

Commercial Revalue

2017 Assessment roll

AREA 19

**King County, Department of Assessments
Seattle, Washington**

John Wilson, Assessor



King County

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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 hard to implement your feedback and ensure we provide accurate and timely information to you. 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 the background information about the process we use and our 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 single 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 Assessor's appraisers inspect a different geographic area. 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. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Individual 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 are the basic steps employed for the 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 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 for and show 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*, Table 2-3. www.IAAO.org

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

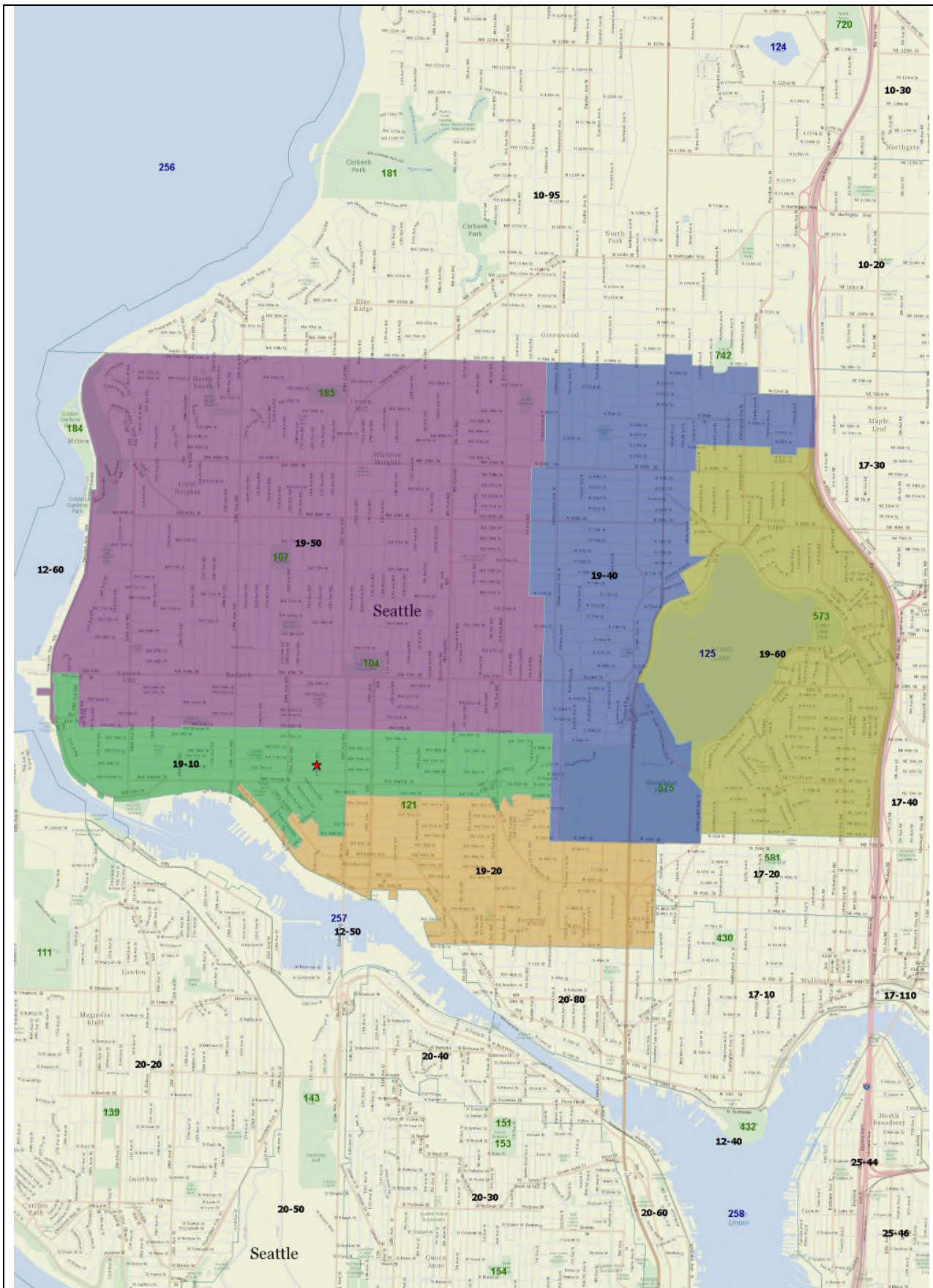
Requirements of State Law

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 8441.030; 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.

Area 019



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



King County
Assessments
1/28/17

Executive Summary Report

Appraisal Date 1/1/2017

Geographic Appraisal Area:

Area 19: Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Sales – Improved Summary:

Number of Sales: 120

Range of Sales Dates: 01/01/2014 – 03/01/2017

Sales – Ratio Study Summary:

Sales – Improved Valuation Change Summary				
	Mean Assessed Value	Mean Sale Price	Ratio	COD*
2016 Value	\$1,000,600	\$1,254,400	79.8%	16.57%
2017 Value	\$1,212,800	\$1,254,400	96.7%	6.71%
Abs. Change	\$212,200		16.9%	-9.86%
% Change	+21.21%		+21.18%	-59.51%

*Coefficient of Dispersion (COD) is a measure of uniformity. The lower the number the better the uniformity.

Sales used in analysis: All improved sales that were verified as good sales that did not have characteristic changes between the date of sale and the date of appraisal were included in the analysis. Examples of sales that are not included in the analysis are sales that are change of use after sale date; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after sale, or have been segregated or merged since being purchased.

Total Population - Parcel Summary Data:

Total Population – Parcel Summary Data			
	Land	Improvement	Total
2016 Value	\$1,478,997,900	\$547,930,900	\$2,026,928,800
2017 Value	\$1,696,866,000	\$623,361,900	\$2,320,227,900
% Change	+14.73%	+13.77%	+14.47%

Number of Parcels in the Ratio Study Population: 1,411, including vacant and improved parcels: excluding specialty properties and government-owned properties.

Conclusion and Recommendation:

Total assessed values for the 2017 revalue have increased +14.47%.

The values recommended in this report improve uniformity and equity; therefore, it is recommended they should be posted for the 2017 Assessment Year.

IDENTIFICATION OF THE AREA

Name or Designation

Area 19- Ballard, Fremont/Industrial Ballard, Greenwood/Phinney Ridge, Crown Hill/North Ballard, Green Lake

Area 19 Neighborhoods

- **19-10** Ballard
- **19-20** Fremont/Industrial Ballard
- **19-40** Greenwood/Phinney Ridge
- **19-50** Crown Hill/North Ballard
- **19-60** Green lake

Boundaries

- **West** – Seaview Ave NW, Shilshole Bay N to Puget Sound
- **North** – NW 95th Street
- **East** – Interstate 5 (I-5) Freeway and Woodland Park Ave N south of 50th Street
- **South** – NW 42nd Street

Maps

A general map of the area is included at the beginning of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building or on the King County Assessor website.

Area Overview

Area 19 is centrally located just north of downtown Seattle and the Ship Canal. With excellent transportation, stunning city, mountain and water views, the subject area remains most desirable from a real estate perspective. This location is where you can find port-oriented industrial assets, technology core areas and several high-density metro areas containing apartments, work lofts and residential/commercial condominium units.

The majority of the parcels in Area 19 are located in older, established communities with a mix of residential, commercial and industrial properties. There are neighborhood-shopping districts that include restaurants, grocery stores, and small retail outlets. This area is in the process of major transition observed through the demolition of existing residential, commercial and industrial improvements and the subsequent construction of new mixed-use buildings, multi-family dwellings, micro-studio congregate rooming house, efficiency micro-studio apartments, live/work and residential townhouses, senior living facilities, and commercial structures. New construction can be found around every corner and the transformation is self-evident. The City of Seattle has imposed a new linkage fee where developers pay between \$5 and \$10 per square feet if the developer does not include affordable housing units in new residential and commercial projects.

Area 19 has excellent access to downtown Seattle, Interstate 5, Highway 99 (Aurora Ave N), the University of Washington and Seattle Pacific University. The Burke-Gilman Trail is also found in this area. Most of the industrial properties in Area 19 are in the Industrial Ballard/Fremont subarea (19-20). Community services such as churches, schools, parks, playgrounds and recreational facilities are satisfactory and abundant. Golden Gardens Park, Green Lake, Shilshole Bay Marina, the Hiram M. Chittenden Locks and the Woodland Park Zoo, are all located in area 19.

From 2014 through 2016, there was a trend of increased land sales; many were obsolesced properties with high sales prices. Throughout Area 19, investors purchased these properties for development that targeted property types with a residential component.

A review of market income data for the January 1, 2017 valuation indicates growing income fundamentals for properties located in Area 19. Sales activity has shown an increase from the total utilized in the 2016 revalue. Foreign investments have increased in the Seattle area making up about 20% of all such sales.

Renters and homebuyers continue moving into Area 19 due to convenient public transportation and close proximity to employment which leads to higher rental rates for both residential as well as income producing properties.

Analysis Process

Effective Date of Appraisal: January 1, 2017

Date of Appraisal Report: March 15, 2017

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 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. We find that 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.

Interim Use: In many instances a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. Similarly, there may not be enough demand for office space to justify the construction of a multistory office building at the present time, but increased demand may be expected within five years. 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.

The use to which the property is put until it is ready for its future highest and best use is called an interim use. Thus, the interim use becomes the highest and best use, in anticipation of change over a relatively short time in the future.

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 via field inspection.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this appraisal.

- Sales from 01/01/2014 to 03/01/2017 were considered in all analyses.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6 (USPAP compliant).

Ballard: Area 19-10

Neighborhood 19-10 boundaries:

- North: NW 60th Street
- East: Greenwood Ave North
- West: Seaview Ave NW
- South: NW 54th Street to NW 50th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

Ballard's origin is strongly rooted in commercial fishing plus a Scandinavian heritage and has now become one of Seattle's most popular and fastest growing urban neighborhoods as it is a vibrant place to live, work, shop, eat, and play. This area has a mix of office buildings, grocery store chains, warehouse/industrial buildings, eclectic restaurants, service shops, retail stores, medical office buildings, banks, and other mixed-use properties. Ballard Hospital provides medical care and services to this community. The Nordic Heritage Museum is one of its best known attractions. The Ballard Avenue Landmark District was created by the Seattle City Council in 1976 and has become a popular location to rehabilitate older buildings while creating an infusion of highly rated restaurants, retail, and other commercial establishments. Buildings throughout the District embody the distinctive characteristics of modest commercial architecture from the 1890s through the 1940s.

Visitors to this unique neighborhood will find boutiques, artist studios, and galleries side by side with manufacturers of fishing equipment and even a television studio. There are numerous long-standing businesses: Ballard Blossom, Old Pequiar, Sunset Tavern, Hattie's Hat, and The Tractor Tavern. Other historic edifices located along NW Market Street are the Majestic Bay Theater and The Ballard Carnegie Library, which is now a commercial establishment for retail and dining. Ballard continues to add more venues for live music, high-end restaurants, and luxury lodging.

Ballard has become headquarters for high and mid-rise mixed-use apartment and condominium structures. These projects are replacing longstanding neighborhood businesses such as Archie McPhee's and countless others. The development of residential townhouses, live-work units, zero lot line cottage style single-family homes, and narrow single-family homes continues at a fast pace with no sign of a slowdown. The newest multifamily developments are efficiency micro-studio apartments and micro-studio congregate shared housing structures that are targeted to the single person due to their more affordable rents. Companies like Amazon fuel demand for residential dwelling space as they continue attracting and hiring employees.

The City Council of Seattle has revised the Comprehensive Land Use Code in this neighborhood. As of September 9, 2016, the City of Seattle Zoning Ordinance 125125 rezoned the Ballard neighborhood area from Commercial 1 (C1-65) to Neighborhood Commercial 3 (NC3-65) to encourage pedestrian-oriented development along key walking and transit streets to encourage a walkable shopping district. The added Residential Commercial (RC) zone allows small (up to 4,000 square feet) commercial uses at street level in multifamily-zoned neighborhoods to support small commercial uses that will meet the daily needs of the neighboring residential area. The following maps describe the rezoning changes by the City of Seattle Zoning Ordinance 125125:

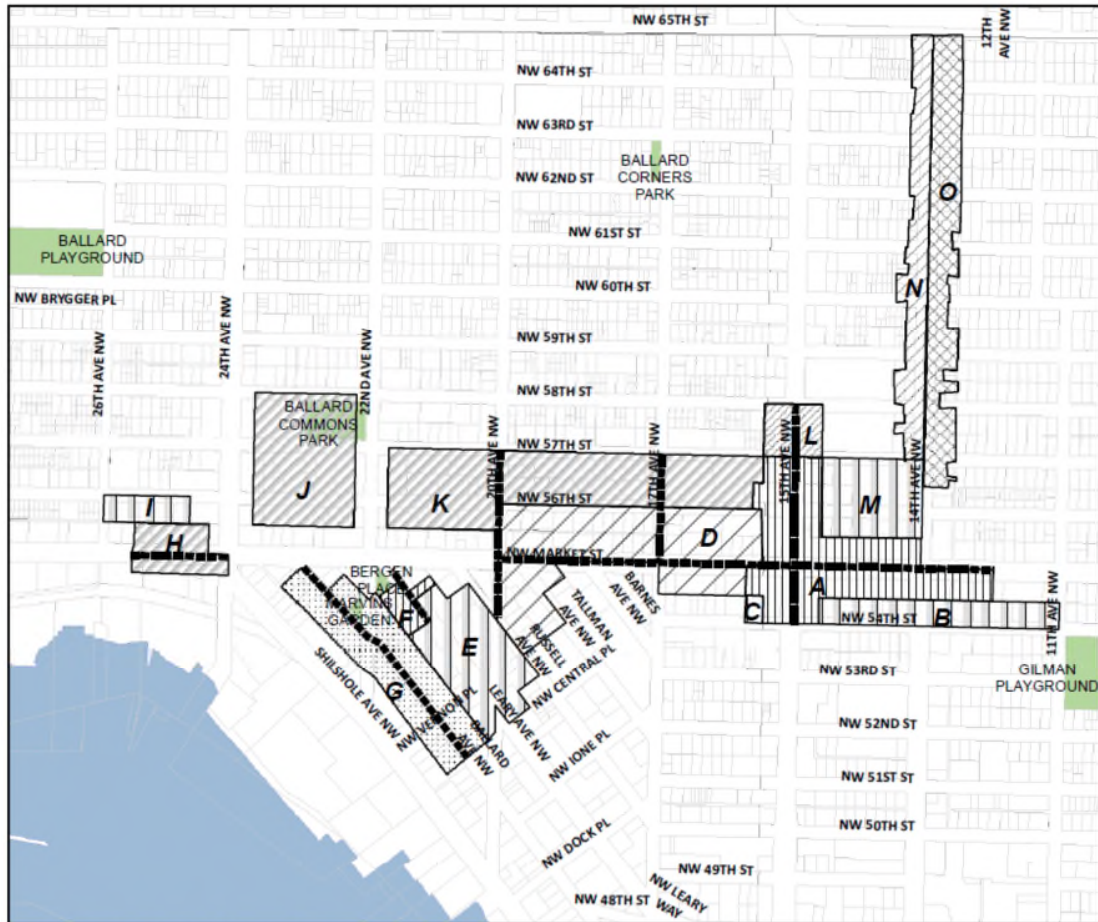


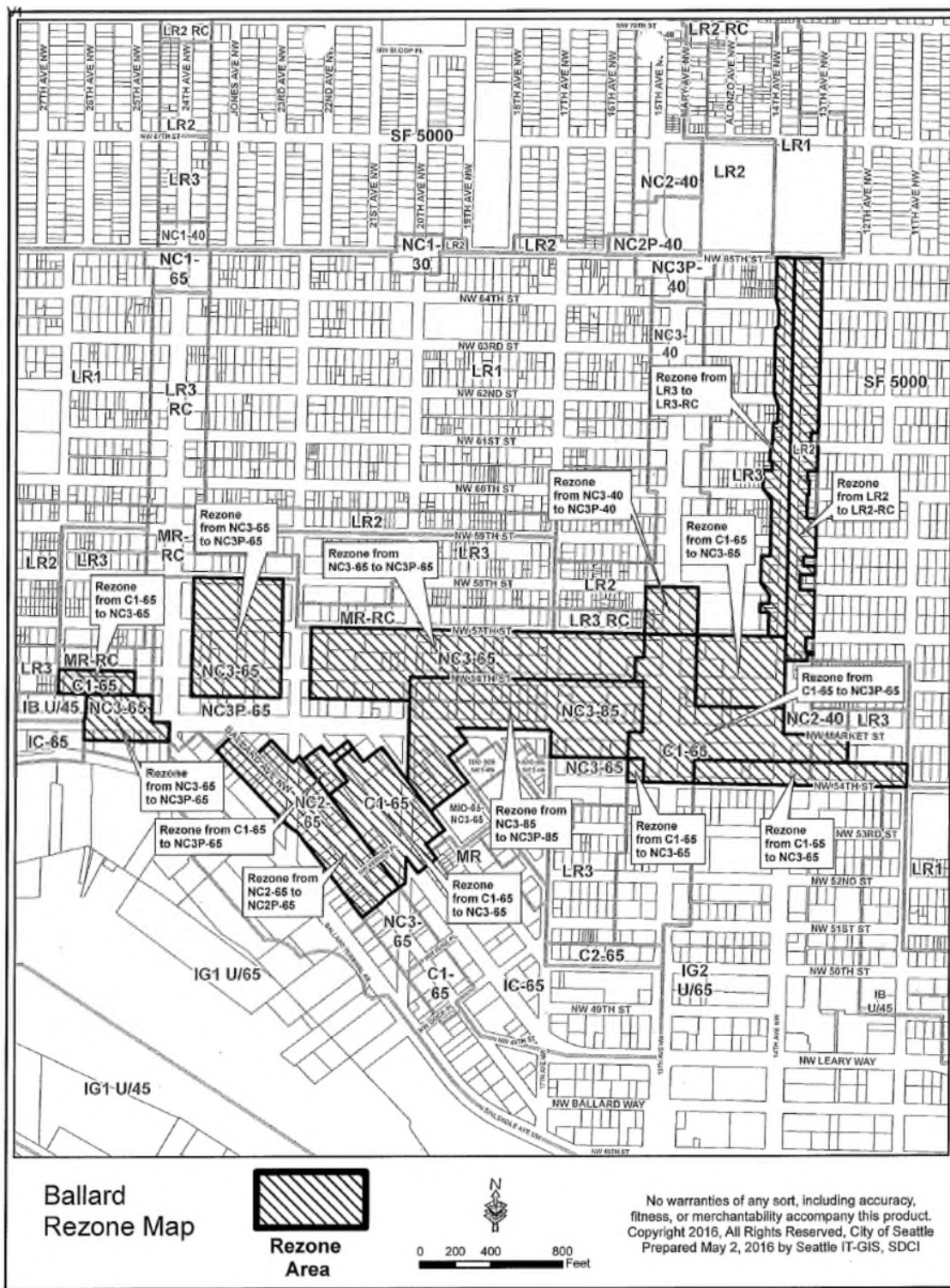
Exhibit A: Ballard Rezone Map
Legend

— New Principal Pedestrian Street Designation

	C1- 65 to NC3P-65	A, F
	C1-65 to NC3-65	B, C, E, I, M
	NC3-85 to NC3P-85	D
	NC2-65 to NC2P-65	G
	NC3-65 to NC3P-65	H, J, K
	NC3-40 to NC3P-40	L
	LR3 to LR3-RC	N
	LR2 to LR2-RC	O

500 250 0 500 1,000 Feet

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Projects completed in 2016 and proposed developments for the near future:



1510 NW 52nd Street

Parcel #276770-1530: The Flora, an apodment micro congregate housing structure located at 1510 NW 52nd Street, was completed in 2016. It is five-stories tall with basement living area and a total of 14,777 square feet. There are 56 residential sleeping rooms with four shared kitchens.



The Keelson Ballard - 1537 NW 56th Street

Parcel #276770-0711: The Keelson Ballard located at 1537 NW 56th Street is a seven-story apartment structure containing 102 residential units with four live-work units and parking for 92 vehicles. Construction started in April of 2016 and as of July 31, 2016, the new construction lien date, this mixed-use apartment building was considered 25% complete though it is presently leasing units.



Modera Ballard - 2003 NW 57th Street in Ballard

Parcel #276770-0270: Modera in Ballard is a new mixed-use project on the site of the 1945 colonial revival style funeral building formerly known as Wiggen and Son Funeral Home located at 2003 NW 57th Street. Tiscareno Associates designed the Modera Ballard, a six-story apartment complex with 118 residential units, 14 live-work units, and two levels of below grade parking for 102 vehicles. There's a dog run and deck on the roof. The unit mix consists of studios, open and traditional one-bedrooms, two-bedrooms, and three-bedroom residential units. The unit size ranges from 530 to 1,200 square feet. The new structure was considered 25% complete on the new construction lien date of July 31, 2016 and they are currently leasing space.



15th & Market – 1448 NW Market Street

Parcels #276810-0365,-0375,-0465, & -0477: There are limited numbers of office buildings in Ballard. Martin Selig Real Estate has a project in the works at the intersection of 15th Ave NW and NW Market Street. The office building will be approximately 204,000 square feet in size. Trupanion, a Seattle company that provides pet insurance, is planning to move into part of the space. Four parcels with old improvements have been razed and cleared for the new structure which is projected for completion in 2018.



5512 & 5516 17th Avenue NW

Parcels #276770-0615 & #276770-0616: The two parcel site currently has two office buildings and plans are to raze them and construct a new mixed-use apartment structure. The proposed project is a seven-story mixed-use building containing 85 apartments, 2 live/work units, 1,700 square feet of commercial space on the ground level, and basement parking. The City of Seattle has approved permits for the new project and plans are in the final review stages.



Commons at Ballard - 5621 22nd Avenue NW

Parcel #276770-0160: The former Bartell Drugs Store site located at 5621 22nd Avenue NW is now the Commons at Ballard. This new six-story mixed-use apartment building has 80 apartment units, 4 townhouse units, a retail area with 25,434 square feet, office space with 21,517 square feet, and a two level below grade parking garage for 137 vehicles. Bartell Drugs Store now occupies the retail space.



Parcel #276770-0075: is a mixed-use assisted living facility called The Merrill Gardens at Ballard located at 2418 NW 56th Street. This new senior assisted living building is a seven-story structure with 104 living units, street level retail space of 3,477 square feet, and below grade basement garage parking. The new structure was completed in 2017.

The Merrill Gardens – 2418 NW 56th St



The Valdok - 1701 NW 56th Street

Parcels #276770-0770,-0775,-0780,-0785,-0790,&-0795: Excavation started in January of 2017 on the six parcel site located at 1701 NW 56th Street to construct a new mixed-use apartment building called The Valdok. The proposed six story mixed-use structure will have 155 apartment s, 22 live/work units, 4,390 square feet of street level retail, and below grade basement parking for 163 vehicles. Expected completion is in 2018.



Ballard57- 1731 NW 57th Street

Parcel #276770-0395: A new six story apartment building located at 1731 NW 57th Street started construction in July of 2016. The complex contains 48 apartment units-38 studios and 10 one-bedroom units. The studio unit size is 250 square feet each and the one-bedroom units are 371 square feet in size. All units are equipped with kitchens and baths. Parking is not provided. Expected completion is in 2017.

Parcels #276770-0430 & #276770-0445: The Lennar Multifamily Communities purchased this two parcel site with a total of 30,000 square feet for \$10,100,000 located at 1700 and 1718 NW 56th Street. The developer razed the old buildings to construct a new six-story mixed-use multifamily structure containing 148 apartment units, 16 live/work units, 1,898 square feet of commercial space and below grade basement parking for 126 vehicles. No start date has been announced for the new project.



1718 NW 56th Street



aPODment Suites @ Riano - 5617 17th Ave NW

Parcels #276770-0425 & #276770-0426: Two SFR house structures located at 5611 and 5617 17th Avenue NW were demolished to construct a new six-story Apodment.com (micro studio congregate rooming residence) with 73 sleeping rooms and shared kitchens on each level. Construction was in full swing in the spring of 2017.



Vive Ballard - 1516 NW 51st St

Parcel #276770-1650: The Vive Ballard located 1516 NW 51st Street is a six story mixed use apartment building with 90 residential units, a live work unit, roof deck and basement-parking garage for 37 vehicles. The new mixed-use apartment structure started construction in August of 2015 and was completed in June of 2016.



1762 NW 59th St

Parcel #276760-3610: Located at 1762 NW 59th Street, a three-story 24-unit efficient studio apartment structure is in the process of construction. Each unit is equipped with a kitchen and bath. Parking is not provided. Construction began in July of 2016 and completion is expected in 2017.



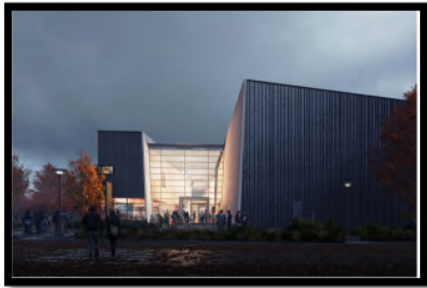
Ballard III- 2651 NW 56th St

Parcel #867340-0185: The Ballard III located 2651 NW 56th Street started construction in July of 2015. The complex is a four-story micro-studio congregate rooming house containing 42 rooms and six shared common kitchens. This project has been completed.



Saltworks - 5601 20th Avenue NW

Parcels #276770-0295 & #276770-0300: Permits have been issued to demolish the existing vacant, boarded up retail store located at 5701 20th Avenue NW and construct a new project. The Saltworks will be a six-story mixed-use apartment structure with 33 residential units, 6 live/work units, commercial space of 4,800 square feet, and below grade basement parking for 39 vehicles. Construction is set to start in 2017.



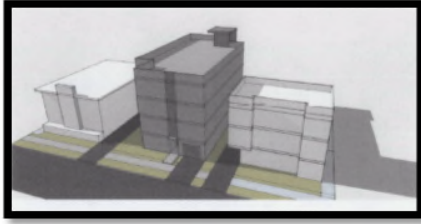
Nordic Heritage Museum - 2655 NW Market Street

Parcels #867340-0270, #867340-0305, & #867340-0350: located at 2655 NW Market Street, are three industrial parcels that are owned by the Nordic Heritage Museum where a new, three-story museum and cultural center structure with a total building area of 57,000 square feet, ground floor café, and surface parking for 77 vehicles is being constructed and expected to open in 2018. All former industrial structures were demolished in December of 2016.



1514 NW 52nd St

Parcel #276770-1535: A permit was issued to demolish the existing SFR house structure located at 1514 NW 52nd Street and construct a new six-story congregate residence building with 61 sleeping rooms. Plans are still in review by the City of Seattle.



2417 NW 57th St

Parcel #276770-0040: A permit was issued to demolish the existing duplex located at 2417 NW 57th Street in order to construct a new four-story apartment structure with 27 residential units. Plans are still in the review process.



2654 NW Market Street

Parcel #867340-0200: A permit issued to construct a new two-story multi-purpose building on a vacant site located at 2654 NW Market Street. The new two-story multi-purpose building will include office, retail and manufacturing space with a projected building area 14,735 square feet. The plans are with the Seattle design-review board.



1552 NW 58th St

Parcel #276760-4580: A permit and design plan proposal was submitted to the City of Seattle design-review board to construct an 18 unit efficiency apartment building located at 1552 NW 58th Street. The structure will be a three-story apartment building and the residential improvement on site will be demolished.

Industrial Ballard/Fremont: Area 19-20

Neighborhood 19-20 boundaries:

- North: NW 54th Street
- East: Woodland Park Ave N
- West: Shilshole Ave NW
- South: NW 42nd Street

The map insets in this report identify the boundaries of the neighborhood.



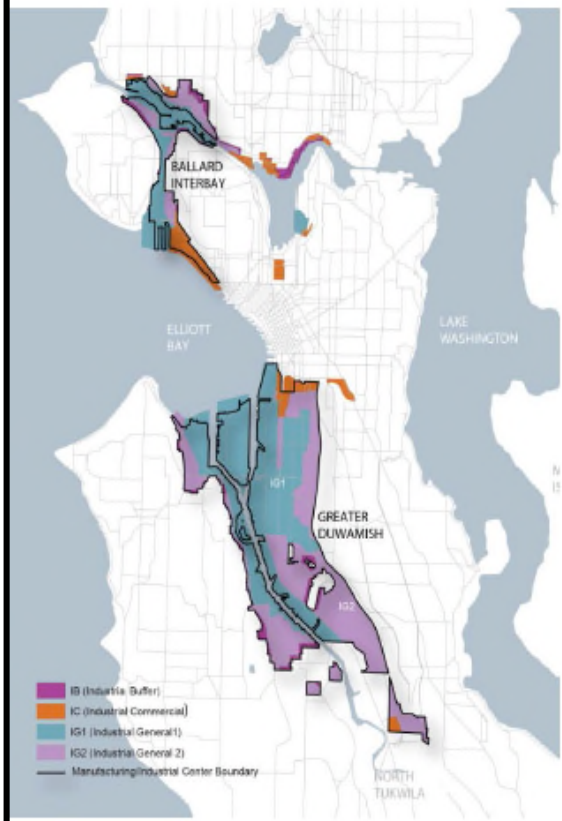
Neighborhood Description:

This vicinity is one of the largest sub-areas within area 19 with 26% of the total number of parcels and is comprised of two neighborhoods: Industrial Ballard and Fremont.

