest rates have constrained value appreciation, while broader economic pressures have weighed on hotel financial performance and transaction activity. As the U.S. economy transitions through the mid-2020s, the market continues to adjust to new post-pandemic dynamics, with many properties effectively treading water over the past several years.

Lodging Property Description: King County has two types of hotels, full-service and limited-service. Investors consider the Seattle area to be a first-tier market. There are currently 378 hotel/motel parcels in this specialty. Hotels are categorized by the Assessor utilizing property-specific qualities and market data, to create competitive sets for valuation purposes.

For the 2025 Revalue, most of the Assessor's models came directly from Smith Travel Research's (STR) Hotel Profitability Review, (formerly, the HOST Almanac) using the same models as the 2024 year. The assessor's reason being for using the 2024 models is due to the Costar and STR continued merger delaying the Profitability Review release as all hotel data is migrated over to Costar. As of the date of this report no 2025 Hotel Profitability Review has been released. To create his models, the Assessor begins by dividing temporary lodging properties into two types of hotels, full-service or limited service, according to the definition in the Hotel Profitability Review. The Hotel Profitability Review defines a hotel as either limited or full service based on the amount of revenue generated from food and beverage sales. Lodging properties where 5% or less of their total revenue is generated from food and beverage sales are classified as limited service, while hotels that generate more than 5% of their total revenue from food and beverage sales are considered full service. The Assessor uses that metric to determine how the hotel typically performs in its market.

Once lodging properties are divided into one of these two groups, they are then assigned to a lodging property class which helps create their competitive set. The Assessor utilizes four classes for limited-service hotels: economy, midscale, upscale and budget extended stays; and four classes for full-service hotels: midscale, upscale, upper upscale, and luxury. For branded hotels class determination is based off the STR chain scales classification. For independent hotels, the quality and financial potential serve as class determination. Nevertheless, the delineation between the classes of lodging properties can be blurred, but below is a general description of

the categories of temporary lodging properties and the eight classes considered for valuation in this cycle:

Limited-Service Lodging: Consists of hotels with room operations only (i.e., with less than 5% of their revenue from food and beverage service). Many limited-service hotels offer some of the amenities that guests may expect from higher-priced hotels, such as a complimentary breakfast bar, business center, etc. However, limited-service hotels lack a significant, dedicated, revenue-producing food and beverage component. In other words, they may provide food and beverages, but the revenue from those operations will amount to less than 5% of their total revenue. Below is a description of the four categories of competitive sets of limited-service hotels/motels:

1. **Economy:** Hotels in this class generally offer minimal amenities, smaller guest rooms, and modest prices. Typically, guest rooms are accessed from an outdoor entrance as opposed to insular halls. Budget, limited-service hotels/motels can be found throughout King County. Some examples include Motel 6, Day's Inn, and Econolodge. For the 2025 Revalue, the Assessor utilized the Summary from the Hotel Profitability Review of both full service and limited service for this specific data set, because STR did not have enough data to separate them by type.
2. **Midscale:** These tend to be modest hotels. Midscale hotels usually have enclosed passageways, and the guest rooms are slightly larger than those in economy class. They often provide the following amenities: a complimentary "continental-style" breakfast, a business center, a fitness room, a guest laundry facility, an indoor and/or outdoor pool, and sometimes small meeting rooms. There are many limited-service hotels throughout King County, such as Comfort Inn, Hampton Inn, and Quality Inn.
3. **Upscale:** These hotels can best be described as hotels with nicer amenities and, in some cases, apartment-type guest rooms. Some amenities are similar to midscale hotels, such as complimentary breakfast, a pool, and a fitness center. The significant difference is the quality of the amenities. For example, breakfast has more options and a nicer area to eat, guest rooms are larger and sometimes include separate walled-off sleeping quarters, and some may have a cooking area complete with appliances and kitchenware. There are a number of these hotels in King County, including Homewood Suites, Element, and Staybridge Suites.
4. **Budget Extended Stays:** This is a recent class of hotel that does not appear in the Hotel Profitability Review, but the business model utilized by these hotels is different enough that it warrants its own classification. Since hotels are valued as their highest and best use, either the economy or midscale model was used for this class. This type of hotel is inexpensively constructed, and the interior is finished with lower-quality materials and construction. The guest rooms typically include a kitchen or kitchenette with the necessary appliances and cookware to prepare meals in the guest room. Other hotel amenities are sparse compared to an economy or midscale class. For example, if a guest

wants housekeeping more than once a week or every 10 days, there is an additional charge. These hotels have lower ADRs as the average daily rate (ADR) is based on a sliding scale; the longer you stay, the lower the rate per night. To compensate for lower ADR, hotels of this class have higher occupancies due to long-term stays from the discounted rates. The business model is different from most other hotels' business models, and typically hotel guests often pay weekly or monthly. Some examples would be Extended Stay America, Hometown Suites, and Woodspring Suites.

Full-Service Lodging: Full-service hotels typically offer larger and higher quality guest rooms with more services. There is also space set aside for food service. The definition of a full-service hotel by the Assessor is a hotel reporting food and beverage revenues, where those revenues are more than 5% of the total lodging property revenue. The latest trend in these types of hotels is for the lower-class hotels to emphasize the bar. Many have smaller restaurants, but they include a full-size bar that more often serves a variety of mixed drinks. Below are the four classes of full-service hotel models utilized in this revalue cycle:

1. **Midscale:** Typically, these hotels are similar to the limited-service midscale hotels with the addition of an added food and beverage venue. Many of these hotels are older, but they've been updated. Leisure travelers currently prefer these hotels, so there is some pressure to construct more of these them. Some examples include Fairfield Inn, Best Western Plus, and Clarion.
2. **Upscale:** There are a wide variety of full-service, upscale hotels in King County. Generally, these hotels have higher-quality guest rooms and amenity accommodations. The older hotels in this class usually have more traditional restaurants. The newer hotels in this class generally have a bar or bistro that is open for breakfast and / or lunch and / or dinner. Some of the other amenities include room service, larger meeting space, fitness facilities, concierge services, etc. Examples of upscale hotels include Hilton Garden Inn, the Courtyard by Marriott, and Citizen M.
3. **Upper Upscale:** This class of hotels has well-appointed locations with high-quality amenities, including spacious guest rooms and bathrooms. The hotels in this competitive set are typically noted as being four- or five-star quality. Guest rooms may be more lavishly decorated than guest rooms in upscale hotels. Usually, they're located in prime city center areas in major cities. Most are found in centralized business locations such as downtown Seattle, downtown Bellevue, and closer to the airport in SeaTac. More often, these hotels have many rooms, larger meeting spaces to host convention-style gatherings, and high quality, often personalized, amenities such as room service, fitness facilities, concierge services, wedding facilities, etc. Some hotels in this class include Hyatt Regency, Embassy Suites, and Sheraton Hotels.

- 4. Luxury Hotels:** These hotels are located in both the heart of the city and on the picturesque outskirts of the county. They often are referred to as destination hotels. There is a limited number of this hotel class in King County. What differentiates them from other full-service hotels is that they offer luxury accommodations throughout the hotel. The rooms are lavishly decorated, often with period décor, and they typically offer extra services such as valet parking, concierge services, spa services, etc., on-site. Some examples of this are the Fairmont Hotel, Four Seasons, and the Salish Lodge.

Overall, full-service luxury and limited-service midscale, while modest, saw the largest percentage increases. Almost all other classes saw stable or decreasing values as the hotel industry remains in a holding pattern. Hotels located in city centers experienced financials consistent with prior year's revenues but lagging in the pre-pandemic growth. Data suggests that overall, the travel industry has recovered, with the airport region demonstrating the strongest market overall. Unfortunately, by the end of 2024, uncertainty of the future for the economy and travel leaves hotels in a wait and see holding pattern.

As 2024 draws to a close, forward-looking indicators point toward cautiously optimistic 2025 hotel values. Industry forecasts suggest that RevPAR is poised for modest growth with CBRE projecting a 2 percent gain in the U.S. RevPAR, buoyed by improving groups and international demand, with the urban markets leading the way. Overall, sentiment points to a moderate rise in hotel values, particularly if rising expenses stabilize, interest rate cuts materialize, and business travel begins to return in earnest.

Overall, hotel values in King County were adjusted downward by -2.48%.

The following is a summary of 2024 year end hotel data for the United States, King, and surrounding counties. The data source is either the 2024 Hotel Profitability Review (formerly the HOST Almanac) Costar hotel market reports, and Kidder Mathews 2024 4th Quarter Seattle Hotel Report:

- Per KM, trailing 12-month occupancy for Seattle temporary housing was 70.4% in 2024, still below 2019 pre pandemic levels up from 67.6% in 2023.
- Per KM average ADR has increased to \$237 for the Seattle CBD and \$223 for the Bellevue CBD.
- Per KM average RevPar for the Seattle area is \$128, which exceeds the \$118 RevPar prior to the pandemic in 2020.
- The US profitability KPI's (Key Performance Indicators) per available room for RevPAR went from \$206.56 in May of 2023 to \$214.61 in May of 2024, a 3.9% increase.
- The US average percentage of EBITDA (Earnings before Interest, Taxes, Depreciation, and Amortization) was down from 25.6% in May of 2023 to 24.8% in May of 2024.
- The US average percentage of GOP (Gross Operating Profit) decreased from 36.3% in May of 2023 to 35.4% in May of 2024.

