Temporary Lodging Properties
Area 160

Commercial Revalue for 2026 Assessment Roll

InterContinental Hotel, Bellevue

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

KSC – AS - 0708

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Dear Property Owners,

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

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

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

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

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

RCW 84.40.025 - Access to property

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How Are Commercial Properties Valued?

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

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

How is Assessment Uniformity Achieved?

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

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

EXECUTIVE SUMMARY

Appraisal Date

- January 1, 2026
- 2027 Tax Roll Year

Specialty Name

- Area 160 - Hotels

Physical Inspection

- Neighborhood 20 – Bellevue, Redmond, and Surrounding Area

Sales – Analysis Summary

- Number of Sales: 31 Market Transactions
- Date Range: 1/1/2023 to 12/31/2025

Improved Sales – (Ratio Study) Summary

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD*	COV	PRD
2025 Value	$28,927,000	$28,428,200	1.018	11.86%	20.88%	1.03
2026 Value	$28,098,700	$28,428,200	0.988	8.94%	12.38%	1.01
Change	$ (828,300)		-3.00%	-2.92%	-8.50%	-2.00%
% Change	-2.86%		-2.95%	-24.62%	-40.71%	-1.94%

***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 31 sales coded as being at market during this revalue cycle. The total number of hotel sales has been steady, with the overall number of sales used in the ratio decreased slightly from 33 to 31 in the 2025 Revalue. This is a 6.06% decrease in hotel market transactions for the three-year period and as this has been similar amount relative to recent years, we are seeing a new temporary housing economic market that has emerged within the 2020s.

The ratio study results show a minor downward change in assessment value. While an overall decrease is occurring for 2026 in assessment value, this in part is due to different valuation metric parameters utilized being different from prior years thus leading to different hotel classes having different percent changes in value from year to year.

Population – Parcel Summary Data

Specialty Assignment 160 has a total of 397 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 2025 to the 2026 revalue.

TOTAL POPULATION SUMMARY DATA			
	Land	Improvement	Total
2025 Value	$3,163,064,400	$6,416,992,600	$9,580,057,000
2026 Value	$2,342,985,700	$7,098,342,800	$9,441,328,500
% Change	-25.93%	10.62%	-1.45%

Conclusion: Assessed values for the 2026 Revalue (assessment date as of January 1, 2026) have decreased by -1.45% from the 2025 revalue assessment levels. The small decrease in value reflects a change in modeling, as well as decreases in land values. Overall, the hotel market had a robust 2025 and is showing stabilization in the mid-2020s. In 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 still has room to continue to grow as it has not yet returned to peak pre-pandemic levels but appears to be stable. These trends should continue to play out in the same way as 2026 is projected to be another good year for the temporary lodging industry.

Despite these challenges, revenue per available room (RevPAR) has remained stable with a slight uptick, providing a measure of optimism for future value growth. Rising operating profits support a positive outlook, though heightened expenses such as higher material costs and increased fees continue to eat into profits. Additionally, due to Fed rates only slightly decreasing by close to half a basis point in 2025, along with continued perception of increases in risk, capitalization rates remain somewhat elevated but flat with a slight downward trend across all hotel market segments. This is higher than the historical lows of the mid 2010s, but its overall stability is helping keep temporary lodging values stable.

Market conditions in 2025 reflected a period of stabilization, as the number of hotel sales remained relatively close 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, conversions of hotels into apartments, and in some cases, exiting the sector altogether due to bankruptcies or brand changes. These sales suggest that to investors the temporary lodging market is still a somewhat safe environment for commercial properties. While overall market cap rates remained flat during 2025, 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.

Regarding construction for new hotels, there are some hotels in the planning stages, though some reached completion or had construction work done during 2025-2026. Currently, there are still six hotels in the pipeline. Looking ahead, however, new permitting activity has slowed as the issuance of permits for new hotels has not transpired during this time. 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 is in a stable position as revenue growth, increasing occupancy, and stable RevPAR have offset rising costs and other travel fears, leading to optimism for the present and future. This optimism is further buoyed by 2026 events in the pipeline as the USA hosting the 2026 World Cup along with others will lead to longer-term stabilization and improve as hoteliers continue to look for new innovative ways to remain competitive when looking forward to the future.

The values recommended in this report reflect the temporary lodging property market value as of 1/1/2026. The recommended values improve uniformity and equity. Therefore, it is recommended the new assessed values be posted for the 2026 Assessment Year, for taxes payable in 2027 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 to group properties into similar market segments and manage some of the larger neighborhood parcel counts. Having 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 https://www.kingcounty.gov/assessor.

Area Overview

As of 1/1/2026, the temporary lodging segment in King County is considered stable state with a market that has returned somewhat to its elevated, pre-pandemic times, with current average daily rates at historical highs; though occupancy is still lagging from its peak. Increases and decreases in valuation were most significantly seen by the overall class, as not all hotels or all areas of King County were impacted by large changes in market conditions; and therefore, individual hotel value is dependent on the location, type, and class of hotel.

Seattle's Downtown Commercial Business District (CBD) was the neighborhood most impacted by Covid-19, leading to changes in the hotel market. Businesses here often utilize luxury, upper upscale hotels, and upscale hotels for their clientele. Even though it's been five years since the beginning of the covid pandemic, occupancy in this neighborhood has not reached 2019 levels. The softness of economic conditions, fewer international travelers, and tariff effects led to a flattening within the hospitality industry. Additionally, 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 left a hole in this segment of the hospitality sector, as traditional demand for corporate travel and lodging remains soft.

Despite the changes to business travel, leisure travel and tourism on the other hand, has 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.

Notwithstanding these positive drivers, the overall pace of hotel sector recovery has moderated. Rising operating costs and interest rates have remained higher than those of the 2010s and 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 post-pandemic dynamics in a constantly changing world.

Lodging Property Description: King County has designated for two types of hotels: full-service and limited-service. Investors consider the Seattle area to be a first-tier market. There are currently 397 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 2026 Revalue, most of the Assessor's models came directly from Hotel Operating Statements Insights, of Hotel Valuation Services (HVS). Assessor's reason for deviating from the Profitability Review previously issued by STR is because, as of the date of this report, no 2026 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. The Assessor 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. It's the metric used by the Assessor to determine typical hotel performance 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 five classes for limited-service hotels: economy, midscale, upper midscale, upscale and upper upscale; and five classes for full-service hotels: midscale, upper midscale, upscale, upper upscale, and luxury. Branded hotels class determination is based off the STR chain scales classification. For independent hotels, 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 six classes considered for valuation in this cycle:

Hotel Types:

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 amounts to less than 5% of their total revenue.

