

Major Retail

Specialty Area 250

Commercial Revalue for 2020 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

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



King County

Department of Assessments

500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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

John Wilson
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 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 along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with background information about our process and the basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for 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 every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever 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 700,000 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 Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	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.

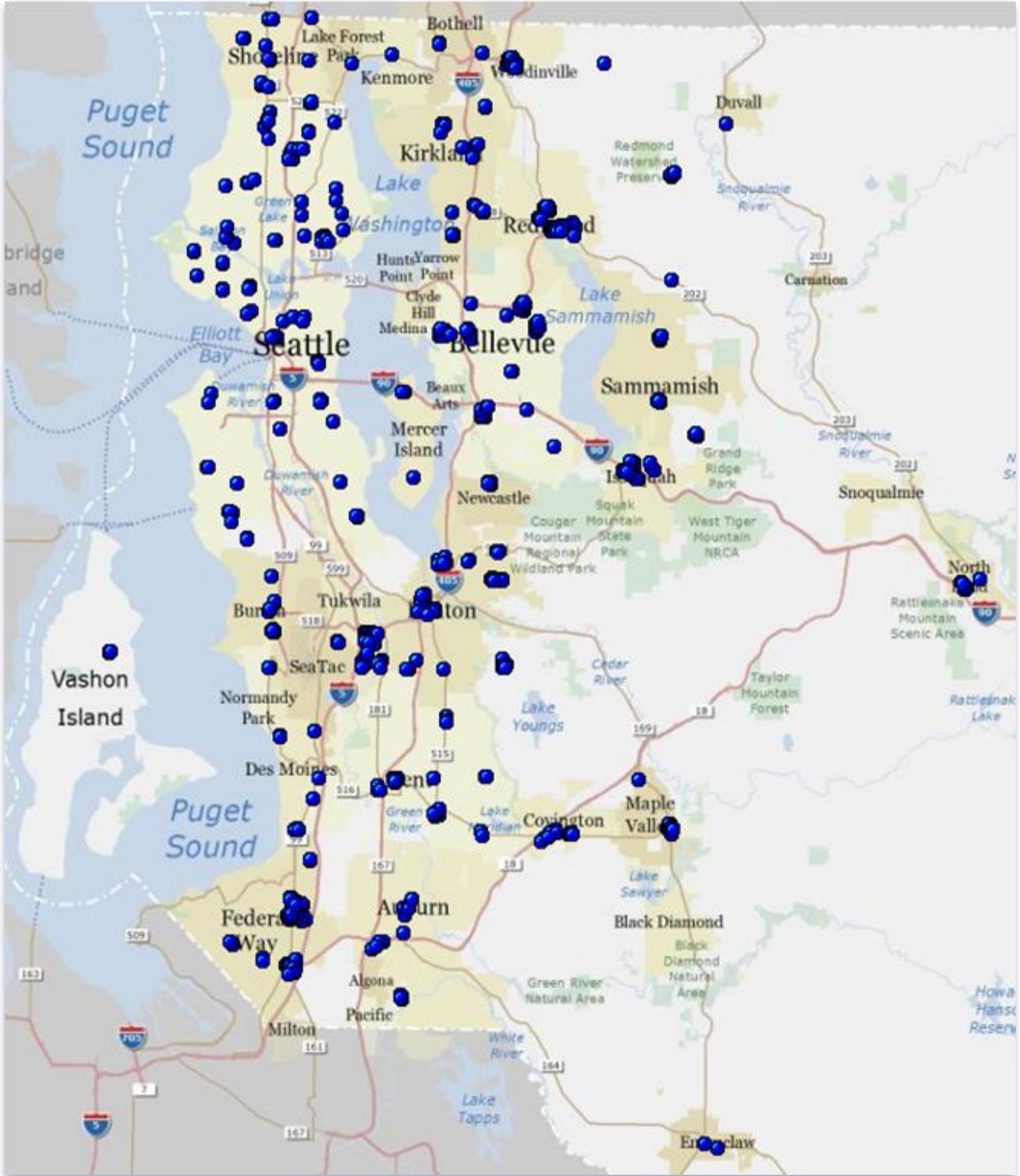
Requirements of State Law

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.

2020 SPECIALTY 250 AREA MAP



Executive Summary Report

Appraisal Date 1/1/20 - 2021 Assessment Year

Specialty Name: Major Retail, Specialty Area 250

Sales – Improved Analysis Summary

- Number of Sales: 11
- Range of Sale Dates: 01/1/2017 – 12/31/2019

No ratio studies were included within this report due to the limited number of improved sales within the major retail specialty population.

The Income Approach was used in the final reconciliation of value because it allows greater equalization and uniformity of values for the various stratifications of major retail buildings and because market income data as of the valuation date is available. Current market income parameters, including stable rents, steady vacancy and capitalization rates, suggest an overall flat major retail market as of 01/01/2020 as compared to 01/01/2019. Although major retail properties remained overall flat the underlying land values have continued to rise. Overall industry data for major retail properties was used to make overall upward adjustments of approximately +5.00% which is attributed to increasing land values.

Total Population - Parcel Summary Data:			
	Land	Imps	Total
2019 Value	\$4,434,504,900	\$2,608,659,651	\$7,043,164,551
2020 Value	\$5,017,641,700	\$2,377,993,310	\$7,395,635,010
Percent Change	13.15%	-8.84%	5.00%

- Number of total parcels in major retail specialty population: 641
- Number of improved parcels in major retail specialty population: 517

Conclusion and Recommendation:

Assessed values for the 2020 revalue have increased on average by +5.00%.

Since the values recommended in this report improve uniformity and equity, it is recommended the assessed values should be posted for the 2020 Assessment Year.

Identification of the Area

Name or Designation: Specialty Area 250 - Major Retail

Major retail properties consist of regional malls, single tenant discount retailers, big box stores, large neighborhood/community retail centers, and stand-alone grocery stores. The regional mall properties identified as those multi-tenanted properties in excess of 200,000 square feet of gross leasable area. The single tenant discount retailers and big box properties are generally in excess of 100,000 square feet, while the neighborhood/community retail centers are defined as those multi-tenanted properties that are either anchored or non-anchored centers. Anchored neighborhood/community retail centers consist of multi-tenanted properties that are of any size, while non-anchored multi-tenanted neighborhood/community retail centers generally defined as retail developments in excess of 100,000 square feet. The major retail properties consist of 647 total parcels of which 512 are improved.

Boundaries: All areas within the boundaries of King County

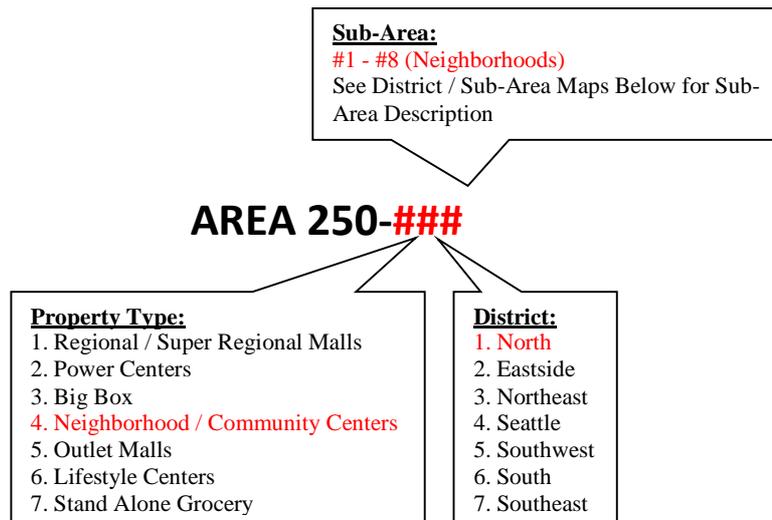
Maps: Detailed Assessor's maps are located on the 7th floor of the King County Administration Building, and the King County Assessor's Website.

Area Description: This specialty includes all major retail facilities that meet the major retail classification and are located in King County.

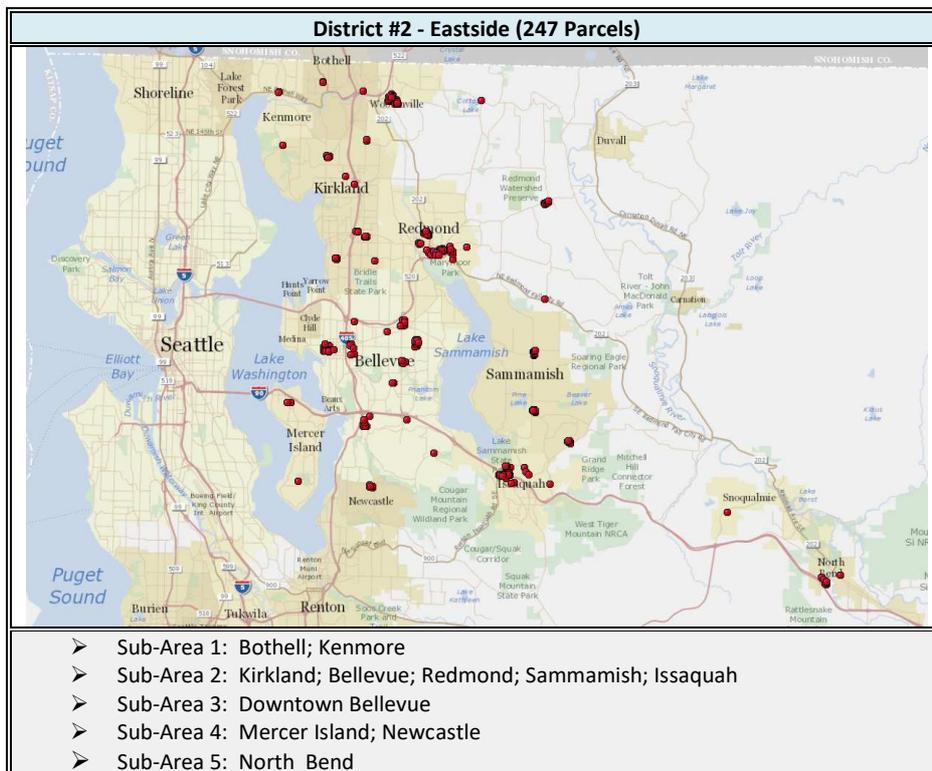
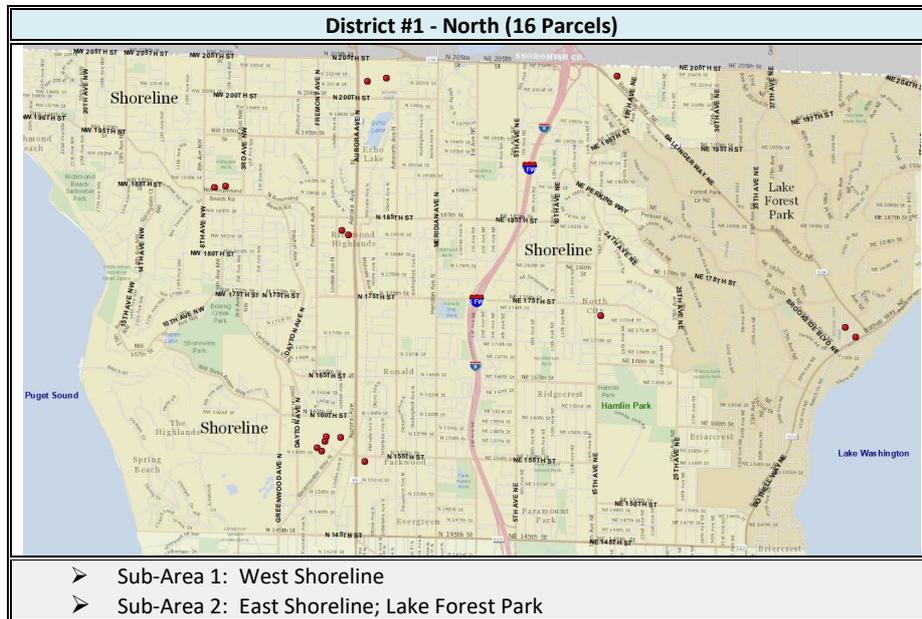
- Neighborhood / District Descriptions: Within Specialty Area 250, there are seven major retail type properties that are located in seven geographic districts. Of the seven geographic districts for major retail properties, each district has various neighborhood sub-areas. For equalization purposes, major retail properties are placed in their assigned district and sub-area to account for neighborhood market conditions when building economic income models (tables) based on characteristics, such as, location, effective age, quality, and predominate use.
- For purposes of record keeping, all of the malls, outlet malls, and lifestyle centers have been assigned their proper geographic neighborhood, but do not typically lend themselves to typical neighborhood designations due to the unique composition of the tenants and the quality of building improvements. In addition, due to the complexity in appraising malls, outlet malls, and lifestyle centers, these properties were not assigned neighborhood income tables and were assessed on an individual basis.