- Nationally, the highest occupancy can be found in the airport region at 72.9%, while small town and urban areas have the lowest at 66%/67%.
- RevPar in the Pacific region experienced an 8.8% increase from 2023 to 2024.
- In the United States Upper Upscale hotels saw the largest RevPAR increase, at 14.5% from 2023 to 2024. Luxury, midscale, and economy saw the lowest increases to RevPAR at 5% or less.
- Per Costar for trailing 12 months, Average ADRs for all hotels in the Seattle region increased by 2.3% in 2024, occupancy rose by 4%, and RevPAR grew by 6.4%.
- Per Costar, Class wise economy and midscale hotels occupancy lags in all classes by a few percentage points, and upscale and upper midscale show the highest occupancy levels.
- Per Costar, Cap rates for all classes and the Seattle region overall stagnated around .25% year to year.
- Per Costar, Average ADRs for all classes in the Seattle CBD increased 1.4%. Occupancy increased by 5.2% with RevPAR rising 6.7%.
- Per Costar Average ADRs for all classes in Bellevue rose by 4.8%, Occupancy increased 6.3%, and RevPAR grew 11.4%.
- Per Costar Average ADRs for all classes in the SeaTac airport region increased 1%, Occupancy grew 1.3%, with RevPAR rose 2.3%.

Below is a table of hotel properties in King County, organized by their assigned neighborhood. The percentages summarize the total value adjustments for each neighborhood from the 2024 revalue. The neighborhood value changes align with the Assessor's performance expectations and the area's data.

2025 Hotel / Motel Specialty Area Breakdown					
Area	Name	Improved Parcel Count	2024 Neighborhood AV	2025 Neighborhood AV	Percent Changed
160-10	Seattle Central Business District	83	\$4,078,833,200	\$3,852,981,500	-5.53%
160-20	Bellevue & Surrounding Cities	47	\$1,899,957,300	\$1,749,012,600	-3.03%
160-30	SLU, Northgate, and the University District	61	\$1,301,336,400	\$1,296,299,700	-.39%
160-40	South Seattle, Renton, Tukwila, and SeaTac	89	\$1,589,408,600	\$1,601,783,100	.78%
160-50	South King County	57	\$432,436,700	\$426,238,600	-1.43%
160-60	North Seattle and Northeast King County	42	\$535,970,100	\$573,996,600	7.09%
160	Total	379	\$9,741,778,200	\$9,500,312,100	-2.48%

Analysis Process

Effective Date of Appraisal: January 1, 2025

Date of Appraisal Report: September 5, 2025

Responsible Appraiser: Ryan Jimenez - Commercial Appraiser II, Hotel Specialist

Highest and Best Use Analysis

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

As if improved: Based on neighborhood trends of demographic and current development patterns, the improved parcel's existing building(s) represents the highest and best use of most sites. The existing use will continue, until land value in its highest and best use, exceeds the sum value of the entire property in its existing use. On those parcels where the property is not at its highest and best use, a token value of \$1,000 is assigned to the improvements. The parcel may be removed from this specialty and returned to the geographical appraiser for valuation in the future, unless it is known that the owner plans to redevelop the site for future hotel usage.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Published sources were also utilized. Current data was verified and corrected, when necessary, by field inspection, review of plans, marketing information, and owner responses to interviews, surveys or appeals.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this analysis. The income approach is the most commonly used approach by market participants when valuing this type of property and appears to be the most reflective of market value. The sales approach, while utilized, often has many unknowns and multiple parties involved in the transactions. Thus, it is referred to as a check for reasonableness against the model. The cost approach is seldom utilized, as the value generated does not calculate all the necessary expenses in a hotel and more often the value obtained is significantly below market.

Differing from prior recent years, no discount was applied for Covid and/or stabilization to the income model used.

Metrics and methods employed this revalue include:

- Sales from 01/01/2022 to 12/31/2024 were considered in the analysis.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.

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 **King County**
Department of Assessments

- Market trends were not applied to sales prices and models were developed without market trends.
- For sales prior 2023, Full-Service Hotel sale prices were adjusted downward 10% and Limited-Service Hotel sale prices were adjusted downward 5% to remove the “typical” amount of personal property value (tangible and intangible) included in a sale. For sales post 2023, all sales were adjusted downward with the declared personal property that is found on the Excise Tax document. See Sale’s Study Analysis in the Addendum
- The personal property component for hotels was determined in accordance with the hotel valuation methodology set forth in *The Valuation of Hotels and Motels for Assessment Purposes* by Stephen Rushmore, MAI, and Karen Rubin. The resulting amount corresponds to the personal property that is reported to the Assessor’s Office.”

Neighborhood Description

Hotel properties in King County are either one of two types, full or limited service. The category determinant is the percentage of revenue earnings from food and beverage. Hotels earning less than 5% from food and beverages are classified as limited service. Those hotels earning 5% or more from food and beverages are classified as full service.

King County, the largest county in Washington and the twelfth largest in the United States, is considered a first-tier hotel market attracting local, regional, national, and international investment. The lodging inventory is concentrated in Seattle, Bellevue, and SeaTac, with additional supply located along major transportation corridors and near secondary employment centers. The Assessor utilizes eight classes of temporary lodging properties across the county, ranging from luxury to economy.

Tourism, conventions, and corporate travel create a concentration of demand for full-service and luxury hotels in the downtown cores. Bellevue, driven largely by Microsoft's global headquarters and its surrounding technology sector, attracts international business travelers and contains a mix of upscale and upper-upscale hotels in and around its central business district. SeaTac benefits from the Seattle–Tacoma International Airport, the region's primary air gateway, which produces strong demand for limited-service, midscale, and economy lodging from air passengers, crews, and transient travelers.

Seattle, the largest city in Washington, serves as the county's primary demand generator, supported by a diverse economy anchored by global corporations such as Amazon, Boeing, and Starbucks, as well as leadership in medical research, aerospace, and clean technology. Microsoft, another international company, does extensive business in Bellevue. Microsoft is responsible for much of the worldwide technological growth and lends to Bellevue, attracting business travelers from all over the world. SeaTac and the surrounding area benefit from the Seattle–Tacoma International Airport, the region's primary air gateway, which produces strong demand for limited-service, midscale, and economy lodging from air passengers, crews, and transient travelers. This area attracts corporations worldwide, and an extensive variety of business and leisure hotel guests.

Typically, most temporary lodging properties are concentrated in business / commercial centers; the hotel class often depends on the proximity to the city center or core. For example, many of the full-service upper upscale and upscale hotels are found in downtown Seattle or Bellevue, the most sought-after King County locations for business travelers. Limited-service upscale lodging properties are also typically located close to business centers, but may include areas just outside the commercial business district (CBD) such as Redmond (Microsoft), Bellevue (Eastlake), Renton (Boeing and Federal Buildings), SeaTac (Airport), etc. Limited-service midscale and economy hotels are found throughout King County but more often away from the city core. Generally, these hotels are located along state routes although there are also a number on the three major interstate highways (Interstate 5, Interstate 90, and Interstate 405). Budget extended stay hotels are generally sited away from the city centers, and luxury hotels are either located in the core of

the commercial business districts in Seattle or Bellevue or in the picturesque areas in the outlying regions of the county.

The Hotel Specialty has 378 parcels. Current data shows 334 parcels are improved and 44 are associated land parcels. Including in the 334 improved parcels, there are 36 hotel commercial condominium units. For the 2025 revalue, Specialty Area 160-10 was inspected for physical inspection. All properties within this specialty were revalued this year. King County subscribes to a policy of annual revaluation and a six-year physical inspection cycle. Valuation models were developed within the eight hotel classes.

The following is a brief description of each neighborhood along with a neighborhood map, depicting the location of each hotel in the given neighborhood.

Seattle Central Business District – 160-10

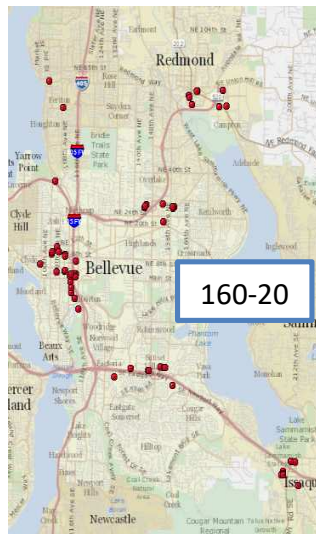
Neighborhood 10 includes the temporary lodging properties in the Downtown Seattle Commercial Business District, (CBD). It extends from the Denny Regrade area, south, through Pioneer Square to Sodo and Georgetown and includes a couple of properties in West Seattle. It is bounded on the north by Denny Way and south by Cloverdale. The east and west sides have two natural bodies of water to act as boundaries, the Puget Sound and Lake Washington.

The Seattle CBD contains the highest concentration of luxury, upper upscale, and upscale full-service hotels, in King County. There are some limited-service hotels, but those hotels are found primarily in Pioneer Square and Georgetown. This is a densely populated commercial area with temporary lodging properties located throughout the neighborhood.