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 Assessor's definition of a full-service hotel is one reporting food and beverage revenues in excess of 5% of the total lodging property's revenue. The latest trend of lower-classes, full-service hotels, is to emphasize the bar, where they may have smaller restaurants, but include a full-size bar that more often serves a variety of mixed drinks.

Hotel Class:

1. **Economy:** Hotels in this class generally offer minimal amenities, smaller guest rooms, and modest to low prices. Typically, but not always, guest rooms are accessed from an outdoor entrance as opposed to insular halls. Budget, limited-service hotels/motels can be found all throughout King County. Some examples include Motel 6, Day's Inn, and Econolodge.

2. **Midscale:** These tend to be modest hotels. Midscale hotels usually have enclosed passageways, and the guest rooms are slightly larger than those in the economy class. They often provide some of 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 midscale hotels throughout King County, with typical brands being Best Western, Sleep Inn, Quality Inn.

3. **Upper Midscale:** These tend to be slightly more upgraded than midscale. Upper Midscale hotels usually have lots of the same amenities as midscale, just on a higher price point. They often provide the same amenities as discussed about midscale but usually with nicer quality. Brands associated with upper midscale include Hampton by Hilton, Holiday Inn Express, Fairfield Inn & Suites.

4. **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, the 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, Courtyard by Marriott, Hilton Garden Inn, Hyatt Place, Residence Inn are some of the brands associated with upscale class.

5. **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 larger cities. Most are found in centralized business locations such as downtown Seattle, downtown Bellevue, and closer to the SeaTac airport. More often, these hotels have a large number of 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, Westin, and Sheraton Hotels.

6. **Luxury Hotels: These** hotels are found both in the heart of the city and on the picturesque outskirts of the county. They often are referred to as destination prestigious hotels. King County has a limited number of hotels in this class. What differentiates these hotels from other full-service lodging facilities is the luxury accommodation they offer 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, retail, etc., on-site. Some examples of this are the Fairmont Hotel, Four Seasons, and the Salish Lodge.

On the whole, full-service upper upscale and limited-service upper midscale saw the largest percentage gain, though it was still a modest increase. 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 lag in the growth they experienced during pre-pandemic times. Data suggests that overall, the travel industry has recovered, with the airport region demonstrating the strongest market overall.

As 2025 ended, forward-looking indicators point toward an optimistic 2026 for hotel values. Industry forecasts suggest that RevPAR is poised for continued stability with CBRE projecting a 2.5 percent gain nationally. RevPAR, buoyed by improving group and international demand, with the urban markets leading the way. Overall, sentiment points to a moderate rise in hotel values, particularly if net income stabilizes, interest rate cuts materialize, and USA travel tourism flourishes from events coming in 2026.

Overall, hotel values in King County were adjusted downward by 1.45%.

The following is a summary of 2025 year end hotel data for the United States, King, and surrounding counties. The data source is Costar hotel market reports, or Kidder Mathews 2025 4th Quarter Seattle Hotel Report, HVS, or other local sources:

- Per KM, trailing 12-month occupancy for Seattle temporary housing was 70.4% in 2024 and dropped slightly 69% in 2025.
- Per KM average ADR has slightly decreased from $181 in 2024 to $180 in 2025.
- Per KM average RevPAR for the Seattle area is $124 in 2025 which exceeds the $118 RevPAR prior to the pandemic in 2020 but is down from $128 in 2024.
- According to Visit Seattle website 2025 summer tourism fell just shy of the 2024 summer tourism.
- According to HVS 2025-lodging-tax-report-usa Seattle RevPAR declined 2% in 2025.
- Per Costar for trailing 12 months, Average ADRs for all hotels in the Seattle region decreased 1.7% in 2025 with occupancy decreasing 0.8% and RevPAR decreasing 2.4%.
- Per Costar, Class wise economy and midscale hotels lag in all classes for occupancy by a few percentage points with upscale and upper midscale show highest levels of occupancy.
- Per Costar, cap rates for all classes and the Seattle region overall have stagnated around 0.25% decrease year to year.
- Per Costar Average ADRs for all classes in Seattle CBD decreased 1.5%, Occupancy decreased 0.5% with RevPAR decreasing 2%.
- Per Costar Average ADRs for all classes in Bellevue decreased 0.8%, Occupancy decreased 2.4% with RevPAR decreasing 3.2%.
- Per Costar Average ADRs for all classes in SeaTac airport region decreased 2.7%, Occupancy decreased 0.3% with RevPAR decreasing 3%.
- Per Cushman & Wakefield for Q2 Seattle occupancy year to year was down 2.5%, ADR was down 1.3% and RevPAR was down 3.7%

Below is a table of hotel properties in King County, organized by their assigned neighborhood. The percent of change, summarizes the total value change for that neighborhood from the 2025 revalue. The neighborhood changes align with the Assessor's performance expectations and the area's data.

2025 Hotel / Motel Specialty Area Breakdown					
Area	Name	Improved Parcel Count	2025 Neighborhood AV	2026 Neighborhood AV	Percent Changed
160-10	Seattle Central Business District	90	$3,962,376,300	$3,869,411,700	-2.35%
160-20	Bellevue & Surrounding Cities	47	$1,652,874,500	$1,676,330,100	1.42%
160-30	SLU, Northgate, and the University District	68	$1,365,375,700	$1,337,640,500	-2.03%
160-40	South Seattle, Renton, Tukwila, and SeaTac	89	$1,601,658,800	1,680,443,200	4.92%
160-50	South King County	58	$426,238,600	$435,787,900	2.24%
160-60	North Seattle and Northeast King County	45	$571,533,200	$542,262,500	-5.12%
160	Total	397	$9,580,057,100	$9,541,875,900	-0.4%

Analysis Process

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: September 15, 2026

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.

Metrics and methods employed this revalue include:

- Sales from 01/01/2023 to 12/31/2025 were considered in the analysis.

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.

- 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 hotel sales were adjusted downward regarding 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 grouped as either one of two types, full or limited service. What determines their categorization is the percentage of revenue earnings from food and beverage. If a hotel earns less than 5% from food and beverage they are classified as limited service. If they earn 5% of more from food and beverage they 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 six classes of temporary lodging properties across the county, ranging from luxury to economy.