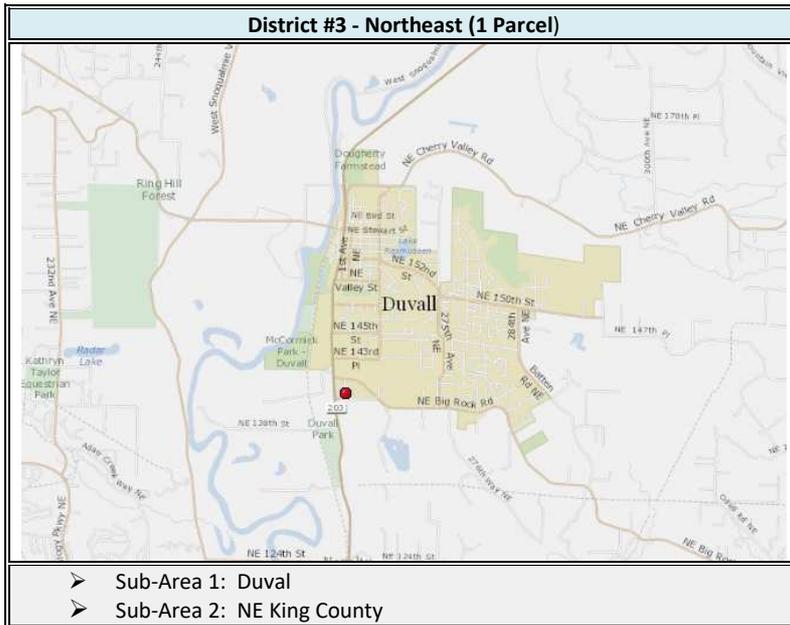
The three-digit neighborhood code within the major retail specialty depicts the subject's property type, district location, and sub-area.

For example, a property located in Specialty Area **250-411**, would be described as a **Neighborhood/Community Center** located within the **North District** and **West Shoreline Sub-Area**.

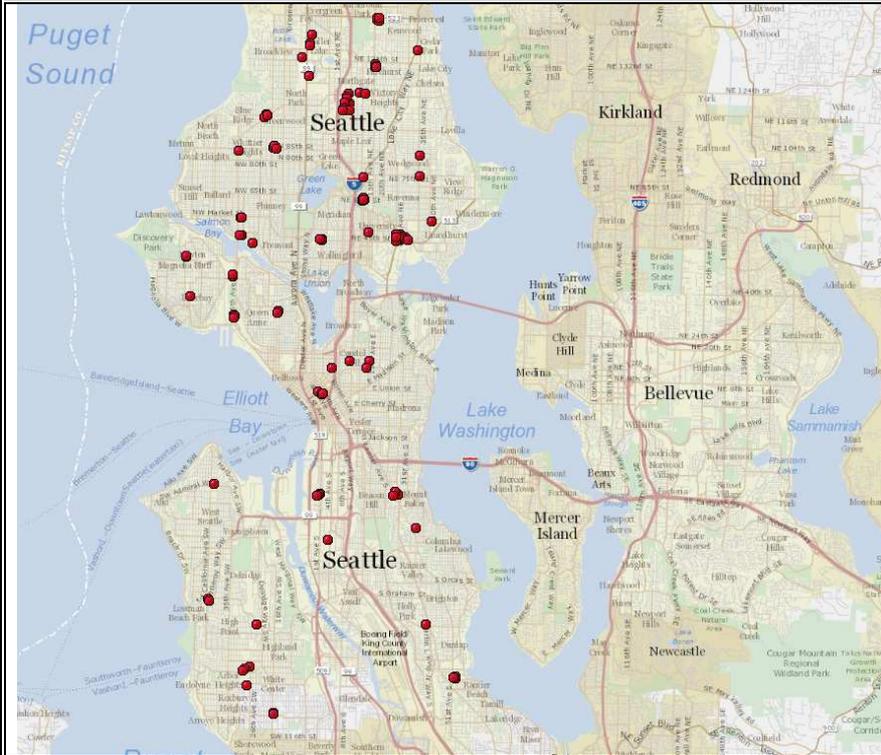


➤ District / Sub-Area Maps:



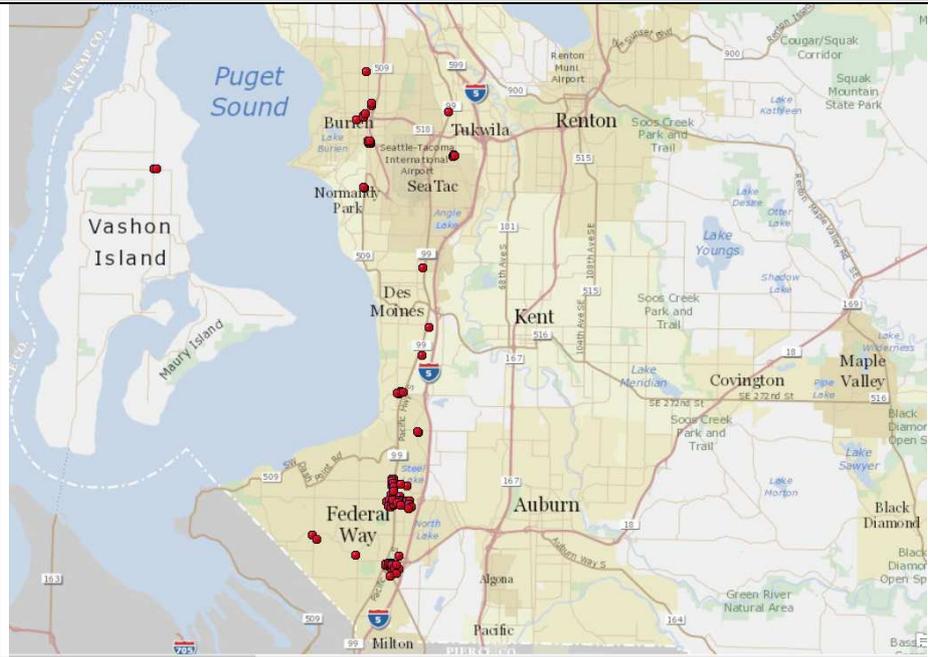


District #4 Seattle - (116 Parcels)



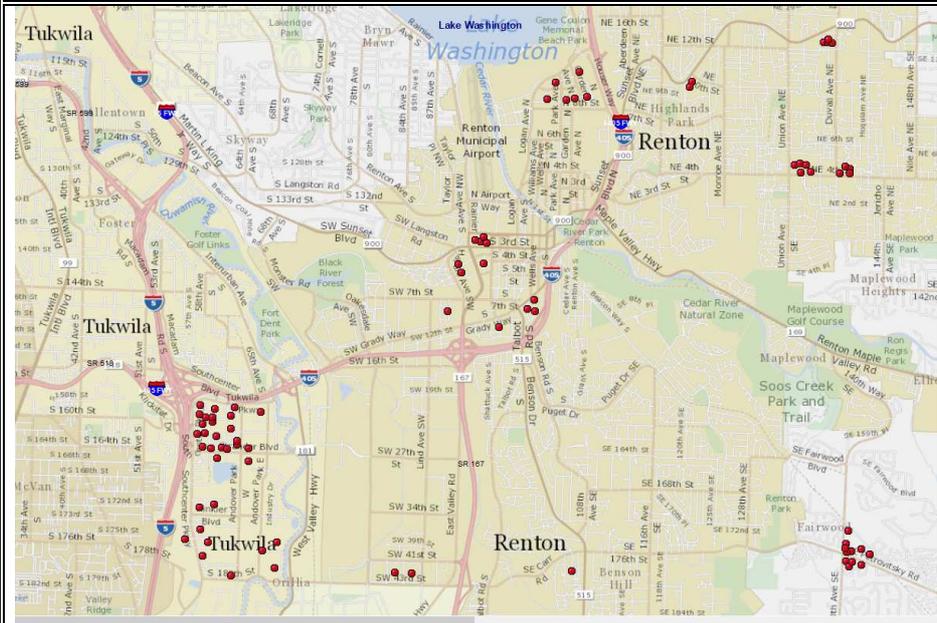
- Sub-Area 1: NW - Ballard; Fremont; Green Lake; Aurora
- Sub-Area 2: NE - Northgate; Lake City; University
- Sub-Area 3: Queen Anne; Magnolia
- Sub-Area 4: Capitol Hill; Madison Park
- Sub-Area 5: Downtown
- Sub-Area 6: West Seattle
- Sub-Area 7: Rainer Valley & South
- Sub-Area 8: Delridge; White Center

District #5 - Southwest (89 Parcels)



- Sub-Area 1: Vashon Island
- Sub-Area 2: Burien; SeaTac; Des Moines; Tukwila – West of I-5
- Sub-Area 3: Federal Way

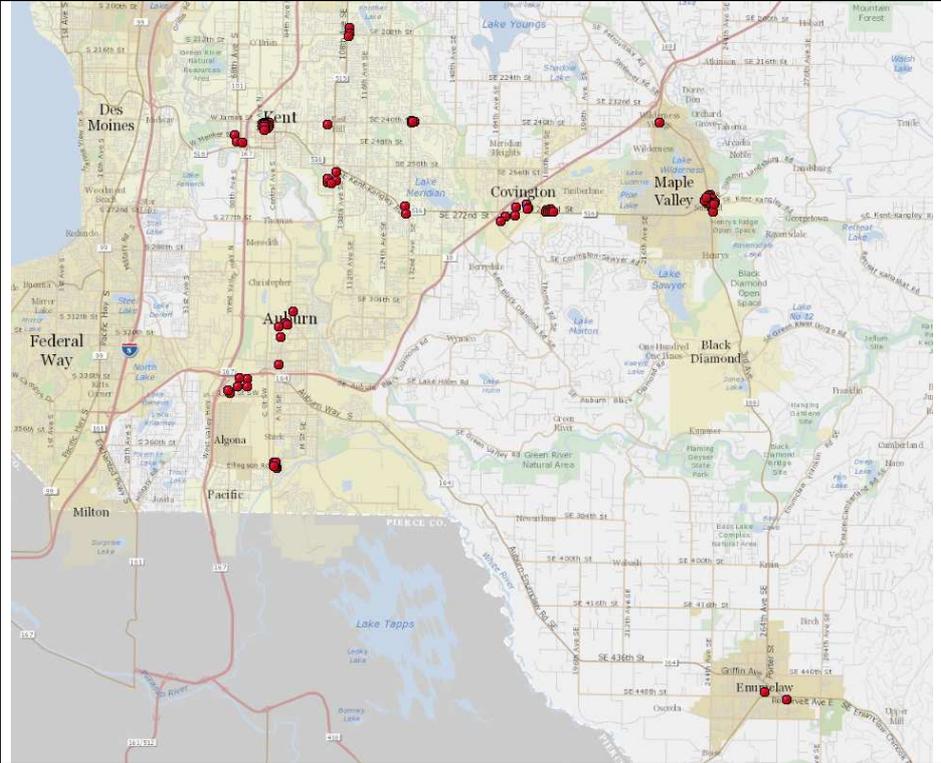
District #6 - South (80 Parcels)



- Sub-Area 1: Renton; Tukwila – East of I-5
- Sub-Area 2: Kent



District #7 - Southeast (93 Parcels)

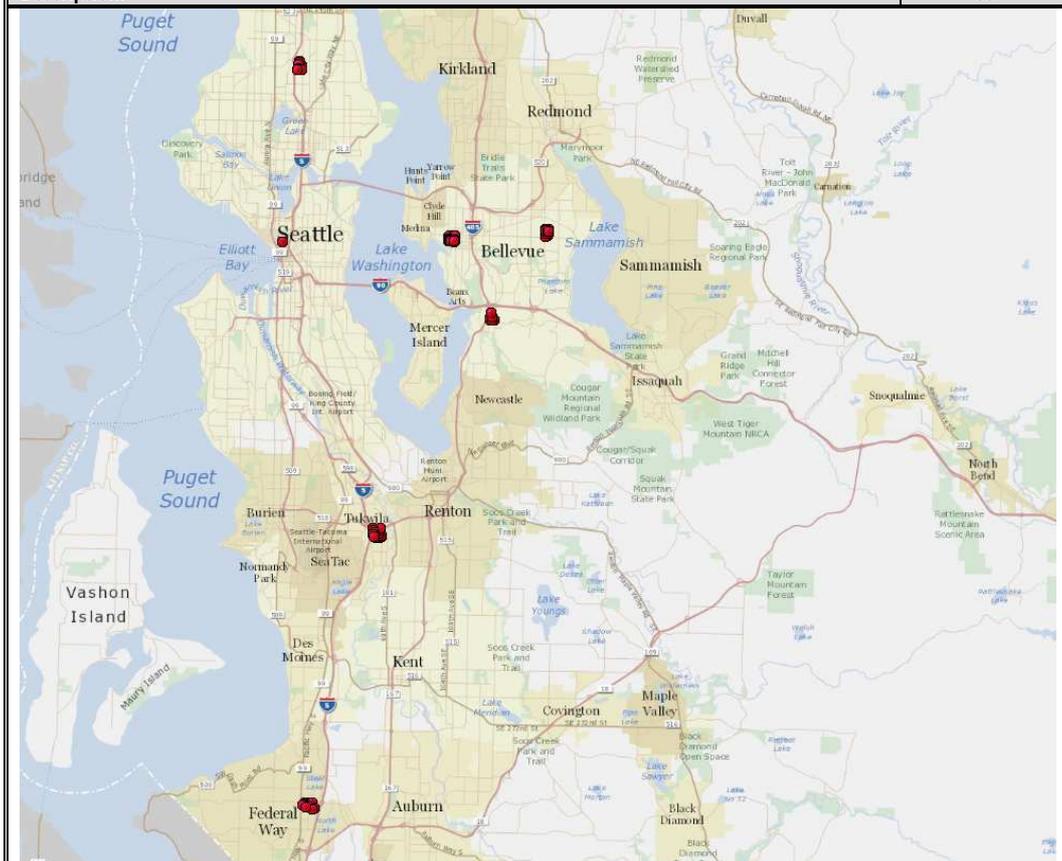


- Sub-Area 1: Covington; Maple Valley; Black Diamond
- Sub-Area 2: Enumclaw East
- Sub-Area 3: Kent
- Sub-Area 4: Auburn