In this area the only permitting is for the conversion of the Populus Hotel in Pioneer Square that opened in mid-2025. Currently, there are 83 hotel parcels which comprise 22% of the temporary lodging population. Overall property values in neighborhood 10 decreased \$225,851,700 or 5.53%.



Bellevue, Redmond and Surrounding Area – 160-20



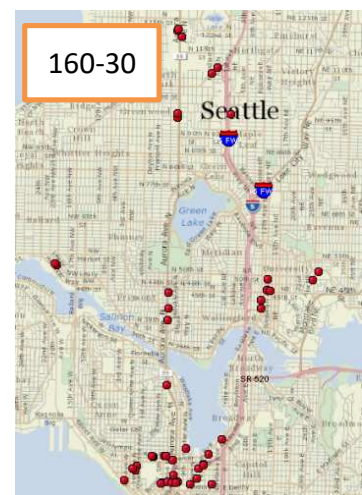
Most temporary lodging properties in Neighborhood 20 are located in Bellevue and Redmond. In general, the neighborhood extends from Eastlake north to Redmond. Specifically, it is bounded on the north by Redmond Way, on the south, it includes all hotel properties located on both sides of the I-90 corridor. A natural barrier creates this neighborhood's western boundary, Lake Washington, although Mercer Island is included. Another natural barrier, Lake Sammamish, provides the eastern boundary. Aside from the two eastside cities of Bellevue and Redmond, Neighborhood 20 also includes the southern portion of Kirkland.

The Bellevue Central Business District (CBD) contains the second highest concentration of full-service hotels, and Bellevue overall has the largest number of limited-service, upscale hotels. Many Seattle businesses are relocating to the east side because of the favorable business climate and proximity to technology companies such as Microsoft.

Currently, there are 47 temporary lodging parcels in this neighborhood. It comprises 12% of the hotel-motel population. In 2024 the new Intercontinental luxury hotel located in the Avenue project just north of Bellevue Square opened. There are no new hotels that are currently permitted in this neighborhood. Overall, hotel property values in neighborhood 20 decreased by \$54,780,300 or 3.03%.

SLU, Northgate, and the University District Hotels & Motels – 160-30

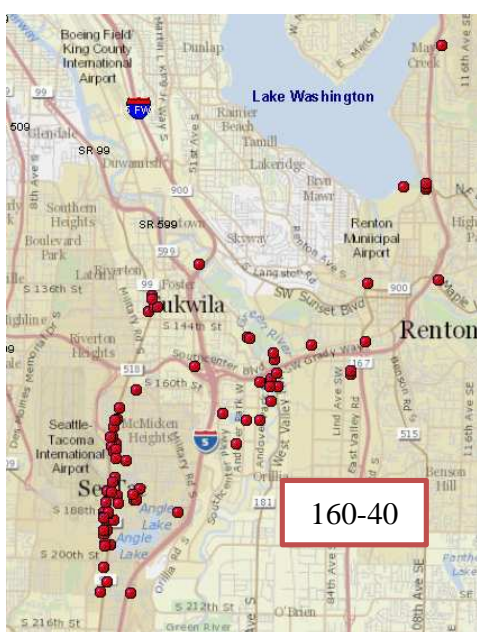
Neighborhood 30 includes temporary lodging properties around South Lake Union, Northgate, and the University District. This neighborhood is bounded on the south by Denny Way, which appears to split Seattle's CBD from the South Lake Union business district, although both areas are home to several multi-million-dollar companies. In South Lake Union, you will find the Amazon headquarters, the Gate's Grant Foundation, and the Paul Allen Medical Institute, just to name a few. This area is rapidly developing, and its market is one of the strongest in the Pacific Northwest.



Extending north, neighborhood 30 continues to Northeast 115th Avenue. The northern region encompasses the Northgate area, another area that is seeing more growth as the light rail station comes to fruition. On the west side, a natural boundary exists, the Puget Sound, so Ballard is situated in this neighborhood. And on the east side, it is bounded by Lake Washington and encompasses the University of Washington.

The predominant type and class of temporary lodging properties in 160-30 are limited-service hotels, with an almost equal number of economy and midscale classes. However, there is now a significant number of upscale hotels, around South Lake Union and in the Northgate area. Currently, there are 61 hotel parcels which account for 16% of the total hotel specialty population. Six hotels were permitted for construction, and three have broken ground with the new Marriot AC in South Lake Union, Element Hotel by Climate Pledge Arena and Residence Inn located next to the Northgate light rail all opening in 2025. This area has recently seen the highest growth of inventory expansion. Overall, hotel property values in this neighborhood decreased by \$5,036,700.

South Seattle, Renton, Tukwila, and SeaTac – 160-40



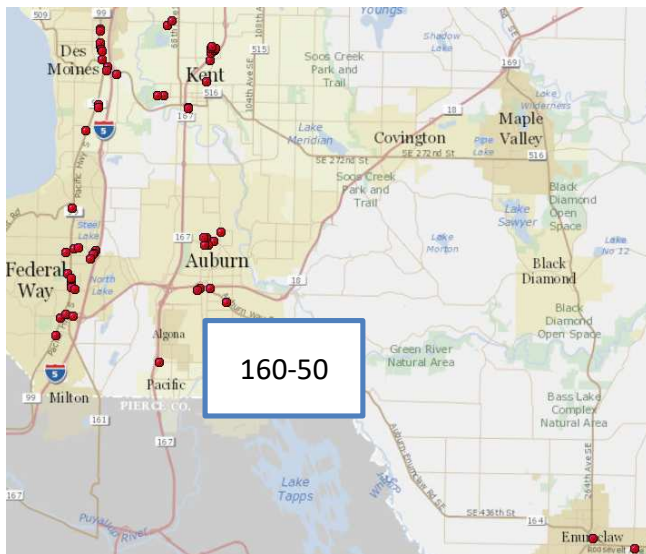
The cities of SeaTac, Tukwila, and Renton are situated in this neighborhood. Neighborhood 40 is bounded north by South Cloverdale and on the south, west of Interstate 5 (I-5) by South 210th Street. The southern boundary shifts from South 210th Street in SeaTac to South 180th in Renton; it also includes the east side of I-5. The southern boundary shifts north again to SW 27th Street on the east side of State Route 167 or the West Valley Highway. This neighborhood includes the SeaTac Airport area and wraps around the southern half of Lake Washington.

Neighborhood 40 has the largest parcel count of any neighborhood in the hotel specialty, with 89 parcels. Interestingly, most of the properties located in this Specialty are not situated along I-5 but are instead positioned along State Route 518 in SeaTac, home to the international airport. Many business travelers prefer

airport proximity, which explains the location of so many hotels. In addition, there are also a significant number of temporary lodging properties clustered around the Westfield Mall (formerly known as Southcenter). The remaining properties are in Renton and Tukwila.

There are 89 temporary lodging parcels or 24% of the total hotel-motel population in this neighborhood. The hotels are predominantly limited-service economy and midscale classes, but there are also a large number of full-service midscale and upscale lodging properties. Currently, there are three hotels permitted for this neighborhood, with the LivAway Suites being the only one that's broken ground. For purposes of the current revalue neighborhood 40 showed assessed values increased by \$12,374,500 or 0.78% which is the greatest increase in the hotel neighborhoods.

South King County – 160 -50



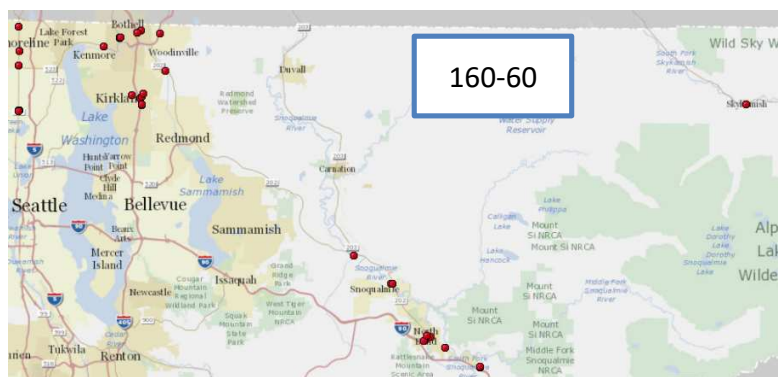
The temporary lodging properties in neighborhood 50 are comprised primarily of limited-service midscale and economy hotels and motels. This neighborhood is bounded on the north by South 210th Street, on the west by Puget Sound, on the east by the Cascade Mountains, and on the south by the King County boundary line. The cities included in this neighborhood are Des Moines, Federal Way, Auburn, Kent, and Enumclaw. Most properties are situated along State Route 99, which runs parallel to I-5. There are also many hotels along I-5 and State Route 167, (the Valley Freeway). While the geographic area of neighborhood 50

extends to the King - Pierce and King - Kittitas County lines, there are only two hotels, further east of the downtown areas of Auburn and Kent, located in Enumclaw.