Tourism, conventions, and corporate travel sustain consistent demand, with full-service and luxury hotels concentrated in the downtown core. 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 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 computer science, medical research, aerospace, and clean technology. Microsoft, another international company, is situated in Redmond, and is responsible for much of the growth in technology worldwide, and lends to Redmond and Bellevue, attracting business travelers from all over the world. SeaTac and the surrounding area 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. These three areas attract worldwide corporations and a wide variety of business and leisure hotel guests.

Typically, most temporary lodging properties are concentrated in business / commercial centers; the type and class of the hotel often depend on the proximity to the city center or core. For example, many of the full-service upper upscale and upscale hotels are in downtown Seattle or Bellevue. This is the most sought-after hotel 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 also typically located away from the city centers and luxury hotels are

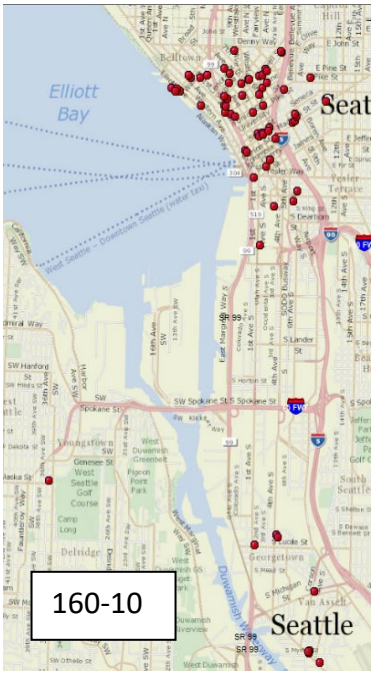
either located in the core of the commercial business districts in Seattle or Bellevue or in the picturesque areas in the outlying regions of the county.

The Hotel Specialty currently has 397 parcels. Current data shows 349 parcels are improved and 48 are associated land parcels. Included in the 349 improved parcels are 51 hotel commercial condominium units. For the 2026 revalue, physical inspection was conducted for Specialty Neighborhood 160-20. 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 six 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 north by Denny Way and on the south-by South Cloverdale. The east and west sides have two natural bodies of water to act as boundaries, 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 recent new hotel activity is for the conversion of the Populus hotel in Pioneer Square that was opened in mid-2025. Currently, there are 90 hotel parcels which comprise 23% of the temporary lodging population and have the largest parcel count for temporary lodging in the county. Overall property values in neighborhood 10 decreased by $92,964,500, or 2.35%.

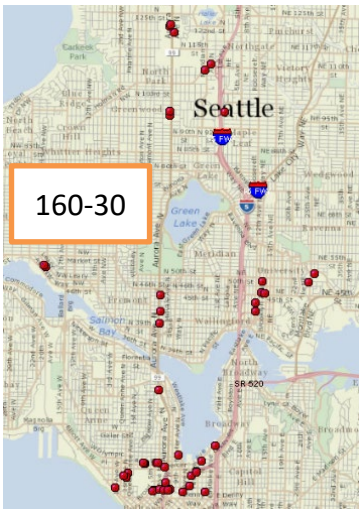
Bellevue, Redmond and Surrounding Area – 160-20

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) has 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 the Bellevue Square, opened. There are no new hotels that are currently permitted in this neighborhood. Overall, hotel property values in neighborhood 20 increased by $23,455,584 or 1.42%.

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



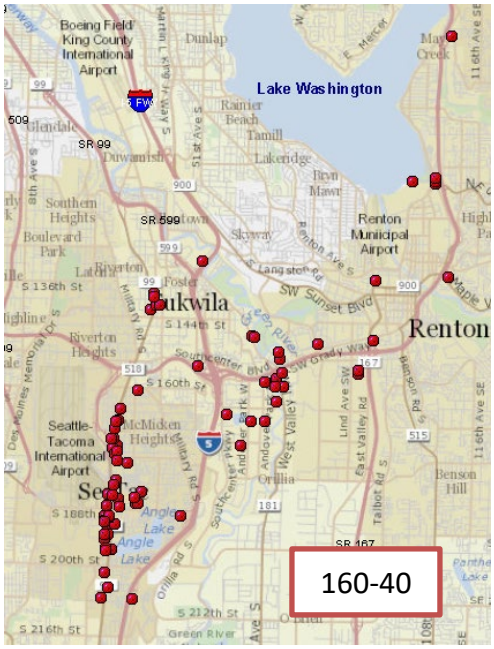
Neighborhood 30 includes temporary lodging properties around South Lake Union, Northgate, and the University District. This neighborhood is bounded on the south by Denny Way. Denny Way appears to split Seattle's CBD from the South Lake Union business district, although both areas are home to several multi-million-dollar businesses. 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 bound by Lake Washington and encompasses the University of Washington.

The predominant type and class of temporary lodging properties found in this neighborhood 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 68 hotel parcels which account for 17% of the total hotel specialty population. Three hotels have been completed recently 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 or 2026. This area recently has seen the highest growth of expansion in inventory. Overall, hotel property values in this neighborhood decreased by $27,735,200 or 2.03%, the biggest decrease for an area in the county.

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

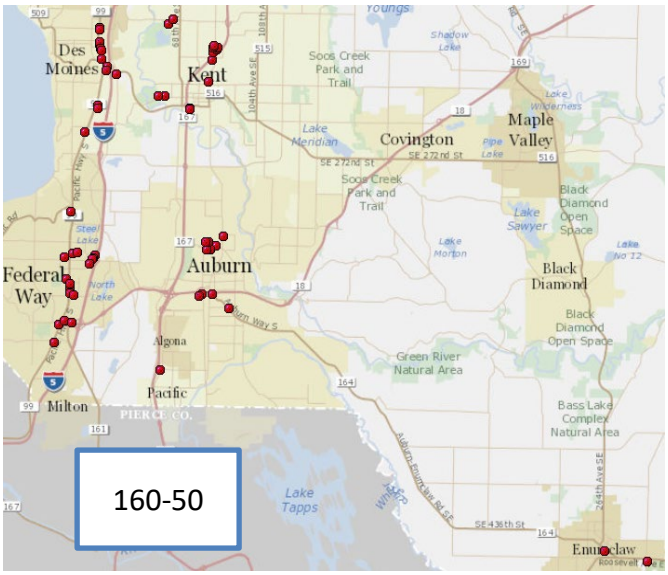


The cities of SeaTac, Tukwila, and Renton are situated in this neighborhood. Neighborhood 40 is bounded on the north by South Cloverdale and on the south, west of Interstate 5 (I-5) by South 210th Street. The southern boundary shifts from South 210th Street in SeaTac to South 180th in Renton; it also 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 second 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. SeaTac is 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 located in Renton and Tukwila.