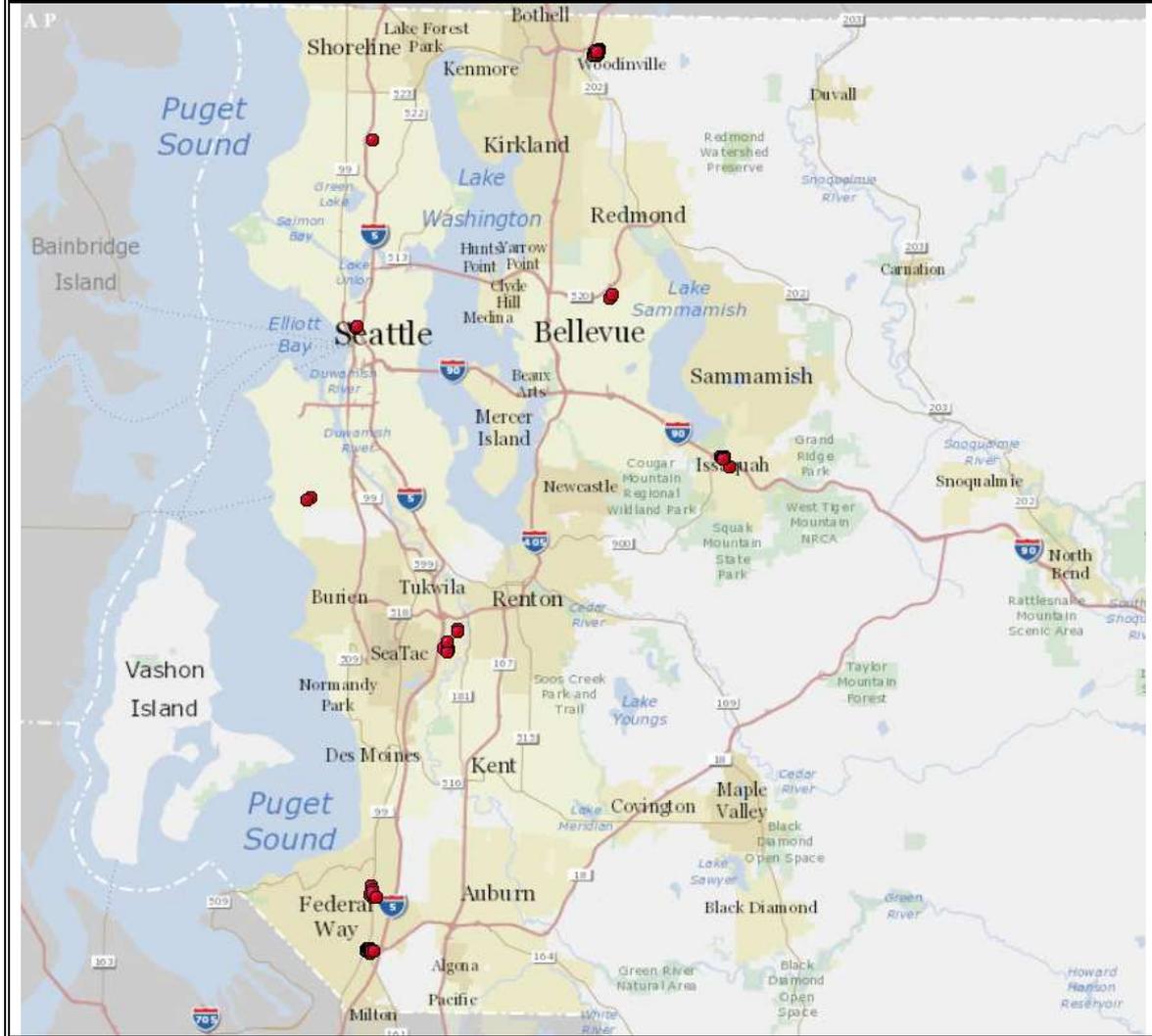
Major Retail Type Properties:

- Regional / Super Regional Malls (83 Parcels)
- Power Centers (60 Parcels)
- Big Box (93 Parcels)
- Neighborhood / Community Centers (270 Parcels)
- Lifestyle Centers (46 Parcels)
- Stand Alone Grocery (84 Parcels)
- Outlet Malls (6 Parcels)

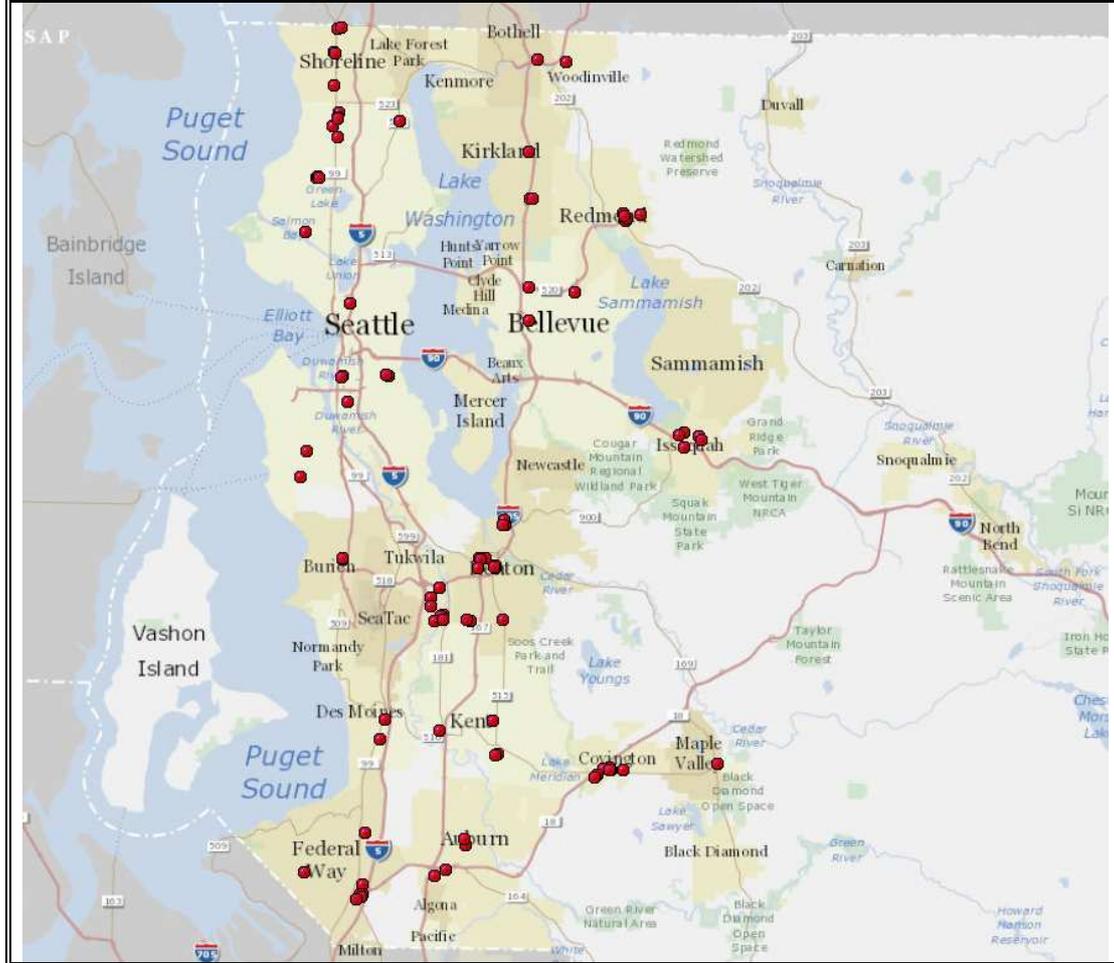
REGIONAL / SUPER REGIONAL MALLS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
123	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	20
124	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	6
126	Eastside (Dist. 2, Subarea 6)	Suburban Bellevue, Sammamish; Issaquah	14
142	Seattle NE (Dist. 4, Subarea 2)	Northgate; Lake City; University	8
145	Seattle (Dist. 4, Subarea 5)	Downtown	3
153	SW (Dist. 5, Subarea 3)	Federal Way	13
161	South (Dist. 6, Subarea 1)	Renton; Tukwila East of I-5	19
Description:			83



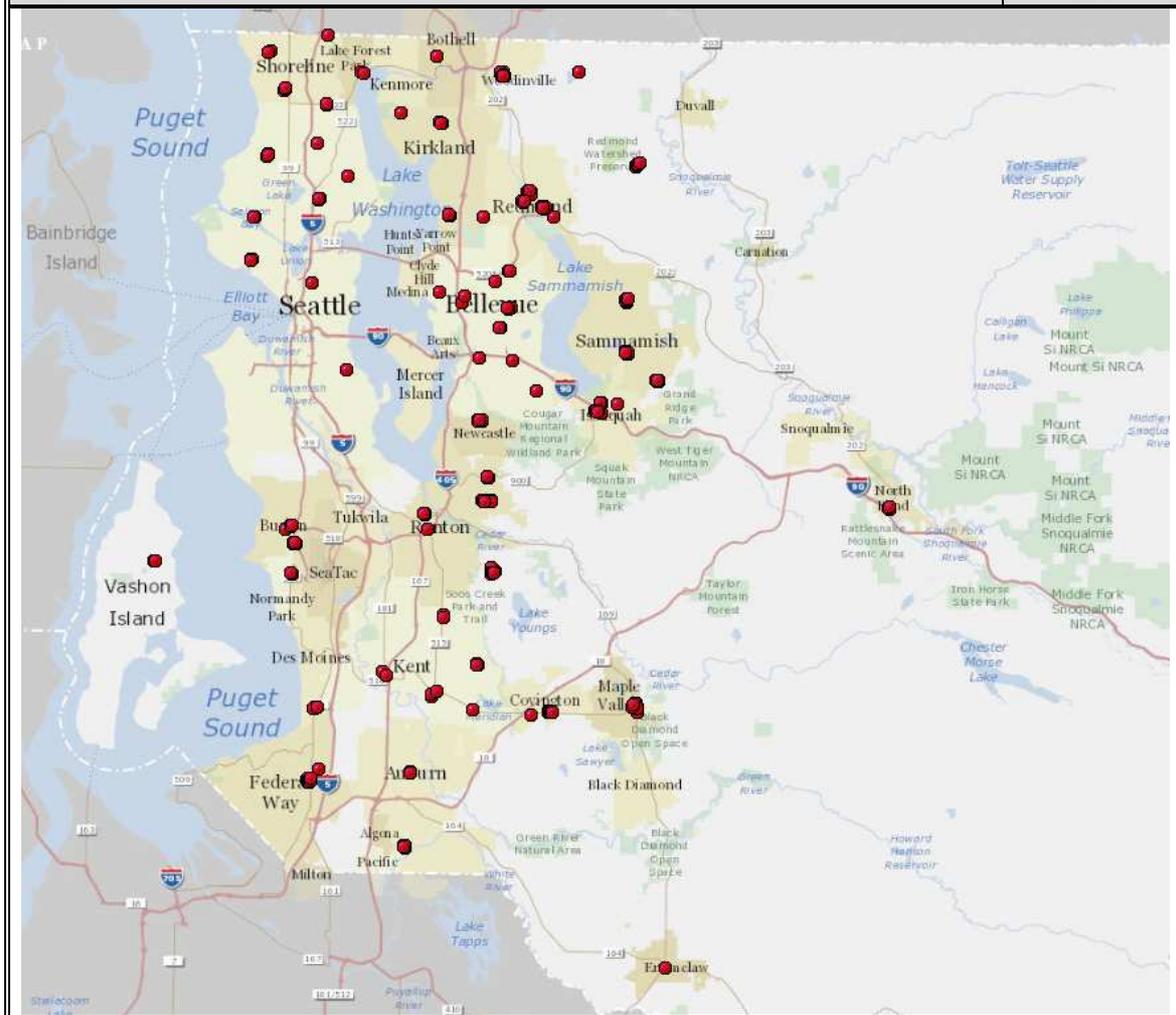
POWER CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
222	Eastside (Dist. 2, Subarea 2)	Kirkland; Redmond	13
226	Eastside (Dist. 2, Subarea 6)	Sub-Urban Bellevue; Sammamish; Issaquah	14
242	Seattle NE (Dist. 4, Subarea 2)	Northgate; Lake City; University	1
245	Seattle (Dist. 4, Subarea 5)	Downtown	2
248	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	2
253	SW (Dist. 5, Subarea 3)	Federal Way	21
261	South (Dist. 6, Subarea 1)	Renton; Tukwila East of I-5	7
Total			60



