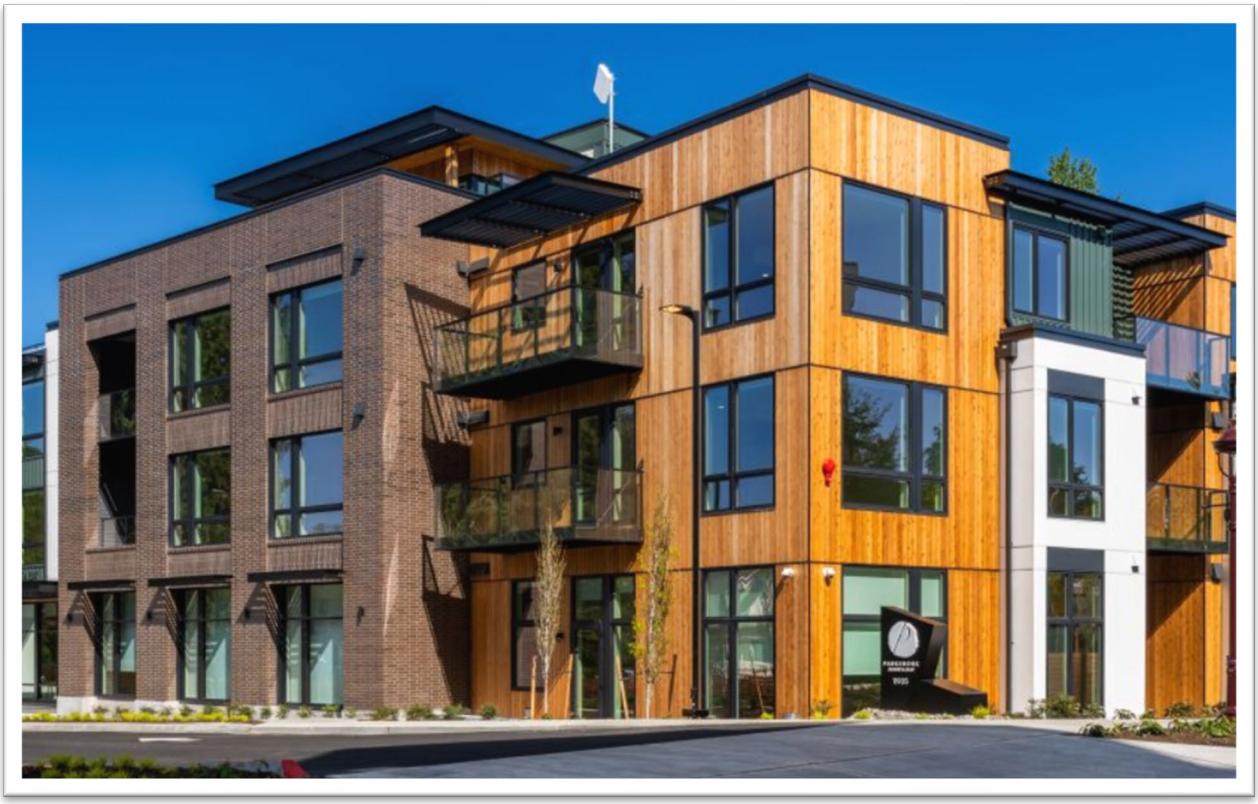
Senior Housing & Nursing Homes

Specialty Areas: 153 & 174

Commercial Revalue for 2026 Assessment Roll



Parkshore Juanita Bay, Kirkland

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., Room 708
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

King County
Department of Assessments
KSC – AS – 0708
201 S. Jackson St., Room 708
Seattle, WA 98104

John Wilson
Assessor

OFFICE: (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Dear Property Owners,

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

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

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

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

John Wilson
King County Assessor

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 Report

Effective Date of Appraisal: January 1, 2026, Assessment Roll

Date of Appraisal Report: June 17, 2026

Specialty Name

- Senior Housing, Specialty Area 153
- Nursing Homes, Specialty Area 174

Physical Inspection: Selected retirement homes and nursing homes from northeast King County were physically inspected. These properties were inspected in 2025 prior to posting the Specialty areas 153 and 174 values.

Improved Sales Summary

Specialty Area 153

- Number of sales: 0
- Range of sales dates: 01/01/2023 – 12/31/2025
- There were no sales of senior housing complexes that met the requirements of a fair market transaction in the past three years.

Specialty Area 174

- Number of sales: 1
- Range of sales dates: 01/01/2023– 12/31/2025

All improved sales that were verified as market sales that did not have major renovation or have not been segregated or merged between the date of sale and the date of appraisal were included in the analysis. Transactions not identified as market sales include properties sold as a portion of a bulk portfolio sale; restructuring or partial interest sales that have the same or related entities as both buyers and sellers (REIT transactions), unknown value for personal property and business value included in sales price; sales that have had major renovations after the sale or have been converted to another use.

Sales - Ratio Study Summary

Due to the limited number of sales in Specialty areas 153 and 174, a ratio study is not included; it would not be considered statistically valid.

Population – Parcel Summary Data

There is a total of 282 parcels within Specialty areas 153 and 174. There are 163 Senior Housing Complexes (Area 153) in King County comprising 229 total numbers of parcels. There are 44 nursing homes (Area 174) in King County comprising 53 total parcels. The population includes improved and vacant parcels. Facilities which have both senior housing and nursing services are assigned to the appropriate category for the majority of units.

Specialty Area 153 – Retirement Homes

Change in Total Assessed Value - Spec 153			
	Land	Improvements	Total
2025 Value	$1,331,233,200	$3,836,803,700	**$5,168,036,900**
2026 Value	$1,308,581,000	$3,928,280,500	**$5,236,861,500**
$ Change	-$22,652,200	$91,476,800	**$68,824,600**
% Change	-1.7%	2.4%	**1.3%**

Specialty Area 174 – Nursing Homes

Change in Total Assessed Value - Spec 174			
	Land	Improvements	Total
2025 Value	$315,076,400	$243,906,300	**$558,982,700**
2026 Value	$313,866,800	$236,527,800	**$550,394,600**
$ Change	-$1,209,600	-$7,378,500	**-$8,588,100**
% Change	-0.4%	-3.0%	**-1.5%**

Conclusions and Recommendations

With no market transactions of senior housing complexes (Spec 153) and only one nursing home sale (Spec 174), there were insufficient sales to rely on the Sales Comparison Approach for the 2026 revalue.

The lack of sales data, combined with the difficulty in separating going concern value from the real property value. makes the Income Approach undesirable for this Specialty.