There are 89 temporary lodging parcels or 22% 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, though none have broken ground. The assessed values in this neighborhood increased by $7,878,400 or 4.92%.

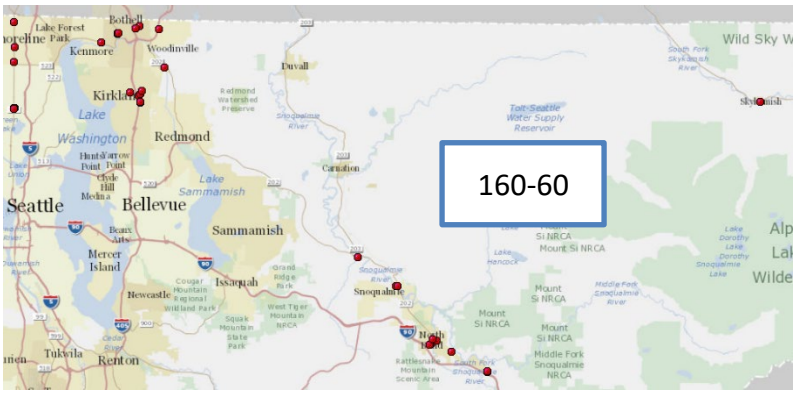
South King County – 160 -50



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 58 temporary lodging parcels in this neighborhood which make up 15% of the total hotel-motel population. Two hotels were completed, the first being a new Woodspring Suites that is located in Algona and opened in 2026. The other is located on the Muckleshoot reservation, so the Assessor does not keep records on this property. Published sources write the hotel is 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 increased $9,549,300 or 2.24%.

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 included in this neighborhood on the easter 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 45 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 have recently been completed in this neighborhood this revalue cycle. First is the new Somm hotel in Woodinville that begun construction for its new 164 room hotel in 2024 and opened 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 recently opened, 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 decreased by $29,270,700 or 5.12%.

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 2026 revalue neighborhood 20 which contains the cities of Bellevue, Redmond, and parts of Kirkland, were inspected that includes 47 parcels.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
160	20	Bellevue/Kirkland/Redmond	47	397	11.84%
Specialty 160 Inspection Totals			**47**	**397**	**11.84%**

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 was 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.

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 m 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 101.8% 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 downward 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 11.86% 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 regressively in the data where the assessment level decreases with increases in sales price. The preliminary ratio study for Area 160 shows a PRD of 1.03 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 98.8%, which shows an improvement over the previous values, and the COD is now 8.94% which also shows more uniformity in assessed values. The revised PRD of 1.01 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 31 improved sales within the hotel/motel specialty from 1/1/2023 to 12/31/2025 that were considered fair

market transactions and used in the overall analysis, but only 27 were used for the ratio study analysis because some sales had characteristics that changed.

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 a 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 Hotel Valuation Services (HVS) surveyed results reported in the Hotel Operating Statements Insights. Due to their unavailability of a 2025 Profitability Report at time of valuation, ratios used were switched to the new alternative report. For the 2025 data, HVS surveyed operating statements nationwide and entered the results into a database which they utilized to compile information of hotel revenues and expenses.

In total, ten income models were developed for the direct income capitalization of temporary lodging properties. These ten models are delineated by type of hotel, whether they are limited-service or full-service hotel/motels, and further delineated and blended with the hotel class type. For budget extended stay properties, a limited-service economy or midscale model was utilized depending on hotel class and 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 Operating Statements Insights 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 allocates out intangible value with the franchise fees and management fees derived from the cited report.

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. Since the Hotel Operating Statements Insights does not report this percentage of gross revenue deduction the assessor follows what is typically allocated out per the Rushmore Approach. For economy class hotels 3% is allocated, for midscale 3.5% is allocated and for all other classes 4% is allocated for replacement reserves. 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 Operating Statements Insights by Hotel Valuation Services (HVS). Average Daily Rates and

[1] Ibid, pages 282-285

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 Operating Statements Insights by Hotel Valuation Services (HVS). All classes of the hotel model's expense percentages are included. The Assessor excluded the property tax noted in the Hotel Operating Statements Insights 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 was from published sources as well as cap rates derived from 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 and full-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.

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

	2026 Revalue Typical Income Metrics for Limited-Service Hotels				
	Economy	Midscale	Upper Midscale	Upscale	Upper Upscale
160-10	ADR $70-$90 OCC 65-70% CR 7-8.25%	ADR $145-$165 OCC 65-70% CR 7-7.75%	ADR $165-$185 OCC 65-70% CR 7.5-7.75%	ADR $185-$225 OCC 65-70% CR 7.5-8%	ADR $225 -$245 OCC 60-65% CR 7.25-7.75%
160-20	ADR $95-$110 OCC 70-75% CR 7-7.25%	ADR $140-$150 OCC 65-70% CR 7.5-7.75%	ADR $155-$180 OCC 65-70% CR 7.5-7.75%	ADR $180-$220 OCC 65-70% CR 7.5-8%	N/A
160-30	ADR $70-$120 OCC 65-75% CR 7-8.25%	ADR $130-$150 OCC 65-75% CR 7-8%	ADR $140-$180 OCC 70-75% CR 7.5-8%	ADR $195-$225 OCC 70-75% CR 7-7.75%	ADR $235 -$250 OCC 60-65% CR 7.25-7.75%
160-40	ADR $70-$110 OCC 60-75% CR 6.75-8.5%	ADR $115-$145 OCC 65-70% CR 7.5-8%	ADR $130-$165 OCC 65-70% CR 7.75-8.25%	ADR $160-$195 OCC 65-70% CR 7.75-8.25%	N/A
160-50	ADR $70-$85 OCC 65-75% CR 7.5-8.25%	ADR $120-$145 OCC 65-70% CR 7.75-8.25%	ADR $130-$185 OCC 65-70% CR 7.5-8.25%	N/A	N/A
160-60	ADR $65-$125 OCC 65-75% CR 7-8.25%	ADR $125-$150 OCC 65-70% CR 7.5-8.25%	ADR $150-$180 OCC 65-70% CR 7.75-8%	ADR $165-$205 OCC 65-70% CR 7.5-8.25%	N/A