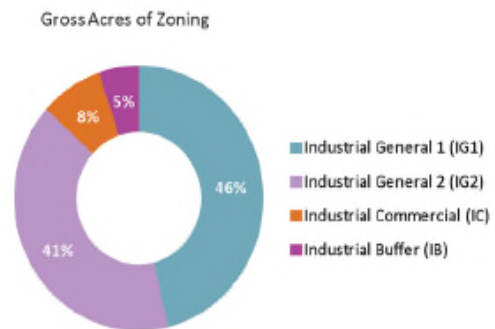
Ballard is best known for its Scandinavian influence and deep commercial fishing roots. There are several historical brick buildings located in the area. Ballard Ave NW is now protected as a local and national historic district after its formal dedication on April 11, 1976 by King Carl XVI Gustav of Sweden. Seattle residents and visitors enjoy the romantic and unique nature of Ballard. In 1988, Thomas Burke and Daniel Gilman assembled a large track of land. The widely used Burke-Gilman Trail is named after these developers.

The majority of industrial land for area 19 is located in this neighborhood. The industrial Ballard area is zoned IC, IBU and IGU. The Seattle Department of Planning and Development is doing a land-use study of this area to accommodate proposals for any required changes to the Comprehensive Land Use Code to support the vision of heavily traveled routes in the area. The following map describes the proposal by the City of Seattle 2035 Industrial Lands Policy.

Seattle's Industrial Lands MICs and Zoning



- Almost all of the city's 6,000 acres of industrially zoned land is in the Ballard/Interbay and Greater Duwamish M/ICs
- Duwamish is much larger (4,900 acres vs. 900) than Ballard/Interbay
- Land use code has 4 zoning designations – IG1, IG2, IC and IB



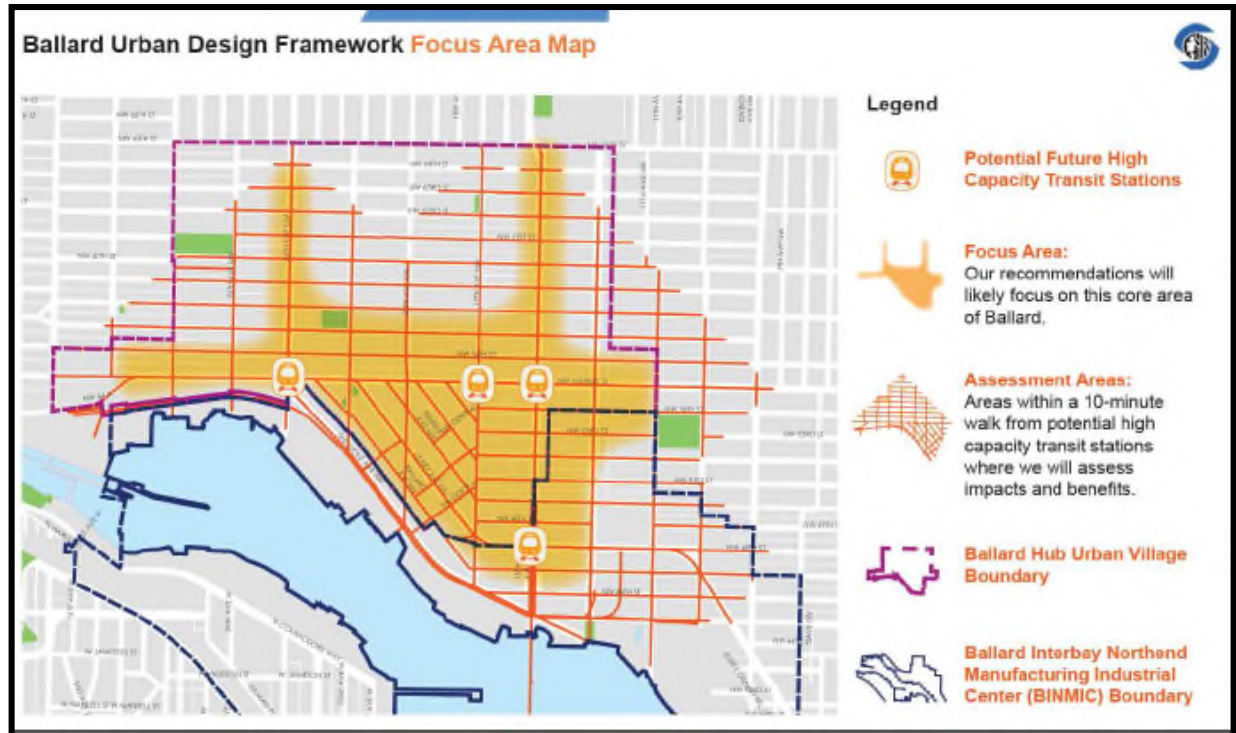
If the City of Seattle land use policies are approved, all M/IC lands would have no new Industrial Commercial zoning in a designated M/IC and land could not be removed from a designated Manufacturing/Industrial Center zoning unless

- The proposed use would not displace an existing industrial use
- The proposed use would not adversely affect nearby industrial operations
- The proposed use would be identified
- There is insufficient zoned land elsewhere in the city for the proposed use

The commute from Ballard to downtown employment has become more time consuming in recent years because of the population spike brought about by newly constructed apartments and townhouses. The neighborhood density continues to increase as Ballard has become more and more attractive to younger people and families with children.

Ballard and Fremont have seen a transition in recent years with the addition of many new condominiums, restaurants and microbreweries. Ballard saw several microbreweries open in the last five years and now has numerous breweries in a five-mile radius that have become tourist destination for beer aficionados. Many are located in former warehouses. According to newspaper articles, this area is home to more breweries than any other Seattle or Portland neighborhood.

Light Rail development continues to move forward and the Ballard area will be impacted by this long term project that seeks to ease commute and travel time. The proposal is for either new routes for streetcars or light rail routes between downtown Seattle and Ballard. Sound Transit plans to build light rail stations are in full swing though actual opening may not occur for many years. None of the proposed routes will use the aging Ballard Bridge because of its age and new traffic projections.



Fremont is also included in Area 19-20 and it is an eclectic neighborhood that features a mix of restaurants, galleries, studios, retail shops, and older mixed-use properties. Fremont is now considered the bike shop center of Seattle with six bike shops in just a 15-block area. The city has added “Advisory Bike Lanes” which have dotted instead of solid lines and no painted centerline for two-way streets. Vehicles are to use the center of the road when cyclists are present.

Redevelopment of some of the Fremont landmark properties continues. This neighborhood is renowned for the Fremont Bridge, a drawbridge which opens to accommodate boat traffic in the Ship Canal. A statue of Lenin, which was salvaged from Slovakia, is located at Fremont’s center. Another attraction to Fremont is an artist depiction of a car-munching Troll that sits beneath the Aurora Bridge and remains an attraction for locals and tourists alike.

The commercial core of this area is located one block north of the Fremont Bridge at N 35th St and Fremont Place N. The area between N 41st Street and N 44th Street on Fremont Ave is now being called Fremont Village or Upper Fremont. It is a tight cluster of eclectic shops and eateries and a most popular area.

Projects completed in 2016 and proposed developments for the near future:



Parcels #276830-0425,-0430,-0435, & -0440: The new Ballard Studio Works building located at 1417 NW 54th Street was constructed on these four parcels. The new industrial flex structure is a four-story wood frame building that consists of a light industrial area with 29,042 square feet, an 8,000 square foot studio loft area, 4,742 square feet of storage, street level retail area of 2,580 square feet, and street level parking garage of 9,896 square feet.

Ballard Studio Works - 1417 NW 54th St



907 NW Ballard Way

Parcels #276830-2930 & #276830-2931: Demolition was completed of the former Department of Social and Health Services office building located at 907 and 951 NW Ballard Way to construct three retail buildings that will consist of a grocery store with 25,000 square feet, a 36,400 square foot two-story retail building plus a two story retail structure with 14,600 square feet and surface parking for 119 vehicles plus and 15 spaces reserved for covenant parking. The site is now fenced with excavations in progress for the new structures. The new retail/grocery store is projected to open by the fall of 2017.



Parcel #251600-0232: A new prefabricated low-cost small office was constructed at 4204 Leary Way NW in 2016. This medical building has two-stories and a total area of 1,430 square feet. The Wellness Center is now for business.



The Wellness Center - 4204 Leary Way NW

Ballard Block II - 1451 NW 46th Street

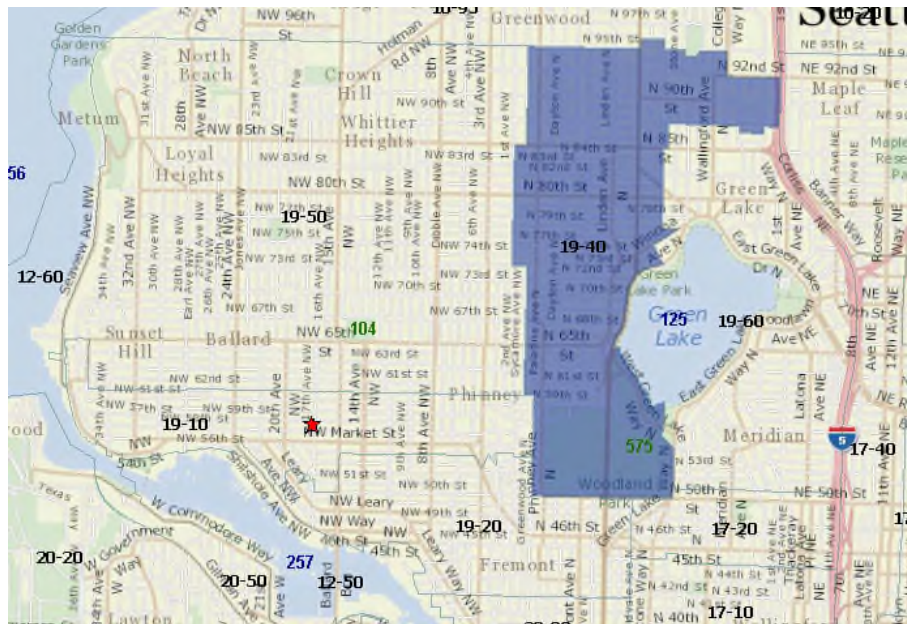
Parcel #276830-3245: Plans are to construct the Ballard Block II on the vacant site located at 1451 NW 46th Street. The proposed development is for three above-grade buildings over a single-level below grade shared parking garage. The developer is also planning to short plat the existing parent parcel into three separate lots. Parcel #1 will contain a 25,000 square foot general service building with 1,500 square feet of mezzanine office space. Parcel #2 will be a 25,000 square foot marine sale building that will occupy two levels and the third level will be a daycare plus 1,000 square feet of restaurant space will be located at the corner. Parcel #3 will be a five-story building with 25,000 square feet of general retail, 3,000 square feet will be a drinking establishment, 5,000 square feet will be a retail/restaurant area at grade level, 12,500 square feet will be used as a child care center on the third level, and 25,000 square feet of office space will occupy levels 4 and 5.

Greenwood/Phinney Ridge: Area 19-40

Neighborhood 19-40 boundaries:

- North: N 95th Street
- East: Green Lake Way N
- West: Palatine Ave N
- South: N 50th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

The majority of commercial properties in this neighborhood are located on or near Phinney Ave N, Greenwood Ave N, NW 85th Street and Aurora Ave N. The commercial businesses are a mix of small office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, banks, and mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction and it is famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long-range plans include an events center and an environmentally sustainable office building for zoo staff.

Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. The primary commercial center surrounds the intersection of Greenwood Ave N and N 85th Street with ongoing new construction and renovations. It is a flourishing shopping district with free parking. Construction continues for mixed use multifamily, live-work townhouses, and micro-apartments/micro-congregate housing structures. Development and revitalization in this vicinity remains strong.

Proposed developments for the near future:



Isola Greenwood- 6800 Greenwood Ave N

Parcel #946820-0016: The Isola Greenwood, a mixed-use luxury condominium project located at 6800 Greenwood Avenue North is a four-story structure with 32 units and 4,000 square feet of retail space at ground level plus parking for 28 vehicles. The 32 residential units will range in size from 550 to 1,030 square feet. The unit mix consists of 12 one-bedroom, 11 one-bedroom-plus-den, and 9 two-bedrooms. Other amenities include outdoor spaces for both private and shared roof decks with views of Green Lake, downtown, and the mountains. The ground level units have private yards and high ceilings. Completion is expected in the summer of 2017.



9002 Greenwood Ave North-to be demolished



Parcel #946520-0180

Parcel #946520-0180: Another new project calls for a four-story apartment building with 37 small efficiency units located at 9002 Greenwood Avenue North. The existing structure will be demolished. It is in the design and review process at the City of Seattle.



Parcel #946520-0181: Located at 308 N 90th Street, a permit was issued to demolish existing SFR and construct a new apartment building. The project will consist of a four-story building with 28 residential units and parking for 10 vehicles. Plans are in review.
308 N 90th Street



8228 Green Lake Drive N

Parcel #339290-0005: A 1958 year built, 596 square foot used car office at 8228 Green Lake Drive N was demolished and is being replaced by a project with 66 residential units and 4 live-work units plus surface parking for 34 vehicles. Construction is in the very early stages.



6726 Greenwood Ave N

Parcel #946820-0032: A project is under review at 6726 Greenwood Avenue N that will consist of a four-story structure with 56 residential units, 3 live-work units plus 4,000 square feet of commercial space. The current 1927 restaurant/tavern will be demolished.



The Green Lake Seattle Self Storage - 9309 Aurora Ave N

Parcels # 312604-9034 and 153230-0095- the former Klose-In Motel site located at 9309 Aurora Ave N and Aurora Auto Wrecking at 954 N 93rd St were demolished. The Green Lake Seattle Self Storage Facility is in the permitting and planning stages. The proposed structure will be a four-story self-storage, mini-warehouse building with 16 surface parking spaces.



88th & Nesbit Micro Apartment - 8558 Nesbit Ave N

Parcel #099300-1655: A permit was issued with plans to the Seattle design-review board to construct the 88th & Nesbit Micro Apartment project on a vacant site located at 8558 Nesbit Ave N. The proposed project is for a four-story apartment building with a total of 74 units - 39 one-bedrooms plus 35 efficiency studio units and a basement fitness room.



Parcels #312604-9064 & #351700-0005: In the summer of 2016, the Indian Heritage School and Woodrow Wilson High School located at 1300 and 1330 N 90th Street demolished all older buildings and started construction on two new schools on each site which are owned by the Seattle Public School District. As January 24, 2017, both new structures were approximately 65% complete with 91,000 and 140,000 square feet in size.

Schools - 1330 N 90th Street



Parcel #099300-0645: This vacant site located at 8820 Aurora Avenue N is in review to construct a new five-story mixed-use building containing 4,500 square feet of warehouse space, 5,200 square feet of office space, 27 residential units, and surface parking for three vehicles. The site is to be temporarily used as a homeless encampment for tax exemptions purposes while waiting to start construction.

8820 Aurora Ave N



Parcels #362603-9058 and #362603-9059: A permit was issued to demolish two storage warehouse structures located at 9039 and 9041 Greenwood Avenue N and construct the new Greenwood Apartment. The new project will be a six-story building with 78 residential units, six live/work units, and below grade garage parking for 50 vehicles. Plans are with the Seattle design-review board.

Greenwood Apartment - 9039 Greenwood Ave N



Parcel #379700-0010: A permit application was made to construct a new four-story apartment building with 24 small efficiency units and 6 on-site parking stalls. The vacant site is located at 949-955 N 80th Street. Plans are currently with the Seattle design-review board.

949 N 80th St



6528 Phinney Ave N

Parcel #675870-0005: Permitting and planning is in process to demolish a duplex and retail store to construct a three-story apartment building located at 6528 Phinney Avenue N. The proposed project consists of eight small efficiency dwelling units, two apartment units and 600 square feet of commercial space with no parking.



6417 Phinney Ave N

Parcel #952310-1490: Located at 6417 Phinney Avenue N, this parcel is in permitting and planning stages to demolish the existing retail store and SFR house and replaced them with seven new townhouse units. So far, it has been subdivided into 2 sites adding parcel #952310-1492.

Parcels #287710-4085, #287710-4100, & #287710-4127: The former Orowheat Bakery vacant sites located at 7005-7009 Greenwood Avenue N submitted a design plan proposal to the City of Seattle design-review board for a new six-story mixed-use apartment



7005 Greenwood Ave N

building with 43 residential units, ground level retail space, and garage parking for 27 vehicles. The combined total land area is 16,958 square feet and they have also applied for rezoning from Neighborhood Commercial 2 with 40 feet height limits (NC2-40) to Neighborhood Commercial 2 with 65 feet height limits (NC2-65).

Neighborhood 19-50 boundaries:

Projects completed in 2016 and proposed developments for the near future:



7730 & 7750 15th Avenue NW

Parcels #349130-0109 & #349130-0112: A proposal has been submitted to demolish two retail store structures and construct a new mixed-use building located at 7730 and 7750 15th Avenue NW. The project will consist of a four-story mixed-use apartment with 66 residential units, 5,400 square feet of ground level retail space, and a garage for 37 vehicles. It is still in the design-review process.



1427 NW 65th St

Parcel #276760-0635: A permit has been issued to demolish the existing triplex located at 1427 NW 65th Street and construct a new four-story apartment building with 22 units. Plans were finalized in January of 2017 by the design-review board.

Parcel #276760-0975: Located at 6301 15th Avenue NW, the vacant First Mutual Bank was demolished in November of 2016. Excavation started in January of 2017 to construct a new four-story mixed-use apartment with 61 dwelling units, 2 live/work units, and 2,500 square feet of ground level retail space.



6301 15th Ave NW



process.
1443 NW 63rd St

Parcel #276770-4215: A permit application was submitted to the City of Seattle for the construction of a new four-story apartment and demolition of the existing SFR structure located at 1443 NW 63rd Street. The proposed new four-story apartment will consist of 30 small efficiency units and street parking only. The project plans are in design-review board



Parcels #349130-0011, #349130-0012, #349130-0023, #774800-0005, #774800-0010, & #774800-0015: All four structures on these six sites located at 7500-7530 15th Avenue NW were demolished in August of 2016 and plans were finalized and approved to construct the new project Isola 15th with 20 live/work townhouses and 33 residential units. Excavation began in March of 2017.

Isola 15th Ballard - 7500 – 7530 15th Ave NW



Parcels #758870-0055, #238910-0070, & #238910-0075: The current structures on these sites, located at 8015-8017-8023 15th Avenue NW, will be demolished to construct 18 new townhouse units. Parcels #758870-0055 and #238910-0070 have since been merged and plans are to eventually plat these sites into 18 parcels.

8015 15th Ave NW



Parcels #046100-3000 & #046100-3100: Located at 7016 15th Avenue NW is now the Lillehammer Ballard, a new five-story mixed-use apartment which began construction in April of 2016. The structure consists of 93 residential units with 2,657 square feet of commercial space and two levels of basement parking for 90 vehicles. The former

structures were demolished in March of 2016.

Lillehammer Ballard – 7016 15th Ave NW

Parcels #330070-0930, #-0935, #-0940, #-0945, & #-0955: Permit applications were submitted in September of 2016 with the City of Seattle to demolish the existing five retail/restaurant structures located at 8501 to 8521 15th Avenue NW and construct a new mixed-use apartment on a total land area of 30,940 square feet. The proposed improvement will consist of a four-story mixed-use building with 114 units, street level retail space of 5,500 square feet plus basement garage parking for 100 vehicles.



Parcel #758870-0200: Permit and design plan proposals were submitted to the City of Seattle in February of 2016 to demolish the existing restaurant/retail building located at 8311 15th Avenue NW and construct a 28,000 square foot congregate building that will consist of 84 units and no on-site parking.

8311 15th Ave NW



1111 NW 85th St

Parcel #937630-0830: Permitting and planning are in progress to demolish the existing retail store located at 1111 NW 85th Street and construct seven new townhouse units. The land area is 10,054 square feet in size and plans are to subdivide the site into seven platted parcels.



Parla - 9176 Holman Road NW



Parcels #186240-0411 & #186240-0423: The new apartments located at 9176 Holman Road NW started construction in November of 2015. This is a four-story mixed-use building with 131 residential units, retail space of 2,890 square feet, and basement garage parking for 244 vehicles. This project is nearly complete.



Ballard Sixty-One – 1506 NW 61st

Parcel #276760-2205: The site located at 1506 NW 61st Street was occupied with a 1901 single-family home in poor condition which was demolished and excavation began in June of 2016 for the Ballard Sixty-One. The developer, Tyson Alexander of Xander Real Holdings LLC, is constructing this four-story apartment structure with 40 residential units.



6416 15th Ave NW

Parcel #276760-0610: The existing restaurant located at 6416 15th Avenue NW will be demolished to construct a new six-story mixed-use apartment building with 79 units, up to three live/work units, 3,200 square feet of retail space, and parking for 31-36 vehicles. Plans include rezoning the land from NC3P-40 to NC3P-65.

Projects that were completed in 2016.

- **Parcel #094500-0590:** 358 NW 85th-four-story mixed micro congregate rooming house was 100% complete as of January of 2016.
- **Parcel #276760-0230:** The Ballard Lofts located at 6404 24th Ave NW-a five story mixed use apartment building, was 100% complete in February of 2016.
- Five (5) **Parcels #305270-0121, 0122, -0123, -0124, and -0125:** 6700-15th Ave NW-five live-work units are 100% complete and sold for a market value range from \$550,000 to \$545,000 per unit in 2016.
- Ten (10) **Parcels #330070-0762, -0763, -0764, -0765, -0835, -0836, -0837, -0840, -0841, and -0842:** with locations starting at 1514 NW 87th Street are new live/work townhouse units which started construction in the fourth quarter of 2015 and were completed in 2016. All ten units sold in 2016 with sale prices ranging from \$569,950 to \$712,500 per unit.
- Six (6) **Parcels #202870-0043, -0044, -0046, -0047, -0048, and -0049:** located at 6752 to 6762 Division Avenue NW, are new live/work townhouse units and construction was started in May of 2015 with completion in July of 2016. All six units sold in 2016 with sale prices ranging from \$579,950 to \$630,000 per unit.
- Four (4) **Parcels #305270-0080, #-0081, #-0082, & #-0083:** which consist of two live/work and two residential units located at 6722-6724 15th Avenue NW & 6721-6723 Mary Avenue NW started construction in October of 2015 and were completed in July of 2016. They sold in 2016 with sale prices ranging from \$610,000 to \$685,000 per unit.

Green Lake: Area 19-60

Neighborhood 19-60 boundaries:

- North: N 88th Street
- East: I-5 Freeway
- West: Stone Ave N and West Green Lake Way
- South: N 51th Street

The map insets in this report identify the boundaries of the neighborhood.



Neighborhood Description:

Green Lake attracts pedestrians from all over Seattle as well as surrounding suburbs. It remains a top attraction all year round. Green Lake is a vibrant neighborhood in north central Seattle. The centerpieces are the lake and park which were named by David Phillips. In September of 1855, Mr. Phillips conducted a survey for the United States Surveyor General. His notes referred to the area as “Lake Green” because the lake appeared green in color due the algae blooms in the water.

The main attraction is Green Lake Park itself, which encompasses a 2.8-mile path around the lake for runners, bikers, skaters, and walkers. Many others use the athletic fields or visit the park for boating, picnicking, and swimming. In the northeastern part of the park, its first community center was built in 1929 at a cost of \$95,598 and since it was constructed on the landfill from the 1911 draining, the community center sits on pilings. It has two conference rooms, a gym with showers and bathrooms, and a stage. Toward the east side of the lake, another stepped swimming area was built. The tennis courts were built in 1945 and in 1955; a 150,000-gallon swimming pool was added. It was named the Evans Pool in honor of two brothers, Ben and Lou Evans, for their long service to athletics at Seattle parks.

The major commercial properties in this neighborhood are located on the streets around the lake from East Green Lake Way N to West Green Lake Way N, between Green Lake Drive N and I-5, from NE 65th Street to NE 75th Street. These commercial properties consist primarily of retail stores, restaurants and cafes, banks, small offices and mixed-use properties.

Some projects completed in 2016 and proposed developments for the near future:



Parcel #952810-3625: Located at 414 NE Ravenna Blvd is the new Crosby Green Lake Apartment. This structure is a four-story mixed-use apartment building with 62 residential units, street-level retail space of 2,245 square feet, and below grade parking garage for 20 vehicles. Construction started in 2015 and it is nearly complete.

Crosby Greenlake Apartments – 414 NE Ravenna Blvd



Parcels #952810-1745, -1785, -1790, & -1810: Located at 419 NE 71st Street is constructing the new Vita-Milk Apartments. This structure is a six-story mixed-use building with 130 units, 18,827 square feet of retail space plus a two-level below grade parking garage for 106 vehicles. Construction began in February of 2016 and it's projected to open in June of 2017.

Vita-Milk Apartments – 419 NE 71st Street



Parcels #952810-4725& #952810-4735: The former light manufacturing building located at 6870 Woodlawn Avenue NE was demolished in September of 2016 in preparation for the new Woodlawn East, a mixed-use apartment complex for senior living with five-stories that will consist of 23 senior living units, ground level retail space, and one-level of underground parking. Excavation for this structure began in 2017.

Woodlawn East – 6870 Woodlawn Avenue North



Parcel #952810-1425: New eight row house structures located at 420 NE 73rd Place started construction in July of 2016 and will be complete in 2017.

420 NE 73rd PL



Green Lake Estate Apartments - 7440 E Green Lake Drive N

Parcel #288320-0130: Permit and plans were issued to demolish the SFR house located at 7440 E Green Lake Drive N and construct the Green Lake Estate Apartments. It's a three-story project for six apartment units and basement-parking for 12 vehicles. The former SFR house was demolished in December of 2016 and land clearing plus excavation has begun for the new structure.



Meter Apartment – 417 NE 73rd St

Parcel #952810-1455: A permit has been issued to construct the Meter Apartment Building at the parking lot located at 417 NE 73rd Street. The structure will be a six-story mixed-use apartment building consisting of 45 residential units, street-level retail space of 1,389 square feet, and a two-level below grade parking garage.



442 NE Maple Leaf Place

Parcel #952810-1245: A permit application was submitted to the City of Seattle to demolish the existing six unit apartment building located at 442 NE Maple Leaf Place and replace it with a new four-story apartment structure that will consist of 42 units and below grade parking for 24 vehicles.

Physical Inspection Identification:

WAC 458-07-015 requires each property to be physically inspected at least once during a six-year revaluation cycle. At a minimum, an exterior observation of the properties is made to verify the accuracy and completeness of property characteristic data that affect value. Property records are updated in accordance with the findings of the physical inspection. Areas 19-60 and 75% of area 19-20 were physically inspected for the 2017 assessment year. The inspection area comprised 426 parcels, or approximately 27.52 % of the 1548 total parcels located in Area 19 (not including specialty improvements and government-owned properties). A list of the physically inspected parcels is included in the addendum of this report.

Tenants and owners of these parcels were also interviewed for income data or sales verification when possible. Survey letters were sent to all owners in the physical inspection area prior to the field inspection. The return rate was very small. Several properties in this area have older leases.

SCOPE OF DATA

Land Value Data: Land market sales from 01/01/2014 through 02/07/2017 were given primary consideration for valuing land. There were 72 market land sales in Area 19 during this period. Sales in adjacent Commercial Areas (Area 10, Area 17 and Area 20) and residential teardown sales in close proximity were also considered. Those sales are in their respective area revaluation reports. The sales verified as “good” were coded “Y” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

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

The primary unit of comparison considered was based on price per square foot of land area. “Shell” sales, interim use sales, tear down sales, and land transactions that included plans and permits were considered in the analysis of the land values. The comparative sales approach generally is considered the most reliable method for land valuation. Zoning, location, and site size were primary variables considered in the valuation process. Changes were made based on recent land sales and to achieve equalization in neighborhoods in accordance with zoning, size and location. In the absence of sales in a neighborhood, sales in other similar neighborhoods were considered. Appraiser judgment prevails in all decisions regarding individual parcel valuation. The appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

LAND VALUE

Land Sales, Analysis, Conclusions

The Seattle market has experienced upward pressure on land values in the last three years. Within Geographic Area 19, there were approximately 72 verified commercial land sales that occurred during the last three years that were utilized for the 2017 revalue. There were twenty (20) sales in 2014, seventeen (17) sales in 2015, thirty-three (33) sales in 2016, and two (2) in 2017. The sales represent a mix of commercial, industrial, multi-family and residential zones. In the absence of sales in a given area, land sales from nearby neighborhoods were considered. Several residential teardown land sales with multi-family zoning also support area land values. There are numerous new building permits in the pipeline. Area 19 has seen a healthy increase in land values because it includes the extremely popular areas of Ballard, Fremont, Phinney Ridge, Greenwood, Crown Hill, and Greenlake.

Recorded sales showed price variations based on zoning, location, traffic and utility of individual sites. New land values are also based on similar zoning designation sales found elsewhere in the city. A list of Area 19 land sales used to develop the land model and those considered not reflective of market value are included in the following sections. Land sales in geographic areas adjacent to area 19 were also reviewed and considered. They include Commercial Area 10, Commercial Area 17 and Commercial Area 20. The residential teardown sales considered for area 19 include Residential areas 6, 19, 39, 42, 43 and 82. A list of those sales is available in the King County Area Reports for their respective areas. There have been several land sales that have been segregated and many transferred to the Residential Department after single-family improvements were built. During and after the model development, field inspections were conducted to review values as necessary.

The recommended land value for the 2017 assessment year resulted in a total change from the 2016 assessments of +14.35%. The total assessed land value for the 2016 assessment year for Area 19, including specialty land, is \$2,785,145,700. The total assessed land value for the 2017 assessment year for area 19, including Specialty land, is \$3,184,875,600.

CHANGE IN ASSESSED LAND VALUE BY AREA*

Neighborhood	2016 Land Value	2017 Land Value	% Change
19-10	\$875,479,300	\$1,021,747,600	16.71 %
19-20	\$610,316,800	\$673,514,900	10.35 %
19-40	\$460,744,000	\$537,633,000	16.69 %
19-50	\$595,904,000	\$679,106,800	13.96 %
19-60	\$242,701,600	\$272,873,300	12.43 %
TOTAL	\$2,785,145,700	\$3,184,875,600	14.35 %

*These land value conclusions include specialty parcels, and exclude government owned parcels.