In total, there are 57 temporary lodging parcels in this neighborhood which make up 15% of the total hotel-motel population. Two hotels were permitted, the first being a new Woodspring Suites that will be located in Algonia and is in the process of being graded and construction beginning in 2025. The other is located on the Muckleshoot reservation, so the Assessor does not keep records on this property. Published sources write the hotel will be a luxury resort hotel with 18 stories, 400 rooms, three restaurants, and convention-size meeting space. It recently opened in the spring of 2024. Overall, assessed values in this neighborhood decreased \$6,198,100 or 1.43%.

North King County and North Seattle – 160-60

Temporary lodging properties are scattered throughout the northern portion of King County, which the Assessor identifies as Neighborhood 60. Specifically, this neighborhood extends from the King - Snohomish County Boundary line south to N 115th on both the west and east side of Lake Washington. However, once you move east to Lake Sammamish, the southern boundary extends to I-90.



The eastern boundary is the Kittitas County line. Cities

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included in this neighborhood on the eastern side of the county are northern Kirkland (Totem Lake), Bothell, Issaquah, Woodinville, North Bend, Snoqualmie, and Skykomish. On the west side of Lake Washington, the southern boundary is still N 115th, but it is bounded on the west by the Puget Sound. Cities included on the western side of King County are north Seattle, Shoreline and Kenmore.

There are 41 temporary lodging parcels in Neighborhood 60, which comprises 11% of the total hotel-motel population. The hotels in this neighborhood are predominantly, limited-service midscale and economy, with most located along Interstates 405 and 90. However, there are also some luxury hotels and upscale hotels in the less developed areas and Issaquah. Two hotels are permitted in this neighborhood this revalues cycle. First is the new Somm hotel in Woodinville, which began construction for its new 164 room hotel in 2024, and is projected to open in fall of 2025. The other is located on the tribal land of the Snoqualmie Tribe, so the Assessor keeps no records on this property. However, according to publications, the hotel site has been graded, and the tribe plans to build a luxury hotel with 210 rooms, two restaurants, a possible third to be added later, and a convention-size meeting space. Overall, hotel property values in this neighborhood increased by \$38,026,500 or 7.09%.

Physical Inspection Area

WAC 458-07-015 requires each property to be physically inspected at least once during a 6-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. For the 2025 revalue, neighborhood 10, which contains the Seattle Central Business district was inspected with 78 parcels.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
160	10	Downtown Seattle	78	378	20.63%
Specialty 160 Physical Inspection Totals			78	378	20.63%

Scope of Data

Land Value Data

The geographic appraiser in the area in which the temporary lodging property is located is responsible for the land value used in the hotel specialty valuation. See appropriate area reports for land valuation discussions.

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. Sales questionnaires are typically mailed to both sellers and purchasers of properties sold in Area 160. Participation is voluntary, and responses are modest. Sales may also be verified, by calling either the purchaser or seller, inquiring in the field, or calling the real estate agent. Property characteristics are verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides on the Assessor's website at www.kingcounty.gov/assessor.

Hotel transfers generally include personal property (tangible and or intangible). When estimating real property value, the personal property value contribution must be removed from the sale prices prior to the hotel sales analysis to create a more accurate sale comparison approach. The Assessor has taken steps to reflect the typical amount of personal property reflected in hotel transactions in King County.

Post 2024 revalue gross sale prices were adjusted to reflect a discount for both intangible and tangible personal property if the gross sale had a reported personal property amount in the excise tax affidavit filed during sale. Prior to the 2024 revalue, gross sale prices were adjusted to reflect a discount for both intangible and tangible personal property estimated by analyzing the reported personal property amounts listed on sold temporary lodging property excise tax affidavits. The Assessor analyzed all available excise tax affidavits from 2012 through December 2023 for sales deemed to be arm's length transactions. The results of this analysis indicated a downward adjustment of 5% from the gross sale price for limited-service hotels/motels and a downward adjustment of 10% from the gross sale price for full-service hotels. All sales listed on the "sales used" list were analyzed based on this adjusted sale's price. The resultant adjusted sale price is intended to reflect the typical amount of real property value associated with the hotel transfer. This allows for a direct comparison between the sales and the Assessor's real property assessed value. *(see sales analysis addendum)*

Preliminary Ratio Analysis

The Assessor uses ratio studies to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its adjusted sale price, as described above, by grouping individual sales into competitive sets by type and class and making an allowance for qualitative factors such as construction and material quality, effective age, and geographic neighborhood.

The two major aspects of appraisal accuracy are appraisal level and appraisal uniformity. They are measured and evaluated using the ratio study. Appraisal level is a measure of the ratio of assessed value to sales price, while appraisal uniformity refers to the 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 both the appraisal level and uniformity.

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the total assessed values divided by the sum of the sales prices. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic and 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 0.9 and 1.10. The preliminary ratio study for Area 160 shows a weighted mean ratio of 1.014% which falls within the range of the IAAO guidelines, indicating the current assessment level, as measured using recent sales, is reflective of the market. No adjustment is necessary, but a slight upward adjustment would bring values even closer to the market and improve that metric.

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 of deviation between the sales ratios and the median ratio. The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income-producing properties in smaller rural jurisdictions and between 5.0 and 15.0 for properties in larger, urban market jurisdictions. The ratio study for Area 160 prior to the revalue process shows a COD of 12.89% which is within the IAAO guidelines indicating that the current level of assessment uniformity, as measured, using recent sales, is in the acceptable range.

A second 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 in the data where the assessment level decreases with increases in sales price. The preliminary ratio study for Area 160 shows a PRD of 1.01 which shows that properties with higher values have an assessment level above the standard distribution.

This study was used along with other data, surveys, and publications to determine how to adjust values in Area 160. When the new values are implemented, the data shows that the weighted mean is now 98.5%, which shows an improvement over the previous values, and the COD is now 9.19%, which also shows more uniformity in assessed values. The revised PRD of 1.02 reflects a minor regressive bias, indicating that higher-priced properties are being assessed slightly below their sale prices. This outcome is consistent with a market still in transition, as it continues to stabilize and recover toward pre-pandemic conditions.

Hotel Parcel Total Values

Sales Comparison Approach

The sales comparison approach was not relied upon to develop valuation models for the competitive sets. However, sales data was considered as an indicator to check for the reasonableness of the valuation of the selected overall value. There was a total of 33 improved sales within the hotel/motel specialty from 1/1/2022 to 12/31/2024 that were considered fair market transactions and used in the overall analysis, but only 28 were used for the ratio study analysis because some sales had characteristics that changed after the sale.

Sales considered at market and used in the analysis are listed in the attached “Sales Used” with no remarks. Likewise, sales not used in the analysis that are not considered at market are listed in the attached “Sales Not Used”

Cost Approach Model Description & Calibration

Cost estimates are automatically calculated via the Marshall & Swift cost modeling system. Depreciation was based on studies done by the Marshall & Swift Valuation Service. Locational factors are applied to adjust costs to the Western Region and the Seattle area. Marshall & Swift cost calculations are automatically calibrated to the limited amount of data in place in the Real Property Application. Typically, the cost model is not used for temporary lodging properties in King County as the factors needed to accurately calculate a temporary lodging property’s cost are more numerous than the Assessor’s current program can capture. Thus, values generated via the Assessor’s programmed cost model are often well below market for this type of property.

Hotel Income Capitalization Approach Model Description

All classes of hotels were valued using a current direct income approach to capitalization. The direct capitalization approach is based on the Rushmore Approach to Hotel Valuation. This approach calculates value for the real property, assuming its highest and best use as a hotel. The value does not reflect a specific hotel brand, franchise or management group. Hotel valuation is based upon the typical income and expense expectancies derived through prudent use of a property given its type, class, and market segment as per the assessors' records. It is formulated from the typical income and expense expectancies for that property's class and market segment. Average daily rates (ADR), Occupancy, and Capitalization rates, utilized in the Assessor's income approach, are based on surveyed data of hotels in the county market and published hotel reports.

Income and expense ratios (except real estate taxes) utilized in the income approach were based on Smith Travel Research, (STR) surveyed results reported in the Hotel Profitability Review (formerly HOST Almanac). Due to the lack of a current Profitability Report for year-end 2024, parameters used for the 2025 model stem from the prior year's Profitability report. For the 2023 year-end data, STR surveyed operating statements from more than 7,900 hotels worldwide and entered the results into a database which they utilized to compile information of hotel revenues and expenses.

In total, eight income models were developed for the direct income capitalization of temporary lodging properties. These eight models come directly from the Hotel Profitability Review, a highly respected document published by STR. (four limited-service hotel/motels and four full service-hotel / motel models). For budget extended stay properties, a limited-service economy or midscale model was utilized depending on hotel characteristics.

Intangible property value is exempt from taxation in Washington State. It is imperative that our method of valuation reflects typical income and expense scenarios associated with all types of hotels rather than just focusing on those hotels that are branded, franchised, or managed. The Hotel Profitability Review presents information by department, including rooms, food and beverage, etc. They break apart expenses for marketing, utility costs, property, and maintenance, administrative and general, as well as selected fixed charges.

The Assessor utilizes Rushmore's method of hotel valuation in his direct capitalization process. This requires personal property within a hotel to be isolated and excluded from the real property components. In order to do this, two calculations are necessary: a return "OF" personal property and a return "ON" personal property.