The Cost Approach was judged to be the most reliable indicator of value for senior housing properties. The Sales Comparison and Income Approaches to valuation were not considered to be reliable indicators of value due to the lack of reliable market transactions and lack of data available to isolate intangible personal property value.

External Obsolescence

For the past several years an external obsolescence adjustment was made to reflect the impact of COVID-19 to occupancy. This external obsolescence adjustment was discontinued for nursing homes in the 2025 assessment year as the 2024 occupancy rate exceeded the pre-covid occupancy rate of 2019. This year the external obsolescence adjustment was also discontinued for all other senior housing complexes (independent, assisted, memory care, CCRC communities) as the current occupancy rate of 84.2%[1] includes an increase in inventory of 20.8% over the 2019 pre-covid inventory level. While this occupancy rate is not at or above the pre-covid occupancy level, it is considered to indicate a new normal reflection in the 20.8% increase in inventory.

Conclusion

Specialty 153 increased in assessed total value by 1.3% and Specialty 174 properties decreased by -1.5%, primarily due to land value declines. The recommended values do not include the limited new construction improvement values that will be valued later this year.

The values recommended in this report are intended to improve uniformity, assessment level and equity. In consideration of current market conditions, it is recommended that these values be posted for the 2026 assessment year.

[1] NIC MAP Metro Market Report Seattle, WA 4Q2025

Identification of the Specialty Areas

Specialty Area 153 Neighborhoods

Neighborhood Number	Name	Neighborhood Number	Name
Central Seattle		**South Seattle**	
15	Lower Queen Anne	165	Skyway
20	South Lake Union	200	Highland Park
40	Madison Park / Leschi	215	High Point
45	Queen Anne	**South King County**	
65	Capitol Hill East	240	Des Moines
85	First Hill	245	Burien
West Seattle		255	Sea Tac
225	Junction	270	Federal Way
230	Alki / Fauntleroy	290	Auburn North
235	Admiral	300	Enumclaw / Black Diamond
North Seattle		305	Kent Valley
90	Greenwood	310	Covington / Maple Valley
95	Lake City	315	Renton
100	Northgate	320	Benson / East Hill
110	University	330	Renton Highlands
115	Wallingford	**Eastside**	
125	Wedgewood	340	Mercer Island
135	Leary	350	Issaquah
145	Ballard West	360	Bellevue West
150	Greenlake	365	Bellevue East
155	Phinney	370	Kirkland
North King County		380	Totem Lake
385	Bothell	425	Woodinville
400	Kenmore	430	Redmond
415	Shoreline East	**Rural King County**	
420	Shoreline West	465	Snoqualmie

Specialty Area 174 Neighborhood

- 10 – King County

Area Boundaries

All nursing homes and retirement facilities within King County are included.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the seventh floor of the King County Administration Building.

Area Overview

Retirement Facilities (153)

The most common types of senior housing are independent living, assisted living, and continuing care retirement communities (CCRC). In addition, some assisted living facilities have a special memory care section of the facility for people with Alzheimer's or other forms of dementia. Full memory care units do not have kitchens and are secure to prevent the residents from wandering on their own. Regulations specify these facilities must provide qualified staff to always be present. Although there are no universally accepted standard definitions, retirement facilities can generally be characterized as follows:

Independent Living is multi-family housing designed for seniors who pay for some services (e.g., housekeeping, transportation, and meals) as part of the monthly fee or rental rate, but who require little, if any, assistance with the activities of daily living. They may have some home healthcare type services (e.g., eating, transferring from a bed or chair, and bathing) provided to them by in-house staff or an outside agency. Independent Living senior housing is not regulated by the federal government and may or may not be licensed at the state level. The units are like traditional apartment units and typically have full kitchens.

Assisted living residences are designed for seniors who need more assistance with activities of daily living, but do not require continuous skilled nursing care. Assisted living units may be part of a congregate senior housing residence or a continuing care retirement community. They may be contained in a property that supports assisted living units and nursing beds or may be in a dedicated assisted living residence. The units are similar to traditional apartment units, although they may not have full kitchens, but kitchenettes with a sink, refrigerator, and microwave.

Memory Care is a subset of Assisted Living and is designed for those with Dementia or Alzheimer's. The units are secured and have limited or no cooking facilities.

Assisted living is still more residential than health care and remains a 100% private pay business. They are licensed as boarding homes in Washington and subject to more stringent state regulations than congregate senior housing. Assisted Living and Boarding Home Reform was passed in March of 2000 to improve equitable regulations of assisted living. The rules aim to create more options and ensure safety; they address medication, staff training, meal control, and residents' rights.

Continuing care retirement communities are senior living complexes that provide a continuum of care; including housing, healthcare, and various supportive services encompassing memory care. Health care (e.g., nursing) services may be provided directly or through access to affiliated healthcare facilities. Fees are structured as a refundable (or partially refundable) entrance fee,

plus a monthly fee; as equity ownership (cooperative or condominium), plus a monthly fee; or as a rental program. CCRCs are not regulated by the federal government but are subject to state licensing and regulation in most states.

The most prevalent type of facility is one that provides both independent living and assisted living. CCRCs are places where seniors can go while they are still independent and live among their peers, form new friendships, and still go out and about in the community outside the campus.

The growing trend in the senior housing industry is to combine a variety of housing and services in one campus. The goal is to have residents age in one place, without the need to move off campus as their needs change. These facilities will have senior apartments with age restrictions but few services, combined with on-site meal plans for independent living, then adding varying assisted living services, and providing a section for memory care and a skilled nursing facility. Emerald Heights[2] in Redmond, and Timber Ridge at Talus[3] in Issaquah are examples of this concept.

Nursing Homes (174)

As our population ages, individuals needing continuing skilled nursing care leave the family setting for nursing homes. Individuals recovering from major illness or surgery may also need nursing homes on a temporary basis (respite care). Nursing facilities provide various levels of health care service on a 24-hour basis in addition to shelter, dietary, housekeeping, laundry, and social needs. Nursing facilities include intermediate, skilled, and sub-acute care. In some cases, nursing homes may be part of a CCRC. Nursing homes are often referred to as convalescent hospitals or rehabilitation facilities.

Newer nursing homes have larger bed areas and are usually two-bed rooms (semi-private) or one-bed room (private).

The nursing home industry in Washington is comprised of both for-profit and nonprofit homes. The King County assessment rolls show approximately 27% of the Nursing Home properties as exempt or partially exempt.

In Washington State, the Certificate-Of-Need Program (CON) regulates nursing homes. The CON Program is a regulatory process that requires certain healthcare providers to get state approval before building certain types of facilities, such as nursing homes, or offering new or expanded services. For example, a certificate of need is required if a nursing home wants to add to the number of its licensed beds. Washington has estimated bed need to be 40 beds per 1,000 persons

[2] http://www.emeraldheights.com/
[3] http://www.timberridgelcs.com/

of age 70 and older. King County is projected to have 22 beds per 1,000 people aged 70 and older.[4] Therefore, the bed need for King County (as of 2026) was not met under the current guidelines (report for 2024-2026).