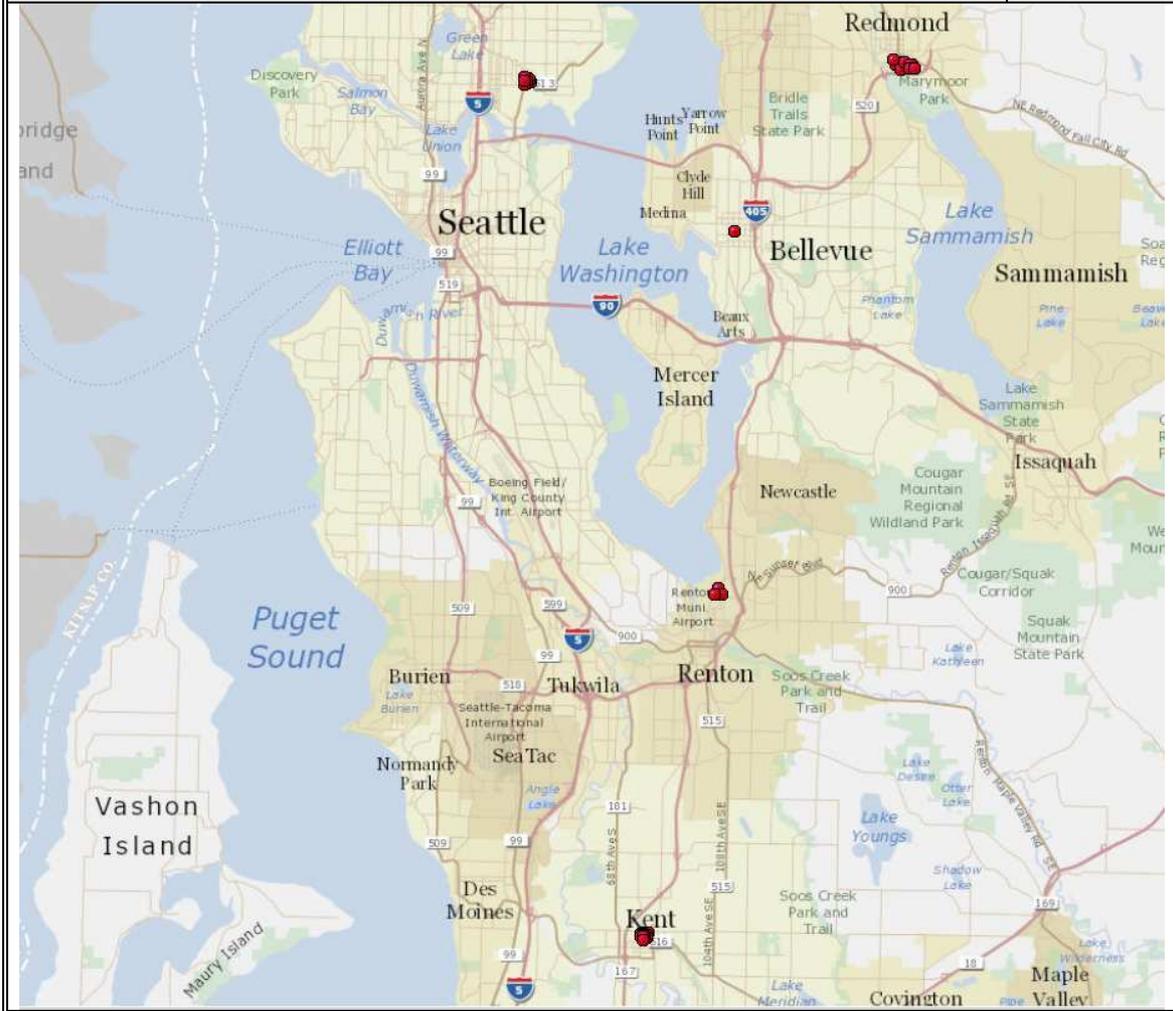
BIG BOX			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
311	North (Dist. 1, Subarea 1)	West Shoreline	5
321	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	1
322	Eastside (Dist. 2, Subarea 2)	Kirkland; Redmond	10
326	Eastside (Dist. 2, Subarea 6)	Sub-Urban Bellevue; Sammamish; Issaquah	8
341	Seattle NW (Dist. 4, Subarea 1)	Seattle NW - Ballard; Fremont; Green Lake; Aurora	8
342	Seattle NE (Dist. 4, Subarea 2)	Seattle NE - Northgate; Lake City; University	1
343	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	1
345	Seattle (Dist. 4, Subarea 5)	Downtown	3
346	Seattle (Dist. 4, Subarea 6)	West Seattle	5
347	Seattle (Dist. 4, Subarea 7)	Rainier Valley; South	2
348	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	2
352	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	4
353	SW (Dist. 5, Subarea 3)	Federal Way	7
361	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	20
371	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	8
373	SE (Dist. 7, Subarea 3)	Kent	4
374	SE (Dist. 7, Subarea 4)	Auburn	4
Total			93



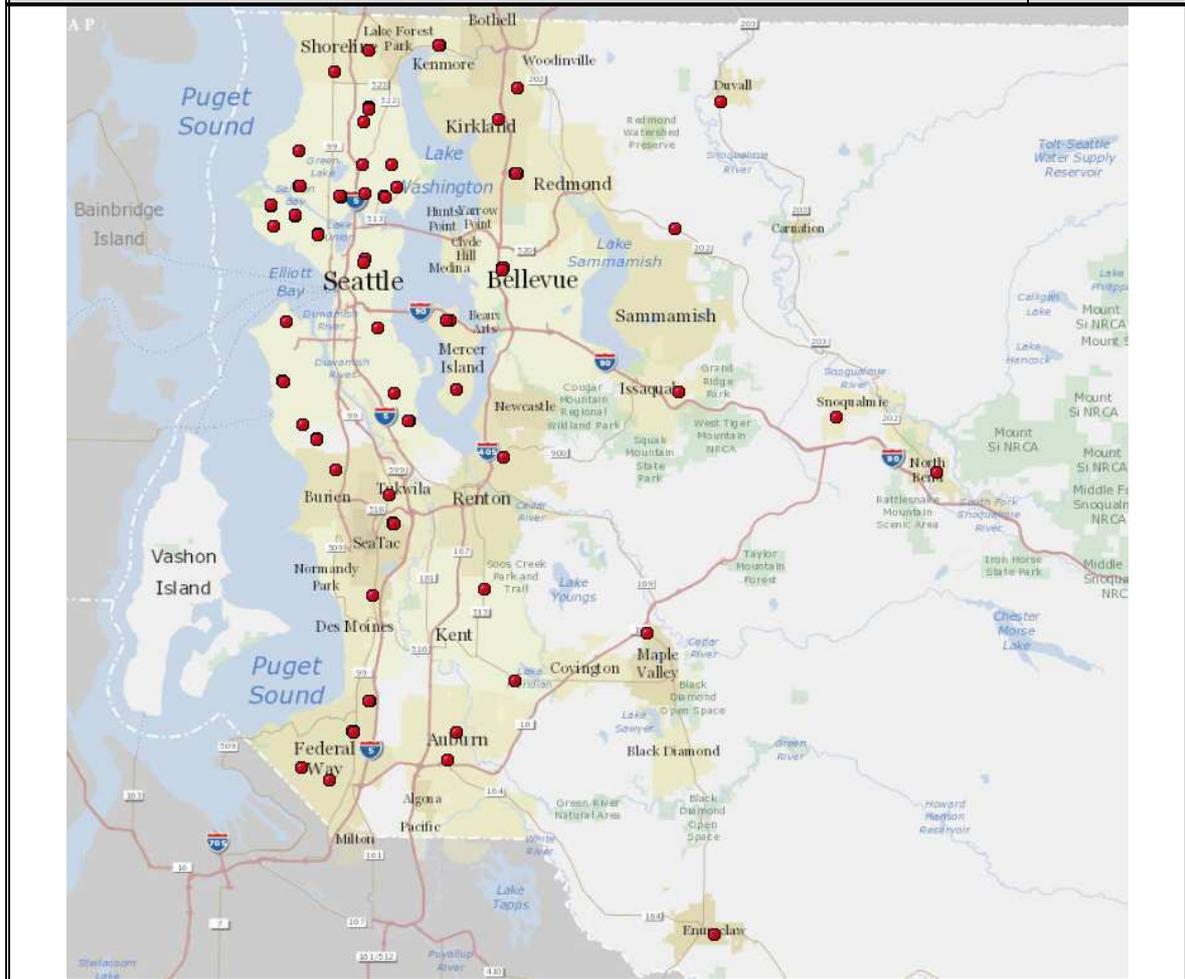
NEIGHBORHOOD / COMMUNITY CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
411	North (Distr. 1, Subarea 1)	West Shoreline	6
412	North (Distr. 1, Subarea 2)	East Shoreline; Lake Forest Park	3
421	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	2
422	Eastside (Dist. 2, Subarea 2)	Kirkland; Redmond	54
423	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	1
424	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	9
425	Eastside (Dist. 2, Subarea 5)	North Bend	5
426	Eastside (Dist. 2, Subarea 6)	Suburban Bellevue; Sammamish; Issaquah	54
441	Seattle NW (Dist. 4, Subarea 1)	Seattle NW - Ballard; Fremont; Green Lake; Aurora	4
442	Seattle NE (Dist. 4, Subarea 2)	NE – Northgate; Lake City; University	12
443	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	13
444	Seattle (Dist. 4, Subarea 4)	Capitol Hill; Madison Park	1
447	Seattle (Dist. 4, Subarea 7)	Rainier Valley – South	1
451	SW (Dist. 5, Subarea 1)	Vashon Island	3
452	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	18
453	SW (Dist. 5, Subarea 3)	Federal Way	10
461	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	29
471	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	21
472	SE (Dist. 7, Subarea 2)	Enumclaw East	1
473	SE (Dist. 7, Subarea 3)	Kent	14
474	SE (Dist. 7, Subarea 4)	Auburn	9
Total			270



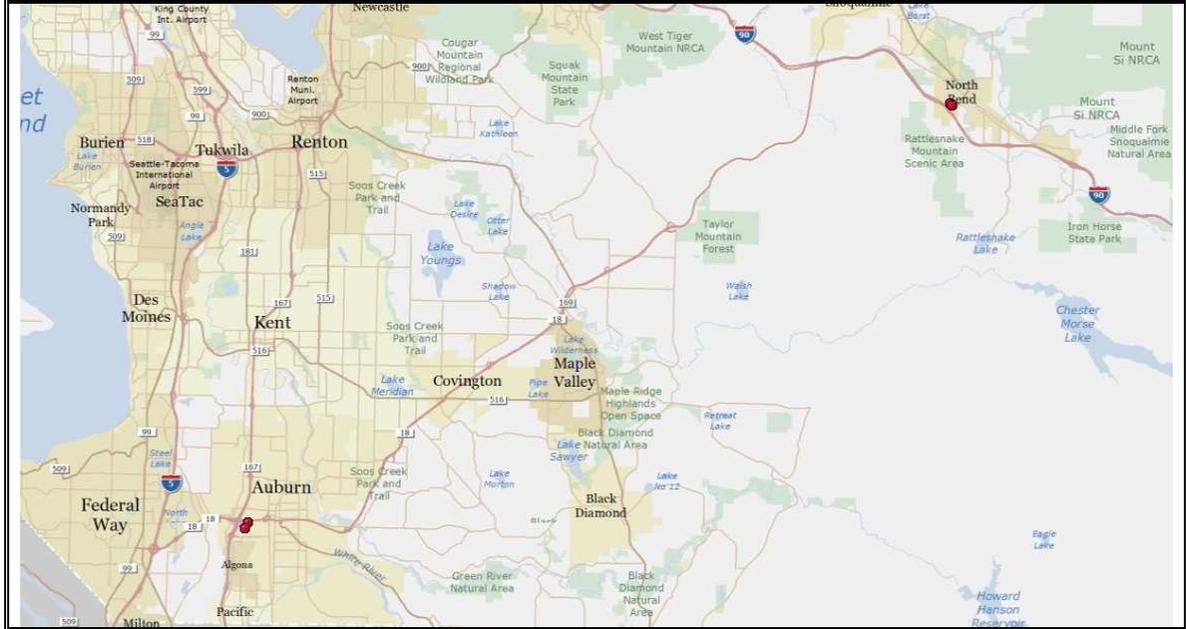
LIFESTYLE CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
622	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	12
623	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	1
642	Seattle NE (Dist. 4, Subarea 2)	NE – Northgate; Lake City; University	8
661	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	3
673	South (Dist. 7, Subarea 3)	Kent	22
Total			46



STAND ALONE GROCERY STORES			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
711	North (Distr. 1, Subarea 1)	West Shoreline	1
712	North (Distr. 1, Subarea 2)	East Shoreline; Lake Forest Park	1
721	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	2
722	Eastside (Dist. 2, Subarea 2)	Kirkland; Redmond	8
724	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	3
725	Eastside (Dist. 2, Subarea 5)	North Bend	1
726	Eastside (Dist. 2, Subarea 6)	Suburban Bellevue; Sammamish; Issaquah	7
731	NE Rural (Dist. 3, Subarea 1)	Duvall	1
741	Seattle NW (Dist. 4, Subarea 1)	NW - Ballard; Fremont; Green Lake; Aurora	6
742	Seattle NE (Dist. 4, Subarea 2)	NE - Northgate; Lake City; University	12
743	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	8
744	Seattle (Dist. 4, Subarea 4)	Capitol Hill; Madison Park	2
746	Seattle (Dist. 4, Subarea 6)	West Seattle	1
747	Seattle (Dist. 4, Subarea 7)	Rainier Valley; South	5
748	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	5
752	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	6
753	SW (Dist. 5, Subarea 3)	Federal Way	7
761	South (Dist. 6, Subarea 1)	Renton	2
771	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	1
772	SE (Dist. 7, Subarea 2)	Enumclaw East	1
773	SE (Dist. 7, Subarea 3)	Kent	2
774	SE (Dist. 7, Subarea 4)	Auburn	2
Total			84



OUTLET MALLS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
525	Eastside (Dist. 2, Subarea 5)	North Bend	2
574	South (Dist. 7, Subarea 4)	Auburn	4
Total			6



Analysis Process:

Effective Date of Appraisal: January 1, 2020

Date of Appraisal Report: September 25, 2020

Specialty and Responsible Appraiser

- Specialty Area 250 - Major Retail
- The following appraiser did the valuation for this specialty assessment:

Name: Raphael Roberge
Job Title: Commercial Appraiser II

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 commercial 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, 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.

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 analysis.

- Sales from 01/01/2017 to 12/31/2019 were considered in all analysis.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standards 5 & 6.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends.