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

2026 Revalue Typical Income Metrics for Full-Service Hotels					
	Midscale	Upper Midscale	Upscale	Upper Upscale	Luxury
160-10	ADR $145-$150 OCC 65-70% CR 7.5-7.75%	N/A	ADR $185-$225 OCC 65-70% CR 7-8%	ADR $225-$265 OCC 65-70% CR 7-7.75%	ADR $295-$365 OCC 70-75% CR 7-7.5%
160-20	ADR $135-$140 OCC 65-70% CR 7.5-8%	N/A	ADR $190-$225 OCC 70-75% CR 7-8%	ADR $215-$270 OCC 65-70% CR 7.5-8%	ADR $300-$365 OCC 70-75% CR 7-7.25%
160-30	ADR $155-$175 OCC 65-70% CR 7-7.5%	ADR $170-$180 OCC 70-75% CR 7-7.5%	ADR $200-$215 OCC 65-70% CR 7-7.75%	ADR $205-$255 OCC 65-70% CR 7.5-8%	ADR $320-$340 OCC 70-75% CR 7-7.25%
160-40	ADR $130-$140 OCC 65-70% CR 7.75-8%	N/A	ADR $165-$220 OCC 65-75% CR 7-8.5%	ADR $200-$245 OCC 65-70% CR 7.5-8.25%	ADR $290-$340 OCC 70-75% CR 7-7.5%
160-50	ADR $130-$140 OCC 65-70% CR 8-8.25%	N/A	ADR $160-$180 OCC 65-70% CR 7.75-8%	N/A	N/A
160-60	N/A	ADR $155-$170 OCC 65-70% CR 7.5-8%	ADR $195-$205 OCC 65-70% CR 7.25-7.75%	ADR $250-$270 OCC 65-70% CR 7-7.25%	ADR $320-$340 OCC 70-75% CR 7-7.25%

Below are the published capitalization rates for hotels for year end 2025 first quarter 2026.

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2026				
Source	**Date**	**Location**	**Hospitality**	**Remarks**
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2025	Seattle West Region	8.00% 7.00% - 8.50% 8.00% - 9.50% 9.00% - 10.00%	Hotels – All Classes Hotels – 1st Tier Properties Hotels – 2nd Tier Properties Hotels – 3rd Tier Properties
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2025	National	7.00% - 8.00%	Hotel – All Categories, excluding Luxury Tier
PWC Real Estate Investment Survey	Year-end 2025	National	5.50% - 9.50% 8.00% - 11.00% 6.00% - 10.00% 8.00% - 11.00%	Full-Service Lodging Limited-Service Midscale Luxury/Upper – Upscale Select Service Student Housing
ACLI	4Q 2025	Seattle-Bellevue Everett	6.79%	All Classes
ACLI ACLI	4Q 2025 4Q 2025	Pacific	6.96%	All Classes
ACLI	4Q 2025	National	6.99% 6.80%	All Hotels Classes Less than 200 units
Newmark V&A North America Market Survey Newmark V&A North America Market Survey	1Q 2025 1Q 2025	National	6.25% 7.00% 6.50% 7.25% 7.25% 8.00% 7.75% 8.75% 8.50% 9.50% 7.50% 8.25% 9.25% 10.25%	Luxury Hotel Class A Luxury Hotel Class B Resort Hotel Class A Resort 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 Airport/Hwy Hotel Class A Airport/Hwy Hotel Class B
		Seattle National	5.00% 5.50% 5.25% 5.75% 5.50% 6.00%	

Current Hotel Development: For the 2026 revalue cycle, there were four hotels completed and six new hotel projects in the pipeline. As of this writing, those six sites have not made any movement toward construction. Currently, no hotels have workers on the ground, and the buildings have not broken ground.

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	20	369980-0050	Silver Cloud - Bellevue CBD	200 108th Ave NE	Bellevue	10	174	No Start
2	30	114200-1130	The Tower	4236 Brooklyn Ave	Seattle	14	300	No Start
3	30	292604-9392	Marriott AC - Northgate	810 NE Northgate Way	Seattle	7	175	No Start
4	30	674670-1275	Unnanmed - Luxury Hotel	4512 11th Ave. NE	Seattle	30	168	No Start
5	40	042204-9240	Home2Suites	19320 28th Ave S.	Seatac	5	118	No Start
6	40	609423-0010	Seatac Hyatt House	17300 International Blvd	Tukwila	6	198	No Start

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.

Direct income capitalization was used to value all limited-service and full-service hotels. Land values were determined by the geographic area appraisers, and then subtracted from the total value to arrive at the improvement value.