Note: the value attributable to any intangibles is removed via management fees and franchise fee deductions.

Replacement Reserves or FF& E (expense) represent the return "OF" the personal property and are reflected in the expense line item. This percentage of gross revenue deduction is based on the Hotel Profitability Review results reported by all hotels in the given market segment. It is

intended to reflect the full gamut of hotels (branded and unbranded, professionally managed and independently managed, etc.).

The second deduction represents the return **“ON”** the tangible personal property and “is based upon the premise that a component of a hotel property is entitled to an annual return equal to its cost of capital comprising that component”.¹ This figure is derived from the declared and reported personal property to the Department of Assessments personal property division. If no personal property account was discovered a minimal \$100 per room was used to recognize that a component of value is attributed to personal property.

The determined going concern value removes from the income stream the intangible value and the return “of” portion of the personal property. Once that value is determined the return ‘on’ portion is removed from the value leaving the remaining value as the real property value.

Income

Income parameters relevant to hotels are measured by the hotel’s average daily rate, (ADR) and its typical occupancy level. Hotels typically generate other revenues through sources such as food and beverage, telecommunications, banquet services, conventions, sundries, retail space, etc. Those revenues are captured through the profit and loss statements created in the Hotel Profitability Review from the STR surveys. Average Daily Rates and Occupancy percentages are acquired through surveys sent to all hotels in the local market and received financials.

Expenses

The Assessor relies on the ratio to sales, profit, and loss statements published in the Hotel Profitability Review by Smith Travel Research all classes of the hotel model’s expense percentages excluding rent expense. This year the Assessor excluded the property tax noted in the Hotel Profitability Review and instead applied a loaded capitalization rate that is specific to the hotel being valued as the IAAO recommends.

Capitalization Rates

The range of capitalization rates used by the assessor were from published sources as well as verified sales. Lower capitalization rates were applied to newer and higher quality hotels in central business districts such as downtown Seattle and downtown Bellevue. Higher capitalization rates were applied to older, lesser-quality hotels in more suburban locations.

Below are charts that show typical ranges for key metrics by neighborhood for limited-service hotels based on class. Ranges in parameters are generally due to qualitative measures such as location, building quality, effective age, and maintenance. Specific properties may deviate from what is noted.

¹ Ibid, pages 282-285

Typical Range of Metrics of Limited-Service Hotels by class:

2025 Revalue Typical Income Metrics for Limited-Service Hotels			
	Economy	Midscale	Upscale
160-10	ADR \$80-\$110 OCC 70-75% CR 8.5-9.5%	ADR \$135-\$160 OCC 65 -75% CR 8.5-9.25%	ADR \$170-\$215 OCC 70-75% CR 8-9.25%
160-20	ADR \$105-\$115 OCC 70-75% CR 8.5-9%	ADR \$145-\$190 OCC 65 -75% CR 8.5-9%	ADR \$180-\$240 OCC 65-75% CR 8-9.25%
160-30	ADR \$90-\$115 OCC 65-75% CR 8.5-9.25%	ADR \$160-\$180 OCC 65 -75% CR 8.25-9%	ADR \$185-\$210 OCC 65-75% CR 8.25-8.75%
160-40	ADR \$80-\$90 OCC 65-75% CR 8.75-9.5%	ADR \$130-\$150 OCC 60 -75% CR 8.75-9.5%	ADR \$150-\$170 OCC 65-70% CR 8.5-9%
160-50	ADR \$65-\$85 OCC 65-70% CR 9-9.5%	ADR \$110-\$150 OCC 60 -70% CR 8.75-9.25%	N/A
160-60	ADR \$65-\$105 OCC 65-75% CR 8.5-9.25%	ADR \$150-\$165 OCC 70 -75% CR 8.5-9%	ADR \$185-\$200 OCC 70-75% CR 8.5-9%

Typical Range of Metrics of Full-Service Hotels by class:

	Midscale	Upscale	Upper Upscale	Luxury
160-10	N/A	ADR \$200-\$225 OCC 70-75% CR 8-8.5%	ADR \$225-\$285 OCC 65-75% CR 8-8.5%	ADR \$310-\$380 OCC 70-75% CR 8-8.5%
160-20	ADR \$160-\$170 OCC 65%-70% CR 8.75-9%	ADR \$200-\$275 OCC 65-75% CR 7.75-8.5%	ADR \$230-\$260 OCC 65-70% CR 8.25-8.75%	ADR \$340-\$360 OCC 65-70% CR 8-8.5%
160-30	ADR \$160-\$180 OCC 65%-75% CR 8.5-9%	ADR \$170-\$215 OCC 65-75% CR 8-9%	ADR \$225-\$260 OCC 65-75% CR 8-9%	ADR \$340-\$360 OCC 65-70% CR 8-8.25%
160-40	ADR \$130-\$140 OCC 65%-70% CR 8.75-9.25%	ADR \$160-\$220 OCC 65-80% CR 8-9.25%	ADR \$180-\$230 OCC 65-70% CR 8.5-9.25%	ADR \$290-295 OCC 65-70% CR 8.25-8.5%
160-50	ADR \$120-\$135 OCC 65%-70% CR 8.75-9.25%	ADR \$170-\$175 OCC 65%-70% CR 8.75-9%	N/A	N/A
160-60	ADR \$150-\$155 OCC 70% CR 8.75-9.0%	ADR \$210-\$215 OCC 70% CR 8.5-8.75%	ADR \$250-\$260 OCC 70%-75% CR 8-8.25%	ADR \$360-\$410 OCC 70-75% CR 8-8.25%

Below are the published capitalization rates for hotels for year end 2024 first quarter 2025.

Source	Date	Location	Hospitality	Remarks
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	- 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	7.50% - 8.50%	Apartment Student Housing Hotel – All Categories, excluding Luxury Tier
PWC Real Estate Investment Survey	Year-end 2024	National	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
CoStar	Jan 2025	Seattle Area Market	8.16 9.06 9.46	Luxury & Upper Upscale Upscale & Upper Midscale Midscale & Economy
ACLI ACLI	4Q 2024 4Q 2024	Pacific	—	All Classes
		National	 7.63% 7.47% 7.28%	All Classes Less than 200 units 201 to 400 units 401 to 600 units All Hotels Classes Less than 200 units Over 601 units
Newmark V&A North America Market Survey	2Q 2024	Seattle	6.50% 7.00% 7.25% 7.75% 8.05% 8.90% 8.55% 9.75% 7.50% 8.25%	Luxury Hotel Class A Luxury Hotel Class B Full-Service Hotel Class A 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

In 2023 the Assessor applied a Covid-19 adjustment to full-service, upper upscale, and upscale and luxury hotels with more than 350 rooms. For the 2024 revalue all hotels were valued using the 2024 metrics. Consistent with 2024, hotel valuations in 2025 were based on stabilized parameters.

Current Hotel Development: For the 2025 revalue cycle, there were 13 new hotel projects in the pipeline. As of this writing, there has not been any movement toward construction on six of those sites. Seven hotels currently have workers on the ground, and building has begun, with six of them nearing completion and a projected opening prior to year-end 2025.

Below is the current list of planned hotel projects organized by neighborhood.

Hotel Projects Proposed and Under Construction								
No	Nbhd	Parcel Number	Hotel Name	Address	City	Stories	Room Count	Expected Completion
1	10	524780-0300	Populus Hotel	100 S King St	Seattle	6	120	Summer, 2025
2	20	369980-0050	Silver Cloud - Bellevue CBD	200 108th Ave NE	Bellevue	10	174	No Start
3	30	114200-1130	The Tower	4236 Brooklyn Ave	Seattle	14	300	No Start
4	30	224900-0150	Element Hotel	601 Aurora Ave	Seattle	10	244	Winter, 2025
5	30	292604-9392	Marriott AC - Northgate	810 NE Northgate Way	Seattle	7	175	No Start
6	30	617420-0000	Residence Inn - Northgate	10600 1st Ave NE	Seattle	5	154	Spring, 2025
7	30	674670-1275	Unnanmed - Luxury Hotel	4512 11th Ave. NE	Seattle	30	168	No Start
8	30	684970-0075	Marriott AC	117 Yale Ave. N	Seattle	11	200	Spring, 2025
9	40	042204-9240	Home2Suites	19320 28th Ave S.	Seatac	5	118	No Start
10	40	088661-0010	LivAway Hotel	845 Park Ave. N	Renton	4	126	Summer, 2025
11	40	609423-0010	Seatac Hyatt House	17300 International Blvd	Tukwila	6	198	No Start
12	50	335640-7930	Woodspring Suites	34621 West Valley Hwy	Algona	4	122	2026
13	60	951820-0020	Somm Hotel	14800 NE 144th St	Woodinville	6	164	Fall, 2025

Model Validation

Total Value Conclusions, Recommendations, and Validation

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

The direct capitalization income approach was used to value all limited-service and Full-service hotels. Land values were determined by the geographic appraisers and then subtracted from the total value to arrive at the improvement value.