Major Retail Description:

King County’s major retail properties fall into a number of categories. The most visible are the regional shopping centers such as Northgate Mall, Bellevue Square and Westfield Southcenter. Throughout King County, there are also a number of single tenant, discount retailers such as Fred Meyer, Target, Wal-Mart and Best Buy in addition to big box retail stores such as Lowe’s, Home Depot, Sam’s Club and Costco. King County’s two outlet malls are the Seattle Outlet Collection in Auburn and the Factory Stores of North Bend. Also included in the major retail properties are anchored neighborhood shopping centers, large line retail centers, and stand-alone grocery stores. Properties that are more difficult to classify include Westlake and Meridian Centers in downtown Seattle.

- Regional / Super Regional Malls
- Power Centers
- Lifestyle Centers
- Outlet Malls
- Neighborhood / Community Centers
- Big Box Retailers
- Stand Alone Grocery

Malls:

The most common design mode for regional and super-regional centers is often referred to as a “shopping mall”. The walkway or “mall” is typically enclosed, climate-controlled and lighted, and flanked on one or both sides by storefronts and entrances. Onsite parking, usually provided around perimeter of the center, may be surface or structured.

Regional Center: The regional center is typically enclosed and has a total GLA ranging in size from 400,000 to 800,000 square feet. At least two or more full-line department stores typically anchor these centers with smaller anchor tenants, such as junior department stores, discount department stores, mass merchant stores, and fashion apparel stores. Regional centers typically include many smaller in-line retail stores such as general merchandise stores, gift stores, restaurants, and food courts. The anchor ratio for regional malls typically ranges between 50% and 70% with a primary trade area from 5 to 15 miles.

	REGIONAL CENTERS	
	Concept	General merch.; fashion (mall, typ. enclosed)
	Sq.Ft. (Incl. Anchors)	400k - 800k
	Acreage	40-100
	Typical Anchor Number	2 or more
	Typical Anchor Ratio	50% - 70%
	Typical Anchor Type	Full-line department store; Jr. department store; mass merchant; discount department store; fashion apparel

*Photo: Northgate Mall (Seattle)

Super-regional Center: The super-regional center has many of the same attributes as the regional center but at a larger scale. The super-regional center is typically enclosed and has a total GLA exceeding 800,000 square feet. The super-regional center is anchored by three or more full-line department stores with smaller anchor tenants, such as junior department stores, discount department stores, mass merchant stores, and fashion apparel stores. Super-regional centers typically include many smaller in-line retail stores such as general merchandise stores, gift stores, restaurants, and food courts. The anchor ratio for regional malls typically range between 50% and 70% and has a primary trade area from 5 to 25 miles.

SUPER-REGIONAL CENTERS	
Concept	Similar to regional center but has more variety and assortment.
Sq.Ft. (Incl. Anchors)	800k +
Acreage	60-120
Typical Anchor Number	3 or more
Typical Anchor Ratio	50% - 70%
Typical Anchor Type	Full-line department store; Jr. department store; mass merchant; discount department store; fashion apparel

*Photo: Westfield "South Center Mall" (Tukwila)

Mall Class Types: The *Pricewaterhouse Cooper Real Estate Investor Survey* is a national publication that has a wealth of information. Its Real Estate Investor Survey formerly known as *Korpacz Real Estate Investor Survey*. The survey represents a cross section of major institutional equity real estate market participants who invest primarily in institutional-grade (investment quality) properties. Rates and other assumptions presented in the survey indicate the participant's expectations from institutional-grade real property investment. Institutional-grade properties are those properties sought out by institutional buyers that have the capacity to meet the prevalent institutional investment criteria, which are referred to in this survey. In the retail market, PwC reports on the National Regional Mall Market, the National Power Center Market, and the National Strip Shopping Center Market.

National Regional Mall Market: According to the current PwC survey of participants, regional malls classifications based on in-line store retail sales per square foot are as follows:

Class	Inline Retail Sales ¹	Prior Year
A+	\$675 and up	\$650 and up
A	\$525 to \$674	\$500 to \$649
B+	\$400 to \$524	\$400 to \$499
B	\$325 to \$399	\$300 to \$399
C+/C	Less than \$325	Less than \$300

Open-Air Centers:

Power Centers: The power center is typically dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or “category killers,” (i.e., stores that offer a vast selection in related merchandise categories at very competitive retail prices). The center typically consists of several anchors, some of which may be freestanding (unconnected) and only a minimum amount of small specialty tenants.

POWER CENTERS													
	<tr> <td>Concept</td> <td>Category-dominant anchors; few small tenants</td> </tr> <tr> <td>Sq.Ft. (Incl. Anchors)</td> <td>250k – 600k</td> </tr> <tr> <td>Acreage</td> <td>25 – 80</td> </tr> <tr> <td>Typical Anchor Number</td> <td>3 or more</td> </tr> <tr> <td>Typical Anchor Ratio</td> <td>75% - 90%</td> </tr> <tr> <td>Typical Anchor Type</td> <td>Category killer; home improvement; discount department store; warehouse club; off-price</td> </tr>	Concept	Category-dominant anchors; few small tenants	Sq.Ft. (Incl. Anchors)	250k – 600k	Acreage	25 – 80	Typical Anchor Number	3 or more	Typical Anchor Ratio	75% - 90%	Typical Anchor Type	Category killer; home improvement; discount department store; warehouse club; off-price
Concept	Category-dominant anchors; few small tenants												
Sq.Ft. (Incl. Anchors)	250k – 600k												
Acreage	25 – 80												
Typical Anchor Number	3 or more												
Typical Anchor Ratio	75% - 90%												
Typical Anchor Type	Category killer; home improvement; discount department store; warehouse club; off-price												

*Photo: Northgate North (Seattle)

Lifestyle Centers: Most often located near affluent residential neighborhoods, this center type caters to the retail needs and “lifestyle” pursuits of consumers in its trading area. It has an open-air configuration and typically includes at least 50,000 square feet of retail space occupied by upscale national chain specialty stores. Other elements differentiate the lifestyle center in its role as a multi-purpose leisure-time destination, including restaurants, entertainment, and design ambience and amenities such as fountains and street furniture that are conducive to casual browsing. These centers may be anchored by one or more conventional or fashion specialty department stores.

¹ PwC Real Estate Investor Survey, 4th Quarter 2018, pg. 98



*Photo: University Village (Seattle)

LIFESTYLE CENTERS	
Concept	Upscale national chain specialty stores; dining and entertainment in outdoor setting
Sq.Ft. (Incl. Anchors)	Typically 150k -500k but can be smaller or larger
Acreage	10 – 40
Typical Anchor Number	0-2
Typical Anchor Ratio	0% - 50%
Typical Anchor Type	Not usually anchored in the traditional sense but may include book store; other large-format specialty retailers; multi-plex cinema; small department store

Outlet Malls: This center type consists of manufactures and retailers’ outlet stores selling brand-name goods at a discount. These centers are typically not anchored, although certain brand-name stores may serve as “magnet” tenants. The majority of outlet centers are open-air, configured either in a strip or as a village cluster, although some are enclosed.



*Photo: North Bend Premium Outlet Stores (North Bend)

OUTLET MALLS	
Concept	Manufactures’ outlet stores
Sq.Ft. (Incl. Anchors)	50k – 400k
Acreage	10 – 50
Typical Anchor Number	N/A
Typical Anchor Ratio	40% - 60%
Typical Anchor Type	Manufactures’ outlet stores

Community Centers: The community center ranges in size from 100,000 to 350,000 square feet of GLA. A junior department store and one, or a combination of the following typically anchors the community center: supermarket, drugstore, home improvement center, and variety store. The small shops are typically a combination of convenience and service stores, restaurants, and general merchandise and fashion stores.

	COMMUNITY CENTERS	
	Concept	General merchandise; Convenience
	Sq.Ft. (Incl. Anchors)	100k – 350k
	Acreage	10 – 40
	Typical Anchor Number	2 or more
	Typical Anchor Ratio	40% -60%
	Typical Anchor Type	Discount department store; supermarket; drug; home improvement; large specialty/discount apparel

*Photo: Westwood Village (West Seattle)

Neighborhood Centers: The neighborhood center ranges in size from 30,000 to 150,000 square feet of GLA and usually anchored by a supermarket. Some neighborhood centers may have a drugstore or home improvement store as additional major tenants. The small shops are generally service tenants such as laundromats, cleaners, and food service tenants such as restaurants and specialty food stores.

	NEIGHBORHOOD CENTERS	
	Concept	Convenience
	Sq.Ft. (Incl. Anchors)	30k – 150k
	Acreage	3 – 15
	Typical Anchor Number	1 or more
	Typical Anchor Ratio	30% - 50%
	Typical Anchor Type	Discount department store; supermarket; drug; home improvement; large specialty/discount apparel.

*Photo: Bear Creek Village Shopping Center (Redmond)

Stand-Alone Grocery: The stand-alone grocery store (supermarket) typically ranges in size from 30,000 to 70,000 square feet of GLA. Many of the grocery stores have additional tenants located inside the stores, which may include a pharmacy, a bank, or even an optical service center. Fuel service may also be included as part of the grocery store footprint.

	STAND-ALONE GROCERY (SUPERMARKET)	
	Concept	Convenience
	Sq.Ft. (Incl. Anchors)	30k – 70k
	Acreage	2 – 5
	Typical Anchor Number	1 or more
	Typical Anchor Ratio	100%
	Typical Anchor Type	National or regional grocery store, which may include a national or regional supermarket; specialty grocery market; discount grocery store; or grocery store cooperative

*Photo: West Totem Lake QFC (Kirkland)

Big Box Stores:



The terms "big box", "value retailers", "superstore," and "category killer" are used interchangeably. The retail model depends on high-volume rather than price markups. To do a profitable volume, they must occupy large amounts of space. Typically, they range in size from 90,000 to 200,000 square feet, are located as often as possible near highway interchanges or exits, use the same windowless box store design with several acres of a single-floor layout, and require vast surface parking.

Big box retail stores (generally referred to collectively as "superstores") are generally categorized into three subgroups: discount department stores, category killers, and warehouse clubs.

Discount department stores sell department store merchandise at low prices. Wal-Mart, Kmart, and Target are examples of this type.

Category killers are large specialty (niche) retailers that buy and sell in huge volumes at low prices. Prices are reduced by eliminating "middleman" charges and dealing directly with product manufacturers. Examples include Home Depot, and Sports Authority.

Warehouse clubs are membership shopping clubs that offer a variety of goods, often including groceries, electronics, clothing, hardware, and more, at wholesale prices. Unlike discount department stores, which may sell as many as 60,000 distinct items, warehouse clubs limit their range to 3,000 to 5,000 items. Sam's Club, Costco, and Pace dominate this industry. Their stores range in size from 104,000 to 170,000 square feet and serve markets up to 250,000 people.

Conglomerations of superstores in 250,000 to 750,000 square foot centers called "power centers." IKEA seems to be a mix between a discount department store (household goods) and a category killer (furniture).

GAS STATION DATA



*Photo: Type 1 Fuel Accessories - Safeway Gas (Kenmore)

Many of the community/neighborhood shopping centers, big box retail stores, and stand-alone grocery stores have fuel service facilities that are part of the greater retail center development.

There are generally four types of retail outlets, which sell gasoline:

- Gas only with numerous Multi-Product Dispensers (MPD's) and may include small kiosk. Typically associated with shopping centers, big box retail, and grocery stores.
- Convenience store (C-Store) with gas.
- The co-branded C-Store/Quick Service Restaurant (QSR).
- Old style service station with service bays, air compressor, hoists, etc.

The old style service stations that have not been remodeled with a snack shop or C-Store have the greatest obsolescence and are at the bottom of the market. The very large co-branded C-Stores with gas, numerous dispensers and various other profit centers are at the high end.

Buildings:

The Cost Approach has been utilized to appraise gas stations. The subject parcels in King County have been inspected and stratified according to building quality:

<i>Gas Station Category</i>	
<i>Excellent</i>	Best wood, steel, brick or masonry, high volume area, best workmanship with good finish, best materials, HVAC
<i>Good</i>	Good wood, steel, brick w/sash and large overhangs, ranch or suburban style, good quality materials.
<i>Average</i>	Average painted steel or cement block, small overhangs, small office. Average quality materials throughout.
<i>Low Cost</i>	Painted steel or cement block, inexpensive sash, doors and gates, usually older with low cost materials used.

Accessory Improvements:

The valuation of accessory improvements (AI's) relates to the construction quality of the property as a whole. AI's are stratified according to quantity and quality. For example, an excellent quality building will generally have Type I accessory improvements, a Good quality building will have Type II AI's, an average quality building will have Type III AI's, and a low cost building will have Type IV AI's. The value of AI's also relates to the number of filling stations and the size of the lot. Marshall Valuation Service indicates that the lives of such improvements are 15 to 25 years however, because of the store's long hours and heavy foot traffic deterioration of the interior can happen at a rapid rate. Excellent level stores will replace worn interior furnishings before wear shows while lesser qualities tend to show more wear and tear. The accessory improvements take the level of replacement/maintenance/repair into consideration when judging the construction quality of the store.

Accessory improvements labeled as Type I – IV in the accessory improvement section of the King County Real Property database. The value contribution of the accessory package was flat valued according to the indicated value range for the category type and included in the total cost estimate for the service station. These fuel service facilities treated as accessory improvements (AI's) and are considered an additional add-on value that is placed on the parcel's primary retail improvement.