There are currently no new stand-alone nursing homes under construction in King County. The stand-alone nursing home model of care has been in decline for years. Factors such as the high cost of skilled nursing and cuts to Medicare and Medicaid will likely accelerate this trend. Other deterrents for growth include evidence that nursing homes are rarely built on a speculative basis and building codes for these facilities are very stringent. Most stand-alone nursing homes in King County were constructed in the 1960's & 1970's.

Senior Housing & Nursing Home Market Overview

Seattle had a lot of new senior housing units' construction plans in the pipeline when Covid hit, but throughout the United States, occupancy levels have been rising due to limited new inventory and increasing demand, ending 2025 at 89.1%[5]. Independent Living YOY (year-over-year) rent growth was 5.3%, Assisted Living was 6.6% and Nursing homes was 4.0%.[6] Skilled Nursing facilities continue to face multiple challenges. Medicaid remains the only payor for long term custodial care. Medicaid is 62.2% of a SNF payor mix. Medicare focuses on short-term stays. The OBBBA (One Big Beautiful Bill Act) represents the most consequential Medicaid policy shift in decades, including $900 billion federal reductions over 10 years and tighter eligibility[7]

The senior housing market fundamentals continue to strengthen with occupancy increasing, and supply growth at a record low. Oldest members of Baby Boomer generation (born 1945) begin turning 80, sharply elevating needs for SNFs, memory care and assisted living.[8] The Seattle Metro market new inventory growth has declined with only a couple of Assisted Living projects currently under construction in King County and a couple of others involving building additions. There are no new Skilled Nursing Facilities under construction in King County.

Senior Housing has experienced many challenges since the pandemic, but senior housing remains a compelling long-term investment for several reasons; 10,000 Baby Boomers turn 65 each day, high construction costs have restricted new development, private equity firms and REITs recognize the favorable supply/demand fundamentals for investment.[9]

---

[4] Washington State Nursing Home Bed Forecast - 2024-2026 Washington State Nursing Home Bed Forecast

[5] NIC 1-15-2026 Occupancy Rate for Senior Living Press Release

[6] NIC MAP Metro Report 4th Quarter 2025 Pg.11

[7] 40th Annual SNF Cost Compariosn and Industry Trends Report pages 8-9

[8] 40th Annual SNF Cost Compariosn and Industry Trends Report page 17

[9] Alpha Investing 3Q25

Analysis Process

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: June 17, 2026

The following appraiser prepared the valuation analysis for commercial Specialty areas: Specialty Area 153, Senior Housing and Specialty Area 174, Nursing Homes.

- Diane Owings – Commercial Appraiser II

Highest & Best Use Analysis

As if Vacant: Market analysis, together with current zoning, indicate the highest and best use of most of the population as commercial. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. The current improvements do add value to the property in most cases and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use, a nominal value of $1,000 is assigned to the improvements and the property may be removed from senior housing Specialty and returned to the geo-appraiser.

Interim Use: In many instances, a property's highest and best use may change in the foreseeable future. For example: a tract of land at the edge of a city might not be ready for immediate development, but growth trends may suggest it should be developed in a few years. Similarly, there may be insufficient demand for office space to justify the construction of a new building at the present time, but increased demand may be expected in the future. In such situations, the immediate development of the site or conversion of the improved property to its future highest and best use is usually not financially feasible. Therefore, it is classified as interim use.

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

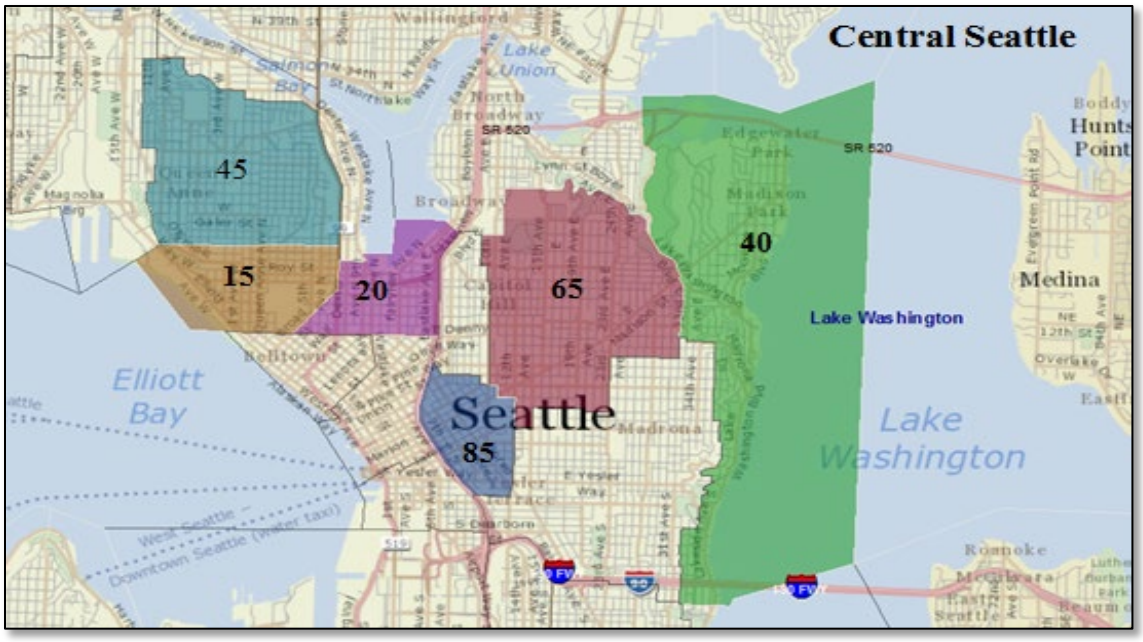
Special Assumptions and Limiting Conditions
All three approaches to value were considered in this appraisal. The following departmental guidelines were considered and adhered to:

- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 and 6.
- A meaningful time trend analysis was not conducted due to a lack of data. Therefore, time adjustments were not made to the sales population.

Area Description

Nursing homes and Senior Housing complexes are dispersed throughout the county. For purposes of the revaluation of the retirement home Specialty (153), the population has been segmented into eight regions (super groups). These regions are generally described by their geographic location. The following is a brief description of each Specialty and notable market activity, if any, occurring in each area.