The hotels noted below have at least 25% of their net leasable area utilized for retail or something other than typical hotel revenues; thus, the Assessor deviated from the mass appraisal model outlined in this report to arrive at the values for the properties noted below:

The Washington Athletic Club	Parcel # 197570-0025
The Crocodile Inn	Parcel # 065300-0160
Bellevue Athletic Club	Parcel # 322505-9046
Best Western Plus (Plaza Green)	Parcel # 232204-9088
Ace Hotel	Parcel # 524780-0930
Cascadia Inn	Parcel # 780780-0240
McMenamins Hotel	Parcel # 062605-9052
Crown Inn and Restaurant	Parcel # 026300-0085

Total Value Change

The total assessed value in area 160 for the 2025 Assessment Year (taxes payable in 2026 results in a total year-over-year decrease in value of -2.48%.

CHANGE IN TOTAL ASSESSED VALUE			
2024 Total Value	2025 Total Value	\$ Change	% Change
\$9,741,778,200	\$9,500,312,400	\$ (241,465,800)	-2.48%

Specialty 160 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

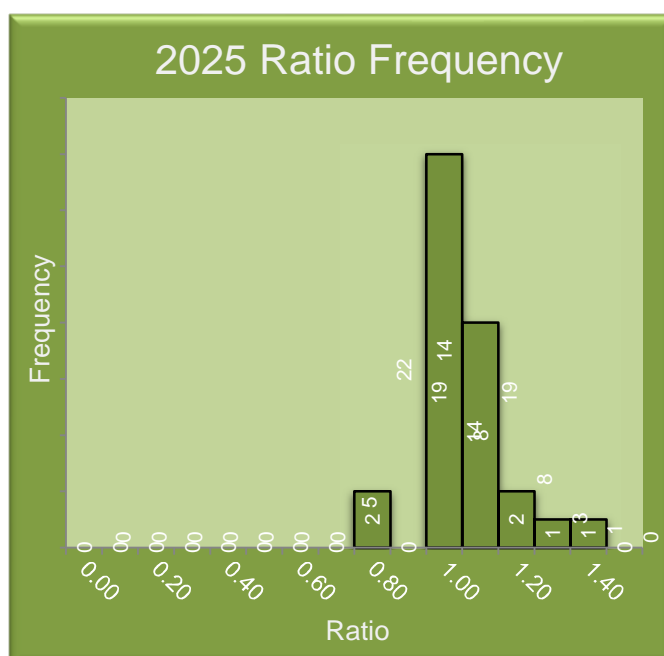
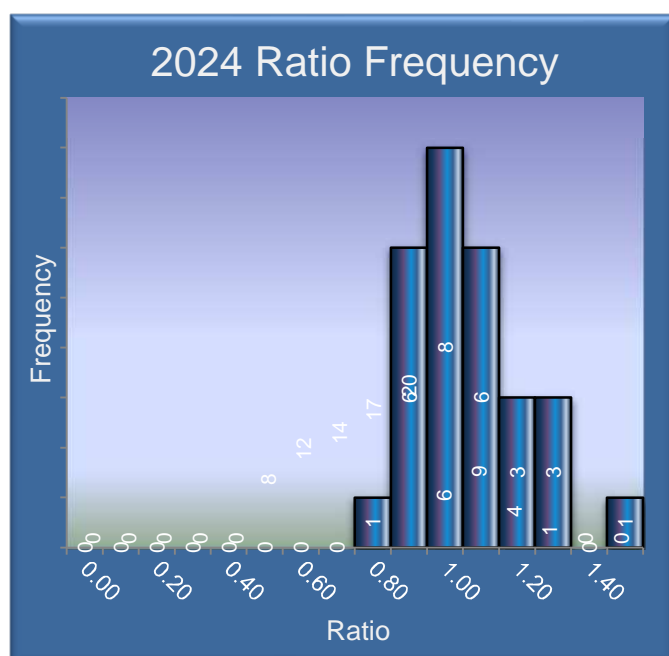
Pre-revalue ratio analysis compares sales from 2022 through 2024 in relation to the previous assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	28
Mean Assessed Value	24,344,900
Mean Adj. Sales Price	24,001,500
Standard Deviation AV	25,702,031
Standard Deviation SP	25,785,292
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.027
Median Ratio	0.989
Weighted Mean Ratio	1.014
UNIFORMITY	
Lowest ratio	0.7124
Highest ratio:	1.5193
Coefficient of Dispersion	12.89%
Standard Deviation	0.1700
Coefficient of Variation	16.55%
Price Related Differential (PRD)	1.01

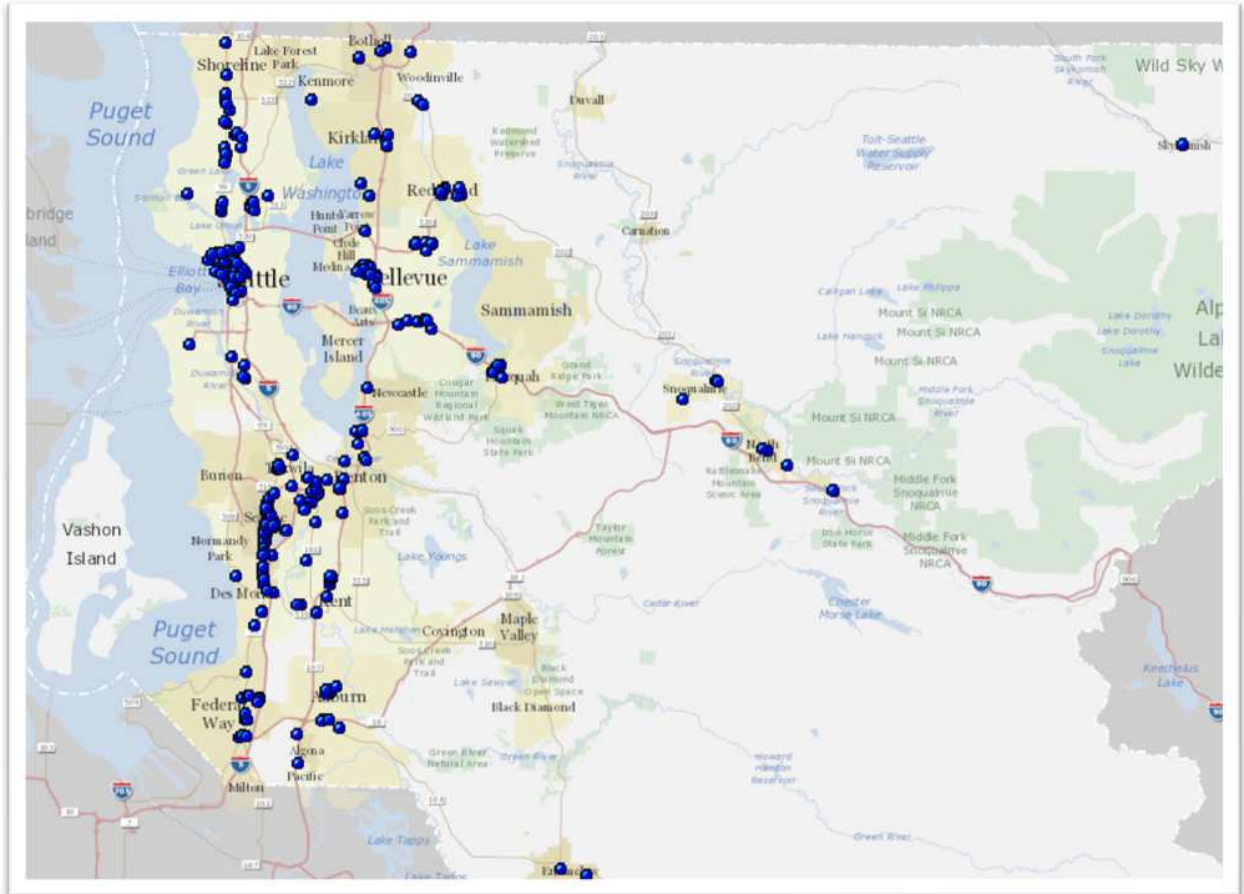
POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2022 through 2024 and reflects the assessment level after the property has been revalued to 1/1/2025.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	28
Mean Assessed Value	23,649,900
Mean Sales Price	24,001,500
Standard Deviation AV	25,071,183
Standard Deviation SP	25,785,292
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.003
Median Ratio	0.982
Weighted Mean Ratio	0.985
UNIFORMITY	
Lowest ratio	0.7423
Highest ratio:	1.3456
Coefficient of Dispersion	9.19%
Standard Deviation	0.1253
Coefficient of Variation	12.48%
Price Related Differential (PRD)	1.02



2025 Map - Hotel and Motels in King County



Specialty Area 160
2025 Assessment Year

 **King County**
Department of Assessments

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others 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 Standard 6. To fully understand this, report the reader may need to refer to the Assessor's Property record files, Assessor's 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. (Sammish 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. (Sammish 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

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 January 1 at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005].

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 31 of each year. The assessed valuation of the property shall be considered as of July 31 of that year. [1989 c 246 § 4]

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

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

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

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

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the 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 accordance 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. An attempt to segregate personal property from the real estate in this appraisal has been made.
11. 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.
12. 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.
13. 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.
14. 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 is 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.
- The individuals listed below were part of the “appraisal team” and 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 their name.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

Physical inspection revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification and new construction evaluation.