Type	Quality	Cost
Type I	Best quality components throughout	\$300,000 - \$500,000
Type II	Good quality components throughout	\$200,000 - \$300,000
Type III	Average quality components throughout	\$100,000 - \$200,000
Type IV	Low cost components throughout	\$10,000 - \$100,000

Example:

Service Station Accessory Improvements: Type II Average Quality Cost New

Description		Cost
Tanks	10,000 gal.	\$44,000
	15,000 gal.	\$54,000
	20,000 gal.	\$76,000
Islands		\$20,000
Paving (Including curbs & cutouts)		\$25,000
Lighting		\$8,000
Sign Pole		\$3,000
Canopy	1,500 Sq.Ft.	\$45,000
	2,500 Sq.Ft.	\$75,000
Piping & Wiring		\$40,000
Labor, Site Prep and Soft Cost		Varies

Car washes in separate buildings were valued by the Marshall & Swift automated cost modeling system. Generally building quality will be the same as the primary building. All car wash equipment is personal property. The Personal Property Division also assesses compressors, pumps, dispensers, signage, hoists, tools, furniture and fixtures.

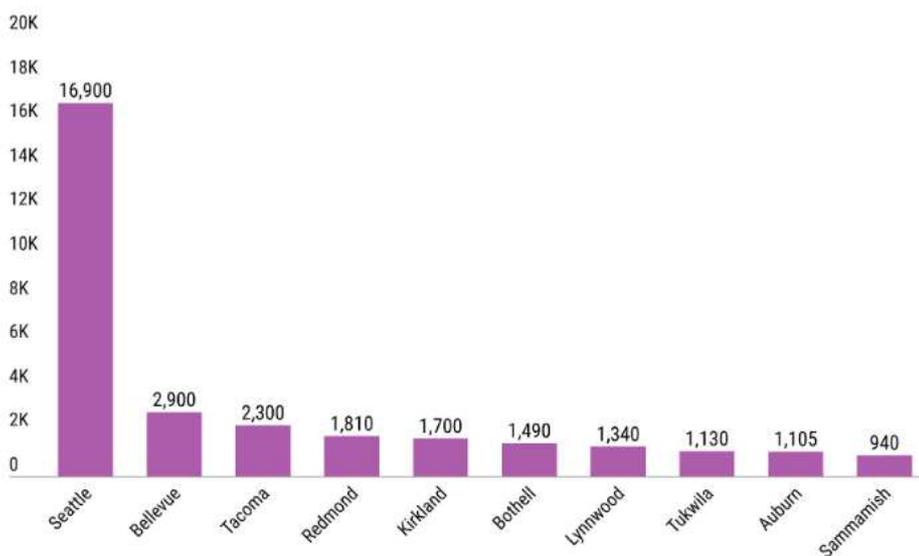
Population:

Puget Sound: As of April 2019, the population in the Central Puget Sound region (King, Kitsap, Pierce, and Snohomish counties) reached +/- 4.2 million. The 2019 population level represents an increase of +13.09% from 2010. Since 2000, Snohomish County experienced the greatest population increase of 35.90%, while King County had the largest increase since 2010 at 15.03%. As of 2019, King County accounted for 57.58% of the total population within the four county region. Since 2000, King County's population grew by 489,300 or 28.17% (1.48% per year).

Current Population ²	2000	2010	2019	% Change 2000-2019	% Change 2010-2019
King County	1,737,000	1,931,249	2,226,300	28.16%	15.30%
Kitsap County	232,000	251,133	270,100	16.42%	7.60%
Pierce County	700,800	795,225	888,300	26.75%	11.70%
Snohomish County	606,000	713,335	818,700	35.90%	12.87%
Region Total	3,275,800	3,690,942	4,134,670	26.22%	12.02%

Cities & Towns: About 2,991,715 people live within the incorporated area of the Central Puget Sound region. As of 2019, incorporated cities and towns accounted for 71.2% of the total population. The changing shares reflect not only differences in population growth among locations within the region, but also annexations and new incorporations. At the top of the list of cities with the greatest percentage growth were Kirkland, Bothell, and Burien, with reported population growths of 82.3%, 67.2% and 56.1%, respectively.

Top Cities by Number of People Added, 2018–2019



² Puget Sound Regional Council; Data and Resources, August 2018

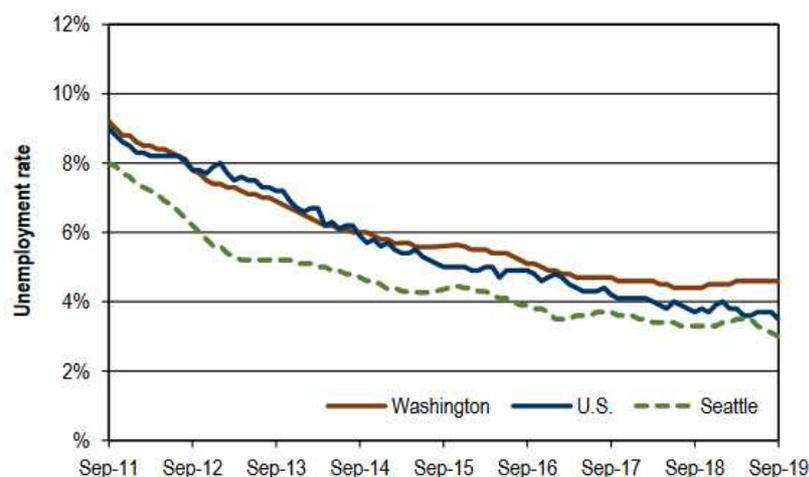
The city with the greatest nominal population growth was Seattle (138,640), followed by Kirkland (40,153), Kent (37,389), Bellevue (22,937), and Burien (18,637) and Sammamish (18,630). Except for Seattle and Tacoma, the cities' large growth was a result of major annexations. Like Kirkland, Kent, Burien, and Sammamish saw extraordinary growth because of major annexations that incorporated a sizable population well over 10,000 people. Seattle and Tacoma's growth was primary due from real population growth.

Top 10 Cities With Greatest Nominal Population Growth (2010 to 2019) ³						
Municipality	County	Census 2010	Population 2019	Nominal Change 2010-19	% Change 2010-2019	Population Annexed 2010-2019
Seattle	King	608,660	747,300	138,640	22.80%	0
Kirkland	King	48,787	88,940	40,153	82.3%	31,816
Kent	King	92,411	129,800	37,389	40.5%	25,458
Bellevue	King	122,363	145,300	22,937	18.7%	5,630
Burien	King	33,313	52,000	18,687	56.1%	14,292
Sammamish	King	45,780	64,410	18,630	40.70%	11,566
Renton	King	90,927	104,700	13,773	15.1%	826
Bothell (all)	King/Snohomish	33,505	46,750	13,245	39.5%	6,801
Tacoma	Pierce	198,397	211,400	13,003	6.6%	0
Redmond	King	54,144	65,860	11,716	21.6%	331

Economic Considerations:

Puget Sound Economy:

Employment: In 2019, Washington State's⁴ year-over-year unemployment rate decreased from 4.50% to 4.30%, which is 200% basis points higher than Seattle's unemployment rate of 3.00%. Seattle's year-over-year unemployment rate decreased slightly from 3.60% to 3.30%. Within King County, the overall year-over-year change in unemployment had remained unchanged at 3.40%.



⁴ Washington State Labor Market and Economic Analysis, January 2020

TOP 10 PUGET SOUND EMPLOYERS ⁵					
Rank	Company	Empl.	Rank	Company	Emply.
1	Boeing	+/- 71,800	6	Providence Health & Services	+/- 31,400
2	Amazon	+/- 60,000	7	Wal-Mart	+/- 19,400
3	Microsoft	+/- 55,000	8	Costco Wholesale	+/- 18,000
4	Joint Base Lewis-McChord	+/- 54,000	9	MultiCare Health System	+/- 17,000
5	University of Washington	+/- 46,800	10	Fred Meyer	+/- 16,000

The employment recovery tied to the region’s diverse economy. Its strengths include aerospace, software development including internet retail and gaming, and global trade. This level traditionally is considered full employment.

In addition, a stable information-technology industry once anchored by Microsoft has evolved into one of the largest high-tech clusters in the nation with Amazon.com dramatically increasing its footprint in the South Lake Union neighborhood of Seattle. Other major tech-related companies with large real estate footprints in the Seattle area are Nintendo, Expedia Inc. and F5 Networks Inc. Google and Facebook are increasing their presence significantly in the area in order to take advantage of the large pool of tech employees. The Puget Sound business climate and lifestyle, which attracts a skilled, educated workforce, has encouraged these start-ups.

International trade continues to have a strong impact on the regional economy. While foreign exports were the first sector of the economy to recover, it has now slowed due to the sluggish world economy. Boeing, with 75% of its airplanes going overseas, is the region’s top foreign exporter. In addition to Boeing, a wide list of regional businesses provide products and services for foreign markets. These include Microsoft, Weyerhaeuser, Paccar, Russell Investments, Costco, Starbucks, Expeditors International, Perkins Coie, NBBJ, Alaska Airlines, Port of Seattle, and the University of Washington.

Regional Summary:

The Puget Sound Region has retained a comparatively strong economy, and remains a hotbed for start-up businesses with a highly educated workforce. The region has generally experienced expanding employment and increasing income levels which has materialized in escalating property values in recent years. Within the Puget Sound region, market conditions are favorable to the extent that substantial historic and current ongoing residential and commercial development has resulted. Regional demographic trends favor increasing population growth and in-migration reflect historic/continuing demand for commercial and residential real estate in the area.

⁵ TripSavvy; December 31, 2018

Retail - Current Economic Conditions:

With an in-migration of highly paid tech workers along with four consecutive years of steady employment gains, the regions primary retail markets (Seattle, Bellevue, & Redmond) continue to enjoy gains in retail sales. Strong interest from potential tenants along with high barriers to entries within the retail cores of both the Seattle and Bellevue CBDs has resulted in vary low vacancy rates, which as a result, warrants owners to reduce concessions to potential tenants. Shopping demands continues to grow due to improved employment trends, population growth, and increased tourism.

Overall, retail development activity in 2019 has remained low, as land has become scarce and the market continues to reabsorb existing vacant space. With limited retail construction, combined with increasing demand for space, properties will support rising occupancy in core and suburban shopping centers. Most new retail space on the market has come in the form of ground-floor stores within mixed-use multi-family and office developments, particularly in Seattle and Bellevue.

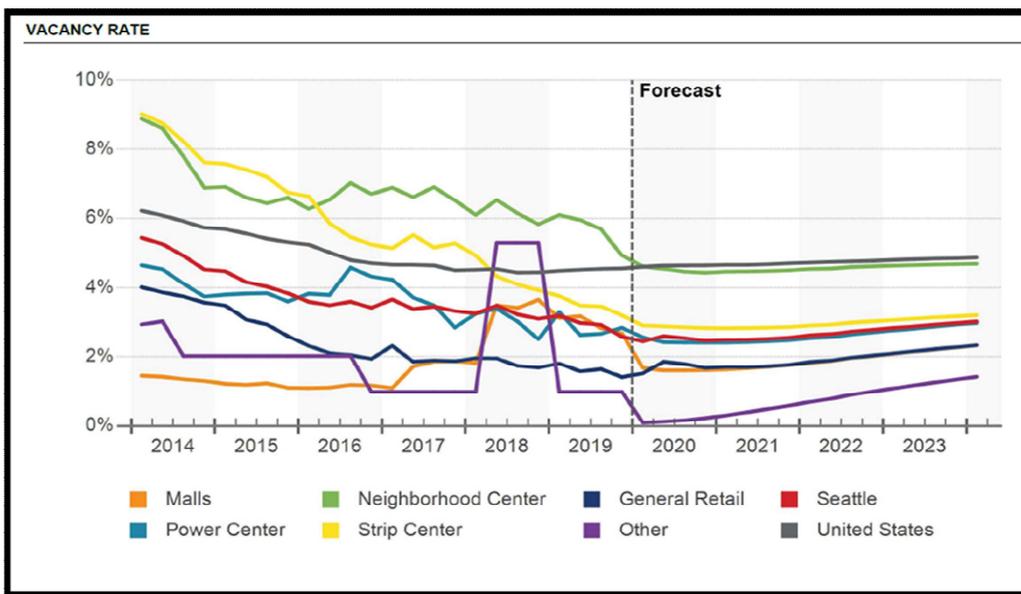
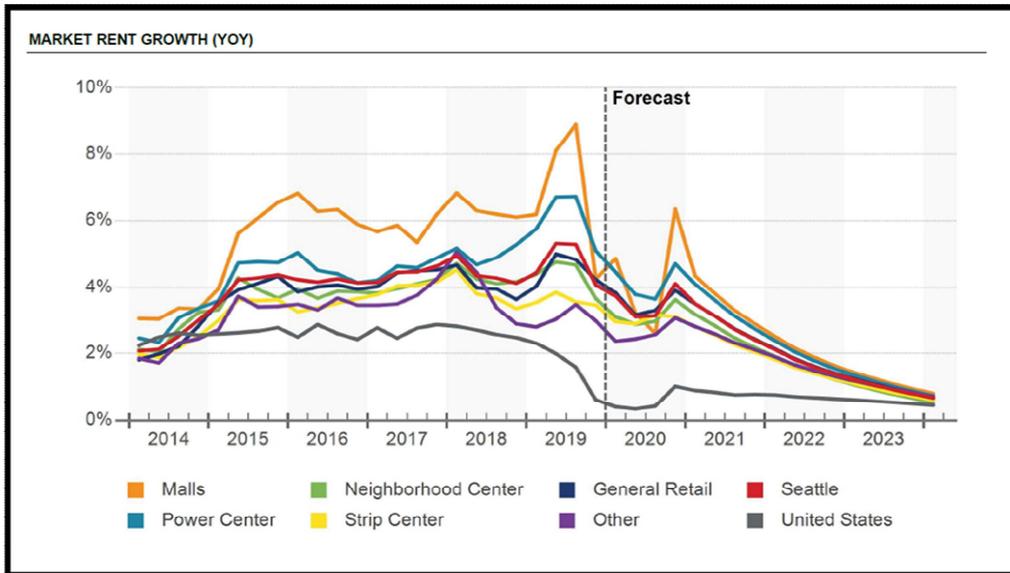
The demand for well-stabilized retail assets along with strong NOI returns have investors competing for properties. Investor interest has focused on food and drug store anchored neighborhood centers, and single tenants net lease properties. In addition, with improving retail operations throughout Puget Sound, investors will seek those retail developments with strong locational influences, and as a result, those retail assets on prime corners, heavily traveled corridors, or near primary employment centers will receive multiple bids from local, national, and international investors. Those multi-tenant buyers targeting strip centers will set re-tenanting as a primary motivator.