Neighborhoods and Sales:

Ballard: Area 19-10

This neighborhood includes the historic district and downtown business center of Ballard. The following is a summary of the land sales according to use and their respective sales price per square foot in this neighborhood. The 25 land transactions sold with older improvements that were torn down or have demolition permits for redevelopment purposes of new mixed-use structures, live/work units and even residential townhouse buildings. There are twenty (20) commercial zoned land sales, four (4) multi-family zoned land sales and one (1) industrial zoned land sale. As of September 9, 2016, the City of Seattle Zoning Ordinance 125125 approved, changed and upgraded zoning classifications on 18 of these land sales after the closing date. Land sales of RC (Residential Improvements on Commercial Zoned Land) properties and sales from neighboring areas were also considered as a basis for determining land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area				
019	010	117500	0801	4,733	2791346	\$771,000	04/19/16	\$162.90		4 UNIT APT	LR3	1
019	010	276760	4045	4,650	2651886	\$650,000	01/29/14	\$139.78		Proposed New Rooming House	LR3	1
019	010	276760	4525	5,000	2804728	\$820,000	06/14/16	\$164.00		BARBER SHOP ATTACHED TO SFR	NC3-40	1
019	010	276770	0035	5,000	2671313	\$500,000	05/21/14	\$100.00		Duplex	LR3	1
019	010	276770	0040	5,000	2687354	\$705,000	08/22/14	\$141.00		duplex	LR3	1
019	010	276770	0270	22,800	2761561	\$6,100,000	10/15/15	\$267.54		WIGGEN & SONS FUNERAL HOME	NC3-65	1
019	010	276770	0295	7,800	2832626	\$3,225,000	10/31/16	\$413.46		U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2
019	010	276770	0395	5,000	2676411	\$910,000	06/20/14	\$182.00		5 UNIT APT	NC3-65	1
019	010	276770	0425	2,250	2739916	\$600,000	06/17/15	\$266.67		5611 17th Ave NW SFR	NC3-65	1
019	010	276770	0426	2,750	2739914	\$600,000	06/17/15	\$218.18		5617 17th Ave NW SFR	NC3-65	1
019	010	276770	0430	15,000	2827586	\$5,100,000	10/11/16	\$340.00		BALLARD DENTAL ARTS	NC3-65	1
019	010	276770	0445	15,000	2827578	\$5,000,000	10/11/16	\$333.33		THE FORUM OFFICE BUILDING	NC3-65	1
019	010	276770	0615	7,800	2737506	\$2,300,000	06/15/15	\$294.87		MARGARET MATTHEWS CPA	NC3-85	2
019	010	276770	0770	4,750	2774996	\$1,200,000	01/06/16	\$252.63		SFR house	NC3-85	1
019	010	276770	0775	4,750	2774985	\$1,600,000	01/06/16	\$336.84		7 UNIT APT	NC3-85	1
019	010	276770	0780	4,750	2774987	\$1,250,000	01/06/16	\$263.16		New Mixed Use Apartment	NC3-85	1
019	010	276770	0790	9,500	2775008	\$3,500,000	01/06/16	\$368.42		DUPLEX USED AS OFFICE	NC3-85	2
019	010	276770	0795	4,750	2774988	\$1,550,000	01/06/16	\$326.32		Parking Lot for Accounts #276770-080	NC3-85	1
019	010	276770	1535	5,000	2781187	\$874,000	02/17/16	\$174.80		ARCHITECT'S OFFICE	C1-65	1
019	010	276770	1650	14,270	2681714	\$1,850,000	07/29/14	\$129.64		JUBILEE FISHERIES	C1-65	1
019	010	276770	3505	8,800	2793722	\$2,400,000	04/27/16	\$272.73		FLEURY'S AMERICAN CAR CARE C	C1-65	1
019	010	276810	0365	12,380	2707127	\$4,427,793	12/22/14	\$357.66		PARKING FOR ACCOUNT #276810-0	C1-65	2
019	010	276810	0465	25,000	2707123	\$6,641,689	12/23/14	\$265.67		BURGER KING	C1-65	1
019	010	276810	0477	10,572	2707126	\$5,180,518	12/23/14	\$490.02		SHELL FOOD MART	C1-65	1
019	010	867340	0200	15,368	2652837	\$1,610,000	01/27/14	\$104.76		Awaiting for Proposed New Retail/Offic	IB U/45	1

E #2791346 recorded parcel #117500-0801 located at 3029 NW 56th Street, Seattle, WA that sold for \$771,000 on April 19, 2016 with a 1945 fourplex onsite to a land developer. A permit was issued to demolished the old building and construct new townhouses. It was verified as a land sale containing a land area of 4,733 square feet with zoning classification of Low-Rise 3 (LR3).

E#2651886 recorded parcel #276760-4045 located at 2418 NW 58th Street, Seattle, WA that sold for \$650,000 on January 29, 2014 with a 1906 SFR house on site that was subsequently demolished. Permits were approved and issued for a new structure on April of 2014 and construction began on a new four-story wood frame micro studio congregate rooming building with 42 units on June of 2015. It was verified as land sale with an area of 4,650 square feet with zoning classification of Low-Rise 3 (LR3).

E#2804728 recorded parcel #276760-4525 located at 1501 NW 59th Street, Seattle, WA sold for \$820,000 on June 14, 2016 with a 1900 year built low-cost wood frame barbershop attached to a SFR house in poor condition. The buyer is a land developer who is planning to demolish the low-cost improvements to build a new mixed-use structure with 18 apartment units. The work is in the review and permitting process. This transaction was verified as a land sale containing an area of 5,000 square feet and zoning classification of Neighborhood Commercial 3 with 40 feet height limits (NC3-40).

E#2671313 recorded parcel #276770-0035 located at 2421 NW 57th Street, Seattle, WA that sold for \$500,000 on May 21, 2014. The site had 5,000 square feet with Lowrise-3 (LR3) zoning and a 1963 duplex that was demolished in September of 2014. New townhouses were subsequently constructed. The site was segregated into four new parcels: #276770-0034, #276770-0036 and #276770-0037 from the parent parcel #276770-0035 on June 9, 2015.

E#2687354 recorded parcel #276770-0040 located at 2417 NW 57th Street, Seattle, WA that sold for \$705,000 on August 22, 2014 with an area of 5,000 square feet, Lowrise-3 (LR3) zoning and a 1963-year duplex that's slated for demolition in 2017 to construct a four-story micro-studio apartment building with 27 units. Permits and plans are being reviewed by the City of Seattle.

E#2761561 recorded with parcel #276770-0270 located at 2003 NW 57th Street, Seattle, WA that sold for \$6,100,000 on October 15, 2015. The site contains a land area of 22,800 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning with a structure known as Wiggin and Son Funeral Home which was subsequently demolished in December of 2015 to construct a new mixed-use apartment building called Modera that is near completion. It was verified that it sold as a land sale.

E#2832626 recorded with parcels: #276770-0295 and #276770-0300 located at 5601 20th Avenue NW, Seattle, WA that sold for \$3,225,000 with plans and permits on October 31, 2016 and according to the seller's representative, these fees amounted to approximately \$300,000. After deducting this figure, the adjusted price per square foot is \$375. The combined land area was 7,800 square feet and there is still a 1910 two-story retail building on the site though a permit has been issued for its demolition in order to construct a new mixed-use apartment building called the Saltworks. The two parcels had previously sold for \$1,400,000 on September 27, 2013 with recording number E#2633296. The seller's developing company has had numerous projects in progress and felt they might not be able to start construction within the 5-year bank loan term limitation; therefore, due to the construction time constraints, they sold. Both transactions were verified as land sales.

E# 2676411 recorded parcel #276770-0395 located at 1731 NW 57th Street, Seattle, WA that sold for \$910,000 on June 20, 2014. The land area consisted of 5,000 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. A small 1965 five-unit apartment building onsite was demolished in July of 2016 and construction began on a new 48-unit multi-family structure.

E#2739916 recorded parcel #276770-0425 located at 5611 NW 17th Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The site's land area was 2,250 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. There is a 1920 home onsite that will be demolished in 2017 to construct a 60-unit apartment building on the subject parcel as well as 276770-0426; which the buyer also purchased for \$600,000 on June 17, 2015. The combined total land area will be 5,000 square feet.

E#2739914 recorded parcel #276770-0426 located at 5617 NW 17th Street, Seattle, WA that sold for \$600,000 on June 17, 2015. The land area was 2,750 square feet with Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. The existing 1936 single-family home on site will be demolished. See E#2739916 above for additional information.

E#2827586 recorded parcel #276770-0430 located at 1700 NW 56th Street, Seattle, WA that sold for \$5,100,000 on October 11, 2016. The land area consists of 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. At the time of sale, the property was improved with a vacant 1974 built 4,425 square foot dental office which the buyer intends to demolish and construct a new mixed-use 73-unit apartment building that is currently in the permitting and planning stages. They also purchased the adjacent site, parcel #276770-0445, for \$5,000,000 on October 11, 2016 for this project. This sale is for the project referenced below on E#2827578.

E#2827578 recorded parcel #276770-0445 located at 1718 NW 56th Street, Seattle, WA that sold for \$5,000,000 on October 11, 2016. The site has 15,000 square feet and Neighborhood Commercial 3 with 65 feet height limits (NC3-65) zoning. There is a vacant 1978 office building with 12,993 square foot onsite that is intended for demolition. This sale is for the project referenced above on E#2827586.

E#2737506 involved two parcels #276770-0615 and #276770-616 located at 5512 and 5516 17th Avenue NW, Seattle, WA. The sales price was \$2,300,000 for a total land area of 7,800 square feet with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning classification. The two sites contain an older office building that will be torn down to construct a seven-story building with 84 residential units.

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,200,000. It has a land area of 4,750 square feet and it is zoned classification Neighborhood Commercial 3 with 85 feet height limits (NC3-85). The 1910 year built duplex on site was demolished in July of 2016.

On January 6, 2016, a land developer purchased the following six parcels: #276770-0770, #276770-0775, #276770-0780, #276770-0785, #276770-0790, and #276770-0795. The total land area is 28,500 square feet with a combined sales price of \$9,100,000 reflecting \$319 per square foot. Each sold with a structure that was subsequently demolished and plans are to construct a new mixed-use apartment on the six-parcel site. See the following excise tax affidavits below:

E#2774996 recorded parcel #276770-0770 located at 1701 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,200,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1910-built single family home onsite was demolished in June of 2016.

E#2774985 recorded parcel #276770-0775 located at 1723 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,600,000. The site contains an area of 4,750 square feet and has land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). A 1941 built seven-unit apartment on site was demolished in June of 2016.

E#2774987 recorded parcel #276770-0780 located at 1717 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,250,000. The land area is 4,750 square feet in size and with Neighborhood Commercial 3 with 85 feet height limits (NC3-85) zoning. It was sold with a 1916 single-family house that was demolished in June of 2016.

E#2775008 is a two parcel, #276770-0785 and #276770-0790, sale located at 1701-1711 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$3,500,000. The property site contains a land area of 9,500 square feet with land-zoning classification of Neighborhood Commercial 3 with 85 feet height limits (NC3-85). There were two 1944 duplexes onsite that were demolished in June of 2016.

E#2774988 recorded parcel #276770-0795 a parking lot located at 1701 NW 56th Street, Seattle, WA that sold on January 6, 2016 for \$1,550,000. The land area is 4,750 square feet with Neighborhood Commercial 3 with 85 feet height limit (NC3-85) zoning.

E#2781187 recorded parcel #276770-1535 located at 1514 NW 52nd Street, Seattle, WA that sold for \$874,000 on February 17, 2016. The property is 5,000 square feet in size and it is zoned Commercial 1 with 65 feet height limits (C1-65). Included in the sale is a 1906 year built low-cost single family house structure that will be demolished in 2017 to construct a new 60 unit congregate rooming house.

E# 2681714 recorded parcel #276770-1650 located at 1516 NW 51st Street sold on 7/29/2014 for \$1,850,000. The land area was 14,270 square feet and it was zoned Commercial 1 with 65 feet height limits (C1-65). It sold with a 1922 low-cost small storage warehouse, which was subsequently demolished, and construction began on a 90 unit mixed use apartment building called Vive Ballard which was completed in 2016.

E#2793722 recorded parcel #276770-3505 located at 5244 Leary Avenue NW, Seattle, WA that sold for \$2,400,000 on April 27, 2016. The zoning classification is Commercial 1 with 65 feet height limits (C1-65) with a land area of 8,800 square feet plus two small 1926 and 1929 built garage repair shops that are slated for demolition to construct a new hotel.

Martin Selig Real Estate Developer and Management Company purchased the following four parcels: #276810-0365, #276810-0375, #276810-0465, and #276810-0477. The total land area is 47,952 square feet with a combined sales price is \$16,250,000 reflecting a price per square foot of \$339. Each parcel was improved with an older structure and all

were demolished in December of 2016. Preparations have begun for a 240,000 square feet, 5-story office building. Each parcel's sale was recorded independently in the following three excise tax affidavits below:

E#2707127 recorded two parcels: #276810-0365 and #276810-0375 located at 1445 NW 56th Street, Seattle, WA that sold for \$4,427,793 on December 22, 2014. The two parcels contain a total land area of 12,380 square feet with zoning classification of Commercial 1 with 65 feet height limits (C1-65). The 1962 office building onsite was demolished in December of 2016.

E#2707123 recorded parcel #276810-0465 located at 1432 NW Market Street, Seattle, WA that sold for \$6,641,689 on December 23, 2014 with a total land area of 25,000 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. The 1979 Burger King Restaurant onsite was demolished in September of 2016.

E#2707126 recorded parcel #276810-0477 located at 1448 NW Market Street, Seattle, WA that sold for \$5,180,518 on December 23, 2014 with a total land area of 10,572 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. The property was sold with a 1984 year built Shell Gas Station and Food Mart that has since been demolished.

E# 2652837 recorded parcel #867340-0200 located at 2654 NW Market Street, Seattle WA, which sold for \$1,610,000 on January 27, 2014. This vacant lot has a land area of 15,368 square feet and it is zoned Industrial Buffer Unlimited with 45 feet height limits (IBU/45). It was on the market for approximately 191 days. A former gas station on the site had been demolished and prior plans for retail and office space had expired. The new owner will build a two-story 11,700 square foot retail/industrial building with underground parking and permits were filed after the sale closed.

Fremont: Area 19-20

This area has seven land sales: three are zoned commercial, one is zoned multi-family and three are zoned industrial.

SP / Ld.											
Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	Area	Property Name	Zone	Par. Ct.
019	020	251600	0232	1,342	2759153	\$175,000	09/29/15	\$130.40	vacant land	C1-40	1
019	020	276830	0925	18,730	2668088	\$2,498,000	05/13/14	\$133.37	LOUIES CUISINE OF CHINA	C1-65	1
019	020	276830	1755	7,492	2668084	\$750,000	05/13/14	\$100.11	restaurant PARKING	IG2 U/65	1
019	020	276830	2310	8,800	2815977	\$995,000	08/10/16	\$113.07	NOBLE METALS INC	IG2 U/65	1
019	020	276830	2930	80,400	2772457	\$16,999,900	12/17/15	\$211.44	DEPT OF SOCIAL & HEALTH SERVICE	IG2 U/65	1
019	020	569500	0155	5,179	2731608	\$725,000	05/19/15	\$139.99	SWINGSIDE CAFE	LR3 RC	1
019	020	952110	1071	700	2702645	\$26,500	11/21/14	\$37.86	VACANT COMMERCIAL LOT	C1-40	1

E#2759153 recorded parcel #251600-0232 located at 4204 Leary Way NW, Seattle, WA that sold for \$175,000 on September 29, 2015. The site is a triangular lot with 1,342 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. A new two-story 1,430 square foot medical office called Leary Way Wellness Center began construction in January of 2016 and is now open for business.

E#2668084 recorded parcel #276830-1755 and E#2668088 was for parcel #276830-0925. These two transactions occurred on May 13, 2014 and the sites are located across the street from one another with addresses of 5020 and 5100 15th Ave NW, Seattle, WA. They had been listed for sale since 2012. Parcel #276830-0925 was a vacant boarded-up Chinese restaurant with a land area of 18,730 square feet and Commercial 1 with 65 feet height limits (C1-65) zoning. Parcel #276830-1755 was a parking lot that serviced the restaurant with a land area of 7,492 square feet and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. Both parcels are now back on the market as land listings. The asking prices are \$1,250,000 for 276830-1755 and \$4,995,000 for #276830-0925, which is being marketed as a site for a 150-unit apartment. The former restaurant, parcel #276830-0925, has had some tenant improvements and its interim use is that of a multi-purpose retail store until it is sold to another developer.

E#2815977 recorded parcel #276830-2310 located at 928 NW Leary Way, Seattle, WA that sold for \$995,000 on August 10, 2016. It is a vacant lot with an area of 8,800 square feet and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. The initial listing had an asking price of \$1,200,000 and it had been on the market since January 29, 2014.

E#2772457 recorded parcel #276830-2930 located at 907 NW Ballard Way, Seattle, WA, which sold for \$16,999,900 with a land area of 80,400 square feet, and Industrial General 2 Unlimited with 65 feet height limits (IG2 U/65) zoning. It was the former Washington State Department of Social and Health Office Building which is in the process of demolition to construct a new line retail structure. The property was subdivided into two lots on May 25, 2016, adding the new parcel #276830-2931 with a land area of 28,951 square feet. The existing parent parcel #276830-2930 is now 51,351 square feet in size. The proposed new line retail will be constructed on the new tax parcel #276830-2931 and #276830-2930 will serve as parking for the retail patrons as well as any future development.

E#2731608 recorded parcel #569500-0155 located at 4212 Fremont Avenue N, Seattle, WA that sold on May 19, 2015 for \$725,000 with a land area of 5,179 square feet and Lowrise-3 Residential/Commercial (LR3 R/C) zoning. The two small onsite improvements were torn down to make room for new townhouses.

E#2702645 recorded parcel #952110-1071 is 700 square foot of land area that served as an easement right-of-way. The land strip sold for \$26,500 on November 21, 2014. It had previously sold on January of 2013 for \$21,000 at \$30 per square foot. This parcel has size, location and access issues.

Greenwood/Phinney Ridge: Area 19-40

The Greenwood/Phinney Ridge Area had 14 land sales with one in 2014, four occurred in 2015, eight sold in 2016, and one on January 3, 2017.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
019	040	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND	C1-65	1
019	040	099300	1715	19,000	2787471	\$1,452,000	03/31/16	\$76.42	DAY-NITE TOWING	C1-65	1
019	040	153230	0095	17,776	2807505	\$1,500,000	07/06/16	\$84.38	AURORA AUTO WRECKING	C2-65	2
019	040	153230	0205	51,918	2844562	\$3,835,000	01/03/17	\$73.87	AURORA AUTO WRECKING	C1-40	3
019	040	287710	4085	16,958	2776026	\$2,800,000	01/14/16	\$165.11	Former OROWHEAT BAKERY	NC2-40	3
019	040	312604	9034	33,743	2807517	\$2,200,000	07/06/16	\$65.20	KLOSE-IN MOTEL	C2-65	1
019	040	336240	1476	30,753	2733797	\$2,600,000	06/01/15	\$84.54	ZION LUTHERAN CHURCH	SF 5000	8
019	040	339290	0005	16,553	2724323	\$1,500,000	04/15/15	\$90.62	METROPOLITAN MOTORS LLC (USE	C1-40	1
019	040	362603	9057	22,261	2802670	\$2,700,000	06/14/16	\$121.29	VOLUNTEERS OF AMERICA WESTE	C1-40	2
019	040	946520	0010	9,448	2800528	\$700,000	06/01/16	\$74.09	OPEN OFFICE	C1-40	1
019	040	946520	0017	8,268	2806467	\$1,475,000	06/22/16	\$178.40	APT & OFFICE	C1-40	1
019	040	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION,RELININ	C1-40	1
019	040	946820	0032	8,036	2738973	\$1,800,000	06/23/15	\$223.99	KORT HAUS & STUMBLING GOAT BI	NC2-40	1
019	040	952310	1490	7,600	2802762	\$1,450,000	06/08/16	\$190.79	STOREFRONT AND SFR HOUSE (ON	LR3 RC	1

E#2734387 recorded parcel #099300-0645 located at 8820 Aurora Avenue N, Seattle, WA which sold for \$1,558,000 on May 29, 2015. It is a 19,000 square foot vacant lot with Commercial 1 with 65 feet height limits (C1-65) zoning. The asking price was \$1,295,000 and market time was 715 days with multiple offers for the property.

E# 2787471 sold for \$1,452,000 on March 31, 2016. The property is accessible on Aurora Avenue N and Nesbit Avenue N. It is a raw vacant lot with 19,000 square feet and it is zoned Commercial 1 with 65 feet height limits (C1-65). The initial asking price was \$1,495,000 in 2013; it was then reduced \$1,395,000 in 2014 and finally \$1,300,000 in 2015. After the final reduction, multiple offers bid the price up.

E#2807505 recorded two parcels #153230-0095 and #153230-0105 known as Aurora Auto Wrecking located at 954 Aurora Avenue N, Seattle, WA that sold for \$1,500,000 on July 6, 2016. The two parcels contain a total land area of 17,776 square feet and are zoned Commercial 2 with 65 feet height limits (C2-65). The onsite 1900 year built low-cost one-story wood frame storage building has been demolished to construct a new mini-storage warehouse. The buyer also purchased the adjacent property, the vacant low-cost Klose-In Motel, located at 9309 Aurora Avenue N for \$2,200,000 on July 6, 2016. The new mini-storage warehouse will be constructed on parcels #153230-0095 and #312604-9034 on a total land area of 51,519 square feet.

E#2807517 recorded parcel #312604-9034, the vacant Klose-In Motel located at 9309 Aurora Avenue N, Seattle, WA that sold for \$2,200,000 on July 6, 2016 to the same buyer of parcel#153230-0095 for \$1,500,000 on July 6, 2016. The property contains a total land area of 33,743 square feet with two zoning classifications of Commercial 2 with 65 feet height limits (C2-65) and Lowrise-2 (LR2). The property allocation of its dual land zoning classifications are: the side facing Aurora Avenue N has 26,841 square feet is zoned C2-65 and the side on Linden Avenue N contains a land area of 6,902 square feet is zoned LR2. The new mini-storage warehouse will stretch into parcel #153230-0095.

E#2776026 recorded three parcels, #287710-4085, #287710-4100 and #287710-4127, located at 7005 Greenwood Avenue N, Seattle, WA which sold for \$2,800,000 on January 14, 2016. The combined total area is 16,958 square feet in size. Parcels #287710-4085 and #287710-4100, with a land area 12,188 square feet, are zoned Neighborhood Commercial 2 with 40 feet height limit. Parcel #287710-4127 with 4,770 square feet is zoned Single Family 5000 (SF5000).

E#2733797 recorded with eight parcels located at 7103, 7119, and 7119 Aurora Avenue N, Seattle, WA that sold for \$2,600,000 on June 1, 2015. The eight parcels are #336240-1460, #336240-1470, #336240-1476, #336240-1472, #336240-1474, #336240-1478, #336240-1480 and #336240-1482. The total land area is 30,753 square feet with zoning classification of Single Family 5000 (SF5000). There were three structures on these sites, the Zion Lutheran church plus two single-family residences, and all will be demolished to build new single-family dwellings.

E#2724323 recorded parcel #339290-0005 located at 8228 Green Lake Drive N, Seattle, WA that sold for \$1,500,000 on April 15, 2015. This parcel was a car lot with 16,553 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. The small 596 square foot sales office will be demolished to accommodate a four-story mixed-use building with 65 residential units and 4 work-lofts plus 36 parking stalls.

E#2802670 consisted of two parcels, #362603-9057 and #362603-9058, located at 9039 and 9041 Greenwood Avenue N, Seattle, WA that sold for \$2,700,000 on June 14, 2016. The total land area is 22,261 square feet in size with Commercial 1 with 40 feet height limits (C1-40) zoning classification. The two-onsite storage warehouses will be demolished to construct a new six-story mixed use live/work and apartment building with street level commercial space. The new structure is currently in the planning and permitting stages.

E#2800528 recorded parcel #946520-0010 located at 9252 Greenwood Avenue N, Seattle, WA that sold for \$700,000 on June 1, 2016. The property contains a land area of 9,448 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The existing vacant low-cost wood frame office/retail building constructed in 1949 with 1,788 square foot will be demolished to erect a new mixed-use structure that will encompass the adjacent parcel #946520-0017 located at 9240 Greenwood Avenue N, which the buyer also purchased for \$1,475,000 on June 22, 2016. The two sites have a combined land area of 17,716 square feet for a total sales price of \$2,175,000 reflecting a price per square foot of \$123. The two sites were marketed for land value with a combined asking price of \$2,100,000 and spent 24 days on the market.

E#2806467 recorded parcel #946520-0017 located at 9240 Greenwood Avenue N, Seattle, WA which sold for \$1,475,000 on June 22, 2016. The property has a land area of 8,268 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). The site contains a 1962 year built eight-unit apartment building. See further details on E#2800528 above.

E#2686239 recorded parcel #946520-0180 located at 9002 Greenwood Avenue N, Seattle, WA that sold for \$605,000 on August 8, 2014. The property has 6,365 square feet and is zoned Commercial 1 with 40 feet height limits (C1-40). There is a low-cost 600 square feet retail building in tear down condition and preparations are under way to demolish the existing retail structure and construct a new four-story efficiency micro studio apartment building.

E#2738973 recorded parcel #946820-0032 located at 6726 Greenwood Avenue N, Seattle, WA that sold for \$1,800,000 on June 23, 2015. The property size is 8,036 square feet and it is zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). There is a 1927 multiple tenant retail/restaurant building with 4,000 square feet that will be demolished to erect a new mixed-use multi-family structure. Plans and permits are in the review process.

E#2802762 recorded parcel #952310-1490 located at 6417 Phinney Avenue N, Seattle, WA that sold for \$1,450,000 on June 8, 2016. The property contains a land area of 7,600 square feet and is zoned Lowrise-3 Residential/Commercial (LR3 R/C). The existing retail store and single family home will be demolished to construct seven new townhouse units. The site was segregated on December 6, 2016 into two lots with the new parcel #952310-1492 at 2,661 square feet of land area and the existing parent parcel has now been reduced to 4,940 square feet.

E#2844562 recorded three parcels: #554130-0005, #153230-0205 and #153230-0195 located at 9225 Aurora Avenue N and 939 N 93rd Street and sold for \$3,835,000 on January 3, 2017. The total land area is 51,918 square feet and it is zoned Commercial 1 with 40 feet height limits (C1-40). According to the agent, these properties may contain some contamination due to the existing auto wrecking yard and storage. The owner has not tested the properties for contamination. They were listed for sale with an asking price of \$3,950,000 on March 14, 2014. The buyer has applied for permits to demolish the old buildings and construct a storage warehouse for an equipment and tools rental business.

Crown Hill: Area 19-50

There were 24 land sales in this area during this period: six (6) sales in 2014, six (6) sales in 2015, eleven (11) sales in 2016, and one (1) closed sale in 2017. This neighborhood has become very active in recent years due to its proximity to downtown and more affordable land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.		Property Name	Zone	Par. Ct.
								Area				
019	050	046100	2975	2,875	2758666	\$460,000	09/23/15	\$160.00		COSMOPOLITAN KIDS CHILDREN'S	LR2 RC	1
019	050	123200	1180	9,996	2848220	\$1,500,000	02/07/17	\$150.06		DUPLEX	NC2-40	2
019	050	186240	0235	27,120	2839546	\$1,100,000	12/07/16	\$40.56		CROWN HILL WESLYAN CHURCH	SF 5000	3
019	050	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67		QUEEN ANNE AUTO BODY REPAIR	C1-40	2
019	050	202870	0046	3,662	2670785	\$470,000	05/20/14	\$128.35		Proposed Live/Work Townhouse	NC1-30	2
019	050	276760	0345	4,996	2685182	\$545,000	08/04/14	\$109.09		GRACE GOSPEL CHAPEL	LR1	1
019	050	276760	0975	10,000	2727934	\$1,625,000	04/22/15	\$162.50		FIRST MUTUAL BANK	NC3-40	1
019	050	276760	1101	6,000	2764403	\$900,000	10/14/15	\$150.00		4 PLEX	LR1	1
019	050	276760	1101	6,000	2793818	\$1,240,000	04/20/16	\$206.67		4 PLEX	LR1	1
019	050	276960	1565	8,000	2809705	\$1,200,000	07/12/16	\$150.00		PARKING LOT BOAT SALES	NC2P-30	1
019	050	276960	1865	12,750	2764822	\$1,320,000	10/29/15	\$103.53		STG-NICKS' BOATS & MOTORS	NC2P-30	2
019	050	277660	0113	5,310	2701486	\$595,000	11/03/14	\$112.05		SFR House structure converted to Res	NC2-40	1
019	050	305270	0050	3,750	2827577	\$600,000	10/05/16	\$160.00		SFR House	NC2-40	1
019	050	305270	0080	3,750	2655707	\$375,000	02/20/14	\$100.00		CITY NAILS	NC2-40	1
019	050	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00		warehouse	C1-30	1
019	050	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05		Former CROWN LUTHERAN CHURCH	C1-40	2
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01		BENTO SUSHI	NC3P-40	2
019	050	349130	0011	10,663	2776961	\$1,750,000	01/15/16	\$164.12		New Red Sun Market	NC2P-40	2
019	050	690820	0200	8,006	2777357	\$2,000,000	01/15/16	\$249.81		MIXED USE APARTMENT	NC1-30	1
019	050	755080	0736	5,000	2728715	\$600,000	05/06/15	\$120.00		SFR House	NC1-30	1
019	050	758870	0055	17,553	2837383	\$2,425,000	11/09/16	\$138.15		Law Offices	NC2-40	3
019	050	758870	0200	8,165	2811097	\$1,100,000	07/12/16	\$134.72		Pepe's Mexican Restaurant	NC3P-40	1
019	050	774800	0005	10,170	2795233	\$1,085,000	05/04/16	\$106.69		THE GREENER CLEANER	NC2P-40	2
019	050	937630	0830	10,054	2812077	\$1,300,000	07/25/16	\$129.30		HOME AND GARDEN ART	LR2 RC	1

E#2758666 recorded parcel #046100-2975 located at 1468 NW 70th Street, Seattle, WA that sold for \$460,000 on September 23, 2015 with 2,875 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning. It was improved with a single family home, which was used as a daycare and a detached garage that had been converted into a small office. Both structures were subsequently demolished on July 17, 2016 and the site was platted into three parcels. Construction has begun on a three-unit residential townhouse development.