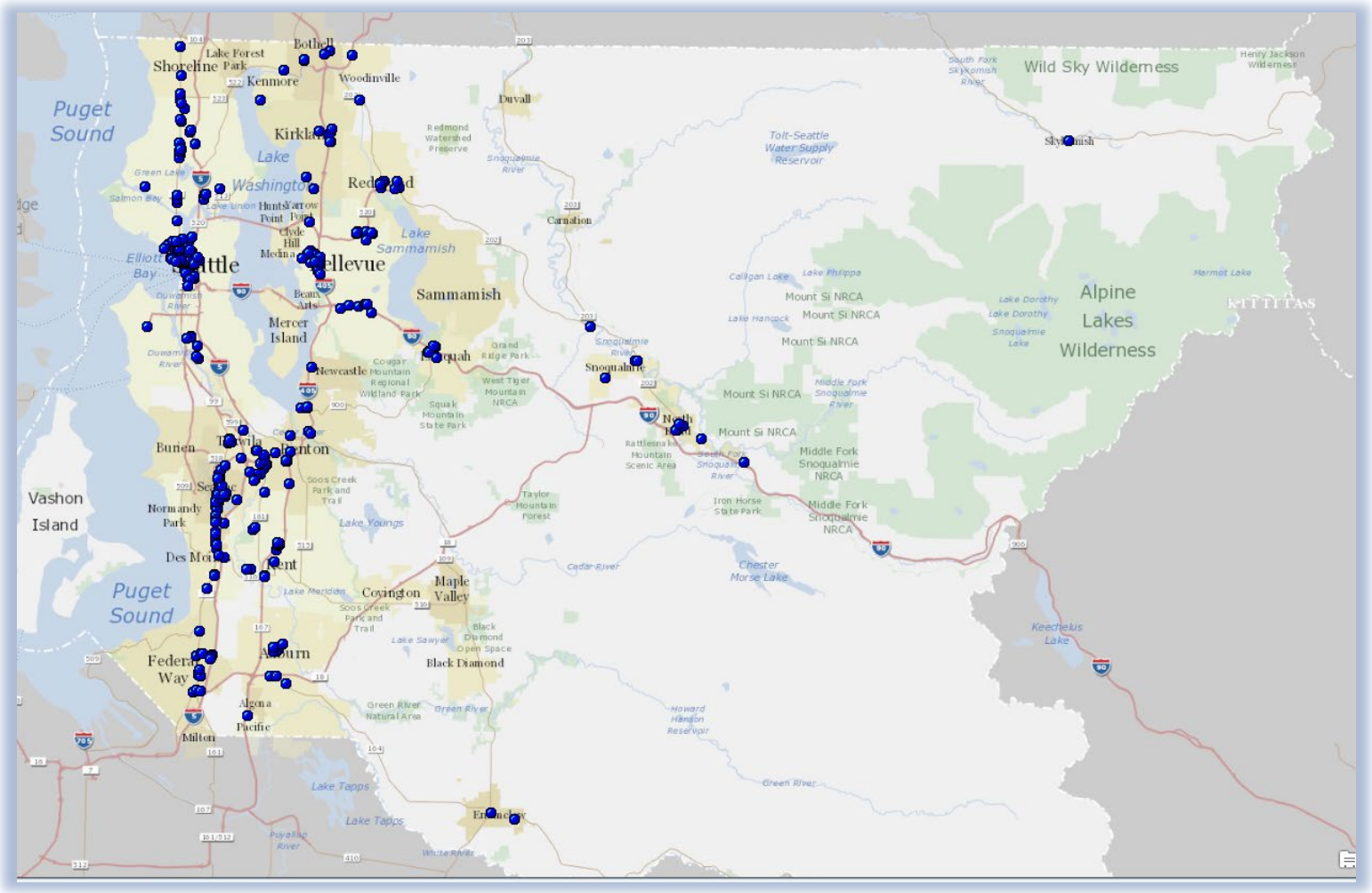
The hotels noted below have at least 25% of their net leasable area utilized for retail or something other than typical hotel revenues; thus, the Assessor deviated from the mass appraisal model outlined in this report to arrive at the values for the properties noted below:

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

The total assessed value in area 160 for the 2026 Assessment Year (taxes payable in 2027 results in a total year-over-year decrease in value of -1.45%.

CHANGE IN TOTAL ASSESSED VALUE			
2025 Total Value	2026 Total Value	$ Change	% Change
$9,580,057,000	$9,441,328,500	$ (138,728,500)	-1.45%

2026 Map - Hotel and Motels in King County



Specialty 160 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

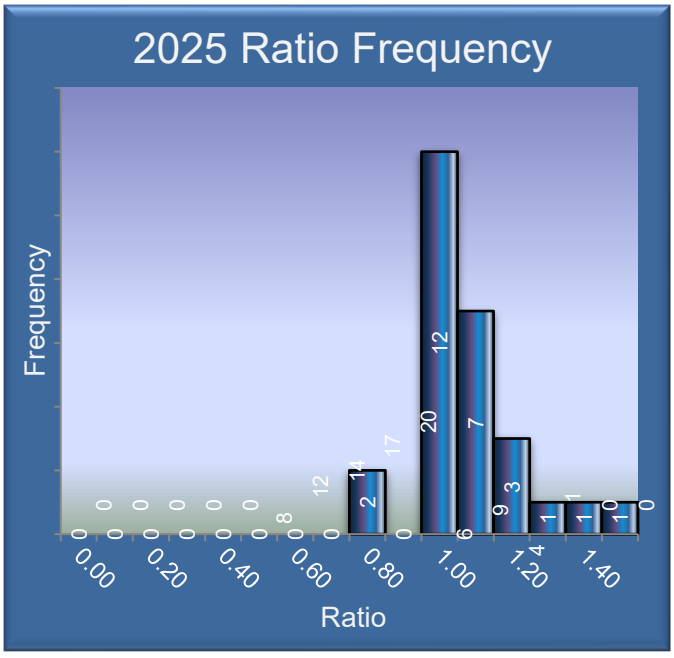
Pre-revalue ratio analysis compares sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

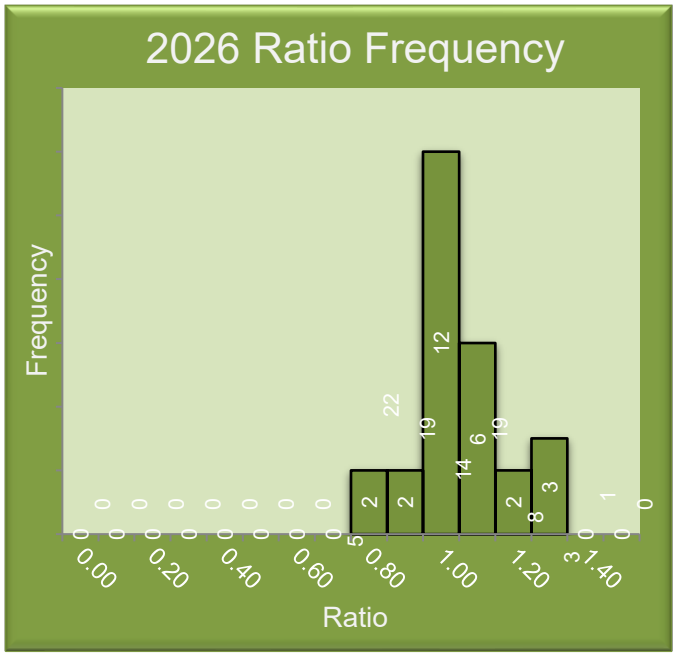
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	27
Mean Assessed Value	28,927,000
Mean Adj. Sales Price	28,428,200
Standard Deviation AV	30,958,795
Standard Deviation SP	29,333,267
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.049
Median Ratio	0.997
Weighted Mean Ratio	1.018
UNIFORMITY	
Lowest ratio	0.7423
Highest ratio:	1.9529
Coefficient of Dispersion	11.86%
Standard Deviation	0.2190
Coefficient of Variation	20.88%
Price Related Differential (PRD)	1.03

POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares sales from 2023 through 2025 and reflects the assessment level after the property has been revalued to 1/1/2026.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	27
Mean Assessed Value	28,098,700
Mean Sales Price	28,428,200
Standard Deviation AV	29,258,530
Standard Deviation SP	29,333,267
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.981
Weighted Mean Ratio	0.988
UNIFORMITY	
Lowest ratio	0.7418
Highest ratio:	1.2855
Coefficient of Dispersion	8.94%
Standard Deviation	0.1237
Coefficient of Variation	12.38%
Price Related Differential (PRD)	1.01





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

Improved Sales Calc for Area 160 with Sales Used

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	2680	96,001	3359377	$48,500,000	12/09/25	$505.20	SPRINGHILL SUITES - SEATTLE	DMC 240/290-440	Hotel/Motel	2	Y	
160	010	069700	0170	45,830	3338983	$25,112,000	07/11/25	$547.94	HOTEL 5	DMC 240/290-440	Hotel/Motel	1	Y	
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	094200	0265	67,390	3240189	$30,330,000	05/17/23	$450.07	HOTEL VINTAGE	DOC1 U/450/U	Hotel/Motel	1	Y	
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	346880	0455	6,116	3344681	$1,050,000	07/01/25	$171.68	AIRLANE MOTEL	C1-55 (M)	Hotel/Motel	1	Y	
160	010	766620	2345	293,030	3344084	$126,264,100	08/05/25	$430.89	SEATTLE MARRIOTT WATERFRONT	DH2/85	Hotel/Motel	1	Y	
160	010	780292	0010	269,058	3286221	$61,606,000	06/06/24	$228.97	SEATTLE HILTON HOTEL & PARKING GARAG	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	222505	9318	74,562	3333742	$23,250,000	06/10/25	$311.82	FAIRFIELD INN & SUITES BELLEVUE/REDMO	OLB	Hotel/Motel	1	Y	
160	020	254320	0015	75,405	3269905	$28,650,000	02/13/24	$379.95	HAMPTON INN & SUITES - BELLEVUE (I-405	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	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	030	114200	1871	50,901	3324823	$26,875,000	04/03/25	$527.99	UNIVERSITY INN	SM-U 75-240 (M1)	Hotel/Motel	2	Y	
160	030	643000	0810	18,678	3334288	$3,350,000	06/12/25	$179.36	EVERSPRING INN	C1-55 (M)	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	161000	0335	38,528	3323055	$4,760,000	03/20/25	$123.55	KNIGHTS INN - TUKWILA	NCC	Hotel/Motel	2	Y	
160	040	282304	9114	82,186	3317458	$13,500,000	02/10/25	$164.26	RED ROOF INN SEATTLE AIRPORT	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	CB-C	Hotel/Motel	1	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	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	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	3312667	$6,500,000	12/30/24	$186.86	QUALITY INN HOTEL KENT - SEATTLE	GC-MU	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	060	282605	9078	32,724	3345495	$15,074,039	08/29/25	$460.64	MOTEL 6 - KIRKLAND	TL 4A	Hotel/Motel	1	34	Use-change after sale; not in ratio

Improved Sales Calc for Area 160 with Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel	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	197720	0940	24,467	3319456	$3,187,500	02/28/25	$130.28	THE OXFORD	DMC-145	Hotel/Motel	1	22	Partial interest (1/3, 1/2, etc.)
160	010	197720	0960	166,495	3361452	$77,889,977	12/16/25	$467.82	THOMPSON SEATTLE HOTEL & SEQUEL AI	DMC-145	Hotel/Motel	2	63	Sale price updated by sales id group
160	010	347000	0010	155,386	3362334	$2,169,424	01/09/26	$13.96	HOTEL 1000	DMC 240/290-440	Condominium(	2	48	Condo with garage, moorage, or stora
160	020	154410	0322	107,322	3261720	$20,000	11/16/23	$0.19	MARRIOTT AC HOTEL BELLEVUE	DT-MU	Hotel/Motel	2	24	Easement or right-of-way
160	020	222505	9317	216,545	3349907	$42,000,000	09/23/25	$193.96	SONESTA SELECT EAST BELLEVUE	OLB	Hotel/Motel	3	59	Bulk portfolio sale
160	030	168365	0060	4,583	3354995	$600,000	11/06/25	$130.92	COLLEGE INN CONDOMINIUM	MIO-240-NC3-75 (M)	Condominium(	2	22	Partial interest (1/3, 1/2, etc.)
160	040	000580	0024	115,696	3328532	$26,756,684	05/01/25	$231.27	EMBASSY SUITES SEATTLE - TUKWILA (w/	TUC-TOD	Hotel/Motel	4	70	Building Only; not in ratio
160	040	332304	9170	308,642	3375122	$15,285,000	04/14/26	$49.52	HILTON HOTEL - AIRPORT	CB-C	Hotel/Motel	1	22	Partial interest (1/3, 1/2, etc.)
160	040	334040	1630	119,906	3268241	$36,200,000	01/16/24	$301.90	RED LION HOTEL & CONFERENCE CENTER	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	092104	9291	65,629	3378127	$14,000,000	04/29/26	$213.32	LA QUINTA - FEDERAL WAY	CC	Hotel/Motel	1		Sold in 2026
160	050	282204	9214	11,989	3391019	$3,900,000	08/13/26	$325.30	TRAVEL INN MOTEL - DES MOINES	C-C	Hotel/Motel	1		Sold in 2026
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
160	060	282605	9078	32,724	3346953	$1,190,000	09/11/25	$36.36	MOTEL 6 - KIRKLAND	TL 4A	Hotel/Motel	1	11	Corporate affiliates
160	060	282605	9078	32,724	3348349	$1,190,000	09/17/25	$36.36	MOTEL 6 - KIRKLAND	TL 4A	Hotel/Motel	1	52	Statement to dor
160	060	282605	9078	32,724	3352309	$598,459	10/15/25	$18.29	MOTEL 6 - KIRKLAND	TL 4A	Hotel/Motel	1	18	Quit claim deed
160	060	282605	9078	32,724	3388184	$1,007,500	04/30/26	$30.79	MOTEL 6 - KIRKLAND	TL 4A	Hotel/Motel	1		Sold in 2026
160	060	894710	0010	27,460	3362414	$9,555,048	01/12/26	$347.96	MOTEL 6 - ISSAQUAH	UC	Hotel/Motel	1		Sold in 2026
160	060	894710	0010	27,460	3363967	$5,140,929	01/23/26	$187.22	MOTEL 6 - ISSAQUAH	UC	Hotel/Motel	1	51	Related party, friend, or neighbor
160	060	894710	0010	27,460	3379684	$675,000	05/20/26	$24.58	MOTEL 6 - ISSAQUAH	UC	Hotel/Motel	1	51	Related party, friend, or neighbor
160	050	001250	0030	16,532	3367070	$4,100,000	02/18/26	$248.00	RODEWAY INN ENUMCLAW (FORMER CE	HCB	Hotel/Motel	2		Sold in 2026
160	050	132204	9355	52,140	3377942	$14,300,000	03/17/26	$274.26	EXTENDED STAY AMERICA - KENT	I1	Hotel/Motel	1		Sold in 2026