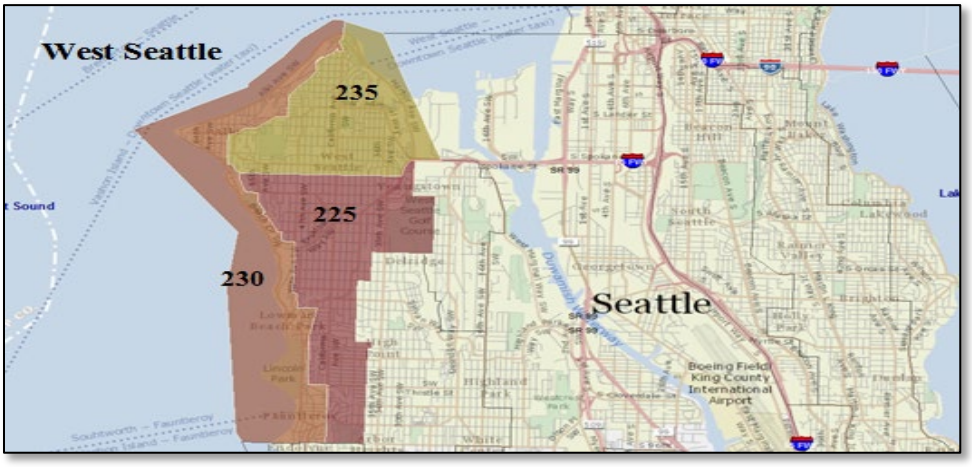
Central Seattle Super Group



The Central Seattle region represents 19% of the Specialty Area 153 parcel population. Senior Housing complexes located closer to downtown Seattle tend to be mid-rise to high-rise. Projects located within more residential neighborhoods are low-rise to mid-rise buildings. The largest concentrations of senior housing properties are located within the First Hill neighborhood in the City of Seattle. First Hill has a high concentration of health-related services, which makes it an ideal location for retirement homes.

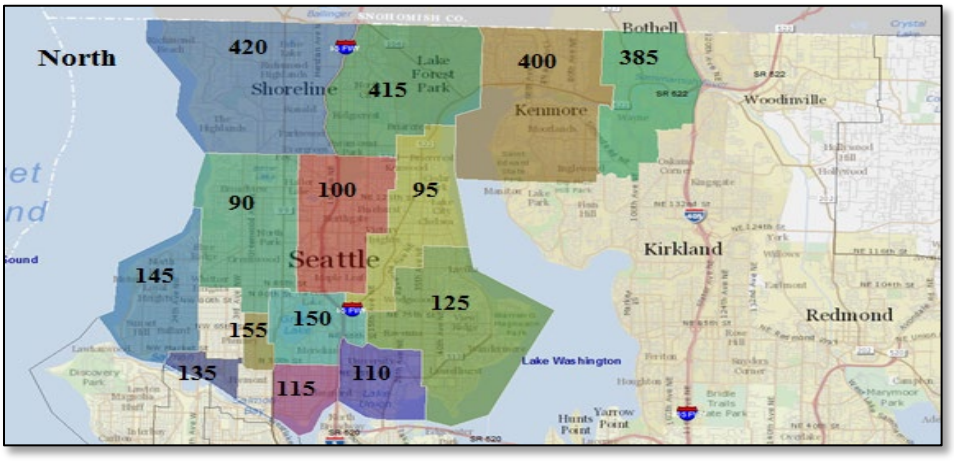
There are currently no new projects in the Central Seattle region.

West Seattle Super Group



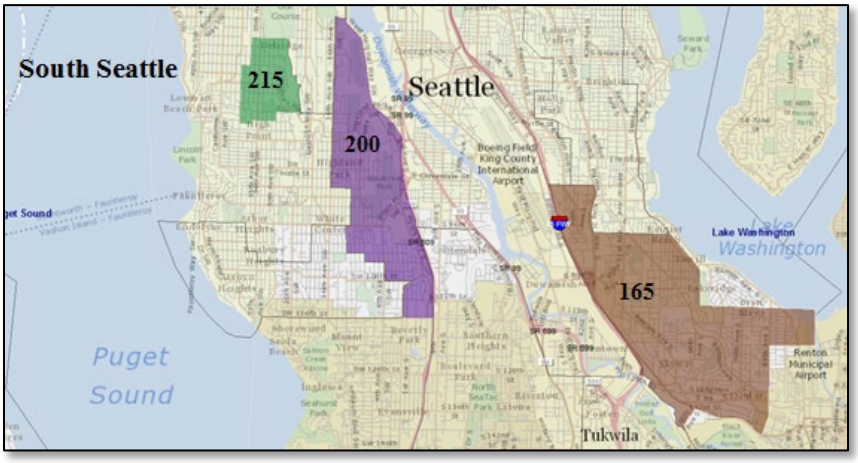
The West Seattle region represents 5% of the Specialty Area 153 population. The improvements tend to be mid-rise buildings. The West Seattle region is characterized by walkable commercial districts and popular parks including Alki Beach. West Seattle is an ideal location for residents looking for urban conveniences and a family-oriented neighborhood. There are currently no projects under construction in the West Seattle region.

North Seattle and North King County Super Group



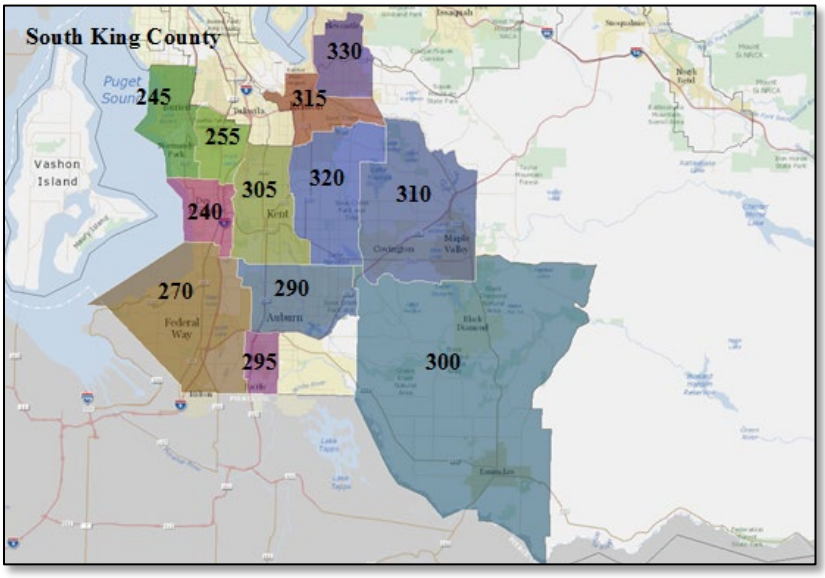
The North region represents 17% of the Specialty Area 153 population. The improvements tend to be low to mid-rise. The largest concentrations of senior housing complexes are located in the north end of the City of Seattle. There are currently no projects under construction in the North King County region.