E#2839546 is the Crown Hill Wesleyan Church property located at 9202-9204 11th Avenue NW, Seattle, WA that sold for \$1,100,000 on December 7, 2016. This transaction includes parcels #186240-0235 and #186240-0251 which add up to 27,120 square feet and zoning classification of Single Family 5000 (SF5000). The two existing buildings, a 1928 year built church and a 1926 single family house, will be demolished to construct five or six single family dwellings. The parcel subdivision and short platting are now in progress.

E#2701694 involves parcels #186240-0411 and #186240-0423 located at 9072 Holman Road NW, Seattle, WA, sold for \$3,999,600 on November 12, 2014. The combined total land area is 36,468 square feet and Commercial 1 with 40 feet height limits (C1-40) zoning. The former site improvements, two garage repair shops and a single family home, were demolished in November of 2015 to construct a new mixed-use apartment building called Conam Crown Hill with 131 units and is now near completion.

E#2670785 recorded parcel #202870-0046 and 202870-0047 located at 819 NW 70th Street, Seattle, WA which sold for \$470,000 on May 20, 2014 with a total land area of 3,662 square feet and Neighborhood Commercial 1 with 30 feet height limits (NC1-30) zoning. The single-family home onsite was demolished on May 5, 2015 and the parcel was subdivided into six lots for new live/work townhouse units which were completed on June 15, 2016.

E#2685182 recorded parcel #276760-0345 located at 2052 NW 64th Street, Seattle, WA that sold for \$545,000 on August 4, 2014. The site is zoned Lowrise-1 (LR1) and has 4,996 square feet with a 1906-year built one-story church that was later demolished. The parcel was subsequently platted into four lots on June 11, 2015 to construct new townhouses that are now complete.

E#2727934 recorded parcel #276760-0975 located at 6301 15th Avenue NW, Seattle, WA that sold for \$1,625,000 on April 22, 2015 with a land area of 10,000 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning. The former bank structure was demolished on December 12, 2016 and the site is in preparations to construct a new four-story mixed-use apartment with 61 residential units.

E#2764403 recorded parcel #276760-1101 located at 1703 NW 64th Street, Seattle, WA that sold for \$900,000 on October 14, 2015 with a land area of 6,000 square feet and a 1947 year built fourplex. It resold as a land sale on April 20, 2016 for \$1,240,000 recorded under E#2793818. The building has since been demolished and the site was platted into seven parcels for new townhouses in July of 2016.

E#2809705 recorded parcel #276960-1565 located at 6255 7th Avenue NW, Seattle, WA that sold for \$1,200,000 on September 12, 2016. This vacant site serves as a parking lot to the Goodwill located on the neighboring parcel #276960-1475 while generating a NNN ground lease that expires soon. It has 8,000 square feet and it's zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was listed for sale on March 4, 2016 with an asking price of \$1,500,000. The buyer will construct a new structure once the ground lease expires.

E#2764822 recorded two parcels #276960-1865 and #276960-1900 located at 607-615 NW 65th Street, Seattle, WA, which sold for \$1,320,000 on October 29, 2015. These vacant sites have a total land area of 12,750 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 30 feet height limits (NC2P-30). It was first listed in July of 2013 with an asking price of \$1,295,000.

E# 2701486 recorded parcel #277660-0113 located at 1402 NW 85th Street, Seattle, WA on November 3, 2014 for \$595,000 with a land area of 5,310 square feet and Neighborhood Commercial 2 with 40 feet height limits (NC2-40) zoning. The single-family home onsite, which had been converted to a restaurant, was subsequently razed. The lot was platted into six parcels and four row houses plus two live-work units were constructed and subsequently completed in July of 2016.

E#2827577 recorded parcel #305270-0050 located at 6738 15th Avenue NW, Seattle, WA that sold for \$600,000 on October 5, 2016 with a land area of 3,750 square feet and Neighborhood Commercial 2 with 40 feet height limits (NC2-40) zoning. The site was

improved with a 1919 year built single family home that had been used as a commercial business and remains under a lease contract. It was listed on August 8, 2016 with an asking price of \$629,000. The buyer paid all cash and plans to demolish the existing building and redevelop with a new multifamily structure once the existing lease expires.

E# 2655707 recorded parcel #305270-0050, a vacant retail and a residential building, located at 6724 15th Avenue NW, Seattle, WA that sold on February 20, 2014 for \$375,000. The structures were demolished and construction began on two live/work units plus two residential townhouses on October of 2015. On July of 2016, the parcel was platted into four lots and the new structures were completed and marketed for sale.

E#2685244 recorded parcel #330070-0765 located at 1520 NW 87th Street, Seattle, WA that sold for \$600,000 on August 8, 2014 with a land area of 8,000 square feet and Commercial 1 with 30 feet height limits (C1-30) zoning plus a 1925 vacant warehouse in poor condition that was razed. Construction began on seven new live/work townhouse units in August of 2015 and they were completed in June of 2016. The site was platted into seven parcels on September of 2016. This property was listed on the open market in January of 2014 with an asking price of \$695,000.

E#2712530 is a land sale involving parcels #330070-0835 and #330070-0840 located at 8757 15th Avenue NW, Seattle, WA that sold for \$1,450,000 on January 27, 2015. The combined sites have a total land area of 11,880 square feet and are zoned Commercial 1 with 40 feet height limits (C1-40). The onsite structure, a 1964 year built church classroom, was demolished on August of 2015 to construct three new live/work units and two new residential townhouses that were completed in March of 2016. These parcels were platted into five lots on February of 2016.

E#2790485 a land sale involving two parcels #330070-0930 and #330070-0935 located at 8501 and 8511 15th Avenue NW, Seattle, WA that sold for \$1,560,000 on April 15, 2016 with a total land area of 10,540 square feet and Neighborhood Commercial 3 with 40 feet height limits (NC3-40) zoning. The two-onsite structures, a 1963 restaurant and a 1927 retail building, will be demolished to construct a new mixed-use apartment complex that is in the planning, review and permitting process.

E#2776961 a land sale involving two parcels #349130-0011 and #349130-0012 located at 7500 and 7510 15th Avenue NW, Seattle, WA, sold for \$1,750,000 on January 15, 2016. The two properties contain a total land area of 10,663 square feet and are zoned Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40). The onsite retail structures constructed in 1931 and 1964 were demolished on August of 2016. The developer plans to build a new mixed-use apartment building.

E#2795233 involves parcels #774800-0005 and #774800-0010 located at 7514 and 7518 15th Avenue NW, Seattle, WA that sold for \$1,085,000 on May 4, 2016 with a total land area of 10,170 square feet and Neighborhood Commercial 2 Pedestrian with 40 feet height limits (NC2P-40) zoning. The two-onsite structures, a 1947 retail store and a 1912 single family home that was used for commercial purposes, were demolished in August of 2016 to construct a new mixed-use apartment building.

E#2777357 recorded parcel #690820-0200 located at 6401 32nd Avenue NW, Seattle, WA that sold for \$2,000,000 on January 15, 2016. The site has an area of 8,006 square feet and is zoned Neighborhood Commercial 1 with 30 feet height limits (NC1-30). It was sold with a 1911 two-story wood frame mixed-use six-unit apartment building that will be demolished for future redevelopment. The broker/agent representative indicated that the sales price was determined by an independent fee appraiser and did not include plans and permits. The purchaser is a land developer and the current tenants are on short-term month-to-month leases.

E#2728715 recorded parcel #755080-0736 located at 6312 32nd Avenue NW, Seattle, WA that sold for \$600,000 on May 6, 2015 with an area of 5,000 square feet and Neighborhood Commercial 1 with 30 feet height limits (NC1-30) zoning. The onsite improvement, a single family home, was demolished in October of 2015 and the site was subsequently platted into six parcels in April of 2016 to construct live/work and residential townhouse units that were completed in May of 2016.

E#2837383 involves three sites, parcels #758870-0055, #238910-0075 and #238910-0070, located at 8015, 8017 and 8023 15th Avenue NW, Seattle, WA that sold for \$2,425,000 on November 9, 2016. They have a combined total area of 17,553 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). The onsite improvements consist of a 1924 year office building, a 1950 triplex, and a 1944 duplex that are slated for demolition to construct eight new live/work and ten new residential townhouse units which are currently in the planning and permitting stages.

E#2811097 recorded parcel #758870-0200 located at 8311 15th Avenue NW, Seattle, WA that sold for \$1,100,000 on July 12, 2016. The property contains a land area of 8,165 square feet and is zoned Neighborhood Commercial 3 Pedestrian with 40 feet height limits (NC3P-40). The existing 1988 multi-tenant retail/restaurant structure will be demolished to construct a new mixed-use micro studio apartment building which is in the planning and permitting stages. The property was listed for sale in the open market with an asking price of \$1,100,000 on February 2, 2016. The broker/agent indicated that there were three offers and the seller accepted the highest bid.

E#2812077 recorded parcel #937630-0830 located at 1111 NW 85th Street, Seattle, WA that sold on July 25, 2016 for \$1,300,000 with an area of 10,054 square feet and Lowrise-2 Residential/Commercial (LR2 R/C) zoning. The vacant 1934 onsite retail store will be demolished to construct seven new residential townhouses. The project is currently in the planning and permitting stages.

E#2848220 recorded parcels #123200-1180 and #123200-1190 located at 7743 and 7749 15th Avenue NW, Seattle, WA that recently closed for \$1,500,000 on February 7, 2017. The two parcels contain a total land area of 9,996 square feet and are zoned Neighborhood Commercial 2 with 40 feet height limits (NC2-40). Onsite, there are several structures, a low-cost duplex and three low-cost garage-storage buildings in poor condition that have been vacant for over two years. The buyer is a developer who plans to demolish all existing buildings and construct a new development on both sites.

Greenlake: Area 19-60

This neighborhood consists primarily of very dense development. Locations near Green Lake are very desirable due to the lakefront neighborhood setting and close proximity to Interstate 5. There were two land sales in this area, one in 2014 and the other in 2016.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
019	060	952810	1455	6,000	2786258	\$1,650,000	03/17/16	\$275.00	PARKING	NC2P-65	1
019	060	952810	4725	8,800	2674597	\$1,177,000	06/19/14	\$133.75	PLASTIC SALES & SERVICE	NC3-40	2

E# 2786258 recorded parcel #952810-1455 located at 417 NE 73rd Street, Seattle, WA that sold for \$1,650,000 on March 17, 2016. This vacant lot has an area of 6,000 square feet and is zoned Neighborhood Commercial 2 Pedestrian with 65 feet height limits (NC2P-65). The asking price was \$1,700,000 and permits and plans were not included with the sale. A proposed new mixed-use structure is in the planning and permitting stages.

E# 2674597 recorded parcels #952810-4725 and #952810-4735 located at 6870 Woodlawn Avenue N, Seattle, WA with a sale on June 19, 2014 for \$1,177,000. The two sites contain a total land area of 8,800 square feet and are zoned Neighborhood Commercial 3 with 40 height limits (NC3-40). The onsite 1947 light- industrial building was torn down in September of 2016 and plans are to build a new four story Lutheran Retirement Home with 25 residential units plus retail on the first floor.

A list of Area 19 vacant land sales that were used along with those that were considered not reflective of current market conditions is included in the following sections. Sales of vacant land in adjacent areas are provided in their respective area reports.

The table below summarizes the land valuation model as it was applied to the properties in Area 19. All dollar amounts are stated as a price per square foot of land area. The table is intended as a guide to “typical” land values with additional adjustments made for individual site variations.

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2017 Land Revaluation					
Zoning	19-10	19-20	19-40	19-50	19-60
Multi-family					
LDT					
LR1	\$125	\$125	\$90 - \$95	\$115 - \$125	\$125
LR1 RC			\$95		\$125
LR2	\$130	\$130	\$100 - \$125	\$100 - \$130	\$130
LR2 RC	\$130			\$120 - \$130	\$130
LR3	\$140	\$140	\$110 - \$140	\$130 - \$140	\$140
LR3 RC	\$140	\$140	\$135 - \$140	\$130 - \$140	\$140
LR3 PUD					
LR4					
MR	\$170				
MR-RC	\$170				
MR 85					
Commercial					

Typical Land Value Ranges by Neighborhoods and Zoning Classifications 2017 Land Revaluation					
Zoning	19-10	19-20	19-40	19-50	19-60
C1-30	\$135			\$80	
C1-40		\$95 - \$145	\$80 - \$110	\$100 - \$120	\$140
C1-65	\$175	\$175	\$80 - \$110		
C2-40					
C2-65	\$175		\$65 - \$90		
NC1-30	\$140		\$90	\$120 - \$130	\$130
NC1-40		\$145	\$100	\$120 - \$130	\$135
NC1-65				\$140	
NC2-30, NC2P-30				\$115 - \$120	
NC2-40, NC2P-40	\$150	\$145	\$125 - \$135	\$125 - \$135	\$145
NC2P2-40					
NC2-65, NC2P-65	\$205 - \$210		\$130		\$160
NC2P2-65					
NC2-65 (1.3)				\$130	
NC2-65 (3.0), NC2P-65 (3.0)				\$130	
NC3-40, NC3P-40	\$140 - \$150		\$90 - \$130	\$135 - \$145	\$150
NC3-65, NC3P-65	\$230				
NC3-65 (3.0), NC3P-65 (3.0)				\$130	
NC3-85, NC3P-85	\$240				
NC3-125					
Major Institution Overlay District					
MIO-65-MR	\$170				
MIO-105-MR	\$170				
MIO-105-LR2					
MIO-105-LR3					
MIO-37-LR2					
MIO-50-LR2					
Major Institution Overlay District					
MIO-65					
MIO-105-NC3-65	\$230				
MIO-65-NC3-65	\$230 - \$235				
MIO-65-NC3-85	\$235				
Industrial					
IB U/45	\$100	\$100			
IC-65	\$110	\$110			
IG1 U/45					
IG2 U/45		\$90			
IG1 U/65		\$100			
IG2 U/65	\$100	\$100			
Single Family					
SF 5000	\$44 - \$70	\$45 - \$70	\$30 - \$108	\$35 - \$90	\$40 - \$140
SF 7200				\$40 - \$60	
SF 9600					
Total Parcels Incl Spec & Gov	611	669	548	744	268

City of Seattle Zoning Classifications:

23.30.010 - Classifications for the purpose of this Subtitle III

- A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC" the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	Abbreviated	Zones	Abbreviated
Residential, Single-family 9,600	SF 9600	Neighborhood Commercial 1	NC1
Residential, Single-family 7,200	SF 7200	Neighborhood Commercial 2	NC2
Residential, Single-family 5,000	SF 5000	Neighborhood Commercial 3	NC3
Residential Small Lot	RSL	Commercial 1	C1
Residential, Multifamily, Lowrise 1	LR1	Commercial 2	C2
Residential, Multifamily, Lowrise 2	LR2	General Industrial 1	IG1
Residential, Multifamily, Lowrise 3	LR3	General Industrial 2	IG2
Residential, Multifamily, Lowrise 4	LR4	Industrial Buffer	IB
Residential, Multifamily, Midrise	MR	Industrial Commercial	IC
Residential, Multifamily, Highrise	HR	Seattle Mixed	SM
Residential-Commercial	RC	Major Institution Overlay District	MIO
Residential, Lowrise Duplex/Triplex	LDT		
Master Planned Community	MPC	Pioneer Square Mixed	PSM
Downtown Office Core 1	DOC1	International District Mixed	IDM
Downtown Office Core 2	DOC2	International District Residential	IDR
Downtown Retail Core	DRC	Downtown Harborfront 1	DH1
Downtown Mixed Commercial	DMC	Downtown Harborfront 2	DH2
Downtown Mixed Residential	DMR	Pike Market Mixed	PMM

- B. Suffixes—Height Limits, Letters and Incentive Provisions. The zoning classification for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or any combination of these. A letter suffix may be included only in accordance with provisions of this title expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer or different suffixes. Except where otherwise specifically stated in this title or where the context otherwise clearly requires, each reference in this title to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

NC1

Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.

Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.



Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

Street-level Non-residential Design

Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Dwelling units must be at least 4' above, or 10' back, from a sidewalk, unless conversion of a nonresidential space to a residential use is authorized.

Maximum Size of Commercial Use

10,000 square feet for most uses.

Parking Location

At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'. Within a structure, street level parking must be separated from the facade by another permitted use.

Parking Access

Must be from the alley if feasible. Curbcuts are limited.

Parking Quantity

Depends on land use and location. No minimum parking is required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

NC2

Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

Typical Land Uses

Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level, similar to the NC1 zone.



Street-level Non-residential Design

Same as NC1 zone.

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

Parking Location and Quantity

Same as NC1 zone.

Parking Access

Same as NC1 zone.

NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

Same as NC2 zone.

Street-level Non-residential Design

Same as NC1 zone.



Illustration: Val Thomas

Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.

Parking Quantity

Same as NC1 zone.

P

Pedestrian-Designated Zones

P designations are applied to NC zones along pedestrian-oriented commercial streets

The P designation preserves and encourages an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.

Street-level Uses

Limited to pedestrian-oriented nonresidential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Drive-in or drive-thru businesses are prohibited.

Parking Quantity

Depends on land use and location. No parking is required for the first 4,000 to 5,000 square feet of retail businesses. Or, no minimum parking may be required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

Parking Location

In addition to NC zone standards, surface parking is prohibited adjacent to principal pedestrian streets.

Parking Access

Must be from alley or side-street if feasible, otherwise a two-way curb cut on the principal pedestrian street is allowed.



C1

Commercial 1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele

Typical Land Uses

Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

Building Types

A variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

Same as NC1 zone for structures containing residential uses, or when across a street from a residential zone. No requirements for non-residential structures, or when not across from a residential zone.

Street-level Residential Design

Same as NC2 zone, except residential use limits explained for NC1 zones apply in some locations, such as Bitter Lake and Lake City Urban Villages and Northgate Overlay District.

Maximum Size of Commercial Use

No size limits for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location

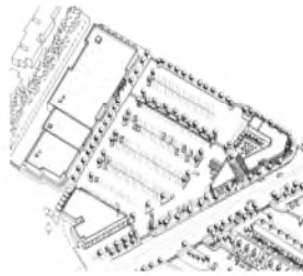
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access

No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Quantity

Same as NC1 zone.



C2

Commercial 2

An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets

Typical Land Uses

Warehouses, wholesale, research and development, and manufacturing uses. Residential use is generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process.

Building Types

A variety of building types and site layouts, including single-story warehouse or manufacturing structures with extensive surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

Street-level Uses

Residential uses anywhere in a structure are conditional uses. When conditional use criteria are met, same as NC1 zone. Otherwise, 100% of street-level space must be in non-residential use.

Street-level Non-residential Design

Same as C1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location

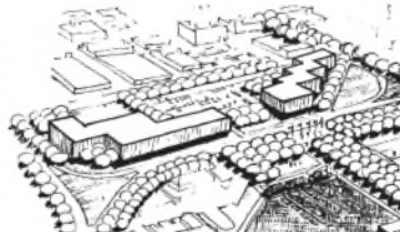
Same as C1 zone.

Parking Access

Same as C1 zone.

Parking Quantity

Same as C1 zone.



INDUSTRIAL ZONING

IG1

General Industrial 1 (IG1)

The intent of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

Typical Land Uses

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

Height

No maximum height limit, except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map.

Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.

Office uses: 10,000 square feet.

Some exceptions apply to maximum size of use limits (23.50.027.B).

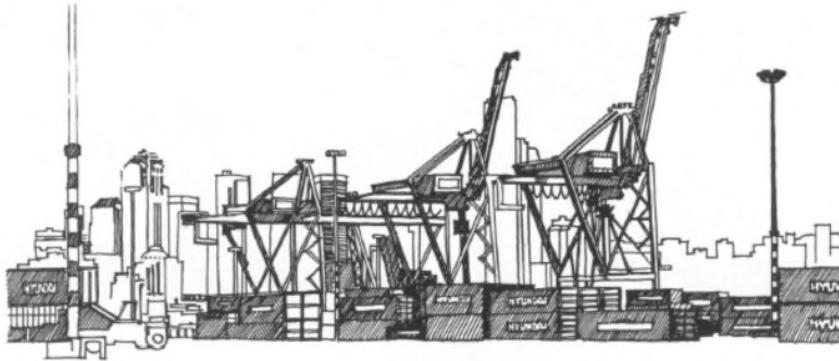


FAR

2.5

Setbacks

A setback may be required in order to meet street improvement requirements. Screening and landscaping may be required.



IG2

General Industrial 2 (IG2)

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

Office and retail uses: 25,000 square feet. Some exceptions apply to maximum size of use limits (23.50.027.B).

FAR

2.5

Setbacks

A setback may be required in order to make street improvements. Screening and landscaping may be required.

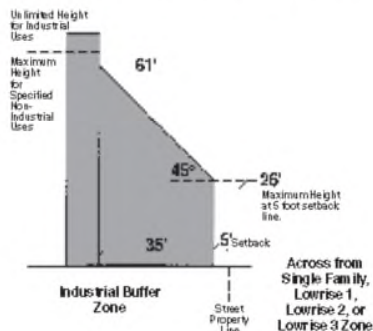


IB

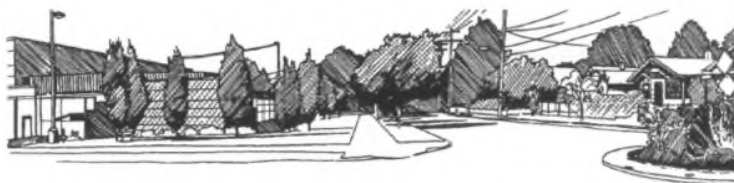
Industrial Buffer (IB)

The intent of the Industrial Buffer is to provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character.

Typical Land Uses: Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses. Height Same as IG1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



Similar but modified rules apply when across an alley from or abutting SF or Lowrise zones, or abutting MR, HR, and Commercial zones.



Maximum size of use: Retail sales and service and entertainment uses: 75,000 square feet. Office uses: 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot. Some exceptions apply to maximum size of use limits (23.50.027B).

FAR 2.5

Setbacks: Same as IG1 and IG2, plus

- 5' from street property lines when across from SF or Lowrise zones (see diagram)
- 5' for parking and loading facilities and storage and recycling collection facilities when across a street from MR, HR, or RC zones, or across an alley from any residential zone
- 5' for parking lots and structures or drive-in businesses when any lot line abuts a residential zone
- 15' for outdoor loading, recycling collection or storage facilities when any lot line abuts a residential zone
- 50' from any lot in a residential zone for outdoor manufacturing, recycling or refuse compacting
- 5' for all windows or openings that face an abutting residentially zoned lot, unless the opening is translucent or perpendicular to lot line or screened

Screening and Landscaping: Street trees and screening required for rooftop areas, parking, loading, outdoor sales and storage, and drive-in businesses when lot abuts or is across right-of-way from residential or Neighborhood Commercial areas.

Access to Parking and Loading: No limits to parking and loading location except as provided under setbacks. Parking and loading access is prohibited across streets or alleys from residentially zoned lots, except in limited circumstances.

Major Odor Sources: Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants. **Light and Glare:** Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

IC

Industrial Commercial (IC)

The intent of the Industrial Commercial zone is to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

Typical Land Uses

Light and general manufacturing, commercial uses, transportation facilities, entertainment other than adult, institutions generally in existing buildings, utilities, and salvage and recycling uses.

Height

The maximum structure height for all uses is 30', 45', 65', or 85' as designated on the Official Land Use Map. Along the central waterfront special limitations apply.

Maximum size of use

Retail sales and service and entertainment uses: 75,000 square feet.

Office uses: no maximum size limit. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot, or three times the size of the lot in the South Lake Union area. Some exceptions apply to maximum size of use limits. (23.50.027B)

FAR

2.5, except in South Lake Union where FAR is variable depending on the height limit (Table A for 23.50.028).

Setbacks

Same as IG1 and IG2, plus

When abutting a residentially zoned lot, setback varies with the height of the structure and when street trees are

required. No openings permitted within 5' of residential zoned lot.

Screening and Landscaping

Street trees, screening and landscaping required for blank facades, parking and loading, outdoor sales, rental and storage, drive-in businesses.

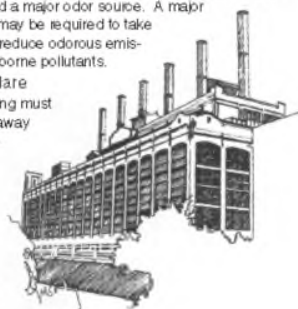
Major Odor Sources

Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

Light and Glare

Exterior lighting must be shielded away from residential zones.

Facade materials which may result in glare may be required to be modified.



MULTI-FAMILY ZONING

Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 22.04.032 for complete housing type definitions.

Cottage Housing



Individual cottage house structures are arranged around a common open space. 350 SF is the maximum size allowed for each cottage.

Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouse units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,000 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 9' minimum Rear: 10' with Alley, 7' no Alley Side: 9' minimum	Front: 9' minimum Rear: 10' with Alley, 7' average, 9' minimum Side: 10' on lots next to single family zones	Front: 7' Average, 9' minimum Rear: 7' Average, 9' minimum Side: 9' if building is 40' or less in length, or 7' Average 9' min	Front: 9' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 9' if building is 40' or less in length, or 7' Average 9' min
Building Width Limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch	30' + 9' for roof with minimum 6:12 pitch or 30' + 4' for partially below-grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90'	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

			Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.6 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses 30' + 9' for roof with min. 6:12 pitch and +4' for partially below-grade floor, or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	18' + 7' for a roof with minimum 6:12 pitch	30' + 9' for roof with min. 6:12 pitch and +4' for partially below-grade floor, or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	40' + 9' for roof with min. 6:12 pitch, or +4' for partially below-grade floor, 30' limit if within 50' of a single family zone.	40' + 9' for roof with min. 6:12 pitch, or +4' for partially below-grade floor, 30' limit if within 50' of a single family zone.
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit	1 unit / 1,000 SF lot area or No Limit	1 unit / 1,000 SF lot area or No Limit
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units	Optional	Optional	Optional

*Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.

**The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, off-street parking, and green building performance (SMC 22.05.510 C).

***Growth Areas include urban centers, urban villages, and station area or transit districts.

Preliminary Ratio Analysis

The sales ratio study is an important assessment tool to ensure that properties are uniformly assessed based on market value. This analysis utilizes statistical methods to measure the relationship between a property's assessed value and its sale price by grouping individual sales according to property type and geographic area. This data can be used to review current assessment levels, identify inequities that need to be addressed, and assist in revaluation model development.

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

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean also is the ratio of the average assessed value to the average sales price value. The weighted mean gives equal weight to each dollar of value in the sample, whereas the median and mean give equal weight to each parcel. The weighted mean is an important statistic in its own right and also used in computing the price related differential (PRD), a measure of uniformity between high and low- value properties.

The IAAO performance standards state that the weighted mean ratio should be between 0.90 and 1.10. The preliminary ratio study for Area 19 shows a weighted mean ratio of 0.798 which is below the IAAO guidelines, indicating that the current 2016 assessment level, as measured using recent sales, is in the unacceptable range.

Appraisal (Assessment) Uniformity: Measures of dispersion or variability relate to the uniformity of the ratios. The most generally useful measure of uniformity is the Coefficient of Dispersion (COD). The COD measures the average percentage deviation of the ratios from the median ratio.

The IAAO performance standards state that the COD should be between 5.0 and 20.0 for income producing property in smaller, rural jurisdictions and between 5.0 and 15.0 for larger, urban market jurisdictions. The preliminary ratio study for Area 19 shows a COD of 16.57%, which is above the IAAO guidelines, indicating that the current level of assessment uniformity, as measured using recent sales, is in the unacceptable range.

A second measure of uniformity utilized in the ratio study is the Price Related Differential (PRD). The PRD provides a measure of price related bias, or the equity between low and high priced property. The IAAO performance standards state that the PRD should fall between 0.98 and 1.03. A value below 0.98 would indicate progressivity in the data where assessment levels increase with increasing sales prices. Values above 1.03 indicate regressivity in the data where assessment level decreases with increases in sales price. The preliminary ratio study for Area 19 shows a PRD of 1.04 that is not within the IAAO guidelines.

RECOMMENDED IAAO STANDARDS ON RATIO STUDIES	
Appraisal Level	.90 to 1.10
Coefficient of Dispersion (COD)	5.0 to 20.0
Coefficient of Variation (COV)	5.0 to 20.0
Price Related Differential (PRD)	.98 to 1.03

Improved Parcel Total Values

Sales Comparison Approach Model Description

All sales were verified with all knowledgeable parties and inspections, when possible. The model for the sales comparison approach was based on characteristics from the Assessor's records including location, effective age, building quality and net rentable area. Sales with characteristics most similar to the subject properties were considered.