Vacancy Rate & Retail Rents:

Research reports indicate that the regional retail market continued to improve in 2019. The overall vacancy rate in the fourth quarter of 2019 had decreased to 2.50%, Within the King County region's submarkets, the Southend experienced the greatest improvement in overall vacancy with a drop of -0.60 basis points from 4.00% to 3.40%. The eastside submarket followed second with a drop in overall vacancy from 2.50% to 2.00%.

For Year-End 2019⁶, the year-over-year average quoted asking rental rate in the Seattle/Puget Sound retail has improve from the previous year. Per CoStar Property, overall end of year asking rent rates reported at \$24.92/SF, which represents a 1.70% increase from the previous Year.

⁶ Costar Property; 2018 Yr. End - CoStar Retail Report – Seattle/Puget Sound Market, Pg. 10



E-Commerce continues to evolve to become a staple in consumers’ purchasing decisions resulting in a steady rise in online sales. Thanks in large to industry titans such as Amazon and Alibaba, e-commerce will truly become the future of retail, as nearly all of the growth in the retail sector now takes place in the digital space.

Fueled by high customer loyalty and brand awareness, the Amazon prime subscription service continues to grow. Forbes reported in April of 2019 that approximately 52% of all online consumers are Amazon Prime members.

Many retail establishments are currently trying to determine the impact of social networking on their organizations by measuring the potential benefits against the perceived risks. Social networking is generally understood to mean the use of online services or websites to allow users to interact and share information with typical examples including Facebook, LinkedIn, and Twitter. This communication evolution has forced companies to investigate ways to market products and influence brand recognition with this powerful consumer group. Some of the ways a company can capitalize on the benefit of social networking are obvious, such as increasing sales efforts through Twitter, creating community discussion groups and driving brand recognition through company sites on Facebook, and even posting product videos to YouTube. Retail owners use these channels to market properties and promote events aimed at increasing consumer traffic and revenue at their properties⁷.

⁷ PwC Real Estate Investor Survey, 4th Quarter 2010, pg. 8

Notable Construction and Redevelopment Activity:

Within the last year, the number of new construction activity has slowed as existing projects have recently opened or are nearing completion.

Northgate “Urban Village” Redevelopment (Area 250-142):



Late summer of 2019, Simon properties started an ambitious “Urban Village” redevelopment on the existing Northgate Mall. To accommodate this redevelopment on the +/-55 acres, approximately 834,783/SF (78.91%) of the existing 1,057,912/SF mall will be demolished. Northgate Mall’s primary area of demolition will be on the mall’s southern 2/3rd area and will include Macys, Nordstrom, JC Penny, and the

majority of the interior “core” line-retail spaces. Most of the northern 1/3rd sector of the mall will remain intact.

The new Northgate “Urban Village” redevelopment will include the headquarters of the new Seattle “Kraken” NHL Hockey Team, which includes three sheets of ice on approximately 160,000/SF; +/-986 multi-family units within 3 apartment buildings, 2 hotels for approximately 330 rooms, 5 office building totaling +/- 1-million square feet, and +/-400,000/SF of retail space. Also included will be parking for additional 2,818 vehicles along with community open space areas.



Bellevue South on 116th (Area 250-422):



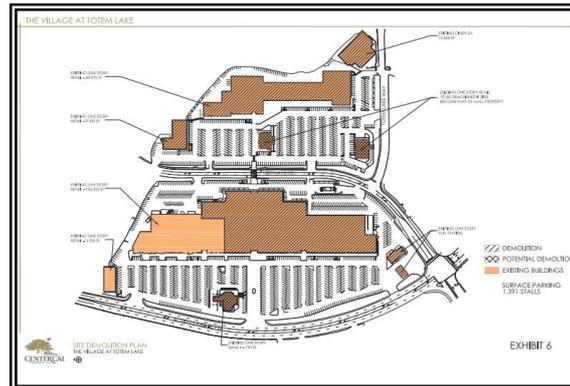
Construction completed near the end of 2019, this 180,693/SF 4-story mixed-use development includes a 49,501/SF Target; a 44,851/SF Virginia Mason medical clinic; a 39,506/SF Dave & Busters restaurant & entertainment establishment; a 26,047/SF PCC market; and 20,788/SF of mixed-use retail. To

accommodate this mixed-use development is a 253,400/SF (695 stalls) parking garage.

The Village At Totem Lake Redevelopment (Kirkland - Area 250-122):

Despite its ideal location adjacent to Interstate 405 with Kirkland's favorable demographics, Totem Lake Mall aged badly and as a result, experienced a steady decline in quality, performance and desirability. After many of years of being regarded as one of the most underdeveloped large commercial properties in all of King, Snohomish, and Pierce Counties, Totem Lake Mall located in Kirkland has a new lease on life.

The 26-acre property was purchased by a California firm for \$35.5 million dollars and the new owners plan on a complete redevelopment. For about 10 years, redevelopment plans for the property have been in the works. The rebranded name "The Village At Totem Lake" will have two new grocery tenants (Whole Foods, Trader Joes), a movie theater, multiple retail shops, restaurants, and hundreds of apartments and a park. Office development is also planned in the upper mall.



According to an April 2015 article in the Puget Sound Business Journal⁸, redevelopment costs could easily exceed \$200 million dollars. Redevelopment of lower Totem Lake Mall had started in the spring of 2016 with the lower mall nearing completed in late 2019. The upper mall, which is currently under construction will be completed by the spring of 2021.

⁸ Puget Sound Business Journal; 4/29/2015

Kirkland Urban - Mixed-Use Redevelopment (Kirkland – Area 250-422):



After many years of planning, redesign, and approved zoning changes, the redevelopment of Kirkland’s Parkplace Center will finally take place. According to the property owner/developer, The Talon Group, the vision for Kirkland’s Parkplace is to create a new destination for residents and visitors that will include

tree-lined streets, landscaped open plazas with views to Lake Washington and a wide variety of shopping, dining, entertainment and recreation options. The new master plan for Kirkland’s Parkplace includes approximately 225,000/SF of retail/entertainment space, 300,000/SF of apartment homes, and 650,000/SF of Class A office space. The existing 83,455/SF “Class A” office building will remain, while the existing 155,000/SF+ of mixed-use retail and offices has been demolished. Demolition started in early 2016; the project reached stabilized occupancy in late 2019.

The Bellevue Collection Redevelopment (Area 250-123):



Downtown Bellevue has seen a tremendous amount of redevelopment as witnessed by the expansion to Bellevue's CBD jewel mixed-use development known as "The Bellevue Collection", which consists of three major mixed-use real estate project's known as Bellevue Square, Lincoln Square, and Bellevue Place. Within the Bellevue Collection, Lincoln Square has

added approximately 1.5 million square feet to the existing Lincoln Square development, while Bellevue Square remodeled the 190,000/SF space that was previously occupied by JC Penny's. The former JC Penny's had included a specialty grocery store on the 1st level with multiple specialty retail shops on levels 2 and 3. Lincoln Square, Bellevue Square and the Lincoln Square Expansion are connected via a sky bridge. The SE Corner expansion includes approximately 220,000/SF of retail, in addition to a 204-room hotel, and 239 residential units.



Lincoln Square: Lincoln Square expansion added approximately 712,000/SF of Office Space, 392,000/SF of Retail Space, a 120-room hotel, and 200 condominiums. All areas of this redevelopment reached stabilized occupancy in 2018.



Bellevue Square:
SE Corner Expansion (Land Use Approval): The Bellevue Square expansion will add approximately 220,000/SF of Retail/Commercial Space, in addition to a 204-room hotel, and 239 residential units.

Big Box Re-Tenancing:

During the last few years, there have been a number of mid/big box stores that have gone dark (vacant), due to either location underperformance, corporate restructuring or possibly making the large vacant retail space physically obsolete and difficult to re-tenant or re-sale. Many times the previous owner/user of the building will place deed restrictions on the property, which may severely limit the potential future use of the property. As a result of in-place deed restrictions, vacant big box stores may sit unoccupied for a period of time until a suitable use comes along, by either re-tenancing the existing space, reconfiguring the preexisting space to a different use, demising (splitting) the larger single tenant space into a smaller multi-tenant retail use, or even demolishing the entire building for complete redevelopment.

Most notably, Sears, Sam’s Club, K-Mart, Top Foods/Haggen’s, Safeway, and Albertsons had closed many of their stores throughout King County and as a result, had marketed the vacant space to be either demised into smaller space, or marketed for another type of use.

Examples Of Reconfigured Big Box Space (Three Years)			
Name	Area	Location	Project
Overlake Plaza - Sears	250-226	Redmond	At 268,539/SF, built in 1971, and situated on a +/-14.8 acre lot. In early spring of 2018, Sears announced closure and soon after property was marketed for sale. Current redevelopment plans are for demolition of existing building for future development of urban village, which includes hotel, offices, retail, restaurants, and multi-family.
Aurora Sears	250-311	Shoreline	At 311,601/SF, built in 1967, and situated on a +/-16.6 acre lot. Property was sold in summer of 2017, with store closure in spring of 2018. Current redevelopment plans are for demolition of existing building for future development of urban village, in partnership with adjacent property owners, and the City of Shoreline including proposed retail, restaurants, and multi-family.
TC @ FW Sears	250-353	Federal Way	At 155,638/SF, built in 1975, and situated on a +/-11.6 acre lot. The Sears is part of TC @ FW Mall. Property was sold in summer of 2017, with store closure in spring of 2018. Redevelopment plans have not been announced.
Greenwood Safeway	250-741	N. Seattle	Property sold with deed restrictions. After property was purchased in May of 2018, buyer announced store closure for June of 2018. Per new buyer, property (Built in 2003) will be demolished for redevelopment into mixed-use multi-family.
Aurora Albertsons	250-741	N. Seattle	Property sold with deed restrictions. After property was purchased in May of 2018, buyer announced store closure for June of 2018. The demised into two large tenant spaces, one housing a new Sprouts grocery and the second soon to open is a home store.
Aurora Sam’s Club	250-341	N. Seattle	In early January of 2018, Sam’s Club announced immediate closure of their three King County locations. In June of 2018, 144,776/SF (11.67 acres) property was listed as either “For Sale” or “For Lease”.
Sam’s Club	250-361	Renton	In early January of 2018, Sam’s Club announced immediate closure of their three King County locations. In June of 2018, 135,489/SF (15.36 acres) property was listed as either “For Sale” or “For Lease”.
Sam’s Club	250-574	Auburn	In early January of 2018, Sam’s Club announced immediate closure of their three King County locations. In June of 2018, 151,154/SF

Examples Of Reconfigured Big Box Space (Three Years)			
Name	Area	Location	Project
			property was listed as either "For Sale" or "For Lease". For 2019, the new tenant will be "Fieldhouse", which is a community-based sports facility company that specializes in leagues, events, and tournaments. It offers year-round league play in team sports such as basketball, soccer, volleyball, flag football, and futsal. It also offers programs for individuals including performance training, all-sports camps, baseball/softball, boot camps, cheerleading, club volleyball, corporate events, dodgeball, lock-ins, skills training, taekwondo, and tumble.
Aurora Shopping Center	250-341	Seattle	Major remodel of former K-Mart. Existing +/-114,000/SF space split into two +/- 57,000/SF retail spaces. Tenants are Hobby Lobby and Asian Food Centers. Project finished and completed early 2015.
Former Haggen's Grocery Store	250-712	Shoreline	Major remodel of former Top Foods Grocery Store. Existing +/- 52,662/SF space demised into three retail spaces to house a Trader Joes, The Everett Clinic, and Mud Bay. Trader Joes and Mud Bay recently opened with renovations of The Everett Clinic ongoing.
West Campus Square Shopping Center	250-253	Federal Way	Conversion of former 37,180/SF Circuit City to Children's Hospital South Sound Clinic. Project finished spring of 2015.
Former Top Foods	250-353	Federal Way	Conversion of the former 62,818/SF Top Foods Grocery Store into a multi-tenant mixed-use retail development which will have a home furnishing store as the primary anchor tenant with line retail, offices, two restaurants and a bank. Currently, permit is ready to be issued, but waiting on owner to pay permit fees.
Former Albertsons	250-463	Auburn	Conversion of former +/-51,696/SF Albertsons demised into two retail spaces. One space will be a 34,500/SF LA Fitness, while the remaining 17,196/SF retail space is yet to be determined. Project finished in 2018.

Major Retail Summary: For 2020, rents are expected to remain stable. With respect to the greater major retail market, 2019 experienced steady to increasing property values generally due to stable lease rates, stable to decreasing vacancy rates, and stable cap rates. The demand for stabilized well-positioned investment properties with strong NOI's is healthy.