Ryan Jimenez - Commercial Appraiser II – Hotel Specialist

Date 9/5/2025

Improved Sales Calc for Area 160 with Sales Used

9/5/2025

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	Ver. Code	Remarks
160	010	066000	1832	128,875	3197006	\$61,463,558	06/23/22	\$476.92	HOMEWOOD SUITES BY HILTON - CAPITOL HILL	NC3P-95 (M)	Hotel/Motel	2	34	Use-change after sale; not in ratio
160	010	094200	0145	135,444	3236680	\$51,862,500	05/09/23	\$382.91	HOTEL MONACO	DOC1 U/450/U	Hotel/Motel	1	26	Imp changed after sale; not in ratio
160	010	197720	1140	60,087	3306954	\$35,750,000	11/08/24	\$594.97	PALLADIAN HOTEL	DMC 240/290-440	Hotel/Motel	1	Y	
160	010	768389	0020	370,921	3214998	\$97,017,300	10/21/22	\$261.56	THE CHARTER HOTEL & HELIOS	DMC 240/290-440	dominium(Mixed	1	Y	
160	010	780292	0010	269,058	3286221	\$61,606,000	06/06/24	\$228.97	SEATTLE HILTON HOTEL & PARKING GARAGE	DOC1 U/450/U	Hotel/Motel	1	Y	
160	020	102405	9045	82,580	3236644	\$25,200,000	05/08/23	\$305.16	EASTGATE HOTEL (former Silver Cloud)	CB	Hotel/Motel	2	Y	
160	020	112405	9082	28,910	3282415	\$13,050,000	05/08/24	\$451.40	DAYS INN BELLEVUE (EASTGATE)	CB	Hotel/Motel	1	34	Use-change after sale; not in ratio
160	020	254320	0015	75,405	3269905	\$28,650,000	02/13/24	\$379.95	HAMPTON INN & SUITES - BELLEVUE (I-405 CORP	OLB	Hotel/Motel	1	Y	
160	020	306610	0020	62,562	3260073	\$16,581,069	11/03/23	\$265.03	REDMOND INN	GC	Hotel/Motel	1	Y	
160	020	720241	0060	113,672	3297404	\$27,065,000	08/29/24	\$238.10	RESIDENCE INN BY MARRIOTT - REDMOND TOW	TWNC	Hotel/Motel	1	Y	
160	030	114200	0755	40,000	3307604	\$27,500,000	11/11/24	\$687.50	WATERTOWN HOTEL	SM-U 75-240 (M1)	Hotel/Motel	1	Y	
160	040	052305	9075	334,335	3310755	\$103,018,100	12/12/24	\$308.13	HYATT REGENCY HOTEL AT SOUTHPORT	UC-2	Hotel/Motel	1	Y	
160	040	161000	0270	8,870	3308387	\$2,870,000	11/20/24	\$323.56	JET INN MOTEL - TUKWILA	NCC	Hotel/Motel	1	Y	
160	040	282304	9190	27,216	3184625	\$7,837,500	03/08/22	\$287.97	MOTEL 6 - SEATAC	CB-C	Hotel/Motel	1	Y	
160	040	332304	9059	70,593	3214918	\$15,675,000	10/20/22	\$222.05	LA QUINTA INN & SUITES SEATTLE SEATAC AIRP	CB-C	Hotel/Motel	1	Y	
160	040	332304	9059	70,593	3259065	\$26,125,000	10/26/23	\$370.08	LA QUINTA INN & SUITES SEATTLE SEATAC AIRP	CB-C	Hotel/Motel	1	Y	
160	040	332304	9141	87,273	3205674	\$24,700,000	08/18/22	\$283.02	WINGATE by WYNDHAM HOTEL	CB-C	Hotel/Motel	3	Y	
160	040	334040	3330	74,751	3275407	\$17,654,795	03/28/24	\$236.18	HILTON GARDEN INN - RENTON	CO	Hotel/Motel	1	Y	
160	040	334330	1120	35,608	3171223	\$8,096,375	01/26/22	\$227.38	ECONOLODGE - SOUTHPORT	CA	Hotel/Motel	1	Y	
160	040	334450	0006	96,471	3258190	\$49,950,000	10/17/23	\$517.77	RESIDENCE INN - SOUTHPORT	UC	Hotel/Motel	1	Y	
160	040	358529	0010	64,294	3276293	\$15,750,000	02/26/24	\$244.97	TOWNEPLACE SUITES BY MARRIOTT - KENT	I1	Hotel/Motel	1	Y	
160	040	736060	0400	18,630	3274340	\$7,400,000	03/13/24	\$397.21	ECONO LODGE - AIRPORT	RC	Hotel/Motel	1	34	Use-change after sale; not in ratio
160	050	000660	0036	34,577	3246568	\$6,650,000	07/17/23	\$192.32	RED LION INN & SUITES KENT	I1	Hotel/Motel	3	Y	
160	050	132104	9050	67,677	3178733	\$22,334,500	03/17/22	\$330.02	HOLIDAY INN EXPRESS - AUBURN	C3	Hotel/Motel	1	Y	
160	050	215640	0220	15,124	3288493	\$2,671,000	06/26/24	\$176.61	THE LEGEND MOTEL - DES MOINES	PR-C	Hotel/Motel	1	Y	
160	050	232204	9068	34,786	3191341	\$7,362,500	05/19/22	\$211.65	QUALITY INN HOTEL KENT - SEATTLE	GC-MU	Hotel/Motel	1	Y	
160	050	232204	9068	34,786	3312667	\$6,500,000	12/30/24	\$186.86	QUALITY INN HOTEL KENT - SEATTLE	GC-MU	Hotel/Motel	1	Y	
160	050	391020	0040	8,214	3199881	\$1,330,000	07/05/22	\$161.92	ROYAL "A" MOTEL - AUBURN	C3	Hotel/Motel	1	Y	
160	050	775780	0010	62,211	3280969	\$11,030,000	05/02/24	\$177.30	RAMADA INN - KENT	I2	Hotel/Motel	1	Y	
160	050	797820	0020	11,544	3201091	\$3,230,000	07/18/22	\$279.80	EASTWIND MOTEL - FEDERAL WAY	BC	Hotel/Motel	1	Y	
160	050	797820	0540	95,183	3202678	\$15,295,000	07/06/22	\$160.69	EVERGREEN INN & SUITES - (former Best Western	CC-C	Hotel/Motel	1	Y	
160	060	011410	1230	8,034	3197499	\$2,565,000	06/25/22	\$319.27	KENMORE INN	UC	Hotel/Motel	1	34	Use-change after sale; not in ratio
160	060	302604	9070	12,897	3200317	\$4,593,250	07/14/22	\$356.15	SEATTLE INN	C1-75 (M)	Hotel/Motel	1	Y	

Improved Sales Calc for Area 160 with Sales Not Used

9/3/2025

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
160	010	065900	0970	119,890	3311798	\$5,373,723	12/12/24	\$44.82	WARWICK HOTEL SEATTLE	DMC 240/290-440	Hotel/Motel	5	24	Easement or right-of-way
160	010	066000	0010	18,740	3180670	\$12,500,000	03/29/22	\$667.02	KINGS INN	DMC 240/290-440	Hotel/Motel	1	51	Related party, friend, or neighbor
160	010	094200	0265	67,390	3240189	\$30,330,000	05/17/23	\$450.07	HOTEL VINTAGE	DOC1 U/450/U	Hotel/Motel	1	26	Imp changed after sale; not in ratio
160	010	094200	0610	83,964	3201639	\$30,320,000	07/05/22	\$361.11	DOUBLETREE ARCTIC CLUB HOTEL - SEATTLE	DOC1 U/450/U	Hotel/Motel	1	13	Bankruptcy - receiver or trustee
160	020	154410	0322	107,322	3261720	\$20,000	11/16/23	\$0.19	MARRIOTT AC HOTEL BELLEVUE	DNTN-MU	Hotel/Motel	2	24	Easement or right-of-way
160	020	619430	0010	59,148	3175847	\$28,327,216	03/03/22	\$478.92	LA QUINTA INN - KIRKLAND	YBD 3	Hotel/Motel	1	68	Non-gov't to gov't
160	020	720241	0080	159,508	3182453	\$28,500,000	03/30/22	\$178.67	REDMOND MARRIOTT TOWN CENTER	TWNC	Hotel/Motel	1	33	Lease or lease-hold
160	040	334040	1630	119,906	3268241	\$36,200,000	01/16/24	\$301.90	RED LION HOTEL & CONFERENCE CENTER SEATTLE - REN	CA	Hotel/Motel	1	68	Non-gov't to gov't
160	040	342304	9320	52,391	3231840	\$9,025,000	03/29/23	\$172.26	MOTEL 6 SOUTH SEATAC	CB	Hotel/Motel	3	46	Non-representative sale
160	050	797820	0045	8,506	3188687	\$1,525,000	05/06/22	\$179.29	STEVENSON MOTEL - FEDERAL WAY	BC	Hotel/Motel	1	51	Related party, friend, or neighbor
160	060	202406	9097	55,480	3313664	\$758,100	04/23/24	\$13.66	FAIRFIELD INN - ISSAQUAH	UC	Hotel/Motel	1	68	Non-gov't to gov't