At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation. These sales statistics also helped form the income approach to value by setting parameters for the income rates, vacancies, expenses and capitalization rates. When necessary, sales of similar improved properties in adjacent neighborhoods were also considered.

The improved sales used range in date from 1/01/2014 to 03/07/2017. There were 154 improved sales in Area 19 that were considered fair market transactions, used in the overall analysis, and included in the ratio study. Sale parcels that were segregated/killed, or where the improvements changed after the sale were not included in the ratio study.

Commercial condominium units and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were available. When necessary, sales of similar property types from other market areas were considered.

The following table summarizes the value parameters used for valuation in area 19. Some properties require deviation from the typical value range due to issues including, but not limited to, location, size and condition and appraiser judgment.

Property Type	Price Range Per SF
Commercial Condominium Units	\$175 - \$480
Live-Work Townhouse Units	\$250 - \$565
SFR House Commercial Use	\$165 - \$400

Sales comparison calibration

Calibration of the coefficients utilized in the models applied via the sales comparison approach was established via an analysis of sales within each neighborhood. Neighborhoods were treated independent of one another as dictated by the market. Individual prices were applied based on various characteristics deemed appropriate by each market. Specific variables and prices for each neighborhood are discussed in more detail above.

Cost Approach model description

Cost estimates are automatically calculated via the Marshall & Swift Valuation modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost is adjusted to the western region and the Seattle area. Cost estimates are relied upon for valuing special use properties where comparable sales data and/or income and expense information is not available. These properties are typically exempt properties such as churches, schools, public utility buildings, fire stations, hospitals, government buildings, and park improvements. Non-exempt buildings that are valued by the cost approach might be special use properties such as fraternal halls, special use properties, and on-going new construction.

Cost calibration

The Marshall & Swift Valuation modeling system, which is built into the Real Property Application, is calibrated to the region and the Seattle area.

Income Capitalization Approach model description

Three basic models were developed for income capitalization; those being retail, office, warehouse and other commercial income producing properties. Income table models were developed and then applied to the population. The tables were derived from market surveys and studies and subsequently applied to property data. A majority of properties in this area were valued utilizing an income approach (Direct Capitalization method).

The valuation model includes the following steps:

1. The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI).
2. The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
3. The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Income: Income data was derived from the market place from landlords and tenants, market sales, as well as through published sources (i.e. officespace.com, Commercial Brokers Association, Co-Star, and real estate websites such as CBRE, Colliers, Kidder Mathews, etc.), and opinions expressed by real estate professionals active in the market. When necessary, rental rates of similar property types from other market areas were considered.

Vacancy: Vacancy rates used were derived mainly from published sources and tempered by appraiser observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and the appraiser's knowledge of the area's rental practices. Within the income valuation models for Area 19, the assessor used triple net expenses for retail/mixed-use and industrial type uses. For office/medical buildings, the assessor used full service/gross expenses.

Capitalization Rates: When market sales are available, an attempt is made to ascertain the capitalization rate on the sale or a pro-forma cap rate on the first year performance, during the sales verification process. In addition, capitalization rate data was collected from published market surveys, such as Co-Star, Real Capital Analytics, The American Council of Life Insurance (Commercial Mortgage Commitments), Integra Realty Resources, Korpacz Real Estate Investor Survey (PWC), CBRE – National Investor Survey, etc. These sources typically have capitalization rates or ranges based on surveys or sales, and they usually include rates for both the Seattle Metropolitan area and the nation.

The effective age and condition of each building contributes to the capitalization rate applied in the model. For example; a building in poorer condition with a lower effective year (1965, for example) will typically warrant a higher capitalization rate, and a building in better condition with a higher effective year (2010, for example) will warrant a lower capitalization rate.

The income approach is considered the most reliable approach for valuation in area 19 where relevant income and expense data is available to ascertain market rates. During the sales verification process, an attempt is made to obtain income and expense data from the parties involved in the transactions through interviews or via mail. The information requested includes current and anticipated future rents, operating expense breakdown and assigned responsibility for the expenses, and estimated capitalization rates associated with a sale. In addition, owners, tenants, and agents of non-sale properties are surveyed to collect similar data. Disclosure of this information is not required by law and therefore is often difficult to obtain. The return rate of mail surveys varies and the data can be incomplete. Telephone interviews are dependent upon obtaining a valid number for a knowledgeable party and the opportunity to contact them. Interviews with tenants in the field usually yield only rental and to a lesser extent, expense information.

As a supplement, lease information is gathered from Costar, real estate multiple listings sources and other real estate websites. In order to calibrate a credible income model, it is necessary to consider data from recognized published sources to assist in developing capitalization rates. These publications tend to report data that is considered relevant to institutional-grade CBD and suburban real estate.

In 2016, Area 19 has seen capitalization rates decrease in desirable locations and vacancy rates reduced. Rental rates have increased for some property types, such as retail and industrial uses. The apartment and multifamily rents have soared in the entire Seattle area over the past five years due to the employment growth rate, household growth plus rising home prices that have put pressure on rental housing demands.

Rental rates, vacancy levels, and operating expenses are derived by reconciling all of the information collected through the sales verification process, surveys, appeals, and physical inspection. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in Area 19 that are valued by the income approach include, but are not limited to, offices, retail stores, warehouses, and mixed-use buildings.

Area 19 Commercial Income Parameters

2017 Year End Metrics				
	Office	Retail	Industrial	Apartment
Vacancy	↘ (slight decrease)	↔ (stable)	↔ (stable)	↘ (slight decrease)
Rental Rate	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↑ (increase)
Capitalization Rate	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)	↘ (slight decrease)
Improved Property Values	↗ (slight increase)	↗ (slight increase)	↗ (slight increase)	↑ (increase)
Land Values	↑ (increase)	↑ (increase)	↑ (increase)	↑ (increase)

Commercial real estate led to a further cap rate compression in 2017, but cap rates fell at a slower rate than 2016. The following tables demonstrate ranges of capitalization rates and trends that are compiled from information that is collected on a regional scale. This information is reconciled with data specific to the real estate market in Area 19 to develop the income model. Property taxes are considered an allowable expense; therefore, no effective tax rate is included in the above capitalization rates. The range of capitalization rates in the income model for Area 19 reflects the variety of properties in this area.

The following table recaps the rates as reported by the industry publications:

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2016)					CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2016 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.25% - 4.75%	-	-	CBD – Class AA
			4.50% - 5.25%	-	-	CBD – Class A
			5.75% - 7.00%	-	-	CBD – Class A – Value Added
			5.25% - 6.00%	-	-	CBD – Class B
			6.50% - 7.50%	-	-	CBD – Class B – Value Added
			6.50% - 7.00%	-	-	CBD – Class C
			7.50% - 9.00%	-	-	CBD – Class C – Value Added
			5.25% - 5.75%	-	-	Suburban – Class AA
			5.75% - 6.50%	-	-	Suburban – Class A
			6.50% - 7.50%	-	-	Suburban – Class A – Value Added
			6.75% - 7.50%	-	-	Suburban – Class B
			7.50% - 8.50%	-	-	Suburban – Class B – Value Added
			7.50% - 8.25%	-	-	Suburban – Class C
			8.00%- 9.00%	-	-	Suburban – Class C – Value Added
			-	4.00% - 4.25%	-	Class A
			-	5.00% - 6.00%	-	Class A – Value Added
			-	4.50% - 5.25%	-	Class B
			-	5.75% - 7.75%	-	Class B – Value Added
			-	5.50% - 6.25%	-	Class C
			-	7.25% - 8.50%	-	Class C – Value Added
			-	-	5.00% - 6.00%	Class A (Neigh./Comm. w/Grocery)
			-	-	6.50% - 7.00%	Class A (Neigh./Comm.) – Value Added
			-	-	6.00% - 7.00%	Class B (Neigh./Comm. w/Grocery)
			-	-	7.00% - 8.50%	Class B (Neigh./Comm.) – Value Added
			-	-	7.75% - 8.75%	Class C (Neigh./Comm. w/Grocery)
			-	-	8.25% - 9.00%	Class C (Neigh./Comm.) – Value Added
			-	-	5.50% - 6.50%	Class A (Power Centers)
			-	-	7.00% - 8.00%	Class A (Power Centers) – Value Added
			-	-	6.50% - 7.50%	Class B (Power Centers)
			-	-	8.00% - 9.00%	Class B (Power Centers) – Value Added
			-	-	7.50% - 9.50%	Class C (Power Centers)
			-	-	9.00% - 10.00%	Class C (Power Centers) – Value Added
			-	-	4.50% - 5.50%	High Street Retail (Urban Core)
						Institutional Grade Properties”
IRR: Viewpoint for 2016	Year-end 2016	West Region	5.89%	-	-	CBD Office – Class A
			6.56%	-	-	CBD Office – Class B
			6.35%	-	-	Suburban Office – Class A
			6.86%	-	-	Suburban Office – Class B
			-	6.61%	-	Flex Industrial
			-	5.93%	-	Industrial
			-	-	5.98%	Regional Mall
			-	-	6.11%	Community Retail
			-	-	6.29%	Neighborhood Retail
			-	-	7.52%	Hotel - Full Service
			-	-	8.10%	Hotel - Limited Service
Colliers	4th QTR 2016	Seattle Puget Sound	5.10%	-	-	CBD Office
			6.10%	-	-	Suburban Office
			-	6.00%	-	Industrial
CoStar	Year-End 2016	Seattle Puget Sound	6.61%	-	-	Building Size < 50,000 SF
			6.25%	-	-	Building Size 50,000 SF – 249,000 SF
			4.65%	-	-	Building Size 250,000 SF – 499,000 SF
			4.20%	-	-	Building Size >500,000 SF
			-	7.16%	-	Building Size < 25,000 SF
			-	6.46%	-	Building Size 25,000 SF – 99,000 SF
			-	5.98%	-	Building Size 100,000 SF – 249,000 SF
			-	9.41%	-	Building Size >250,000 SF
			-	-	6.09%	Building Size < 25,000 SF
			-	-	6.54%	Building Size 25,000 SF – 99,000 SF
			-	-	6.27%	Building Size 100,000 SF – 249,000 SF

SEATTLE / REGIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2016					1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.40%	-	-	Office CBD – 1 st Tier Properties
			5.90%	-	-	Suburban Office – 1 st Tier Properties
			-	5.50%	-	Warehouse – 1 st Tier Properties
			-	6.30%	-	R&D – 1 st Tier Properties
			-	6.40%	-	Flex – 1 st Tier Properties
			-	-	5.80%	Regional Mall – 1 st Tier Properties
			-	-	6.30%	Power Center – 1 st Tier Properties
			-	-	5.90%	Neigh/Comm. Ctrs. – 1 st Tier Properties
		West Region	4.50% - 7.50%	-	-	Office CBD – 1 st Tier Properties
			5.00% - 8.00%	-	-	Office CBD – 2 nd Tier Properties
			5.80% - 9.00%	-	-	Office CBD – 3 rd Tier Properties
			5.00% - 8.00%	-	-	Suburban Office – 1 st Tier Properties
			5.50% - 8.50%	-	-	Suburban Office – 2 nd Tier Properties
			6.00% - 9.30%	-	-	Suburban Office – 3 rd Tier Properties
			-	4.00% - 8.50%	-	Warehouse – 1 st Tier Properties
			-	4.00% - 9.00%	-	Warehouse – 2 nd Tier Properties
			-	5.50% - 9.50%	-	Warehouse – 3 rd Tier Properties
			-	5.30% - 8.00%	-	R&D – 1 st Tier Properties
			-	5.50% - 8.50%	-	R&D – 2 nd Tier Properties
			-	5.50% - 9.50%	-	R&D – 3 rd Tier Properties
			-	6.00% - 8.00%	-	Flex – 1 st Tier Properties
			-	5.00% - 8.50%	-	Flex – 2 nd Tier Properties
			-	5.50% - 9.50%	-	Flex – 3 rd Tier Properties
			-	-	4.80% - 8.00%	Regional Mall – 1 st Tier Properties
			-	-	4.50% - 8.30%	Regional Mall – 2 nd Tier Properties
			-	-	6.00% - 9.00%	Regional Mall – 3 rd Tier Properties
			-	-	6.00% - 8.00%	Power Center – 1 st Tier Properties
			-	-	6.00% - 8.30%	Power Center – 2 nd Tier Properties
			-	-	6.00% - 9.00%	Power Center – 3 rd Tier Properties
			-	-	4.00% - 8.00%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	4.50% - 8.50%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	5.00% - 9.00%	Neigh/Comm. Ctr. – 3 rd Tier Properties
PWC / Korpaz	4Q 2016	Seattle	5.79%	-	-	Overall – 4.50% - 8.00%
			5.45%	-	-	CBD Office – 4.50% - 8.00%
			6.13%	-	-	Suburban Office – 5.00% - 7.00%
		Pac. NW	6.00%	-	-	Overall - 4.00% to 9.00%
			5.60%	-	-	CBD Office – 4.50% - 8.00%
			6.41%	-	-	Suburban Office – 5.00% - 7.75%
			-	5.10%	-	Warehouse – 3.75% - 7.00%
ACLI	4Q 2016	Seattle – Bellevue - Everett MSA	5.72%	7.30%	5.64%	All Classes
		Pacific Region	5.38%	5.77%	5.61%	All Classes

SEATTLE / REGIONAL CAP RATES

Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2016)	Seattle	4.25% - 4.75%	-	Infill – Class A
			4.50% - 5.00%	-	Infill – Class A – Value Added
			4.75% - 5.25%	-	Infill – Class B
			5.00% - 5.50%	-	Infill – Class B – Value Added
			5.50% - 6.00%	-	Infill – Class C
			5.25% - 6.25%	-	Infill – Class C – Value Added
			4.75% - 5.25%	-	Suburban – Class A
			4.75% - 5.25%	-	Suburban – Class A – Value Added
			5.00% - 5.50%	-	Suburban – Class B
			5.25% - 5.75%	-	Suburban – Class B – Value Added
			5.75% - 6.25%	-	Suburban – Class C
			5.75% - 6.25%	-	Suburban – Class C – Value Added
			-	5.75% - 6.25%	CBD – Luxury
			-	6.00% - 6.50%	CBD – Full-Service
			-	6.25% - 6.75%	CBD – Select-Service
			-	8.00% - 9.00%	CBD – Economy
			-	6.50% - 7.50%	Suburban – Luxury
			-	7.50% - 8.50 %	Suburban – Full-Service
			-	7.50% - 8.50%	Suburban – Select-Service
			-	9.25% - 10.25%	Suburban – Economy
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2016	Seattle	4.90%	-	Apartments – All Classes
			-	7.40%	Hotels – All Classes
		West Region	4.00% - 7.80%	-	Apartments – 1 st Tier Properties
			4.00% - 8.30%	-	Apartments – 2 nd Tier Properties
			4.50% - 8.80%	-	Apartments – 3 rd Tier Properties
			-	7.00% - 8.50%	Hotels – 1 st Tier Properties
			-	7.00% - 10.00%	Hotels – 2 nd Tier Properties
			-	7.00% - 11.00%	Hotels – 3 rd Tier Properties

NATIONAL CAP RATES						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2016					1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.30% -9.00% 4.80% - 10.0% - - - - - -	- - 4.00% - 10.0% 5.00% - 9.50% 5.30% - 10.0% - - -	- - - - - 4.00% - 9.00% 5.00% - 9.00% 4.00% - 9.50%	Office CBD – 1 st Tier Properties Suburban Office – 1 st Tier Properties Warehouse – 1 st Tier Properties R&D – 1 st Tier Properties Flex – 1 st Tier Properties Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint 2017 Commercial Real Estate Trends report	Yr. End 2016	National	6.73% 7.57% 7.07% 7.81% - - - - - -	- - - - 6.75% 7.47% - - - -	- - - - - - 6.57% 6.77% 6.94% 7.86% 8.52%	Institutional Grade Properties” CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Industrial Flex Industrial Regional Mall Community Retail Neighborhood Retail Hotel - Full Service Hotel - Limited Service
ACLI	4Q 2016	National	5.43% 6.10% 5.90% 5.96% 5.22%	6.00% 7.29% 6.92% 6.65% 5.78%	5.89% 6.65% 6.39% 6.28% 5.34%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz	4Q 2016	National	5.57% 6.63% 6.76% 7.36% - - - - -	- - - - 7.05% 5.27% - - -	- - - - - - 6.10% 6.37% 6.18%	CBD Office Suburban Office Medical Office Secondary Office Flex/R&D - (5.75% - 9.00%) Warehouse - (3.00% – 7.00%) Regional Mall Power Center Neigh. Strip Centers
PWC / Korpaz	Latter Reports 4Q 2016	National	5.57% 6.43% 6.78% - - - - -	- - - 5.21% 7.10% - - -	- - - - - - 6.24% 6.35% 6.05%	U.S. CBD Office – 3.50% - 7.50% U.S. Suburban Office – 4.50% - 9.00% Medical Office – 4.50% - 10.00% U.S. Warehouse – 3.00% - 7.00% U.S. Flex/R&D – 5.50% - 9.00% U.S. Strip Shop Ctrs – 4.50% -9.50% U.S Power Centers – 5.00% - 8.00% U.S. Regional Malls – 4.00% - 9.00%
The Boulder Group: Net Lease Market Report	4Q 2016	National	7.08%	7.14%	6.10%	Overall (Average)

Income approach calibration

Income tables were developed for each of the five neighborhoods in area 19. The tables pertain to the several general property types. The income tables model were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on neighborhood, size, effective age, and construction quality as recorded in the Assessor's records. When the value of the property by the income approach was less than the land value, a nominal \$1,000 value was allocated to the improvements.

The following table contains the results of an analysis of this information and stratifies the major property types for in Area 19 and the income parameters that were used to set value. It should be noted that due to the nature of commercial real estate, not all properties fall within the typical parameters.

Area 19 Typical Income Model Parameters							
Property Type	19-10 Annual Rental Rates/SF Range	19-20 Annual Rental Rates/SF Range	19- 40 & 19- 50 Annual Rental Rates/SF Range	19-60 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Range
Office, Medical Office, Dental Office	\$20 - \$38	\$20 - \$36	\$18 - \$34	\$20 - \$36	8% - 10%	30% - 37%	6.00% to 7.50%
Retail, Restaurant, Open Office	\$20 - \$35	\$18 - \$33	\$14 - \$30	\$18 - \$33	5% - 7%	7% - 10%	6.00% to 7.50%
Bank	\$16 - \$34	\$16 - \$34	\$16 - \$34	\$16 - \$34	5% - 7%	7% - 10%	6.00% to 7.50%
Discount Store Supermarket	\$8 - \$19	\$8 - \$19	\$8 - \$19	\$8 - \$19	5% - 7%	7% - 10%	6.00% to 7.50%
Market, Bsmt Retail/Finish	\$11 - \$26	\$11 - \$26	\$11 - \$26	\$11 - \$26	5% - 7%	7% - 10%	6.00% to 7.50%
Warehouse: Discount, Food, Showroom Store	\$7 - \$16.50	\$7 - \$16.50	\$7 - \$16.50	\$7 - \$16.00	5% - 7%	7% - 10%	6.00% to 7.50%
Auto Ctr & Gar Repair Svcs	\$10 - \$22	\$10 - \$22	\$10 - \$22	\$10 - \$22	5% - 7%	7% - 10%	6.00% to 7.50%
Mini Lube Gar	\$14 - \$32	\$14 - \$32	\$14 - \$32	\$14 - \$32	5% - 7%	7% - 10%	6.00% to 7.50%
Vet Hosp & Kennel	\$14 - \$28	\$14 - \$28	\$14 - \$29	\$14 - \$28	8% - 10%	30% - 37%	6.00% to 7.50%
Industrial, Manufacture, Storage Whse	\$7 - \$16.50	\$7 - \$16.50	\$7 - \$16.50	\$7 - \$16.50	5% - 7%	7% - 10%	6.00% to 7.50%
Loft, Indust Flex, Bsmt Ofc, Whse Ofc, Mezz Ofc	\$8.50 - \$19	\$8.50 - \$19	\$8.50 - \$19	\$8.50 - \$19	5% - 7%	7% - 10%	6.00% to 7.50%
Drug Store	\$10 - \$26	\$10 - \$26	\$10 - \$26	\$10 - \$26	5% - 7%	7% - 10%	6.00% to 7.50%

Area 19 Typical Income Model Parameters							
Property Type	19-10 Annual Rental Rates/SF Range	19-20 Annual Rental Rates/SF Range	19- 40 & 19- 50 Annual Rental Rates/SF Range	19-60 Annual Rental Rates/SF Range	Vacancy Rate Range	Expense Rate Range	OAR Rang
Apartments, Multifamily	\$12 - \$28	\$12 - \$28	\$12 - \$28	\$12 - \$28	3% - 5%	30% - 37%	5.00% to 6.00%
Rooming House	\$14 - \$34	\$14 - \$34	\$14 - \$34	\$14 - \$34	5% - 7%	40% - 45%	5.00% to 6.00%

Reconciliation

All parcels were individually reviewed for correct application of the model before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when ample comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model.

The income approach to value was considered as a reliable indicator of value in most instances. The total value generated from the income table calculations and the selected income values varied in some cases due to special circumstances, such as properties with excess land, inferior/superior location, super-adequacy, or physical/functional obsolescence. Appraisal judgment prevailed when determining when to depart from the Assessor's table generated income model. Ruth Peterson, Senior Appraiser for quality control purposes made an administrative review of the selected values.

MODEL VALUATION

Total Value Conclusions, Recommendations and Validation:

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

In the 2016 valuation model, the income approach is used to value the majority of the income producing properties that are not obsolesced (where land value is greater than the value produced by the income method), as there are an insufficient number and variety of sales to value the different sectors by the market approach. The income approach also insures greater uniformity and equalization of values. With improving market fundamentals, values by the income method are generally increasing although they sometimes are below the value of the sales. This may be that some of these properties are purchased by owner-users. In the case of interim use properties, they might be purchased for investment value or future income rather than current income.

The standard statistical measures of valuation performance are presented in the Executive Summary and the 2016 and 2017 Ratio Analysis charts included in this report. Comparison of the 2016 and 2017 Ratio Study Analysis indicates that the weighted mean statistical measure of assessment level improved from 79.8% to 96.7%. The Coefficient of Dispersion (COD) changed from 16.57% to 6.71%; the Coefficient of Variation (COV) changed from 22.47% to 11.18%. The Price-related Differential (PRD) changed from 1.04 to 1.03. These values are within the IAAO (International Association of Assessing Officers) appraisal guidelines for measures of valuation uniformity and equity. The ratio study presented in this report indicates substantial improvement in uniformity.

The total assessed value in Area 019, for the 2016 assessment year, was \$2,026,928,800 and the total recommended assessed value for the 2017 assessment year is \$2,320,227,900. Application of these recommended values for the 2017 assessment year results in an average total change from the 2016 assessments of 14.47%.

AREA 19 RATIO STUDY

<i>RATIO STUDIES (Before and After)</i>	<i>1/1/2016</i>	<i>1/1/2017</i>
Arithmetic Mean Ratio	0.829	0.992
Median Ratio	0.887	0.995
Weighted Mean Ratio	0.798	0.967
Coefficient of Dispersion (COD)	16.57%	6.71%
Standard Deviation (SD)	0.1864	0.1109
Coefficient of Variation (COV)	22.47%	11.18%
Price Related Differential (PRDP)	1.04	1.03

CHANGE IN TOTAL ASSESSED VALUE

Change In Total Assessed Value			
2016 Total Value	2017 Total Value	\$ Change	% Change
\$2,026,928,800	\$2,320,227,900	+\$293,299,100	+14.47%

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 SR 6-8. 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. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

Date of Value Estimate

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, 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.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- Yuen Chin made the physical inspection of Neighborhoods 20 and 60. She performed analysis of the land and improved sales, selected land values, analyzed the income parameters, built the income model, and made the final value selections.

Area 19 Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

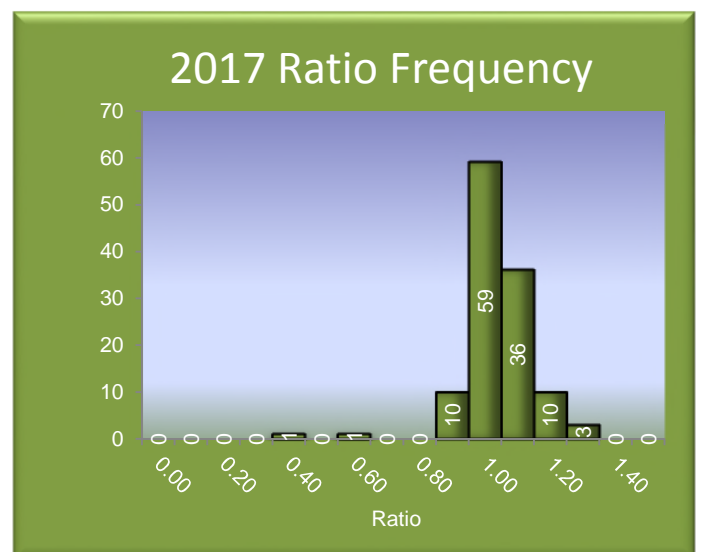
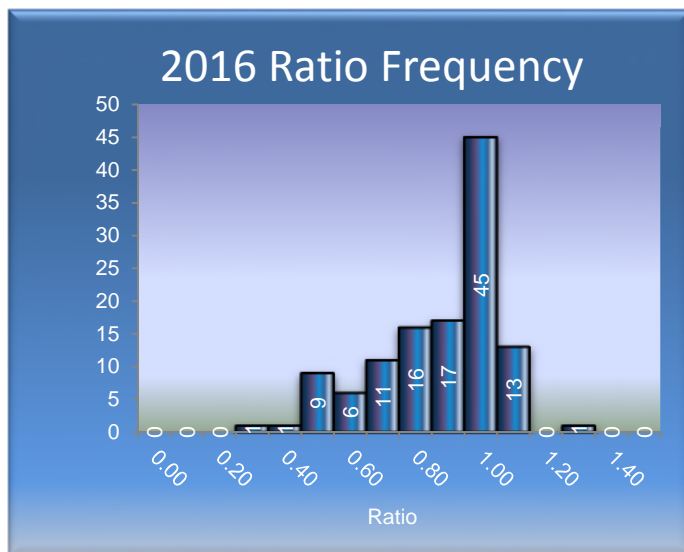
Pre-revalue ratio analysis compares sales from 2014 through 2016 in relation to the previous assessed value as of 1/1/2016.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	120
Mean Assessed Value	\$1,000,600
Mean Adj. Sales Price	\$1,254,400
Standard Deviation AV	\$1,189,228
Standard Deviation SP	\$1,367,793
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.829
Median Ratio	0.887
Weighted Mean Ratio	0.798
UNIFORMITY	
Lowest ratio	0.2743
Highest ratio:	1.2726
Coefficient of Dispersion	16.57%
Standard Deviation	0.1864
Coefficient of Variation	22.47%
Price Related Differential (PRD)	1.04

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2014 through 2016 and reflects the assessment level after the property has been revalued to 1/1/2017

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	120
Mean Assessed Value	\$1,212,800
Mean Sales Price	\$1,254,400
Standard Deviation AV	\$1,333,242
Standard Deviation SP	\$1,367,793
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.992
Median Ratio	0.995
Weighted Mean Ratio	0.967
UNIFORMITY	
Lowest ratio	0.3476
Highest ratio:	1.2820
Coefficient of Dispersion	6.71%
Standard Deviation	0.1109
Coefficient of Variation	11.18%
Price Related Differential (PRD)	1.03