2019 YEAR END				
CATEGORY	LEASE RATES	VACANCY RATES	CAPITALIZATION RATES	IMPROVED PROPERTY VALUES
MAJOR RETAIL	↔ (STABLE)	↔/↘ (STABLE TO DECREASING)	↔/↘ (STABLE TO DECREASING)	↔ (STABLE)

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, 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. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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



9/30/20

Raphael Roberge, Commercial Appraiser II

Date

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
250	226	355750	0190	11,040	2886821	\$4,285,000	08/22/17	\$388.13	PICKERING PLACE - RETAIL W/2ND	UC	1	Y	
250	226	355750	0200	32,441	2868402	\$5,800,000	06/02/17	\$178.79	PICKERING PLACE - Big Lots	UC	1	Y	
250	226	355750	0236	8,492	2909754	\$3,700,000	01/04/18	\$435.70	PICKERING PLACE - UW Physicians	UC	1	Y	
250	361	182305	9118	109,800	3027012	\$18,380,000	12/19/19	\$167.40	MCLENDON'S HARDWARE STORE	CA	1	69	Net Lease Sale; not in ratio
250	371	179631	0010	166,220	3021264	\$37,370,564	11/18/19	\$224.83	HOME DEPOT - COVINGTON	MC	7	Y	
250	422	102605	9083	119,818	2936800	\$37,770,000	06/19/18	\$315.23	WOODINVILLE TOWNE CENTER - (CBD	3	Y	
250	425	092308	9092	15,090	3012151	\$3,900,000	09/26/19	\$258.45	Mt Valley Center - Line Retail	IMU	1	Y	
250	442	179750	0715	151,477	2909161	\$68,248,303	12/28/17	\$450.55	ROOSEVELT SQUARE - (ECON. UN	NC3P-85	6	Y	
250	461	272305	9038	213,421	2910110	\$77,500,000	01/03/18	\$363.13	FAIRWOOD CENTER	CB	7	Y	
250	473	543620	0842	83,651	3013157	\$17,457,000	10/01/19	\$208.69	LANGSTON LANDING SAFEWAY &	GC	1	Y	
250	622	720241	0110	32,636	2859520	\$9,200,000	04/19/17	\$281.90	REDMOND TOWN CENTER - REI	TWNC	1	26	Imp changed after sale; not in ratio
250	726	784680	0010	65,807	2962666	\$21,200,000	11/19/18	\$322.15	SAFEWAY SNOQUALMIE RIDGE	MU	4	Y	
250	761	722780	1026	25,740	3026179	\$4,571,833	12/16/19	\$177.62	SAFEWAY (SUNSET BLVD) - RENT	CV	1	Y	

Improvement Sales for Area 250 with Sales not Used

09/25/2020

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
250	153	762240	0015	166,344	2878154	\$11,250,000	07/19/17	\$67.63	TC @ FW - SEARS	CC-C	1	59	Bulk portfolio sale
250	153	762240	0025	141,256	2854408	\$45,911,436	03/21/17	\$325.02	TC @ FW - MACY'S (1901)	CC-C	1	33	Lease or lease-hold
250	226	262505	9196	307,204	2995607	\$123,628	06/19/19	\$0.40	SEARS- OVERLAKE FASHION PLAZA	OV3	1	24	Easement or right-of-way
250	226	262505	9276	6,115	2995138	\$4,012,869	06/19/19	\$656.23	OVERLAKE FASHION PLAZA	OV3	1	11	Corporate affiliates
250	226	262505	9276	6,115	2995606	\$8,600,000	06/19/19	\$1,406.38	OVERLAKE FASHION PLAZA	OV3	1	24	Easement or right-of-way
250	226	355750	0220	32,200	3024256	\$10,000,000	12/06/19	\$310.56	PICKERING PLACE - Regal Cinemas	UC	1	51	Related party, friend, or neighbor
250	226	355750	0230	15,114	3061408	\$6,400,000	08/04/20	\$423.45	PICKERING PLACE - Barnes & Noble	UC	1		Sold after lien date
250	226	355750	0232	13,596	2961559	\$5,750,000	11/09/18	\$422.92	PICKERING PLACE - Leathers Home	UC	1	46	Non-representative sale
250	311	182604	9014	334,917	2878151	\$14,750,000	07/19/17	\$44.04	SEARS	MB	1	59	Bulk portfolio sale
250	343	198220	2070	164,437	2986686	\$618,000	05/08/19	\$3.76	FRED MEYER - BALLARD	IG2 U/65	1	24	Easement or right-of-way
250	361	182305	9118	109,800	2861178	\$116,000	03/31/17	\$1.06	MCLENDON'S HARDWARE STORE	CA	1	18	Quit claim deed
250	361	182305	9118	109,800	2875228	\$15,049,407	06/30/17	\$137.06	MCLENDON'S HARDWARE STORE	CA	1	59	Bulk portfolio sale
250	447	983420	1515	107,423	2925251	\$4,750	03/04/18	\$0.04	RAINIER VALLEY SQUARE: SAFEWAY	C2-65	1	68	Non-gov't to gov't
250	461	880500	0030	61,951	2907531	\$28,688,693	12/19/17	\$463.09	SAFEWAY PLAZA - Safeway + GAS	CA	1	64	Sales/leaseback
250	471	362205	9185	151,563	2919294	\$42,290,300	03/13/18	\$279.03	COVINGTON SQUARE	TC	1	59	Bulk portfolio sale
250	471	510710	0040	220,332	3013372	\$8,680	09/03/19	\$0.04	MAPLE VALLEY TOWN SQUARE - NTC	TC	6	24	Easement or right-of-way
250	473	292205	9335	127,693	3046659	\$2,500,000	05/08/20	\$19.58	KENT EAST HILL PLAZA	CC	1		Sold after lien date
250	622	720241	0010	391,601	3028027	\$144,882,040	12/30/19	\$369.97	REDMOND TOWN CENTER	TWNC	1	59	Bulk portfolio sale
250	722	292605	9054	38,176	2849910	\$8,352	01/20/17	\$0.22	WEST TOTEM LAKE QFC	TL 6B	1	24	Easement or right-of-way
250	724	531510	1395	37,076	2898617	\$8,625,000	10/30/17	\$232.63	SEASON'S MARKET - MERCER ISLAND	TC	1	33	Lease or lease-hold
250	731	242606	9008	44,816	2923455	\$9,357,000	04/06/18	\$208.79	Safeway - Duvall (#1572)	Co	1	N	
250	731	242606	9008	44,816	2900309	\$8,006,964	10/31/17	\$178.66	Safeway - Duvall (#1572)	Co	1	64	Sales/leaseback
250	741	192604	9424	50,083	2929989	\$6,000,000	05/14/18	\$119.80	ALBERTSON'S Store 410 (Econ. Units)	C1-65	1	22	Partial interest (1/3, 1/2, etc.)
250	742	679810	0875	51,300	2899404	\$6,545,455	10/31/17	\$127.59	SAFEWAY PINEHURST-(Econ Units)	NC3P-40	1	64	Sales/leaseback
250	742	797420	0020	32,822	3022468	\$11,141,891	11/22/19	\$339.46	WEDGWOOD SAFEWAY (Store #42)	NC2P-55	1	2	1031 trade
250	742	797420	0020	32,822	2997362	\$7,576,486	06/28/19	\$230.84	WEDGWOOD SAFEWAY (Store #42)	NC2P-30	1	59	Bulk portfolio sale
250	753	042104	9110	25,780	2899794	\$5,952,381	10/31/17	\$230.89	SAFEWAY - FEDERAL WAY (STORIBURN)	BN	1	64	Sales/leaseback
250	753	042104	9110	25,780	2967928	\$7,650,000	12/19/18	\$296.74	SAFEWAY - FEDERAL WAY (STORIBURN)	BN	1	N	
250	773	332205	9135	59,813	2899803	\$15,117,460	10/31/17	\$252.75	SAFEWAY STORE w/ GAS	CC	1	59	Bulk portfolio sale
250	773	332205	9135	59,813	2967297	\$17,900,000	12/19/18	\$299.27	SAFEWAY STORE w/ GAS	CC	1	N	
250	774	000100	0056	71,266	3012411	\$6,050,000	09/27/19	\$84.89	SAAR'S MARKET W/ LINE RETAIL	C3	1	15	No market exposure

2020 PHYSICAL INSPECTION - SPECIALTY AREA 250

Major	Minor	PropName
000720	0004	RAINIER SAFEWAY - RENTON (ECON. FOR IMPS. ON 000720-0119)
000720	0119	RAINIER SAFEWAY - RENTON (ECON. FOR LOCATED ON #0004 & 182305-9071)
000720	0211	LINE RETAIL (ADD TO SAFEWAY)
022300	0030	LOWE'S - TUKWILA
022310	0070	BedBath&Beyond, REI, Guitar Center
082305	9217	FRY'S ELECTRONICS - RENTON
082305	9231	LOWE'S - RENTON
088660	0010	THE LANDING
088660	0029	THE LANDING
088660	0030	TARGET STORE - RENTON
088660	0040	THE LANDING
102305	9032	HIGHLANDS MARKETPLACE - RENTON (LINE RETAIL)
102305	9047	HIGHLANDS MARKETPLACE - RENTON (QFC)
102305	9128	SAFEWAY PLAZA - RENTON / LINE RETAIL
102305	9351	HIGHLANDS MARKETPLACE - RENTON (BARTELL DRUGS/FAST FOOD/LINE RETAIL)
149450	0010	CENTRAL HIGHLANDS PLAZA - RENTON (ACE HARDWARE - BIG LOTS)
149450	0020	CENTRAL HIGHLANDS PLAZA - RENTON (PLANET FITNESS)
149450	0030	CENTRAL HIGHLANDS PLAZA - RENTON (ALBERTSON'S)
149450	0050	CENTRAL HIGHLANDS PLAZA - PARKING FOR ADJACENT BIG BOX RETAIL
172305	9183	VACANT COMMERCIAL LAND
182305	9071	RAINIER SAFEWAY - RENTON (ECON. FOR IMPS. ON 000720-0119)
182305	9118	MCLENDON'S HARDWARE STORE - RENTON
182305	9215	FRED MEYER - RENTON
182305	9218	FRED MEYER - Adjoining Retail space
192305	9043	RENTON VILLAGE
192305	9048	WALMART - RENTON
202305	9007	SAM'S CLUB - RENTON (+ gas minus Econ. Units on 915460-0010 & 172305-9183)
252304	9063	COSTCO - TUKWILA (Econ. Unit on 352304-9089)
262304	9001	SEGALE RETAIL CENTER
262304	9005	TARGET - TUKWILA
262304	9067	PARKWAY PLACE
262304	9079	PARKWAY SUPERCENTER - LAND
262304	9086	SOUTHCENTER- MACY'S (1/2)
262304	9110	PARKWAY SUPERCENTER
272305	9015	FAIRWOOD CENTER
272305	9038	FAIRWOOD CENTER
272305	9040	FAIRWOOD CENTER - Bank of America
272305	9041	FAIRWOOD CENTER
272305	9042	FAIRWOOD CENTER - BLDG 'L'
272305	9044	FAIRWOOD CENTER - Chase Bank
272305	9045	FAIRWOOD CENTER - MED-DENT CLINIC
312305	9169	IKEA - (ECON. UNIT FOR IMPS LOCATED ON 362304-9113)
322305	9016	FRED MEYER - RENTON
352304	9005	PARKWAY SUPERCENTER
352304	9089	COSTCO - TUKWILA (ECON UNIT FOR IMPS. ON #9063)
352304	9103	DANIA - TUKWILA (FURNITURE STORE/WHSE)
359700	0245	SOUTHCENTER- MACY'S PARKING
359700	0246	SOUTHCENTER- MACY'S (1/2)
362304	9074	HOME DEPOT - TUKWILA
362304	9113	IKEA - RENTON (ECON. UNIT ON 312305-9169)
722780	1026	SAFEWAY (SUNSET BLVD) - RENTON / ECON. UNIT ON #1029
722780	1029	SAFEWAY (SUNSET BLVD) - RENTON / ECON. UNIT FOR IMPS. ON #1026
756080	0010	FAIRWOOD SQUARE - LINE RETAIL
756080	0015	FAIRWOOD SQUARE - LINE RETAIL

2020 PHYSICAL INSPECTION - SPECIALTY AREA 250

Major	Minor	PropName
756080	0018	FAIRWOOD SQUARE - ALBERTSONS
756080	0020	FAIRWOOD SQUARE - RETAIL (SHUCK'S AUTO SUPPLY/GREASE MONKEY)
788892	0010	KOHL'S - TUKWILA
788892	0020	SOUTHCENTER SQUARE - Nordstrom Rack/DSW/PETCO/LINE RETAIL
880500	0010	SAFEWAY PLAZA - LINE RETAIL
880500	0020	SAFEWAY PLAZA - AUTO ZONE
880500	0030	SAFEWAY PLAZA - Safeway + GAS
880500	0040	SAFEWAY PLAZA - LINE RETAIL
915460	0010	VACANT COMMERCIAL LAND
920247	0010	WESTFIELD SHOPPING CENTER
920247	0020	WESTFIELD SHOPPING CENTER
920247	0030	FIDELITY
920247	0040	OLIVE GARDEN
920247	0050	BANK OF AMERICA
920247	0060	WESTFIELD SHOPPING CENTER
920247	0070	WESTFIELD SHOPPING CENTER
920247	0080	WESTFIELD SHOPPING CENTER
920247	0090	WESTFIELD SHOPPING CENTER
920247	0100	WESTFIELD SHOPPING CENTER
920247	0110	WESTFIELD SHOPPING CENTER
920247	0120	WESTFIELD SHOPPING CENTER
920247	0130	WESTFIELD SHOPPING CENTER
920247	0140	WESTFIELD SHOPPING CENTER
920247	0150	WESTFIELD SHOPPING CENTER
920247	0160	WESTFIELD SHOPPING CENTER



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson

Assessor

As we start preparations for the 2020 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 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 to the entire population.
- Time adjust sales to January 1, 2020 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, 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

Specialty Area 250
2020 Assessment Year



King County
Department of Assessments