Specialty 160 - Hotels - Physical Inspection 2026					
Area	Nghbd	Major	Minor	PropName	SitusAddress
160	20	032425	0000	AVENUE BELLEVUE	10300 NE 8TH ST
160	20	032425	0010	AVENUE BELLEVUE	No Situs Address
160	20	032425	0020	AVENUE BELLEVUE	No Situs Address
160	20	032425	0030	AVENUE BELLEVUE	No Situs Address
160	20	067310	0020	ELEMENT / ALOFT - REDMOND HOTEL	15220 NE SHEN ST
160	20	067310	0092	EXTENDED STAY AMERICA SEATTLE - REDMOND	15730 NE BELLEVUE-REDMOND RD
160	20	067310	0093	EXTENDED STAY AMERICA - REDMOND	15805 NE 28TH ST
160	20	067310	0098	EXTENDED STAY AMERICA SEATTLE - REDMOND	15730 NE BELLEVUE-REDMOND RD
160	20	082505	9081	LAKEVIEW HOTEL OF KIRKLAND	10830 NE 68TH ST
160	20	102405	9020	EXTENDED STAY AMERICA - FACTORIA	3700 132ND AVE SE
160	20	102405	9045	EASTGATE HOTEL	14632 SE EASTGATE WAY
160	20	102405	9068	SILVER CLOUD INN EASTGATE (ASSOC W/9045)	14638 SE EASTGATE WAY
160	20	112405	9118	LARKSPUR LANDING BELLEVUE (EASTGATE)	15805 SE 37TH ST
160	20	122505	9089	HILTON GARDEN HOTEL ASSOC LAND	No Situs Address
160	20	122505	9103	HILTON GARDEN INN HOTEL	16630 REDMOND WAY
160	20	122505	9216	WOODSPRING SUITES - REDMOND	7045 180TH AVE NE
160	20	124450	0300	THE HEATHMAN KIRKLAND HOTEL	220 KIRKLAND AVE
160	20	140330	0050	COURTYARD MARRIOTT BELLEVUE (Core)	No Situs Address
160	20	154410	0322	MARRIOTT AC HOTEL BELLEVUE	208 106TH PL NE
160	20	154460	0142	HILTON GARDEN INN BELLEVUE DOWNTOWN @ WA	965 108TH AVE NE
160	20	222505	9021	RESIDENCE INN by MARRIOTT - EAST BELLEVU	14455 NE 29TH PL
160	20	222505	9317	SONESTA SELECT EAST BELLEVUE	No Situs Address
160	20	222505	9318	FAIRFIELD INN & SUITES BELLEVUE/REDMOND	14595 NE 29TH PL
160	20	232900	0010	PKG ASSOC w/ -0020	No Situs Address
160	20	232900	0020	EMBASSY SUITES HOTEL EASTGATE	3225 158TH AVE SE
160	20	254320	0015	HAMPTON INN & SUITES - BELLEVUE (I-405 C	11405 NE 2ND PL
160	20	254320	0041	EXTENDED STAY AMERICA - BELLEVUE CBD	No Situs Address
160	20	262505	9046	Health Through Housing Redmond (KC OWNED	2122 152ND AVE NE
160	20	292505	9103	HYATT REGENCY BELLEVUE PLACE	900 BELLEVUE WAY NE
160	20	292505	9208	COURTYARD BELLEVUE CBD (Core)	11010 NE 8TH ST
160	20	292505	9321	HYATT REGENCY HOTEL - BELLEVUE PLACE 2ND	10525 NE 10TH ST
160	20	306610	0020	REDMOND INN	17601 NE REDMOND WAY
160	20	322505	9024	EXTENDED STAY AMERICA - BELLEVUE CBD	11400 MAIN ST
160	20	322505	9046	BELLEVUE CLUB	11200 SE 6TH ST
160	20	322505	9069	RESIDENCE INN BY MARRIOTT - I-405 CORRID	605 114TH AVE SE
160	20	369980	0035	MARRIOTT HOTEL BELLEVUE (Assoc Land w/ 8	No Situs Address
160	20	432341	0000	BELLEVUE WESTIN AT LINCOLN SQUARE	600 BELLEVUE WAY NE
160	20	432341	0010	BELLEVUE WESTIN AT LINCOLN SQUARE	600 BELLEVUE WAY NE
160	20	432341	0020	BELLEVUE WESTIN AT LINCOLN SQUARE	600 BELLEVUE WAY NE
160	20	438920	0090	LA RESIDENCE SUITE HOTEL - BELLEVUE CBD	475 100TH AVE NE
160	20	619430	0010	Sheila Stanton Place (KC OWNED)	10721 NE 38TH PL
160	20	720240	0040	HAMPTON INN & SUITES - REDMOND	17770 NE 78TH PL
160	20	720241	0040	ARCHER HOTEL AT REDMOND TOWN CENTER	7200 164TH AVE NE
160	20	720241	0060	RESIDENCE INN BY MARRIOTT - REDMOND TOWN	7575 164TH AVE NE
160	20	720241	0080	REDMOND MARRIOTT TOWN CENTER	7401 164TH AVE NE
160	20	808760	0035	BELLEVUE MARRIOTT HOTEL	200 110TH AVE NE
160	20	813530	0050	HYATT HOUSE HOTEL (EASTGATE)	3244 139TH AVE SE

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 2026 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, 2026, 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