Improvement Sales for Area 019 with Sales Used

03/18/2017

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	123200	1150	1,073	2719161	\$424,475	03/07/15	\$395.60	Residential Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	010	123200	1156	1,028	2710163	\$415,000	12/29/14	\$403.70	Residential Townhouse Units	NC2-40	1	34	Use-change after sale; not in ratio
019	010	123200	1157	1,073	2718528	\$415,000	02/22/15	\$386.77	Residential Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	010	276770	0034	1,411	2734509	\$629,950	05/27/15	\$446.46	Residential Townhouse Unit 4	LR3	1	34	Use-change after sale; not in ratio
019	010	276770	0036	1,512	2739491	\$675,000	06/15/15	\$446.43	Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	010	276770	0037	1,391	2736761	\$639,000	06/04/15	\$459.38	New Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	010	276770	0950	4,100	2724018	\$1,480,000	04/10/15	\$360.98	PO Dog Restaurant	NC3P-65	1	Y	
019	010	276770	1750	7,880	2851805	\$2,190,000	03/01/17	\$277.92	MACK'S BALLARD AUTO GLASS	C1-65	1	Y	
019	010	276770	2306	2,986	2746158	\$2,100,000	07/24/15	\$703.28	MIXED USE OFFICE AND RETAIL B	NC3-65	1	Y	
019	010	276770	2501	1,800	2698392	\$613,000	10/29/14	\$340.56	SFR HOUSE STRUCTURE USE AS	NC2-65	1	Y	
019	010	276770	2565	13,500	2655741	\$1,900,000	02/27/14	\$140.74	MIXED-USE RETAIL/OFFICE BUILD	NC2-65	1	26	Imp changed after sale; not in ratio
019	010	276770	2715	7,564	2699097	\$3,273,800	11/03/14	\$432.81	MIXED USE APARTMENT	NC2-65	1	Y	
019	010	276770	2855	10,837	2698696	\$3,250,000	10/30/14	\$299.90	MIXED-USE RESTAURANT & ONE A	NC2P-65	1	Y	
019	010	276770	2865	2,099	2813102	\$1,350,000	08/01/16	\$643.16	EIDEM UPHOLSTRY	NC2-65	1	Y	
019	010	276770	2870	8,326	2746446	\$3,700,000	07/28/15	\$444.39	RETAIL	NC3P-65	1	Y	
019	010	276770	2950	10,220	2673067	\$5,505,000	06/09/14	\$538.65	KING HOTEL BUILDING	C1-65	3	Y	
019	010	276800	0320	3,840	2771342	\$1,030,000	12/04/15	\$268.23	WEST WOODLAND GOSPEL HALL	SF 5000	1	34	Use-change after sale; not in ratio
019	010	276810	0225	4,112	2650465	\$899,500	01/17/14	\$218.75	OFFICE BLDG	NC2-40	1	Y	
019	010	276810	0230	2,160	2672591	\$900,000	06/06/14	\$416.67	MEDICAL & NEUROLOGIC CLINIC	NC2-40	1	Y	
019	010	276830	0175	4,776	2766399	\$1,250,000	11/05/15	\$261.73	PIONEER MASONRY AND RESTOR	C1-65	1	Y	
019	010	394410	0010	551	2724608	\$240,000	04/10/15	\$435.57	KRISTINE'S CONDOMINIUM	MR-RC	1	Y	
019	010	867340	0235	6,330	2845100	\$2,399,500	01/19/17	\$379.07	WEST BALLARD BUILDING	IB U/45	1	Y	
019	010	894240	0010	1,312	2778445	\$625,000	01/28/16	\$476.37	VIK CONDOMINIUM	NC3-65	1	Y	
019	020	198220	1610	6,861	2698418	\$1,665,000	10/31/14	\$242.68	car repair	IB U/45	1	Y	
019	020	198220	1985	1,560	2788148	\$650,000	04/01/16	\$416.67	NORTH CONSULTING	IG2 U/65	1	Y	
019	020	251600	0230	2,237	2725061	\$655,000	03/30/15	\$292.80	converted house	C1-40	1	Y	
019	020	276770	1820	1,700	2747633	\$650,000	07/29/15	\$382.35	office/warehouse	IC-65	1	Y	
019	020	276770	1975	18,415	2847035	\$3,165,000	01/30/17	\$171.87	SCOTT GALVANIZING	IC-65	1	Y	
019	020	276770	2295	6,000	2733196	\$1,050,000	05/17/15	\$175.00	STEWART'S MARINE	IG2 U/65	1	Y	
019	020	276770	2630	15,000	2746511	\$2,100,000	07/22/15	\$140.00	Salmon Bay Sand & Gravel	IG2 U/65	2	Y	
019	020	276770	2655	4,720	2822885	\$3,300,000	09/14/16	\$699.15	STIMSON CO	IG2 U/65	1	Y	
019	020	276770	2795	7,210	2774387	\$1,650,000	12/29/15	\$228.85	J DESIGN FABRICATION CONSTRU	IG2 U/65	2	Y	
019	020	276770	2820	20,725	2702801	\$6,200,000	11/21/14	\$299.16	OFFICE BUILDING	IG2 U/65	1	Y	
019	020	276830	0780	19,264	2816227	\$6,150,000	08/15/16	\$319.25	NESS CRANE SERVICE SHOP	IG2 U/65	11	Y	
019	020	276830	1105	8,153	2790953	\$2,200,000	04/19/16	\$269.84	whse/office	IB U/45	1	Y	
019	020	276830	1615	5,770	2684878	\$1,250,000	08/12/14	\$216.64	US TECHS	IG2 U/65	1	Y	

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	020	276830	1650	12,292	2720625	\$2,020,000	03/26/15	\$164.33	SALMON BAY HYDROLICS	IG2 U/65	3	Y	
019	020	276830	1665	3,750	2759367	\$900,000	10/01/15	\$240.00	FROSTY'S MARINE SERVICE	IG2 U/65	1	Y	
019	020	276830	1680	3,494	2764443	\$1,625,000	10/30/15	\$465.08	ECI GENERAL CONTRACTOR	IB U/45	1	Y	
019	020	276830	1975	3,000	2685889	\$535,000	08/06/14	\$178.33	MICHAEL'S AUTOMOTIVE MARINE	IG2 U/65	1	26	Imp changed after sale; not in ratio
019	020	276830	2590	40,445	2713874	\$8,925,865	02/13/15	\$220.69	Mars Hill Church/	IG2 U/65	1	Y	
019	020	276830	3060	12,076	2792487	\$2,950,000	04/26/16	\$244.29	PUGET SOUND INSTRUMENT	IG2 U/65	1	Y	
019	020	276830	3070	8,453	2763737	\$1,825,000	10/19/15	\$215.90	PLATT ELECTRIC	IG2 U/65	1	Y	
019	020	276840	0020	4,119	2807863	\$850,000	07/06/16	\$206.36	POWER TAB	IG2 U/65	1	Y	
019	020	441310	0175	5,952	2780937	\$1,475,000	02/08/16	\$247.82	ALLIED ICE	IB U/45	1	Y	
019	020	569350	0645	7,704	2751138	\$2,669,900	08/02/15	\$346.56	MIXED USE APARTMENT & TRIPLE	NC2P-40	1	Y	
019	020	569450	0610	4,266	2804637	\$750,000	06/13/16	\$175.81	OPEN OFFICE/RETAIL STORE	C1-40	1	Y	
019	020	952110	1072	1,320	2718008	\$325,000	03/05/15	\$246.21	salon	C1-40	1	Y	
019	020	952110	1245	2,666	2849790	\$530,000	02/07/17	\$198.80	HOUSE OF COLORS	C1-40	1	Y	
019	040	091700	0053	1,350	2663812	\$439,000	04/14/14	\$325.19	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	040	091700	0056	1,340	2669961	\$419,000	05/22/14	\$312.69	LIVE/WORK LOFT TOWNHOUSE U	NC1-40	1	Y	
019	040	230140	0790	1,280	2776553	\$654,000	01/12/16	\$510.94	DENTAL OFFICE/CLINIC	NC2-40	1	Y	
019	040	253980	0020	1,335	2849402	\$620,000	02/14/17	\$464.42	FINI CONDOMINIUM	NC2-40	1	Y	
019	040	291920	0725	5,208	2707487	\$1,335,000	12/24/14	\$256.34	RETAIL STORE	NC2P-40	1	Y	
019	040	291920	1000	3,600	2802797	\$850,000	06/10/16	\$236.11	FIXTURE GALLERY	NC2P-40	1	Y	
019	040	291920	1260	12,107	2756499	\$2,020,000	09/18/15	\$166.85	RETAIL & OFFICE MIXED-USE	NC2P-40	1	Y	
019	040	312604	9130	4,680	2769357	\$1,570,000	11/25/15	\$335.47	NORTHWEST BRAKE SHOP	C2-65	1	Y	
019	040	312604	9131	4,996	2836854	\$975,000	11/22/16	\$195.16	JAPAN AUTO ET AL	C2-65	1	Y	
019	040	336390	0216	6,687	2709968	\$1,545,000	01/12/15	\$231.05	MIXED USE RETAIL & 5 UNIT APAR	NC2-40	1	Y	
019	040	379700	2120	2,700	2817492	\$816,000	08/19/16	\$302.22	MIXED USE RETAIL & 2 MULTI-FAM	NC3P-40	1	Y	
019	040	379700	2120	2,700	2729361	\$500,000	05/06/15	\$185.19	MIXED USE RETAIL & 2 MULTI-FAM	NC3-40	1	26	Imp changed after sale; not in ratio
019	040	379700	2325	2,820	2665205	\$310,000	04/25/14	\$109.93	BUTCH'S GUN SHOP	NC3-40	1	26	Imp changed after sale; not in ratio
019	040	551160	0230	8,911	2834025	\$2,400,000	11/15/16	\$269.33	RETAIL STORE	NC3P-40	1	Y	
019	040	554080	0175	1,927	2675828	\$480,000	06/25/14	\$249.09	FUSHEN RESTAURANT	C1-40	1	Y	
019	040	643050	0300	7,020	2677102	\$2,000,000	06/27/14	\$284.90	LEARN, PLAY, SWEAT	NC2P-40	4	Y	
019	040	643050	0305	4,032	2660396	\$950,000	03/24/14	\$235.62	ALLEGRA PRINT & IMAGING	NC2P-40	1	Y	
019	040	755930	0560	1,502	2699871	\$412,000	11/05/14	\$274.30	SAPPHIRE CONDOMINIUM	NC3P-40	2	Y	
019	040	755930	0580	1,347	2846455	\$465,000	01/26/17	\$345.21	SAPPHIRE CONDOMINIUM	NC3P-40	1	Y	
019	040	863420	0010	1,000	2813616	\$325,000	08/01/16	\$325.00	THREE CROWNS CONDOMINIUM	NC2P-40	2	Y	
019	040	952410	0170	1,175	2668167	\$357,950	05/07/14	\$304.64	Residential Townhouse Unit A	LR3	1	34	Use-change after sale; not in ratio
019	040	952410	0171	1,175	2668168	\$362,950	05/07/14	\$308.89	Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	040	952410	0172	1,311	2665318	\$382,081	04/23/14	\$291.44	Residential Townhouse Unit C	LR3	1	34	Use-change after sale; not in ratio

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019	050	046100	2824	3,160	2727967	\$965,000	04/29/15	\$305.38	MIXED USE APARTMENT (COML &	NC2-40	1	Y	
019	050	046100	3466	594	2770763	\$400,000	12/07/15	\$673.40	ARTS AND CRAFTS STUDIO (SMAL	LR2 RC	1	Y	
019	050	102503	9164	2,295	2728434	\$730,000	04/29/15	\$318.08	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	102503	9338	2,172	2656733	\$676,000	03/04/14	\$311.23	LIVE/WORK TOWNHOUSE UNIT LC	C1-40	1	Y	
019	050	123200	1148	1,535	2718378	\$449,000	03/04/15	\$292.51	Live/Work Townhouse Unit	NC2-40	1	Y	
019	050	123200	1149	1,535	2707258	\$480,000	12/19/14	\$312.70	Live/Work Townhouse	NC2-40	1	Y	
019	050	123200	1154	1,535	2714839	\$449,000	02/03/15	\$292.51	Live/Work Townhouse	NC2-40	1	Y	
019	050	123200	1155	1,535	2718877	\$450,000	03/05/15	\$293.16	Live/Work Townhouse	NC2-40	1	Y	
019	050	202870	0043	1,214	2824049	\$599,950	09/14/16	\$494.19	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0044	1,202	2811903	\$589,000	07/20/16	\$490.02	Live/Work Townhouse	NC1-30	1	Y	
019	050	202870	0046	1,473	2828745	\$600,000	10/07/16	\$407.33	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0047	1,353	2825463	\$630,000	09/19/16	\$465.63	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0048	1,410	2832503	\$579,950	10/13/16	\$411.31	Live/Work Townhouse Unit	NC1-30	1	Y	
019	050	202870	0049	1,374	2832129	\$579,950	10/13/16	\$422.09	Live/work Townhouse Unt	NC1-30	1	Y	
019	050	276760	0545	5,696	2695535	\$1,700,000	10/14/14	\$298.46	Excel Plaza	NC3-40	1	Y	
019	050	276760	1480	4,155	2696376	\$1,537,300	10/10/14	\$369.99	DENTISTRY FOR ADULTS & CHIDR	LR3 RC	2	Y	
019	050	277660	0113	1,942	2818581	\$699,950	08/15/16	\$360.43	New Live/Work Townhouse Unit 6	NC2-40	1	Y	
019	050	277660	0114	2,248	2817858	\$699,950	08/04/16	\$311.37	New Live/Work Townhouse Unit 5	NC2-40	1	Y	
019	050	277660	0115	1,720	2818363	\$649,950	08/16/16	\$377.88	New Residential Townhouse Unit 1	NC2-40	1	Y	
019	050	277660	0116	1,705	2821358	\$639,950	08/16/16	\$375.34	New Residential Townhouse Unit 2	NC2-40	1	Y	
019	050	277660	0118	1,773	2817831	\$639,950	08/10/16	\$360.94	New Residential Townhouse Unit 3	NC2-40	1	Y	
019	050	277660	0119	1,705	2818101	\$635,000	08/17/16	\$372.43	New Residential Townhouse Unit 4	NC2-40	1	Y	
019	050	287710	1675	2,848	2789407	\$1,150,000	04/08/16	\$403.79	TAVERN AND APARTMENT	NC2P-30	1	Y	
019	050	292270	0577	1,644	2755836	\$415,000	09/04/15	\$252.43	LIVE/WORK TOWNHOUSE UNIT	NC1-40	1	Y	
019	050	305270	0080	1,954	2818152	\$610,000	08/19/16	\$312.18	Live/Work Townhouse Unit 1A	NC2-40	1	Y	
019	050	305270	0081	1,954	2817901	\$615,000	08/19/16	\$314.74	Live/Work Townhouse Unit 1B	NC2-40	1	Y	
019	050	305270	0082	1,728	2810902	\$685,000	07/13/16	\$396.41	New Residential Townhouse Unit 2A	NC2-40	1	Y	
019	050	305270	0083	1,728	2810091	\$685,000	07/12/16	\$396.41	New Residential Townhouse Unit 2B	NC2-40	1	Y	
019	050	305270	0090	4,100	2685503	\$545,000	08/18/14	\$132.93	GARAGE SERVICE REPAIR	NC2-40	1	Y	
019	050	305270	0122	1,499	2784248	\$550,000	02/09/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0123	1,499	2796762	\$550,000	05/09/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0124	1,499	2794509	\$550,000	04/16/16	\$366.91	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0125	1,499	2785116	\$545,000	02/24/16	\$363.58	LIVE/WORK TOWNHOUSE UNIT	NC2-40	1	Y	
019	050	305270	0126	1,548	2795886	\$650,000	05/09/16	\$419.90	Residential Townhouse Unit	NC2-40	1	34	Use-change after sale; not in ratio
019	050	305270	0128	1,548	2779608	\$650,000	02/09/16	\$419.90	Residential Townhouse Unit 7	NC2-40	1	34	Use-change after sale; not in ratio
019	050	305270	0131	1,548	2796719	\$650,950	05/10/16	\$420.51	New Townhouse	NC2-40	1	34	Use-change after sale; not in ratio

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019	050	330070	0762	1,792	2834593	\$599,950	11/14/16	\$334.79	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0763	1,792	2837652	\$600,000	11/30/16	\$334.82	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0764	1,666	2840584	\$650,000	12/12/16	\$390.16	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0765	1,666	2843504	\$663,000	01/04/17	\$397.96	Live/Work Townhouse Unit	C1-30	1	Y	
019	050	330070	0766	1,728	2838122	\$615,000	12/06/16	\$355.90	New Residential Townhouse Unit A	C1-30	1	Y	
019	050	330070	0767	1,728	2838776	\$616,000	12/07/16	\$356.48	Residential Townhouse Unit	C1-30	1	Y	
019	050	330070	0835	1,980	2779790	\$609,950	02/04/16	\$308.06	Live/Work Townhouse Unit 1	C1-40	1	Y	
019	050	330070	0836	1,980	2777100	\$599,950	01/11/16	\$303.01	Live/Work Townhouse Unit 2	C1-40	1	Y	
019	050	330070	0837	1,988	2781225	\$569,950	01/27/16	\$286.70	Live/Work Townhouse Unit 3	C1-40	1	Y	
019	050	330070	0838	1,866	2776783	\$649,950	01/08/16	\$348.31	Residential Townhouse Unit 1	C1-40	1	34	Use-change after sale; not in ratio
019	050	330070	0839	1,866	2775903	\$649,950	01/11/16	\$348.31	Residential Townhouse Unit 2	C1-40	1	34	Use-change after sale; not in ratio
019	050	330070	0840	1,988	2772988	\$639,950	12/15/15	\$321.91	Live/Work Townhouse Unit 6 (Former	C1-40	1	Y	
019	050	330070	0841	2,035	2772900	\$629,950	12/15/15	\$309.56	LIVE/WORK TOWNHOUSE UNIT 5	C1-40	1	Y	
019	050	330070	0842	1,988	2773008	\$629,950	12/10/15	\$316.88	LIVE/WORK TOWNHOUSE UNIT 4	C1-40	1	Y	
019	050	330070	0843	2,092	2786091	\$683,950	03/10/16	\$326.94	RESIDENTIAL SFR Townhouse Unit	C1-40	1	34	Use-change after sale; not in ratio
019	050	330070	0844	1,859	2780358	\$712,500	01/28/16	\$383.27	RESIDENTIAL SFR TOWNHOUSE U	C1-40	1	34	Use-change after sale; not in ratio
019	050	369240	0050	1,190	2650593	\$280,000	01/22/14	\$235.29	JENNIFER ROSE BUILDING CONDO	NC2-40	1	Y	
019	050	444980	0004	1,290	2684872	\$369,950	08/06/14	\$286.78	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0005	1,338	2663141	\$365,000	04/11/14	\$272.80	LIVE/WORK TOWNHOUSE UNIT	NC1-30	1	Y	
019	050	444980	0010	5,583	2827890	\$1,783,800	10/10/16	\$319.51	MIXED-USE 7-UNIT APARTMENT W	NC1-30	1	Y	
019	050	602150	3280	2,616	2724284	\$705,000	04/07/15	\$269.50	LOYAL REALTY	NC2-40	1	Y	
019	050	602150	3464	1,400	2723660	\$560,000	04/09/15	\$400.00	RETAIL/OFFICE	LR3	1	Y	
019	050	751850	0046	4,069	2721936	\$695,000	04/01/15	\$170.80	BALLARD VETERINARY CLINIC	NC2-40	1	34	Use-change after sale; not in ratio
019	050	751850	0510	3,070	2728482	\$535,000	05/04/15	\$174.27	O'HARA CORPORATION (SFR HOU	NC2-40	1	Y	
019	050	755080	0736	1,500	2809325	\$820,000	07/12/16	\$546.67	Live/Work Townhouse Unit 2	NC1-30	1	Y	
019	050	755080	0737	1,455	2817773	\$820,000	08/22/16	\$563.57	Live/Work Townhouse Unit 1	NC1-30	1	Y	
019	050	755080	0740	1,181	2806458	\$624,000	06/24/16	\$528.37	New Residential Townhouse Unit 5	NC1-30	1	34	Use-change after sale; not in ratio
019	050	758870	0321	3,529	2839639	\$1,908,000	12/15/16	\$540.66	Retail Store	NC3P-40	1	Y	
019	050	758870	0350	2,400	2839640	\$1,692,000	12/15/16	\$705.00	T-MOBILE	NC3P-40	1	Y	
019	050	787300	0440	1,523	2652414	\$262,500	02/04/14	\$172.36	SOUND VIEW WEST CONDOMINIUM	C1-40	1	Y	
019	050	923190	0295	5,570	2793572	\$1,550,000	04/29/16	\$278.28	Washington Karate Association	NC3-65 (3.0)	1	Y	
019	050	923190	0305	2,425	2835272	\$605,000	11/08/16	\$249.48	Live/Work Townhouse Unit	NC3-65 (3.0)	1	Y	
019	050	923190	0310	2,425	2835110	\$650,000	11/18/16	\$268.04	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0311	2,425	2851708	\$650,000	02/28/17	\$268.04	LIVE/WORK TOWNHOUSE UNIT	NC3-65 (3.0)	1	Y	
019	050	923190	0313	1,878	2715224	\$562,500	02/09/15	\$299.52	LIVE/WORK TOWNHOUSE UNIT	C1-40	1	34	Use-change after sale; not in ratio
019	050	932016	0020	894	2755662	\$317,500	09/09/15	\$355.15	WESTVIEW AT GREENWOOD CON	NC2-40	1	Y	

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019	060	390250	0010	1,914	2817000	\$775,000	08/17/16	\$404.91	KIRKWOOD PLACE	NC1-30	1	Y	
019	060	390250	0020	749	2694394	\$312,500	10/08/14	\$417.22	KIRKWOOD PLACE	NC1-30	1	Y	
019	060	716990	0010	932	2727870	\$400,000	04/24/15	\$429.18	RAVENNA GREENLAKE	NC2-40	1	Y	
019	060	769856	0010	2,177	2796170	\$729,000	05/02/16	\$334.86	7301 FIFTH AVE CONDOMINIUM	NC2-40	1	Y	
019	060	952810	3429	1,394	2739294	\$649,000	06/22/15	\$465.57	Townhouse Plat	LR3	1	34	Use-change after sale; not in ratio
019	060	952810	3430	1,420	2740919	\$679,900	06/23/15	\$478.80	Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	060	952810	3431	1,440	2744115	\$635,000	07/15/15	\$440.97	Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	060	952810	3432	1,440	2737294	\$625,000	06/08/15	\$434.03	Residential Townhouse Unit	LR3	1	34	Use-change after sale; not in ratio
019	060	952810	4035	14,952	2841866	\$6,200,000	12/23/16	\$414.66	RAVENNA 500 APARTMENT	LR3	1	Y	
019	060	955020	4350	1,558	2672648	\$510,000	06/02/14	\$327.34	ROOMING HOUSE	SF 5000	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	117500	0801	4,733	2791346	\$771,000	04/19/16	\$162.90	4 UNIT APT	LR3	1	29	Seg/merge after sale; not in ratio
019	010	276760	4045	4,650	2651886	\$650,000	01/29/14	\$139.78	Proposed New Rooming House	LR3	1	Y	
019	010	276760	4525	5,000	2804728	\$820,000	06/14/16	\$164.00	BARBER SHOP ATTACHED TO SFR H	NC3-40	1	Y	
019	010	276770	0035	5,000	2671313	\$500,000	05/21/14	\$100.00	Duplex	LR3	1	29	Seg/merge after sale; not in ratio
019	010	276770	0040	5,000	2687354	\$705,000	08/22/14	\$141.00	duplex	LR3	1	Y	
019	010	276770	0270	22,800	2761561	\$6,100,000	10/15/15	\$267.54	WIGGEN & SONS FUNERAL HOME	NC3-65	1	Y	
019	010	276770	0295	7,800	2832626	\$3,225,000	10/31/16	\$413.46	U-FRAME-IT & PILGRIMS NUTRITION	NC3-65	2	Y	
019	010	276770	0395	5,000	2676411	\$910,000	06/20/14	\$182.00	5 UNIT APT	NC3-65	1	Y	
019	010	276770	0425	2,250	2739916	\$600,000	06/17/15	\$266.67	5611 17th Ave NW SFR	NC3-65	1	Y	
019	010	276770	0426	2,750	2739914	\$600,000	06/17/15	\$218.18	5617 17th Ave NW SFR	NC3-65	1	Y	
019	010	276770	0430	15,000	2827586	\$5,100,000	10/11/16	\$340.00	BALLARD DENTAL ARTS	NC3-65	1	Y	
019	010	276770	0445	15,000	2827578	\$5,000,000	10/11/16	\$333.33	THE FORUM OFFICE BUILDING	NC3-65	1	Y	
019	010	276770	0615	7,800	2737506	\$2,300,000	06/15/15	\$294.87	MARGARET MATTHEWS CPA	NC3-85	2	Y	
019	010	276770	0770	4,750	2774996	\$1,200,000	01/06/16	\$252.63	SFR house	NC3-85	1	Y	
019	010	276770	0775	4,750	2774985	\$1,600,000	01/06/16	\$336.84	7 UNIT APT	NC3-85	1	Y	
019	010	276770	0780	4,750	2774987	\$1,250,000	01/06/16	\$263.16	New Mixed Use Apartment	NC3-85	1	Y	
019	010	276770	0790	9,500	2775008	\$3,500,000	01/06/16	\$368.42	DUPLEX USED AS OFFICE	NC3-85	2	Y	
019	010	276770	0795	4,750	2774988	\$1,550,000	01/06/16	\$326.32	Parking Lot for Accounts #276770-0800	NC3-85	1	Y	
019	010	276770	1535	5,000	2781187	\$874,000	02/17/16	\$174.80	ARCHITECT'S OFFICE	C1-65	1	Y	
019	010	276770	1650	14,270	2681714	\$1,850,000	07/29/14	\$129.64	JUBILEE FISHERIES	C1-65	1	Y	
019	010	276770	3505	8,800	2793722	\$2,400,000	04/27/16	\$272.73	FLEURY'S AMERICAN CAR CARE CEI	C1-65	1	Y	
019	010	276810	0365	12,380	2707127	\$4,427,793	12/22/14	\$357.66	PARKING FOR ACCOUNT #276810-03	C1-65	2	Y	
019	010	276810	0465	25,000	2707123	\$6,641,689	12/23/14	\$265.67	BURGER KING	C1-65	1	Y	
019	010	276810	0477	10,572	2707126	\$5,180,518	12/23/14	\$490.02	SHELL FOOD MART	C1-65	1	Y	
019	010	867340	0200	15,368	2652837	\$1,610,000	01/27/14	\$104.76	Awaiting for Proposed New Retail/Office	IB U/45	1	Y	
019	020	251600	0232	1,342	2759153	\$175,000	09/29/15	\$130.40	vacant land	C1-40	1	Y	
019	020	276830	0925	18,730	2668088	\$2,498,000	05/13/14	\$133.37	LOUIES CUISINE OF CHINA	C1-65	1	34	Use-change after sale; not in ratio
019	020	276830	1755	7,492	2668084	\$750,000	05/13/14	\$100.11	restaurant PARKING	IG2 U/65	1	Y	
019	020	276830	2310	8,800	2815977	\$995,000	08/10/16	\$113.07	NOBLE METALS INC	IG2 U/65	1	Y	
019	020	276830	2930	80,400	2772457	\$16,999,900	12/17/15	\$211.44	DEPT OF SOCIAL & HEALTH SERVICE	IG2 U/65	1	29	Seg/merge after sale; not in ratio
019	020	569500	0155	5,179	2731608	\$725,000	05/19/15	\$139.99	SWINGSIDE CAFE	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	020	952110	1071	700	2702645	\$26,500	11/21/14	\$37.86	VACANT COMMERCIAL LOT	C1-40	1	Y	
019	040	099300	0645	19,000	2734387	\$1,558,000	05/29/15	\$82.00	VACANT LAND	C1-65	1	Y	
019	040	099300	1715	19,000	2787471	\$1,452,000	03/31/16	\$76.42	DAY-NITE TOWING	C1-65	1	Y	
019	040	153230	0095	17,776	2807505	\$1,500,000	07/06/16	\$84.38	AURORA AUTO WRECKING	C2-65	2	Y	
019	040	153230	0205	51,918	2844562	\$3,835,000	01/03/17	\$73.87	AURORA AUTO WRECKING	C1-40	3	Y	
019	040	287710	4085	16,958	2776026	\$2,800,000	01/14/16	\$165.11	Former OROWHEAT BAKERY	NC2-40	3	Y	
019	040	312604	9034	33,743	2807517	\$2,200,000	07/06/16	\$65.20	KLOSE-IN MOTEL	C2-65	1	Y	
019	040	336240	1476	30,753	2733797	\$2,600,000	06/01/15	\$84.54	ZION LUTHERAN CHURCH	SF 5000	8	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	040	339290	0005	16,553	2724323	\$1,500,000	04/15/15	\$90.62	METROPOLITAN MOTORS LLC (USE)	C1-40	1	Y	
019	040	362603	9057	22,261	2802670	\$2,700,000	06/14/16	\$121.29	VOLUNTEERS OF AMERICA WESTER	C1-40	2	Y	
019	040	946520	0010	9,448	2800528	\$700,000	06/01/16	\$74.09	OPEN OFFICE	C1-40	1	Y	
019	040	946520	0017	8,268	2806467	\$1,475,000	06/22/16	\$178.40	APT & OFFICE	C1-40	1	Y	
019	040	946520	0180	6,365	2686239	\$605,000	08/19/14	\$95.05	GREENWOOD ALTERATION,RELININ	C1-40	1	Y	
019	040	946820	0032	8,036	2738973	\$1,800,000	06/23/15	\$223.99	KORT HAUS & STUMBLING GOAT BIS	NC2-40	1	Y	
019	040	952310	1490	7,600	2802762	\$1,450,000	06/08/16	\$190.79	STOREFRONT AND SFR HOUSE (ON	LR3 RC	1	29	Seg/merge after sale; not in ratio
019	050	046100	2975	2,875	2758666	\$460,000	09/23/15	\$160.00	COSMOPOLITAN KIDS CHILDREN'S A	LR2 RC	1	29	Seg/merge after sale; not in ratio
019	050	123200	1180	9,996	2848220	\$1,500,000	02/07/17	\$150.06	DUPLEX	NC2-40	2	Y	
019	050	186240	0235	27,120	2839546	\$1,100,000	12/07/16	\$40.56	CROWN HILL WESLYAN CHURCH	SF 5000	3	29	Seg/merge after sale; not in ratio
019	050	186240	0411	36,468	2701694	\$3,999,600	11/12/14	\$109.67	QUEEN ANNE AUTO BODY REPAIR	C1-40	2	Y	
019	050	202870	0046	3,662	2670785	\$470,000	05/20/14	\$128.35	Proposed Live/Work Townhouse	NC1-30	2	29	Seg/merge after sale; not in ratio
019	050	276760	0345	4,996	2685182	\$545,000	08/04/14	\$109.09	GRACE GOSPEL CHAPEL	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	0975	10,000	2727934	\$1,625,000	04/22/15	\$162.50	FIRST MUTUAL BANK	NC3-40	1	Y	
019	050	276760	1101	6,000	2764403	\$900,000	10/14/15	\$150.00	4 PLEX	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276760	1101	6,000	2793818	\$1,240,000	04/20/16	\$206.67	4 PLEX	LR1	1	29	Seg/merge after sale; not in ratio
019	050	276960	1565	8,000	2809705	\$1,200,000	07/12/16	\$150.00	PARKING LOT BOAT SALES	NC2P-30	1	Y	
019	050	276960	1865	12,750	2764822	\$1,320,000	10/29/15	\$103.53	STG-NICKS' BOATS & MOTORS	NC2P-30	2	Y	
019	050	277660	0113	5,310	2701486	\$595,000	11/03/14	\$112.05	SFR House structure converted to Rest	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	305270	0050	3,750	2827577	\$600,000	10/05/16	\$160.00	SFR House	NC2-40	1	Y	
019	050	305270	0080	3,750	2655707	\$375,000	02/20/14	\$100.00	CITY NAILS	NC2-40	1	29	Seg/merge after sale; not in ratio
019	050	330070	0765	8,000	2685244	\$600,000	08/08/14	\$75.00	warehouse	C1-30	1	29	Seg/merge after sale; not in ratio
019	050	330070	0840	11,880	2712530	\$1,450,000	01/27/15	\$122.05	Former CROWN LUTHERAN CHURCH	C1-40	2	29	Seg/merge after sale; not in ratio
019	050	330070	0930	10,540	2790485	\$1,560,000	04/15/16	\$148.01	BENTO SUSHI	NC3P-40	2	Y	
019	050	349130	0011	10,663	2776961	\$1,750,000	01/15/16	\$164.12	New Red Sun Market	NC2P-40	2	Y	
019	050	690820	0200	8,006	2777357	\$2,000,000	01/15/16	\$249.81	MIXED USE APARTMENT	NC1-30	1	Y	
019	050	755080	0736	5,000	2728715	\$600,000	05/06/15	\$120.00	SFR House	NC1-30	1	29	Seg/merge after sale; not in ratio
019	050	758870	0055	17,553	2837383	\$2,425,000	11/09/16	\$138.15	Law Offices	NC2-40	3	Y	
019	050	758870	0200	8,165	2811097	\$1,100,000	07/12/16	\$134.72	Pepe's Mexican Restaurant	NC3P-40	1	Y	
019	050	774800	0005	10,170	2795233	\$1,085,000	05/04/16	\$106.69	THE GREENER CLEANER	NC2P-40	2	Y	
019	050	937630	0830	10,054	2812077	\$1,300,000	07/25/16	\$129.30	HOME AND GARDEN ART	LR2 RC	1	Y	
019	060	952810	1455	6,000	2786258	\$1,650,000	03/17/16	\$275.00	PARKING	NC2P-65	1	Y	
019	060	952810	4725	8,800	2674597	\$1,177,000	06/19/14	\$133.75	PLASTIC SALES & SERVICE	NC3-40	2	Y	