South Seattle Super Group



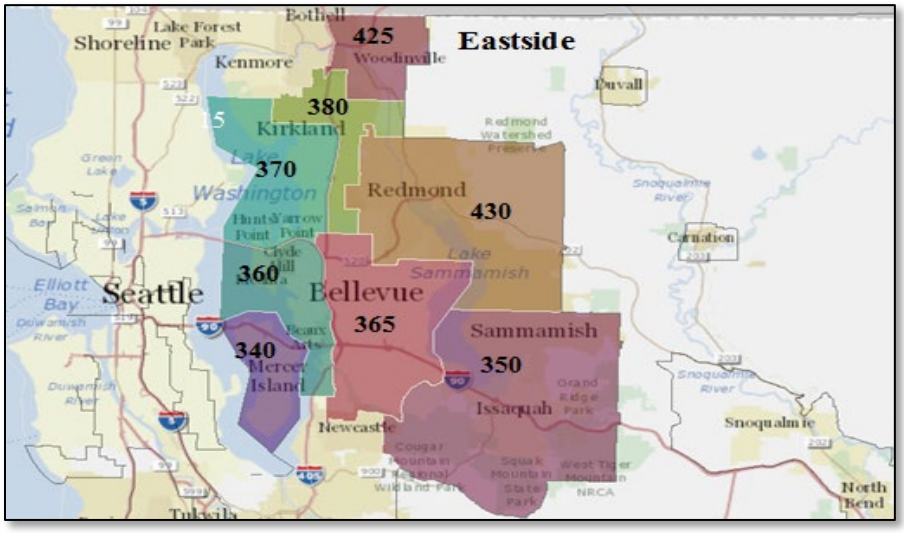
The South Seattle region represents 3% of the Specialty Area 153 population. The improvements tend to be low-rise to mid-rise. There are currently no new projects under construction in the South Seattle area of King County.

South King County Super Group



The South King County region represents 24% of the Specialty Area 153 population. South King County is characterized by urban and large rural areas. The improvements are comprised of low-rise to mid-rise buildings and concentrated mainly in dense urban centers. Health care amenities are primarily located within the dense urban centers.
There are currently no new projects under construction in the South region of King County.

Eastside Super Group



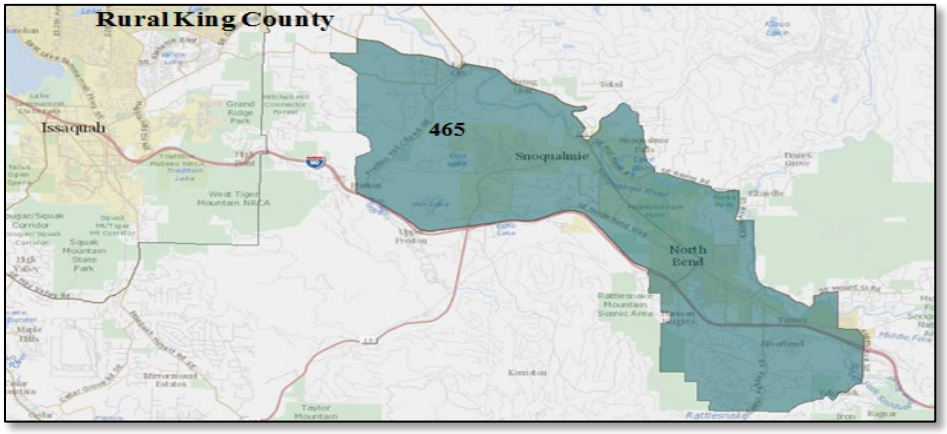
The Eastside region represents 31% of the Specialty Area 153 population. The improvements tend to be low-rise to mid-rise with the inclusion of one high-rise tower located in downtown Bellevue (and one recently constructed). The Eastside region is characterized by urban and suburban areas with many available commercial amenities. Health care amenities are primarily located within the dense urban centers.

There is one new project that recently opened in the North region of King County:

- Parkshore Juanita Bay - Is a satellite independent living community located in the Juanita Bay neighborhood. The units here are independent living; however, this project provides access to the continuum of care at Transforming Age sister communities. This project opened in the spring of 2026 and has 3-stories with 50 units and underground parking. This good quality project will have 117,372/SF and include amenities such as bistro bar, rooftop deck with lounge and community garden, movie theatre, fitness center, and community room.

● The Inn and the Park at Belle Harbour – 4-story assisted living and memory care complex that opened in 2024. This good quality has complex with 138 units (72 MC and 73 AL) and is located on 116th Ave NE near hospitals and medical services. Amenities include club rooms, an interior courtyard, salon, sunroom, and gathering lounge.

Rural King County Super Group



The Rural King County region represents 1% of the Specialty Area 153 population and is characterized large rural areas. Rural King County is generally located east of the more densely populated urban centers. Major health care amenities are primarily located within the dense urban centers. There is currently no new construction of retirement homes in the Rural King County region.

Scope of Data

Physical Inspection Identification: For the 2026 assessment year, as required by WAC 458-07-0154 (A), one sixth of the population was physically inspected. An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data. The inspected properties are listed in the Addenda. Other properties were also inspected as noted in the Assessor's records for purposes of sales or data verification.

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
153	0	Various	15	229	6.55%
174	0	Various	8	53	15.09%
Specialties 153 and 174 Physical Inspection Totals			**23**	**282**	**8.16%**

Land Value: The respective geographic appraiser valued the land. A list of vacant sales used and those considered not representative of market are included in the geographic appraiser's Area Reports.

Improved Value: Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales considered were verified, if possible, by contacting the participants, researching data online including CoStar, and inquiring in the field. Characteristic data is verified for all sales if possible. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's website.

Issues in Valuation

The challenge of valuing retirement and nursing facilities for ad valorem tax assessments is to separate the real estate value from that of the business. In most instances, these facilities sell as a total business operation, without separating the intangible business and personal property figures. Because of this practice, only sales that have been verified reflecting real estate value only, and those in which the business value can be determined with some confidence, are considered. Additionally, many sales of senior housing properties are portfolio sales that occur between related entities (RIDEA) structures. For the 2026 revalue, there were no transactions of senior properties verified as good sales. One nursing home sale was verified as good. For the 2026 cycle, retirement facilities and nursing homes were valued using the cost approach, utilizing the Assessor's built-in Marshall and Swift Cost Estimator program. The Cost Approach was selected as the best method due to the following:

- lack of rent data for land/building only for retirement properties.
- Income of retirement properties includes intangibles.