AREA 50 Physically Inspected 2025					
Spec Nghd	Major	Minor	Property Name	Site Address	Jurisdiction
160-10	065300	0100	THE ACE HOTEL & RETAIL.CYCLOPS/RUDYS	2423 1ST AVE	SEATTLE
160-10	065300	0160	THE CROCODILE THEATER / CRODILE HOTEL	2505 1ST AVE	SEATTLE
160-10	065500	0050	CITY HOSTEL SEATTLE (FMR WILLIAM TELL APTS)	2327 2ND AVE	SEATTLE
160-10	065600	0290	BELLTOWN INN	2301 3RD AVE	SEATTLE
160-10	065900	0030	MAYFLOWER PARK HOTEL	405 OLIVE WAY	SEATTLE
160-10	065900	0220	PARAMOUNT HOTEL	724 PINE ST	SEATTLE
160-10	065900	0475	WESTIN HOTEL	1900 5TH AVE	SEATTLE
160-10	065900	0625	HOTEL MAX PARKING	1907 7TH AVE	SEATTLE
160-10	065900	0640	HOTEL MAX	620 STEWART ST	SEATTLE
160-10	065900	0970	WARWICK HOTEL SEATTLE	401 LENORA ST	SEATTLE
160-10	066000	0010	KINGS INN	2106 5TH AVE	SEATTLE
160-10	066000	0435	LA QUINTA INN & SUITES - SEATTLE	2224 8TH AVE	SEATTLE
160-10	066000	0708	HYATT REGENCY SEATTLE	808 HOWELL ST	SEATTLE
160-10	066000	0825	WORLDMARK BY WYNDHAM (CAMLIN)	1619 9TH AVE	SEATTLE
160-10	066000	1190	RESIDENCE INN - DENNY Assoc. Land	1815 TERRY AVE	SEATTLE
160-10	066000	1195	RESIDENCE INN - DENNY	1815 TERRY AVE	SEATTLE
160-10	066000	1200	RESIDENCE INN - DENNY Assoc Land	914 HOWELL ST	SEATTLE
160-10	066000	2680	SPRINGHILL SUITES - SEATTLE	1800 YALE AVE	SEATTLE
160-10	066000	2685	SPRINGHILL SUITES SEATTLE LAND (ASSOC W/2680)	1800 YALE AVE	SEATTLE
160-10	069700	0170	HOTEL 5	2200 5TH AVE	SEATTLE
160-10	093900	0080	COURTYARD MARRIOTT PIONEER SQUARE (ALASKA BLDG)	612 2ND AVE	SEATTLE
160-10	094200	0120	HOTEL SEATTLE	315 SENECA ST	SEATTLE
160-10	094200	0145	HOTEL MONACO	1101 4TH AVE	SEATTLE
160-10	094200	0165	W HOTEL - SEATTLE	1112 4TH AVE	SEATTLE
160-10	094200	0210	EXECUTIVE HOTEL PACIFIC	400 SPRING ST	SEATTLE
160-10	094200	0235	CROWNE PLAZA	1113 6TH AVE	SEATTLE
160-10	094200	0265	HOTEL VINTAGE	1100 5TH AVE	SEATTLE
160-10	094200	0430	RENAISSANCE SEATTLE HOTEL	515 MADISON ST	SEATTLE
160-10	094200	0530	The Sanctuary (Associated with Hotel on 515850-0020)	801 5TH AVE	SEATTLE
160-10	094200	0610	ARCTIC CLUB HOTEL - SEATTLE	700 3RD AVE	SEATTLE
160-10	095200	8175	THE GROVE MOTEL	3512 SW ALASKA ST	SEATTLE
160-10	160450	0000	HOTEL ANDRA (ASSAGIO & LOLA)	2000 4TH AVE	SEATTLE
160-10	197460	0025	ROYAL SONESTA HOTEL (ARLINGTON BLDG)	1007 1ST AVE	SEATTLE
160-10	197460	0035	ROYAL SONESTA HOTEL	1007 1ST AVE	SEATTLE
160-10	197570	0255	MOTIF SEATTLE	1415 5TH AVE	SEATTLE
160-10	197570	0600	PALIHOTEL	107 PINE ST	SEATTLE
160-10	197570	0645	STATE HOTEL	1501 2ND AVE	SEATTLE
160-10	197670	0010	HOTEL THEODORE (former ROOSEVELT HOTEL)	1531 7TH AVE	SEATTLE
160-10	197670	0095	SHERATON HOTEL - SEATTLE	1400 6TH AVE	SEATTLE
160-10	197720	0030	Reside by Wyndham	104 PINE ST	SEATTLE
160-10	197720	0050	INN AT THE MARKET	86 PINE ST	SEATTLE
160-10	197720	0940	THE OXFORD	1920 1ST AVE	SEATTLE
160-10	197720	0955	(ASSOC W/0960 THOMPSON HOTEL)	1916 1ST AVE	SEATTLE
160-10	197720	0960	THOMPSON SEATTLE HOTEL & SEQUEL APARTMENTS	110 STEWART ST	SEATTLE
160-10	197720	1035	MOORE HOTEL & THEATRE	1926 2ND AVE	SEATTLE
160-10	197720	1140	PALLADIAN HOTEL	2000 2ND AVE	SEATTLE
160-10	197820	1320	SILVER CLOUD INN - BROADWAY	1100 BROADWAY	SEATTLE
160-10	197920	0265	SORRENTO HOTEL PARKING GARAGE		SEATTLE
160-10	197920	0270	SORRENTO HOTEL	900 MADISON ST	SEATTLE
160-10	213620	0607	AERO MOTEL	7240 EAST MARGINAL WAY S	SEATTLE
160-10	228513	0000	HYATT AT OLIVE 8	1615 8TH AVE	SEATTLE
160-10	346880	0445	MUNSON MOTEL PARKING LOT (ASSOC w/ -0465)		SEATTLE
160-10	346880	0455	AIRLANE MOTEL	7070 EAST MARGINAL WAY S	SEATTLE
160-10	346880	0465	MUNSON MOTEL	7060 EAST MARGINAL WAY S	SEATTLE
160-10	347000	0000	HOTEL 1000	1000 1ST AVE	SEATTLE
160-10	524780	0005	BEST WESTERN PLUS PIONEER SQUARE HOTEL	77 YESLER WAY	SEATTLE
160-10	524780	0300	RAILSPUR HOTEL (Former Westland Bldg)	100 S KING ST	SEATTLE
160-10	524780	1635	AMERICAN HOTEL (HOSTEL)	520 S KING ST	SEATTLE
160-10	524780	1965	PANAMA HOTEL	605 S MAIN ST	SEATTLE
160-10	526330	0826	LA HACIENDA MOTEL	5414 1ST AVE S	SEATTLE
160-10	609467	0000	FOUR SEASONS HOTEL	1321 1ST AVE	SEATTLE
160-10	619500	0000	NW Block Condo-Convention Center & Grand Hyatt Seattle	721 PINE ST	SEATTLE
160-10	679212	0000	PINE ST. CONDO - GRAND HYATT SEATTLE & PARKING/RETAIL	721 PINE ST	SEATTLE
160-10	692070	0025	GEORGETOWN INN	6100 CORSON AVE S	SEATTLE
160-10	766620	2310	EDGEWATER INN ASSOC w/ -2317	2411 ALASKAN WAY	SEATTLE
160-10	766620	2312	EDGEWATER INN LAND	2411 ALASKAN WAY	SEATTLE
160-10	766620	2315	EDGEWATER INN LAND	2411 ALASKAN WAY	SEATTLE
160-10	766620	2317	EDGEWATER INN HOTEL PP#21326491(M1)	2411 ALASKAN WAY	SEATTLE
160-10	766620	2345	SEATTLE MARRIOTT WATERFRONT	2100 ALASKAN WAY	SEATTLE

AREA 50 Physically Inspected 2025					
Spec Nghd	Major	Minor	Property Name	Site Address	Jurisdiction
160-10	766620	2575	CITIZEN M HOTEL - PIONEER SQUARE	60 YESLER WAY	SEATTLE
160-10	766620	4878	EMBASSY SUITES - STADIUM PLACE EAST	255 S KING ST	SEATTLE
160-10	766620	6720	SILVER CLOUD INN - STADIUM	1046 1ST AVE S	SEATTLE
160-10	780292	0000	COAST SEATTLE HOTEL & PARKING GARAGE	1301 6TH AVE	SEATTLE
160-10	859090	1030	BARONESS HOTEL	1005 SPRING ST	SEATTLE
160-10	859090	1030	BARONESS HOTEL	1005 SPRING ST	SEATTLE
160-10	859090	1105	INN AT VIRGINIA MASON	1006 SPRING ST	SEATTLE
160-10	859090	1105	INN AT VIRGINIA MASON	1006 SPRING ST	SEATTLE
160-10	880490	0365	SONDER HOTEL	1517 BOYLSTON AVE	SEATTLE



King County

Department of Assessments

KSC – AS – 0708

201 S. Jackson St.

Seattle, WA 98104

OFFICE (206) 296-7300

FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 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

Specialty 160

2025 Assessment Year



King County

Department of Assessments