Improvement Sales for Area 019 with Sales not Used

03/18/2017

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	112503	9004	119,577	2787341	\$17,200,000	03/30/16	\$143.84	Habitude Salon	IC-65	3	51	Related party, friend, or neighbor
019	010	117500	0960	6,160	2685770	\$1,835,000	08/11/14	\$297.89	LIQUOR AND WINE RETAIL STORE	IB U/45	1	60	Short sale
019	010	276770	0150	14,682	2716339	\$75,000	02/27/15	\$5.11	JO ANN FABRICS AND CRAFTS ST	NC3-65	1	24	Easement or right-of-way
019	010	276770	0310	18,144	2792229	\$4,060,000	04/25/16	\$223.77	BANK OF AMERICA DRIVE THRU	NC3-65	2	62	Auction sale
019	010	276770	0820	1,528	2808226	\$20,000	04/28/16	\$13.09	THE OLD PEQUILIAR TAVERN	NC3-85	1	24	Easement or right-of-way
019	010	276770	4007	3,490	2740833	\$1,160,000	06/29/15	\$332.38	BALLARD MEDICAL CENTER	MIO-65-N	1	15	No market exposure
019	010	276830	0175	4,776	2676609	\$337,500	06/30/14	\$70.67	OFFICES	C1-65	1	44	Tenant
019	020	193130	0785	15,640	2676509	\$1,400,000	06/20/14	\$89.51	NW Caster and Equipment	C1-40	1	51	Related party, friend, or neighbor
019	020	197220	2680	33,840	2780468	\$70,950	02/01/16	\$2.10	OFFICE RETAIL -Canal Building	NC3P-65	1	24	Easement or right-of-way
019	020	197220	2820	13,948	2776838	\$61,092	12/23/15	\$4.38	FREMONT PROFESSIONAL CENTE	NC3P-40	1	24	Easement or right-of-way
019	020	197220	3225	28,715	2741710	\$2,125,000	07/02/15	\$74.00	WAREHOUSE-THEO CHOC	IG2 U/65	1	22	Partial interest (1/3, 1/2, etc.)
019	020	197220	3565	3,810	2753974	\$1,375,000	09/03/15	\$360.89	Retail/shop	IB U/65	1	44	Tenant
019	020	197220	3830	5,446	2706976	\$3,400,000	12/17/14	\$624.31	office	IG2 U/65	2	N	
019	020	198220	1780	79,650	2680904	\$10,250,000	07/07/14	\$128.69	MCCALLUM ENVELOPE & PRINTIN	IB U/45	1	36	Plottage
019	020	198220	2046	5,744	2653453	\$280,000	02/13/14	\$48.75	IMPERIAL INTERNATIONAL	IG2 U/65	1	15	No market exposure
019	020	198220	2080	2,292	2782777	\$1,270,000	02/29/16	\$554.10	OLSON FUEL	IG2 U/65	3	18	Quit claim deed
019	020	198220	2080	2,292	2788587	\$1,900	03/23/16	\$0.83	OLSON FUEL	IG2 U/65	3	24	Easement or right-of-way
019	020	276770	1820	1,700	2698594	\$650,000	09/29/14	\$382.35	FULLER-ANDERSON ROOFING	IC-65	1	52	Statement to dor
019	020	276770	1975	18,000	2765727	\$950,000	11/05/15	\$52.78	SCOTT GALVANIZING	IC-65	1	25	Fulfillment of contract deed
019	020	276770	2805	2,210	2756879	\$50,000	08/24/15	\$22.62	GEO LEE'S GARAGE	IG2 U/65	1	12	Estate administrator, guardian, or e
019	020	276770	3800	16,300	2771423	\$3,368,500	12/11/15	\$206.66	Whse/shop	IC-65	2	15	No market exposure
019	020	276830	0500	3,510	2845659	\$350,000	01/19/17	\$99.72	C MULDON & SONS	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	0590	3,840	2673248	\$735,000	05/20/14	\$191.41	QUALITY PLUMBING	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	1865	1,104	2825678	\$575,000	09/30/16	\$520.83	LES SCHWAB TIRE	IG2 U/65	1	51	Related party, friend, or neighbor
019	020	276830	1885	42,038	2789658	\$3,800,000	04/12/16	\$90.39	NEUVANT	IG2 U/65	2	61	Financial institution resale
019	040	336240	0730	4,448	2813722	\$650,000	07/28/16	\$146.13	AURORA LAWNMOWER	NC3P-40	1	51	Related party, friend, or neighbor
019	040	431070	2985	3,152	2826321	\$475,000	10/05/16	\$150.70	OFFICE WAREHOUSE	C2-65	1	18	Quit claim deed
019	040	643000	0005	622	2731009	\$255,067	05/14/15	\$410.08	TIRE HOUSE LLC	C1-40	1	44	Tenant
019	040	643050	0076	770	2761991	\$610,000	10/15/15	\$792.21	TACO DEL MAR	NC2P-40	1	44	Tenant
019	040	643150	0310	6,664	2847809	\$735,000	02/03/17	\$110.29	BANK OF AMERICA	NC2P-40	1	62	Auction sale
019	040	643150	0402	4,200	2683221	\$641,500	08/05/14	\$152.74	RETAIL STORE	NC2P-65	1	51	Related party, friend, or neighbor
019	050	276760	0610	1,548	2790218	\$1,361,000	04/14/16	\$879.20	restaurant	NC3P-40	1	23	Forced sale
019	050	276760	2205	0	2649197	\$480,000	01/06/14	\$0.00	SFR	NC3-40	1	15	No market exposure
019	050	291970	2571	8,474	2796621	\$825,000	05/06/16	\$97.36	MIXED USE APARTMENT	NC2-40	1	N	
019	050	330070	0785	4,060	2753745	\$900,000	09/01/15	\$221.67	balcos insurance	C1-40	1	44	Tenant
019	050	330070	0945	3,320	2692067	\$550,000	09/19/14	\$165.66	GOOFYS	NC3P-40	1	15	No market exposure

Improvement Sales for Area 019 with Sales not Used

03/18/2017

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	050	751850	0945	3,570	2714649	\$565,000	02/19/15	\$158.26	METROPOLITIAN	NC2-40	1	62	Auction sale
019	050	751850	3715	2,648	2713951	\$262,500	02/12/15	\$99.13	SMOKEN PETE'S BBQ	NC1-30	1	22	Partial interest (1/3, 1/2, etc.)
019	060	288620	0010	2,603	2822723	\$2,000,000	09/12/16	\$768.34	LAKE REALTY	NC2P-40	1	51	Related party, friend, or neighbor

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
019	010	276770	4006	2,065	2825312	\$1,413,000	09/19/16	\$684.26	BALLARD FOOT CLINIC	MIO-65-NC3-65	1	15	No market exposure
019	020	276770	1990	4,270	2819790	\$375,000	08/29/16	\$87.82	BALLARD RECYCLING	IC-65	1	15	No market exposure
019	020	276830	3225	1,550	2751961	\$450,000	08/17/15	\$290.32	new construction coming	IG2 U/65	1	61	Financial institution resale
019	020	276830	3225	1,550	2719049	\$216,356	03/16/15	\$139.58	new construction coming	IG2 U/65	1	63	Sale price updated by sales id group
019	020	952110	1035	3,850	2793254	\$545,000	04/27/16	\$141.56	SEATTLE MOTION PICTURE SERVICE	C1-40	1	12	Estate administrator, guardian, or e
019	040	099300	1655	15,375	2679833	\$1,025,000	07/14/14	\$66.67	Vacant Land	LR3	1	12	Estate administrator, guardian, or e
019	040	362603	9042	43,732	2839283	\$60,000	12/09/16	\$1.37	GREENWOOD LANE (FORMER MC D	NC2-65	1	51	Related party, friend, or neighbor
019	040	379700	0010	3,120	2736616	\$375,000	06/02/15	\$120.19	PAST SEATTLE CITY LIGHT SUB-STA	NC3P-40	1	67	Gov't to non-gov't
019	040	643050	0158	9,706	2740654	\$1,700,000	06/26/15	\$175.15	BLEACHER'S PUP	NC2-40	1	68	Non-gov't to gov't
019	040	946820	0016	11,700	2732618	\$950,000	05/22/15	\$81.20	Former gas service building	NC2-40	1	62	Auction sale
019	050	186240	0556	352	2848977	\$4,750	02/14/17	\$13.49	VACANT LAND (STREET)	C1-40	1	24	Easement or right-of-way
019	050	330070	0940	3,400	2845645	\$650,000	01/24/17	\$191.18	CENTERFOLDS	NC3P-40	1	36	Plottage
019	050	349130	0023	14,975	2656605	\$1,175,000	03/05/14	\$78.46	BALLARD MUFFLER SHOP	NC2-40	2	23	Forced sale
019	050	758920	0135	7,911	2771681	\$750,000	12/08/15	\$94.80	BARBER SHOP & RESIDENCE	LR2 RC	2	15	No market exposure
019	060	952810	1745	31,113	2775172	\$969,334	01/06/16	\$31.16	Surface Pavement Parking Lot	NC2P-65	5	51	Related party, friend, or neighbor
019	060	952810	1745	31,113	2775170	\$969,334	01/06/16	\$31.16	Surface Pavement Parking Lot	NC2P-65	5	51	Related party, friend, or neighbor

AREA 19-20 PHYSICAL INSPECTED AREA

Area		hborf	Major	Minor	opTyp	lGrelectRoll	selectApp	PropName	PresentUse
19	20	012400	0005	C	C	2018	YCHI	UNIVERSAL PAPER BOX/ADSCO PRINTING	Industrial(Gen Purpose)
19	20	012400	0030	C	C	2018	YCHI	MARINE ELECTRIC-converted imp	Single Family(C/I Use)
19	20	012400	0035	C	C	2018	YCHI	SFR as business-Marine Electric	Single Family(C/I Zone)
19	20	012400	0040	C	C	2018	YCHI	MACHINE SHOP	Industrial(Gen Purpose)
19	20	012400	0050	C	C	2018	YCHI	INDUSTRIAL FLEX BUILDING	Warehouse
19	20	012400	0060	C	C	2018	YCHI	STORAGE WAREHOUSE	Warehouse
19	20	012400	0090	C	C	2018	YCHI	STORAGE WAREHOUSE	Service Building
19	20	012400	0125	C	C	2018	YCHI	BALLARD ANIMAL HOSPITAL	Vet/Animal Control Srvc
19	20	012400	0175	C	C	2018	YCHI	SEATTLE FELT CO	Industrial(Light)
19	20	046700	0145	C	C	2018	YCHI	Rolls-Royce	Industrial(Gen Purpose)
19	20	085000	0300	C	C	2018	YCHI	EMANUEL BIBLE CHURCH	Church/Welfare/Relig Srvc
19	20	198220	0950	C	C	2018	YCHI	CITY LIGHT SUB STATION	Utility, Public
19	20	198220	1000	C	C	2018	YCHI	VACANT LAND (CITY LIGHT PARK)	Vacant(Industrial)
19	20	198220	1055	C	C	2018	YCHI	CAMCO ELECTRIC INC	Warehouse
19	20	198220	1065	C	C	2018	YCHI	SYSTEM CONTROL CENTER	Utility, Public
19	20	198220	1145	C	C	2018	YCHI	industrial bld used for indoor sports an	Industrial(Heavy)
19	20	198220	1610	C	C	2018	YCHI	Apex Automotive	Warehouse
19	20	198220	1630	C	C	2018	YCHI	AM TEST INC	Industrial(Gen Purpose)
19	20	198220	1640	C	C	2018	YCHI	CENTRAL WELDING SUPPLY	Warehouse
19	20	198220	1650	C	C	2018	YCHI	WAREHOUSES	Warehouse
19	20	198220	1665	C	C	2018	YCHI	winery tasting whse	Warehouse
19	20	198220	1685	C	C	2018	YCHI	STORAGE YARD	Vacant(Industrial)
19	20	198220	1690	C	C	2018	YCHI	STORAGE YARD	Vacant(Industrial)
19	20	198220	1695	C	C	2018	YCHI	STORAGE WAREHOUSE	Service Building
19	20	198220	1780	C	C	2018	YCHI	FREMONT BREWING COMPANY	Industrial(Light)
19	20	198220	1885	C	C	2018	YCHI	STORAGE WAREHOUSE	Warehouse
19	20	198220	1900	C	C	2018	YCHI	SKILLS INC SHOP & WAREHOUSE OFFICE	Industrial(Heavy)
19	20	198220	1920	C	C	2018	YCHI	TOOLEX WHSES	Warehouse
19	20	198220	1930	C	C	2018	YCHI	SKILLS INC	Industrial(Gen Purpose)
19	20	198220	1940	C	C	2018	YCHI	SKILLS INC	Industrial(Gen Purpose)
19	20	198220	1955	C	C	2018	YCHI	Atrium Shades Co	Warehouse
19	20	198220	1965	C	C	2018	YCHI	GIDDY UP	Restaurant/Lounge
19	20	198220	1985	C	C	2018	YCHI	OPEN OFFICE (SINGLE TENANT)	Retail Store
19	20	198220	1995	C	C	2018	YCHI	RETAIL	Retail Store
19	20	198220	2015	C	C	2018	YCHI	LIGHT INDUSTRIAL	Industrial(Gen Purpose)
19	20	198220	2025	C	C	2018	YCHI	SKILLS INC	Industrial(Gen Purpose)
19	20	198220	2040	C	C	2018	YCHI	MCDOWELL SUPPLY CO	Warehouse
19	20	198220	2046	C	C	2018	YCHI	IMPERIAL INTERNATIONAL	Industrial(Gen Purpose)
19	20	198220	2055	C	C	2018	YCHI	BALLARD WELDING & RADIATOR	Service Building
19	20	198220	2071	C	C	2018	YCHI	BG TRAIL AND RR	Right of Way/Utility, Road
19	20	198220	2075	C	C	2018	YCHI	Furnace sales	Warehouse
19	20	198220	2080	C	C	2018	YCHI	OLSON FUEL	Retail Store
19	20	198220	2081	C	C	2018	YCHI	Vacant	Vacant(Industrial)

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	198220	2082	C	C	2018	YCHI	vacant	Vacant(Industrial)
19	20	198220	3000	C	C	2018	YCHI	BERNIES AUTOMOTIVE	Service Building
19	20	198220	3095	C	C	2018	YCHI	D A BURNS & CO	Retail Store
19	20	198220	3110	C	C	2018	YCHI	expresso drive thru	Restaurant(Fast Food)
19	20	198220	3111	C	C	2018	YCHI	segged from-2071	Vacant(Industrial)
19	20	198220	3112	C	C	2018	YCHI	Burke Gilman Trail	Right of Way/Utility, Road
19	20	198220	3275	C	C	2018	YCHI	WAREHOUSE/ MANUFACTURING	Warehouse
19	20	198220	3385	C	C	2018	YCHI	warehouse	Industrial(Light)
19	20	251600	0010	C	C	2018	YCHI	NORTHWEST BOLT & NUT	Office Building
19	20	251600	0030	C	C	2018	YCHI	Vacant Land Strip	Vacant(Industrial)
19	20	251600	0040	C	C	2018	YCHI	VACANT	Vacant(Industrial)
19	20	251600	0050	C	C	2018	YCHI	ARTISTS LOFTS	Warehouse
19	20	251600	0075	C	C	2018	YCHI	HALES ALES	Warehouse
19	20	251600	0076	C	C	2018	YCHI	RR RIGHT OF WAY/Burke Gilman Trail	Right of Way/Utility, Road
19	20	251600	0080	C	C	2018	YCHI	Storage Warehouse	Office Building
19	20	251600	0105	C	C	2018	YCHI	BALLARD GRILL & ALEHOUSE	Restaurant/Lounge
19	20	251600	0125	C	C	2018	YCHI	SUNSHINE CUSTOM PLUMBING	Vacant(Commercial)
19	20	251600	0150	C	C	2018	YCHI	RAILROAD / Burke Gilman trail	Right of Way/Utility, Road
19	20	251600	0165	C	C	2018	YCHI	Hertz Rental Eqpmt Equipment Lot - Vacan	Vacant(Industrial)
19	20	251600	0170	C	C	2018	YCHI	A A RENTS	Service Building
19	20	251600	0175	C	C	2018	YCHI	Storage Lot	Vacant(Industrial)
19	20	251600	0185	C	C	2018	YCHI	SOUND STUDIO	Warehouse
19	20	251600	0230	C	C	2018	YCHI	SFR House Converted to Commercial Use	Single Family(C/I Use)
19	20	251600	0232	C	C	2018	YCHI	LEARY WAY WELLNESS CENTER	Office Building
19	20	251600	0240	C	C	2018	YCHI	RESTAURANT/STORAGE	Industrial(Gen Purpose)
19	20	276770	1820	C	C	2018	YCHI	Retail Store (Stash)	Retail Store
19	20	276770	1825	C	C	2018	YCHI	Vacant Land (Associated Land to Parcel #	Parking(Assoc)
19	20	276770	1830	C	C	2018	YCHI	DIRT EXCHANGE	Industrial(Light)
19	20	276770	1880	C	C	2018	YCHI	EXHAUST SPECIALTIES	Service Building
19	20	276770	1910	C	C	2018	YCHI	Warehouse & Brewery	Industrial(Gen Purpose)
19	20	276770	1945	C	C	2018	YCHI	BIT TAVERN APTS & WHSE	Apartment(Mixed Use)
19	20	276770	1946	C	C	2018	YCHI	ELECTRIC BIKES	Retail Store
19	20	276770	1955	C	C	2018	YCHI	HILLQUIST LAPIDARY EQUIPMENT	Industrial(Gen Purpose)
19	20	276770	1956	C	C	2018	YCHI	BALLARD AUTOMOTIVE SERVICE	Service Building
19	20	276770	1970	C	C	2018	YCHI	VACANT LAND	Vacant(Industrial)
19	20	276770	1975	C	C	2018	YCHI	SCOTT GALVANIZING	Industrial(Gen Purpose)
19	20	276770	1985	C	C	2018	YCHI	STORAGE LOT	Vacant(Industrial)
19	20	276770	1990	C	C	2018	YCHI	BALLARD RECYCLING	Vacant(Industrial)
19	20	276770	1995	C	C	2018	YCHI	MILLER PAINT CO	Retail Store
19	20	276770	2015	C	C	2018	YCHI	RESTAURANT	Tavern/Lounge
19	20	276770	2020	C	C	2018	YCHI	Peddler Brewing Company	Industrial(Gen Purpose)
19	20	276770	2035	C	C	2018	YCHI	retail	Retail Store
19	20	276770	2065	C	C	2018	YCHI	BALLARD COLLISION CARSTAR	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area		h	bor	Major	Minor	opTyp	lG	relectRoll	selectApp	PropName	PresentUse
19	20	276770		2070	C	C		2018	YCHI	HILL AUTO PARTS	Retail Store
19	20	276770		2080	C	C		2018	YCHI	CRAIG SPRINGS	Industrial(Gen Purpose)
19	20	276770		2090	C	C		2018	YCHI	HIGH ROAD AUTOMOTIVE	Service Building
19	20	276770		2135	C	C		2018	YCHI	BALLARD ORNAMENTAL IRON WORKS	Industrial(Gen Purpose)
19	20	276770		2145	C	C		2018	YCHI	MARINE ENGINE REPAIR CO	Warehouse
19	20	276770		2150	C	C		2018	YCHI	WAREHOUSE	Warehouse
19	20	276770		2160	C	C		2018	YCHI	ELLSTROM MFG	Warehouse
19	20	276770		2170	C	C		2018	YCHI	HIGH PURITY	Industrial(Gen Purpose)
19	20	276770		2180	C	C		2018	YCHI	LOGAN BLDG	Warehouse
19	20	276770		2190	C	C		2018	YCHI	Euro Products Inc	Warehouse
19	20	276770		2205	C	C		2018	YCHI	WHITEFISH MARINE INC	Warehouse
19	20	276770		2215	C	C		2018	YCHI	THERMO-SONIC GLASS	Warehouse
19	20	276770		2220	C	C		2018	YCHI	ANDERSON REFRIGERATION-MARINE	Industrial(Gen Purpose)
19	20	276770		2225	C	C		2018	YCHI	ANDERSON REFRIGERATION	Warehouse
19	20	276770		2230	C	C		2018	YCHI	WARDEN FLUID DYNAMICS & SUNSOURCE	Warehouse
19	20	276770		2240	C	C		2018	YCHI	Associated Parking to Parcel #276770-223	Vacant(Industrial)
19	20	276770		2260	C	C		2018	YCHI	UNITED ELECTRIC MOTORS	Industrial(Gen Purpose)
19	20	276770		2270	C	C		2018	YCHI	WAREHOUSE/INDUSTRIAL BUILDINGS	Warehouse
19	20	276770		2290	C	C		2018	YCHI	Village Marine	Warehouse
19	20	276770		2295	C	C		2018	YCHI	LAKESIDE	Service Building
19	20	276770		2345	C	C		2018	YCHI	warehouse	Industrial(Gen Purpose)
19	20	276770		2350	C	C		2018	YCHI	BALLARD SHEET METAL	Industrial(Gen Purpose)
19	20	276770		2355	C	C		2018	YCHI	BALLARD SHEET METAL	Vacant(Industrial)
19	20	276770		2357	C	C		2018	YCHI	BALLARD HARDWARE	Vacant(Industrial)
19	20	276770		2360	C	C		2018	YCHI	BALLARD HARDWARE	Warehouse
19	20	276770		2375	C	C		2018	YCHI	Ed Smith Construction	Warehouse
19	20	276770		2376	C	C		2018	YCHI	KOLSTRAND	Office Building
19	20	276770		2390	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL	Industrial(Light)
19	20	276770		2400	C	C		2018	YCHI	CANVAS SUPPLY CO	Industrial(Light)
19	20	276770		2410	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL	Parking(Assoc)
19	20	276770		2420	C	C		2018	YCHI	KOLSTAD'S	Vacant(Industrial)
19	20	276770		2445	C	C		2018	YCHI	DANTRAWL U.S.	Warehouse
19	20	276770		2460	C	C		2018	YCHI	MARINE WORKS INC	Vacant(Industrial)
19	20	276770		2470	C	C		2018	YCHI	Public Utility Building	Utility, Public
19	20	276770		2471	C	C		2018	YCHI	METRO PUMPING STATION	Utility, Public
19	20	276770		2480	C	C		2018	YCHI	OPEN OFFICE/RETAIL	Office Building
19	20	276770		2483	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL	Parking(Assoc)
19	20	276770		2591	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL	Industrial(Gen Purpose)
19	20	276770		2605	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL	Industrial(Gen Purpose)
19	20	276770		2615	C	C		2018	YCHI	SALMON BAY SAND & GRAVEL CO	Industrial(Gen Purpose)
19	20	276770		2620	C	C		2018	YCHI	C&C PAINT CO	Industrial(Light)
19	20	276770		2630	C	C		2018	YCHI	Salmon Bay Sand & Gravel	Industrial(Light)
19	20	276770		2640	C	C		2018	YCHI	Salmon Bay Sand & Gravel	Industrial(Heavy)