• Preponderance of portfolio and related party (RIDEA) sale transactions for senior housing communities.
• Lack of data regarding lease rates and sales for nursing homes.

Sales Comparison Approach

It is difficult to make direct sale comparisons as nursing homes and senior housing complexes are designed to fit a particular location, market niche, level of care, and method of operation. These unique traits make substitution difficult. Sales often require major adjustments that are based on subjective analysis due to lack of empirical comparable data. Often these properties sell with long-term management contracts in place and between related parties (operating and managing companies sharing ownership). Senior housing and nursing homes are often purchased as part of a multi-property portfolio sale. Portfolio sales may include properties located throughout the region or nationwide making the true sales price difficult to determine. Sales that fail to isolate the value attributable to the real property, or distinguish the income attributable to the business from that attributable to the real estate are not relied upon.

A brief summary of the market transactions is provided below:

Specialty Area 153: Senior Housing
No sales were verified as good.

Specialty Area 174: Nursing Homes
One sale is verified as good.

Property Name	Characteristics	Comments
Saint Ann Nursing and Rehab Center	*Parcel Number*	This property was not listed on CBA but
	407780-0532	is estimated to be a market transaction.
	Excise Tax Number	
	3301083	
	Sale Date	
	10/1/2024	
	Sale Price	
	$6,000,000	
	Sale Price Per Unit	
	$127,660	

Cost Approach

The cost approach was the primary valuation methodology utilized for Specialty 153 and 174 properties. The Marshall & Swift Valuation modeling system which is built into the Real Property Application is calibrated to the region and the Seattle area. Depreciation was based on studies done by Marshall & Swift Valuation Service. The Marshall & Swift cost calculations are automatically calibrated to the data in the Real Property Application.

New construction was generally valued according to the estimated percent complete as of July 31st using the cost approach from the computerized valuation model supplied by Marshall & Swift and adapted by the Department of Assessments. Traditionally, for Senior Housing Facilities and Skilled Nursing Facilities, the cost approach has been considered the best method for extracting the value of the building from the total business entity's value.

Effective year, rather than year built, is used to calculate physical depreciation in the cost approach. The effective year reflects upgrades and remodeling after original construction and considers the remaining economic life of the improvements. The extended-life theory method was utilized in calculating depreciation. For this technique, the typical life of the building, as determined from Marshall & Swift Occupancy and Class Codes, and the estimated effective age are used to identify the rate of depreciation from the Marshall & Swift Commercial Depreciation Table.

Income Approach

The income approach is a common appraisal methodology that capitalizes real estate income into an estimate of property value. The income approach becomes complicated when used to estimate the value of retirement and nursing homes since actual revenue and expense statements of these property types typically represent a going concern operation rather than an income statement based on real property only (land and building). The Income Approach was therefore not relied on for Specialties 153 or 174 properties.

Reconciliation

In arriving at a final value, each parcel was individually reviewed. Retirement facilities and nursing homes were ultimately valued using the cost approach. The Cost Approach was considered to be the most reliable indicator of value for both the retirement facility and nursing home specialties. The Sales Comparison and Income Approaches to valuation were not considered to be reliable indicators of value due to the lack of reliable data available to isolate intangible personal property value.

Model Validation

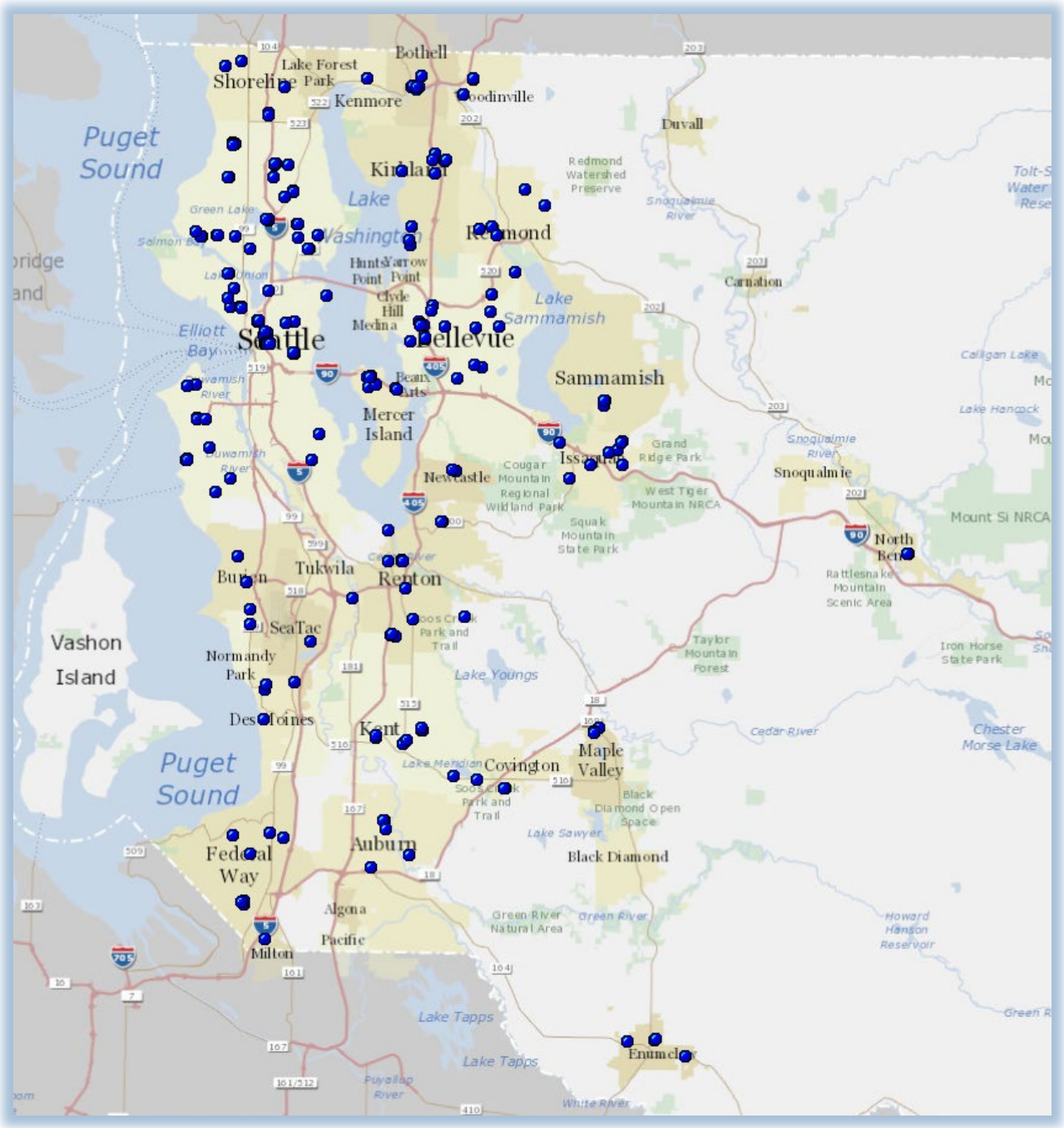
Total Value Conclusions, Recommendations, and Validation

Appraiser judgment prevails in all decisions regarding individual parcel valuation. The assessed value is selected based on general and specific data pertaining to the parcel, neighborhood, and the market. The appraiser determines which available value estimate is appropriate and may adjust for particular characteristics and conditions as they occur. Uniformity and equity have both improved over the previous year and in consideration of the current market conditions, it is recommended that these values be posted for the 2026 assessment year.

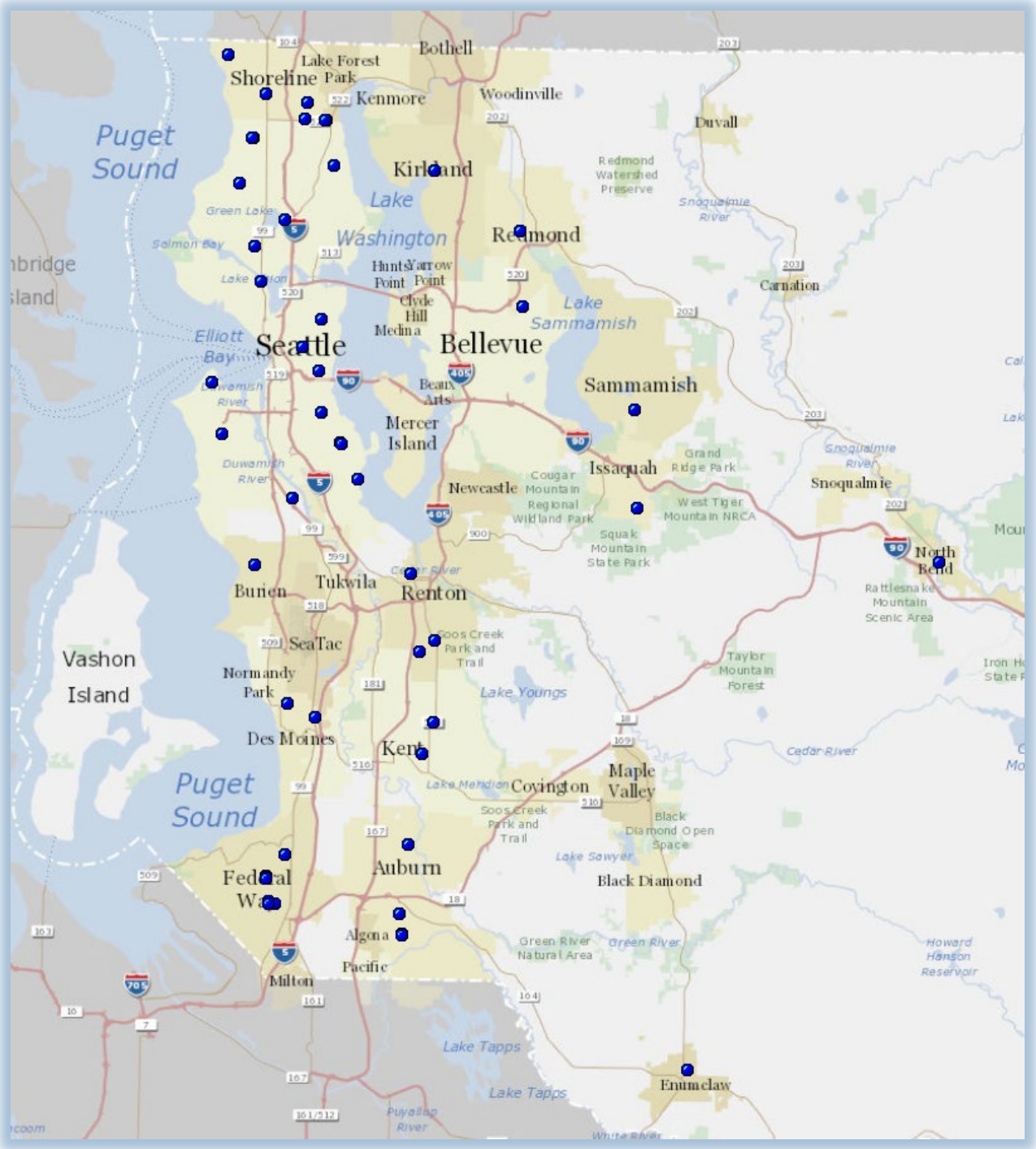
Application of these recommended values for the 2026 assessment year results in a total change from the 2026 assessments of 1.3% in Specialty area 153 and -1.5% in Specialty area 174. The recommended values do not include the limited new construction values which are added later (the new construction valuation date is July 31st, 2026).

Changed in Total Assessed Value				
	2025 Total Value	2026 Total Value	$ Change	% Change
Senior Housing (153)	$5,168,036,900	$5,236,861,500	$68,824,600	1.3%
Nursing Homes (174)	$558,982,700	$550,394,600	-$8,588,100	-1.5%

SPECIALTY 153 MAP



SPECIALTY 174 MAP



USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

Certification:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result,

or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent to their name.
- To the best of my knowledge the following services were performed by me within the subject area in the last year:

    - Diane Owings
    - Annual Model Development and Report Preparation
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation

Diane Owings, Commercial Appraiser II Date: 8/11/2026

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
153	045	080900	2696	61,802	3323579	$17,450,000	04/01/25	$282.35	QUEEN ANNE MANOR AL, MC, RC	LR2 (M)	Retirement Facility	1	51	Related party, friend, or neighbor
153	085	197820	0250	828,142	3364900	$800,000	02/02/26	$0.97	HORIZON HOUSE	HR (M)	Retirement Facility	2	24	Easement or right-of-way
153	085	872560	0380	95,117	3376519	$10,600,000	04/23/26	$111.44	TRUEWOOD BY MERRILL, FIRST HILL	MR (M)	Retirement Facility	1	51	Related party, friend, or neighbor
153	095	864150	0385	99,941	3264034	$12,318,648	12/11/23	$123.26	EMERALD CITY SENIOR LIVING - AL,MC,RC	C1-55 (M)	Retirement Facility	2	39	Assumption of mortgage w/no addl con
153	100	204450	0360	62,285	3255220	$18,943,869	09/20/23	$304.15	COGIR OF NORTHGATE SENIOR LIVING (FRMLY NORTHGATE COGIR RETIREMENT COMMUNITY	LR3 (M)	Retirement Facility	1	34	Use-change after sale; not in ratio
153	290	000100	0080	58,357	3341978	$3,250,000	07/31/25	$55.69	PARKSIDE RETIREMENT CENTER (ASST LIVING)	R20	Retirement Facility	1	11	Corporate affiliates
153	290	000100	0097	81,231	3309183	$18,823,106	12/01/24	$231.72	BRANNAN PARK	C3	Retirement Facility	1	51	Related party, friend, or neighbor
153	300	192007	9137	27,990	3272581	$5,223,465	01/18/24	$186.62	CASCADE PLACE, AL, MC	R-4	Retirement Facility	1	59	Bulk portfolio sale
153	300	242006	9402	40,415	3296749	$4,050,000	08/01/24	$100.21	LIVING COURT ASSISTED LIVING	R-4	Retirement Facility	1	59	Bulk portfolio sale
153	300	242006	9599	29,480	3300269	$2,400,000	08/01/24	$81.41	EXPRESSIONS AT ENUMCLAW	R-4	Retirement Facility	1	51	Related party, friend, or neighbor
153	305	192205	9126	45,923	3297168	$4,750,000	08/30/24	$103.43	STAFFORD SUITES RETIREMENT	DCE-T	Retirement Facility	1	15	No market exposure
153	325	022300	0045	117,240	3274816	$29,847,200	03/14/24	$254.58	HOLDEN AT SOUTHCENTER	TUC-TOD	Retirement Facility	1	11	Corporate affiliates
153	340	531510	0905	41,832	3284609	$5,500,000	05/31/24	$131.48	SUNRISE OF MERCER ISLAND	MF-2	Retirement Facility	1	51	Related party, friend, or neighbor
153	350	222406	9023	96,500	3348885	$24,979,000	07/29/25	$258.85	SUNRISE - ISSAQUAH	MF-M	Retirement Facility	1	11	Corporate affiliates
153	385	082605	9059	131,102	3371009	$41,000,000	03/19/26	$312.73	WOODLAND TERRACE	R 9600, SSHO	Retirement Facility	3	56	Builder or developer sales
153	385	082605	9257	52,870	3309252	$5,750,000	11/27/24	$108.76	RIVERSIDE EAST	R 9600, SSHO	Retirement Facility	1	51	Related party, friend, or neighbor
153	475	192303	9086	40,115	3231666	$11,000,000	03/31/23	$274.21	VASHON COMMUNITY CARE CENTER	R-24	Retirement Facility	1	34	Use-change after sale; not in ratio

Improved Sales Calc for Area 174 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
174	010	407780	0532	22,583	3301083	$6,000,000	10/01/24	$265.69	SAINT ANN NURSING AND REHAB CENTER	NR2	Nursing Home	1	Y	

Improved Sales Calc for Area 174 with Sales Not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Parcel Ct	Ver. Code	Remarks
174	010	000100	0004	33,586	3341977	$8,750,000	07/31/25	$260.53	NORTH AUBURN REHAB & HEALTH CNTR	R20	Nursing Home	1	11	Corporate affiliates
174	010	000100	0004	33,586	3352999	$8,848,254	10/20/25	$263.45	NORTH AUBURN REHAB & HEALTH CNTR	R20	Nursing Home	1	11	Corporate affiliates
174	010	007100	0020	38,200	3252826	$9,800,000	08/21/23	$256.54	CANTERBURY HOUSE	I	Nursing Home	2	59	Bulk portfolio sale
174	010	067310	0087	59,850	3332770	$11,250,000	06/01/25	$187.97	MISSION HEALTHCARE AT BELLEVUE	O	Nursing Home	1	51	Related party, friend, or neighbor
174	010	092406	9241	53,740	3328003	$9,104,914	04/22/25	$169.43	PROVIDENCE MARIONWOOD	MF-H	Nursing Home	1	15	No market exposure
174	010	182305	9018	34,285	3358635	$15,000,000	12/08/25	$437.51	ARCADIA MEDICAL RESORT OF RENTON	R-10	Nursing Home	1	63	Sale price updated by sales id group
174	010	242603	9059	126,511	3312957	$17,980,000	12/31/24	$142.12	FOSS HOME AND VILLAGE	LR3 (M)	Nursing Home	3	17	Non-profit organization
174	010	292305	9042	50,795	3309475	$13,062,500	12/02/24	$257.16	MISSION HEALTHCARE	CA	Nursing Home	1	15	No market exposure
174	010	312305	9010	40,767	3358575	$13,500,000	10/31/25	$331.15	TALBOT CENTER	CO	Nursing Home	1	63	Sale price updated by sales id group
174	010	551460	0005	87,615	3247982	$17,963,499	07/26/23	$205.03	STAFFORD HEALTHCARE	PR-R	Nursing Home	1	59	Bulk portfolio sale
174	010	663290	0010	39,334	3346940	$178,000	09/11/25	$4.53	PARK RIDGE CARE CENTER	CB	Nursing Home	1	68	Non-gov't to gov't

SPECIALTIES 153 AND 174 - NURSING AND RETIREMENT HOMES
PHYSICAL INSPECTION 2026

CmlSpecArea	CmlSpecNbhd	Major	Minor	SitusAddr
153	45	080900	2696	100 CROCKETT ST
153	170	170490	0391	5214 42ND AVE S
153	45	173180	1125	223 W GALER ST
153	85	197820	0250	900 UNIVERSITY ST
153	85	197820	0865	1200 UNIVERSITY ST
153	60	202504	9131	1936 EASTLAKE AVE E
153	65	282504	9005	2200 E MADISON ST
153	15	388040	0005	11 W ALOHA ST
153	40	531810	2110	1630 43RD AVE E
153	15	545780	1250	805 4TH AVE N
153	65	808090	0020	1802 17TH AVE
153	85	859040	0455	715 8TH AVE
153	85	859040	0825	725 9TH AVE
153	85	859090	0531	620 TERRY AVE
153	85	872560	0380	1421 MINOR AVE
CmlSpecArea	**CmlSpecNbhd**	**Major**	**Minor**	**SitusAddr**
174	10	042404	9024	2611 S DEARBORN ST
174	10	162404	9040	2821 S WALDEN ST
174	10	170490	0380	5208 42ND AVE S
174	10	170490	0435	4416 S BRANDON ST
174	10	192930	0390	2717 DEXTER AVE N
174	10	501600	1680	2720 E MADISON ST
174	10	788360	8717	1040 S HENDERSON ST
174	10	794260	0675	555 16TH AVE

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