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276770	2645	C	C	2018	YCHI	HATTIES HAT PARKING	Parking(Assoc)
19	20	276770	2655	C	C	2018	YCHI	STIMSON CO	Office Building
19	20	276770	2660	C	C	2018	YCHI	parking	Vacant(Industrial)
19	20	276770	2750	C	C	2018	YCHI	restaurant,retail,business	Restaurant/Lounge
19	20	276770	2760	C	C	2018	YCHI	Ballard Bookcase	Warehouse
19	20	276770	2795	C	C	2018	YCHI	Storage Warehouse	Warehouse
19	20	276770	2800	C	C	2018	YCHI	Storage Warehouse	Warehouse
19	20	276770	2805	C	C	2018	YCHI	RATHBURN AUTOMATIVE	Service Building
19	20	276770	2810	C	C	2018	YCHI	PETERSEN'S 4 WHEEL	Service Building
19	20	276770	2820	C	C	2018	YCHI	OFFICE BUILDING	Office Building
19	20	276770	2825	C	C	2018	YCHI	Retail/Svc Garage	Warehouse
19	20	276770	3075	C	C	2018	YCHI	PARKING CARTER VOLKSWAGEN	Parking(Assoc)
19	20	276770	3095	C	C	2018	YCHI	CARTER VW SAAB SHOWROOM/SALES	Service Building
19	20	276770	3110	C	C	2018	YCHI	HATCH & KIRK	Retail Store
19	20	276770	3120	C	C	2018	YCHI	Mixed Use Retail/Office/Storage Warehous	Retail Store
19	20	276770	3180	C	C	2018	YCHI	STG YARD FOR ITT HARPER	Warehouse
19	20	276770	3190	C	C	2018	YCHI	HATCH & KIRK	Warehouse
19	20	276770	3205	C	C	2018	YCHI	RICH ELECTRONICS	Single Family(C/I Use)
19	20	276770	3215	C	C	2018	YCHI	STORAGE WAREHOUSE	Warehouse
19	20	276770	3220	C	C	2018	YCHI	BALLARD BIKE CO	Service Building
19	20	276770	3230	C	C	2018	YCHI	NORDIC MACHINE & MFG	Industrial(Gen Purpose)
19	20	276770	3235	C	C	2018	YCHI	Parking lot to Parcel #276770-3230	Parking(Assoc)
19	20	276770	3290	C	C	2018	YCHI	PARKING	Parking(Assoc)
19	20	276770	3305	C	C	2018	YCHI	MODERN PILOT	Industrial(Gen Purpose)
19	20	276770	3310	C	C	2018	YCHI	NELSON USED CARS	Parking(Commercial Lot)
19	20	276770	3325	C	C	2018	YCHI	BALLARD WOODWORKS	Industrial(Gen Purpose)
19	20	276770	3335	C	C	2018	YCHI	THE CEDAR ROOM/THERA TEK/ART SLAB	Industrial(Light)
19	20	276770	3340	C	C	2018	YCHI	restaurant-	Restaurant/Lounge
19	20	276770	3360	C	C	2018	YCHI	Therma Tek/The Fitness Lab	Warehouse
19	20	276770	3380	C	C	2018	YCHI	Rooming House	Rooming House
19	20	276770	3386	C	C	2018	YCHI	BALLARD FOOD BANK	Warehouse
19	20	276770	3440	C	C	2018	YCHI	CARTER VOLKSWAGON CAR LOT	Auto Showroom and Lot
19	20	276770	3465	C	C	2018	YCHI	CARTER VW	Auto Showroom and Lot
19	20	276770	3490	C	C	2018	YCHI	CARTER VOLKSWAGON CAR LOT	Auto Showroom and Lot
19	20	276770	3790	C	C	2018	YCHI	PARKING	Parking(Commercial Lot)
19	20	276770	3800	C	C	2018	YCHI	WAREHOUSE	Service Building
19	20	276830	0405	C	C	2018	YCHI	RETAIL	Retail Store
19	20	276830	0425	C	C	2018	YCHI	BALLARD STUDIO WORKS	Industrial(Gen Purpose)
19	20	276830	0430	C	C	2018	YCHI	BALLARD STUDIO WORKS	Industrial(Gen Purpose)
19	20	276830	0435	C	C	2018	YCHI	BALLARD STUDIO WORKS	Industrial(Gen Purpose)
19	20	276830	0440	C	C	2018	YCHI	BALLARD STUDIO WORKS	Industrial(Gen Purpose)
19	20	276830	0455	C	C	2018	YCHI	PeaPatch	Vacant(Industrial)
19	20	276830	0460	C	C	2018	YCHI	Storage Warehouse	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276830	0465	C	C	2018	YCHI	Light Manufacturing	Industrial(Light)
19	20	276830	0470	C	C	2018	YCHI	POURETTE MFG CO	Warehouse
19	20	276830	0495	C	C	2018	YCHI	Alexander GOW Fire Equipment Company	Industrial(Gen Purpose)
19	20	276830	0500	C	C	2018	YCHI	C MULDON & SONS	Warehouse
19	20	276830	0505	C	C	2018	YCHI	Outrageously Fit	Retail Store
19	20	276830	0510	C	C	2018	YCHI	SUBWAY SANDWICH SHOP	Restaurant(Fast Food)
19	20	276830	0514	C	C	2018	YCHI	MCDONALDS PARKING	Parking(Assoc)
19	20	276830	0525	C	C	2018	YCHI	VAUPELL INDUSTRIAL PLASTICS	Industrial(Light)
19	20	276830	0540	C	C	2018	YCHI	VAUPELL	Warehouse
19	20	276830	0545	C	C	2018	YCHI	VAUPELL	Warehouse
19	20	276830	0555	C	C	2018	YCHI	PROSTOCK 3GI	Industrial(Light)
19	20	276830	0560	C	C	2018	YCHI	CHRISTIANSON ROOFING	Warehouse
19	20	276830	0565	C	C	2018	YCHI	CHRISTIANSON ROOFING (Imp data entered i	Parking(Assoc)
19	20	276830	0570	C	C	2018	YCHI	REQUIRED PARKING for parcel #276830-0525	Parking(Assoc)
19	20	276830	0590	C	C	2018	YCHI	QUALITY PLUMBING	Industrial(Gen Purpose)
19	20	276830	0595	C	C	2018	YCHI	SFR House Structure Used As Shed	Industrial(Light)
19	20	276830	0600	C	C	2018	YCHI	NORTHWEST INSTRUMENT ETC	Warehouse
19	20	276830	0615	C	C	2018	YCHI	warehouse office	Warehouse
19	20	276830	0750	C	C	2018	YCHI	WAREHOUSE & OFFICE	Industrial(Gen Purpose)
19	20	276830	0760	C	C	2018	YCHI	Canopies by Fred	Industrial(Gen Purpose)
19	20	276830	0780	C	C	2018	YCHI	NESS CRANE SERVICE SHOP	Industrial(Gen Purpose)
19	20	276830	0785	C	C	2018	YCHI	NESS CRANE SERVICE	Warehouse
19	20	276830	0790	C	C	2018	YCHI		Vacant(Commercial)
19	20	276830	0795	C	C	2018	YCHI	NESS CRANE SERVICE STORAGE YARD	Vacant(Industrial)
19	20	276830	0800	C	C	2018	YCHI	NESS CRANE SERVICE STORAGE YARD	Vacant(Industrial)
19	20	276830	0815	C	C	2018	YCHI	new mix use	Apartment(Mixed Use)
19	20	276830	0820	C	C	2018	YCHI	stoup brewery	Industrial(Light)
19	20	276830	0825	C	C	2018	YCHI	vacant-industrial -outdoor seating	Vacant(Industrial)
19	20	276830	0830	C	C	2018	YCHI	COLD STORAGE WAREHOUSE	Industrial(Light)
19	20	276830	0835	C	C	2018	YCHI	NESS CRANE SERVICE STORAGE YARD	Vacant(Industrial)
19	20	276830	0840	C	C	2018	YCHI	CABINET SHOP & HOUSE STRUCTURE	Industrial(Light)
19	20	276830	0845	C	C	2018	YCHI	NESS CRANE SERVICE STORAGE YARD	Vacant(Industrial)
19	20	276830	0850	C	C	2018	YCHI	BALLARD NATURAL GAS	Warehouse
19	20	276830	0860	C	C	2018	YCHI	LEITOR	Warehouse
19	20	276830	0865	C	C	2018	YCHI	vacant	Vacant(Industrial)
19	20	276830	0875	C	C	2018	YCHI	O'REILLY AUTO PARTS	Retail Store
19	20	276830	0900	C	C	2018	YCHI	SEATTLE BALLARD REUSE	Warehouse
19	20	276830	0925	C	C	2018	YCHI	MULTI-PURPOSE RETAIL STORE (former LOUIE	Retail Store
19	20	276830	0955	C	C	2018	YCHI	N F CORPORATION	Industrial(Light)
19	20	276830	0975	C	C	2018	YCHI	Seattle Sports	Industrial(Light)
19	20	276830	0980	C	C	2018	YCHI	VACANT INDUSTRIAL LAND	Vacant(Industrial)
19	20	276830	0985	C	C	2018	YCHI	KAHN MACHINE TOOLS	Industrial(Gen Purpose)
19	20	276830	0990	C	C	2018	YCHI	INDUSTRIAL LIGHT MANUFACTURING (HY-LITE)	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276830	1000	C	C	2018	YCHI	PARKING LOT	Parking(Assoc)
19	20	276830	1005	C	C	2018	YCHI	PARKING LOT	Parking(Assoc)
19	20	276830	1010	C	C	2018	YCHI	PARKING LOT	Parking(Assoc)
19	20	276830	1015	C	C	2018	YCHI	PARKING LOT	Parking(Assoc)
19	20	276830	1020	C	C	2018	YCHI	PARKING LOT	Parking(Assoc)
19	20	276830	1035	C	C	2018	YCHI	AMEREX	Industrial(Light)
19	20	276830	1045	C	C	2018	YCHI	Acclaim Sign & Display	Industrial(Light)
19	20	276830	1050	C	C	2018	YCHI	WAREHOUSE	Warehouse
19	20	276830	1055	C	C	2018	YCHI	SEABOARD CONST INC	Single Family(C/I Use)
19	20	276830	1060	C	C	2018	YCHI	DANTRAWL	Warehouse
19	20	276830	1075	C	C	2018	YCHI	MACHINE SHOP	Industrial(Gen Purpose)
19	20	276830	1080	C	C	2018	YCHI	Live/Work Type	Apartment(Mixed Use)
19	20	276830	1085	C	C	2018	YCHI	RESIDENCE AND WAREHOUSE	Warehouse
19	20	276830	1095	C	C	2018	YCHI	WARTSILA DIESEL	Warehouse
19	20	276830	1105	C	C	2018	YCHI	OFFICE WAREHOUSE	Warehouse
19	20	276830	1130	C	C	2018	YCHI	NORTHWEST LAMINATING	Industrial(Gen Purpose)
19	20	276830	1145	C	C	2018	YCHI	MCINTOSH GLASS	Service Building
19	20	276830	1555	C	C	2018	YCHI	OPEN OFFICE	Office Building
19	20	276830	1560	C	C	2018	YCHI	COMPRESSED NATURAL GAS	Warehouse
19	20	276830	1565	C	C	2018	YCHI	WAREHOUSE	Warehouse
19	20	276830	1570	C	C	2018	YCHI	VISION PRESS	Warehouse
19	20	276830	1580	C	C	2018	YCHI	BALLARD BRASS	Vacant(Industrial)
19	20	276830	1585	C	C	2018	YCHI	BALLARD BRASS	Vacant(Industrial)
19	20	276830	1590	C	C	2018	YCHI	CHIHULY PARKING LOT	Vacant(Industrial)
19	20	276830	1605	C	C	2018	YCHI	Gregs Marine office	Single Family(C/I Use)
19	20	276830	1615	C	C	2018	YCHI	BREWERY WAREHOUSE & RESTAURANT	Industrial(Gen Purpose)
19	20	276830	1650	C	C	2018	YCHI	SALMON BAY HYDROLICS	Industrial(Gen Purpose)
19	20	276830	1660	C	C	2018	YCHI	WAREHOUSE	Warehouse
19	20	276830	1665	C	C	2018	YCHI	FROSTY'S MARINE SERVICE	Warehouse
19	20	276830	1671	C	C	2018	YCHI	FROSTY'S MARINE SVC, Imp on Parcel #2768	Parking(Assoc)
19	20	276830	1675	C	C	2018	YCHI	MILLAR ELEVATOR SERVICE	Warehouse
19	20	276830	1680	C	C	2018	YCHI	ECI GENERAL CONTRACTOR	Industrial(Light)
19	20	276830	1700	C	C	2018	YCHI	MKE DETAILING SERVICE	Warehouse
19	20	276830	1710	C	C	2018	YCHI	INDUSTRIAL BUILDING	Industrial(Gen Purpose)
19	20	276830	1730	C	C	2018	YCHI	OFFICE WAREHOUSE	Industrial(Light)
19	20	276830	1740	C	C	2018	YCHI	DOCTOR DON'S AUTOMOTIVE	Service Building
19	20	276830	1745	C	C	2018	YCHI	SALMON BAY HYDRAULICS	Industrial(Gen Purpose)
19	20	276830	1755	C	C	2018	YCHI	ASSOCIATE PARKING	Parking(Assoc)
19	20	276830	1770	C	C	2018	YCHI	LES SCHWAB TIRE REPAIR GARAGE	Service Building
19	20	276830	1775	C	C	2018	YCHI	LAST RESORT FIRE DEPT	Warehouse
19	20	276830	1780	C	C	2018	YCHI	OFFICE (CONVERTED SFR)	Office Building
19	20	276830	1785	C	C	2018	YCHI	STORAGE LOT	Vacant(Industrial)
19	20	276830	1790	C	C	2018	YCHI	WINSOL LABORATORIES	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276830	1795	C	C	2018	YCHI	CUTTING TOOL CONTROL	Warehouse
19	20	276830	1805	C	C	2018	YCHI	BAY'S AUTO REPAIR	Service Building
19	20	276830	1810	C	C	2018	YCHI	LEARY CONSTRUCTION	Warehouse
19	20	276830	1835	C	C	2018	YCHI	STORAGE LOT	Vacant(Industrial)
19	20	276830	1845	C	C	2018	YCHI	VACANT	Vacant(Industrial)
19	20	276830	1850	C	C	2018	YCHI	LES SCHWAB TIRE	Service Building
19	20	276830	1860	C	C	2018	YCHI	LES SCHWAB TIRE	Service Building
19	20	276830	1865	C	C	2018	YCHI	LES SCHWAB TIRE	Retail Store
19	20	276830	1870	C	C	2018	YCHI	SWATSYSTEMS & BEST STONEWAY HARDWARE (DI	Industrial(Gen Purpose)
19	20	276830	1885	C	C	2018	YCHI	NEUVANT	Industrial(Gen Purpose)
19	20	276830	1895	C	C	2018	YCHI	NEUVANT	Industrial(Light)
19	20	276830	1960	C	C	2018	YCHI	Assoc Parking to Parcel #276830-1870	Parking(Assoc)
19	20	276830	1965	C	C	2018	YCHI	Assoc Parking to Parcel #276830-1870.	Vacant(Industrial)
19	20	276830	1975	C	C	2018	YCHI	MICHAEL'S AUTOMOTIVE MARINE	Warehouse
19	20	276830	1980	C	C	2018	YCHI	NEUVANT AREO STRUCTURES	Warehouse
19	20	276830	1991	C	C	2018	YCHI	RUDD COMPANY	Industrial(Light)
19	20	276830	1992	C	C	2018	YCHI	Office Building	Office Building
19	20	276830	2020	C	C	2018	YCHI	RUDD COMPANY	Parking(Assoc)
19	20	276830	2040	C	C	2018	YCHI	RUDD COMPANY	Industrial(Gen Purpose)
19	20	276830	2060	C	C	2018	YCHI	RUDD COMPANY	Industrial(Gen Purpose)
19	20	276830	2120	C	C	2018	YCHI	BALLARD BRASS	Industrial(Gen Purpose)
19	20	276830	2135	C	C	2018	YCHI	COMPUTER POWER & SERVICE	Warehouse
19	20	276830	2155	C	C	2018	YCHI	WAREHOUSE	Warehouse
19	20	276830	2162	C	C	2018	YCHI	WAREHOUSE on Parcel #276830-2155	Warehouse
19	20	276830	2165	C	C	2018	YCHI	Plumbing Office (SFR House Structure)	Single Family(C/I Use)
19	20	276830	2175	C	C	2018	YCHI	YOUNG & CO	Industrial(Gen Purpose)
19	20	276830	2185	C	C	2018	YCHI	CAPPY'S TOWING	Service Building
19	20	276830	2190	C	C	2018	YCHI	CAPPYS TOWING PKG LOT	Parking(Assoc)
19	20	276830	2195	C	C	2018	YCHI	CAPPYS TOWING PKG LOT	Parking(Assoc)
19	20	276830	2200	C	C	2018	YCHI	CAPPYS TOWING PKG LOT	Parking(Assoc)
19	20	276830	2205	C	C	2018	YCHI	BALLARD ELECTRIC	Retail Store
19	20	276830	2220	C	C	2018	YCHI	UNIV COATINGS	Industrial(Light)
19	20	276830	2225	C	C	2018	YCHI	Modular Arts (Warehouse Office North)	Warehouse
19	20	276830	2230	C	C	2018	YCHI	Warehouse Office - Imp entered on parcel	Warehouse
19	20	276830	2235	C	C	2018	YCHI	Warehouse Office - Imp entered on parcel	Warehouse
19	20	276830	2240	C	C	2018	YCHI	Warehouse Office Building on parcels #2	Warehouse
19	20	276830	2245	C	C	2018	YCHI	STORAGE WAREHOUSE/FLEX BUILDING	Warehouse
19	20	276830	2255	C	C	2018	YCHI	MANUFACTURING/STORAGE WAREHOUSE	Industrial(Gen Purpose)
19	20	276830	2265	C	C	2018	YCHI	Pioneer Organics	Warehouse
19	20	276830	2275	C	C	2018	YCHI	STORAGE WAREHOUSE	Warehouse
19	20	276830	2280	C	C	2018	YCHI	SUTTER HOME & HEARTH	Service Building
19	20	276830	2281	C	C	2018	YCHI	RETAIL & STORAGE WAREHOUSE	Retail Store
19	20	276830	2305	C	C	2018	YCHI	HANSEN SUPPLY CO	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276830	2310	C	C	2018	YCHI	NOBLE METALS INC	Vacant(Industrial)
19	20	276830	2320	C	C	2018	YCHI	Modular Arts (Warehouse Office - South)	Warehouse
19	20	276830	2361	C	C	2018	YCHI	RUDD COMPANY	Warehouse
19	20	276830	2380	C	C	2018	YCHI	FIORITO BROS/CARNITECH	Warehouse
19	20	276830	2389	C	C	2018	YCHI	FIORITO BROTHERS INL	Parking(Assoc)
19	20	276830	2475	C	C	2018	YCHI	HAIGHT ROOFING CO	Industrial(Gen Purpose)
19	20	276830	2480	C	C	2018	YCHI	DIESEL ENGINES INC	Service Building
19	20	276830	2495	C	C	2018	YCHI	SHERWIN-WILLIAMS & PINNACLE PAINTING	Retail Store
19	20	276830	2505	C	C	2018	YCHI	NEUVANT	Industrial(Gen Purpose)
19	20	276830	2515	C	C	2018	YCHI	NEUVANT	Warehouse
19	20	276830	2525	C	C	2018	YCHI	NIX STG LOT - SEE 2535	Vacant(Industrial)
19	20	276830	2530	C	C	2018	YCHI	NIX STG LOT - SEE 2535	Vacant(Industrial)
19	20	276830	2535	C	C	2018	YCHI	NIX AUTO WRECKING	Industrial(Light)
19	20	276830	2545	C	C	2018	YCHI	TRANSFORMER	Utility, Public
19	20	276830	2550	C	C	2018	YCHI	WAREHOUSE	Warehouse
19	20	276830	2560	C	C	2018	YCHI	AUTO CLINIC/espresso stand	Service Building
19	20	276830	2575	C	C	2018	YCHI	AUTO SERVICE	Service Building
19	20	276830	2590	C	C	2018	YCHI	Mars Hill Church/	Church/Welfare/Relig Srvc
19	20	276830	2690	C	C	2018	YCHI	OFFICE/MEDICAL BUILDING	Office Building
19	20	276830	2700	C	C	2018	YCHI	OFFICE MAX PARKING	Parking(Assoc)
19	20	276830	2735	C	C	2018	YCHI	U-HAUL STORAGE LOT	Vacant(Industrial)
19	20	276830	2745	C	C	2018	YCHI	U-HAUL	Service Building
19	20	276830	2750	C	C	2018	YCHI	BIG 5 SPORTS/RETAIL	Retail(Line/Strip)
19	20	276830	2780	C	C	2018	YCHI	MKC, CAPTAIN SUPPLIES	Warehouse
19	20	276830	2785	C	C	2018	YCHI	U-HAUL PKG LOT	Parking(Commercial Lot)
19	20	276830	2795	C	C	2018	YCHI	vacant-industrial	Right of Way/Utility, Road
19	20	276830	2800	C	C	2018	YCHI	OFFICE MAX	Retail(Discount)
19	20	276830	2855	C	C	2018	YCHI	LFS MARINE SUPPLIES	Industrial(Gen Purpose)
19	20	276830	2930	C	C	2018	YCHI	Former DEPT OF SOCIAL & HEALTH SERVICES	Vacant(Industrial)
19	20	276830	2931	C	C	2018	YCHI	Associate Parking to Parcel #276830-293	Vacant(Industrial)
19	20	276830	2950	C	C	2018	YCHI	SALMON BAY S&G STORAGE YARD	Vacant(Industrial)
19	20	276830	3010	C	C	2018	YCHI	COMISSARY CASH & CARRY	Warehouse
19	20	276830	3035	C	C	2018	YCHI	BN RR RW	Right of Way/Utility, Road
19	20	276830	3040	C	C	2018	YCHI	Maritime brewery	Industrial(Gen Purpose)
19	20	276830	3060	C	C	2018	YCHI	BALLARD BOOK CASE BUILDING	Industrial(Gen Purpose)
19	20	276830	3070	C	C	2018	YCHI	PLATT ELECTRIC	Warehouse
19	20	276830	3080	C	C	2018	YCHI	BAY VALUE SERVICE	Warehouse
19	20	276830	3100	C	C	2018	YCHI	BN RR RW	Right of Way/Utility, Road
19	20	276830	3105	C	C	2018	YCHI	ALGAS SDI	Warehouse
19	20	276830	3115	C	C	2018	YCHI	SALTY DOG POTTERY & THE BOATWRIGHT	Warehouse
19	20	276830	3135	C	C	2018	YCHI	MIKE'S CHILI PARLOR & TAVERN	Restaurant/Lounge
19	20	276830	3225	C	C	2018	YCHI	new construction coming	Single Family(C/I Zone)
19	20	276830	3245	C	C	2018	YCHI	Vacant Land	Vacant(Industrial)

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hbor	Major	Minor	opTyp	Grelect	Roll	SelectApp	PropName	PresentUse
19	20	276830	3315	C	C	2018	YCHI	BN RR RW	Right of Way/Utility, Road
19	20	276830	3385	C	C	2018	YCHI	BOWMAN REFRIGERATION	Industrial(Gen Purpose)
19	20	276830	3390	C	C	2018	YCHI	WHSE SPACE	Industrial(Gen Purpose)
19	20	276830	3415	C	C	2018	YCHI	MORAD ELECTRIC & AIR CONTROL INC	Industrial(Gen Purpose)
19	20	276830	3430	C	C	2018	YCHI	RADKE MARINE	Warehouse
19	20	276830	3435	C	C	2018	YCHI	BN RR RW	Right of Way/Utility, Road
19	20	276830	3520	C	C	2018	YCHI	Government Building-Post Office Distribu	Post Office/Post Service
19	20	276830	3765	C	C	2018	YCHI	TANK FARM MOBIL	Industrial(Light)
19	20	276840	0010	C	C	2018	YCHI	restaurant	Restaurant/Lounge
19	20	276840	0015	C	C	2018	YCHI	VACANT-restaurant carried on -0010	Vacant(Industrial)
19	20	276840	0020	C	C	2018	YCHI	MAC CUSTOM UPHOLSTERY	Warehouse
19	20	276840	0025	C	C	2018	YCHI	OFFICE WAREHOUSE	Industrial(Gen Purpose)
19	20	441310	0005	C	C	2018	YCHI	mix use	Apartment(Mixed Use)
19	20	441310	0045	C	C	2018	YCHI	BRIGHT STREET WORKSHOP	School(Private)
19	20	441310	0060	C	C	2018	YCHI	BRIGHT STREET WORKSHOP	School(Private)
19	20	441310	0071	C	C	2018	YCHI	Pacific Crest School (Montessori School)	School(Private)
19	20	441310	0125	C	C	2018	YCHI	SUPERIOR TIRE	Industrial(Heavy)
19	20	441310	0150	C	C	2018	YCHI	CLAUDIOS (SFR House Structure)	Single Family(Res Use/Zone)
19	20	441310	0175	C	C	2018	YCHI	ALLIED ICE	Industrial(Light)
19	20	569350	0387	C	C	2018	YCHI	FREMONT AVE LAUNDROMAT	Retail Store
19	20	569350	0400	C	C	2018	YCHI	RETAIL BUILDING	Retail Store
19	20	569350	0420	C	C	2018	YCHI	LAND ONLY	Parking(Commercial Lot)
19	20	569350	0430	C	C	2018	YCHI	cafe	Retail Store
19	20	569350	0475	C	C	2018	YCHI	MIX USE	Apartment(Mixed Use)
19	20	569350	0580	C	C	2018	YCHI	ZUNDEL DENTAL LAB	Medical/Dental Office
19	20	569350	0590	C	C	2018	YCHI	AMERICAN MUSIC RENTAL	Warehouse
19	20	569350	0635	C	C	2018	YCHI	Restaurant	Restaurant/Lounge
19	20	569350	0645	C	C	2018	YCHI	MIXED USE RETAIL w/4 APT UNITS & TRIPLEX	Apartment(Mixed Use)
19	20	569350	1345	C	C	2018	YCHI	ADAMS TV	Retail Store
19	20	569350	1375	C	C	2018	YCHI	office-(converted imp)	Single Family(C/I Use)
19	20	569350	1450	C	C	2018	YCHI	RETAIL STORE	Office Building
19	20	569350	1505	C	C	2018	YCHI	restaurant	Restaurant/Lounge
19	20	569400	0010	C	C	2018	YCHI	vacant-commercial	Vacant(Commercial)
19	20	569400	0020	C	C	2018	YCHI	Redi National	Office Building
19	20	569400	0190	C	C	2018	YCHI	AMERICAN MUSIC	Retail Store
19	20	569400	0420	C	C	2018	YCHI	Richards Style/Retail	Single Family(C/I Use)
19	20	569400	0430	C	C	2018	YCHI	MARKETTIME FOODS	Grocery Store
19	20	569400	0485	C	C	2018	YCHI	TELETRON	Warehouse
19	20	569400	0629	C	C	2018	YCHI	office	Office Building
19	20	569400	0805	C	C	2018	YCHI	GARDEN STATUARY	Retail Store
19	20	569400	0810	C	C	2018	YCHI	restaurant	Restaurant/Lounge
19	20	569400	0865	C	C	2018	YCHI	PARKING FOR 4333 FREMONT	Parking(Assoc)
19	20	569400	0875	C	C	2018	YCHI	SERVICE REPAIR GARAGE	Warehouse

AREA 19-20 PHYSICAL INSPECTED AREA

Area	hborf	Major	Minor	opTyp	lGrelect	Roll	selectApp	PropName	PresentUse
19	20	569400	1015	C	C	2018	YCHI	MIXED USE FOURPLEX & RETAIL	Apartment(Mixed Use)
19	20	569400	1040	C	C	2018	YCHI	Mixed use retail	Apartment(Mixed Use)
19	20	569400	1050	C	C	2018	YCHI	ST PAUL ENGLISH LUTHERAN CHURCH	Church/Welfare/Relig Srvc
19	20	569450	0135	C	C	2018	YCHI	THE INTERMEDIATE SCHOOL	Club
19	20	569450	0565	C	C	2018	YCHI	CONSUMER CREDIT COUNSELING	Office Building
19	20	569450	0595	C	C	2018	YCHI	Mixed use office with 2 apartment units	Apartment(Mixed Use)
19	20	569450	0610	C	C	2018	YCHI	OPEN OFFICE/RETAIL STORE	Retail Store
19	20	569500	0205	C	C	2018	YCHI	INSURANCE AGENCIES	Office Building
19	20	569500	0215	C	C	2018	YCHI	BRITISH EUROPEAN	Service Building
19	20	661000	0206	C	C	2018	YCHI	MR BILL'S FOOD STORE	Retail Store
19	20	812970	0265	C	C	2018	YCHI	SFR HOUSE USED AS DAYCARE	Single Family(C/I Use)
19	20	812970	0290	C	C	2018	YCHI	MAY ESTHER BEAUTY SALON-converted imp	Office Building
19	20	812970	0295	C	C	2018	YCHI	RETAIL STORE	Retail Store
19	20	812970	0541	C	C	2018	YCHI	Lighthouse Roaster coffee/apts	Apartment(Mixed Use)
19	20	860590	0140	C	C	2018	YCHI	PARK	Park, Private(Amuse Ctr)
19	20	888120	0000	K	M	0		VARA CONDOMINIUM	Condominium(Mixed Use)
19	20	888120	0010	K	C	2018	YCHI	VARA CONDOMINIUM	
19	20	952110	0025	C	C	2018	YCHI	EMMANUEL CHURCH PKG	Parking(Assoc)
19	20	952110	0045	C	C	2018	YCHI	NORTHWEST MONTESSORI SCHOOL	School(Private)
19	20	952110	0386	C	C	2018	YCHI	MIXED USE OFFICE & MULTIFAMILY	Apartment(Mixed Use)
19	20	952110	0505	C	C	2018	YCHI	SHELL SERVICE STATION	Service Station
19	20	952110	0635	C	C	2018	YCHI	Chelsea Station-converted imp	Bed & Breakfast
19	20	952110	0785	C	C	2018	YCHI	76 FOOD MART	Conv Store with Gas
19	20	952110	0920	C	C	2018	YCHI	RETAIL/STORAGE	Service Building
19	20	952110	0946	C	C	2018	YCHI	SFR HOUSE STRUCTURE USE AS DAYCARE	School(Private)
19	20	952110	0970	C	C	2018	YCHI	Mixed Use Triplex	Apartment(Mixed Use)
19	20	952110	0980	C	C	2018	YCHI	MINI WAREHOUSE IMP DATA ON 0985	Warehouse
19	20	952110	0985	C	C	2018	YCHI	Activspace Aurora	Mini Warehouse
19	20	952110	1025	C	C	2018	YCHI	WAGON STOP CAFE/APT	Apartment(Mixed Use)
19	20	952110	1030	C	C	2018	YCHI	Blair Firm Attorneys	Single Family(C/I Use)
19	20	952110	1035	C	C	2018	YCHI	SEATTLE MOTION PICTURE SERVICE	Retail Store
19	20	952110	1071	C	C	2018	YCHI	VACANT COMMERCIAL LOT (Land Strip)	Vacant(Commercial)
19	20	952110	1072	C	C	2018	YCHI	salon	Retail(Line/Strip)
19	20	952110	1075	C	C	2018	YCHI	VACANT COMMERCIAL LOT	Vacant(Commercial)
19	20	952110	1205	C	C	2018	YCHI	LAW OFFICES	Single Family(C/I Use)
19	20	952110	1245	C	C	2018	YCHI	SFR HOUSE USED AS COMMERCIAL	Single Family(C/I Use)
19	20	952110	1256	C	C	2018	YCHI	NW Labs.com -converted sfr	Single Family(C/I Use)
19	20	952110	1305	C	C	2018	YCHI	VACANT LAND	Vacant(Commercial)
19	20	952110	1310	C	C	2018	YCHI	vacant-commercial	Vacant(Commercial)
19	20	952110	1345	C	C	2018	YCHI	office/converted sfr	Single Family(C/I Use)
19	20	952110	1346	C	C	2018	YCHI	vacant-commercial	Parking(Commercial Lot)

AREA 19-60 PHYSICAL INSPECTED AREA

Area	ghborh	Major	Minor	opTy	plGro	electAp	PropName	PresentUse
19	60	062504	9002	C	C	YCHI	BLANCHETT HIGH SCHOOL	School(Private)
19	60	062504	9046	C	C	YCHI	BETHANY COMMUNITY CHURCH	Church/Welfare/Relig Srvc
19	60	062504	9072	C	C	YCHI	SEATTLE PKS DEPT	Utility, Public
19	60	125720	0735	C	C	YCHI	GREEN LAKE METHODIST LAND & RES	Church/Welfare/Relig Srvc
19	60	125720	3120	C	C	YCHI	SEVENTH DAY ADVENTIST CHURCH	Church/Welfare/Relig Srvc
19	60	258690	0000	K	M		FLORERA CONDOMINIUM	Condominium(Mixed Use)
19	60	258690	0010	K	C	YCHI	FLORERA CONDOMINIUM	
19	60	258690	0020	K	C	YCHI	FLORERA CONDOMINIUM	
19	60	258690	0030	K	C	YCHI	FLORERA CONDOMINIUM	
19	60	258690	0040	K	C	YCHI	FLORERA CONDOMINIUM	
19	60	258690	0050	K	C	YCHI	FLORERA CONDOMINIUM	
19	60	287890	0000	K	M		GREEN LAKE CONDOMINIUM	Condominium(Mixed Use)
19	60	287890	0010	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	287890	0020	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	287890	0030	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	287890	0040	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	287890	0050	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	287890	0060	K	C	YCHI	GREEN LAKE CONDOMINIUM	
19	60	288320	1720	C	C	YCHI	MIXED USE RETAIL STORE W/RES UNIT	Apartment(Mixed Use)
19	60	288320	1775	C	C	YCHI	BETHANY EVAN LUTHERAN CHURCH	Church/Welfare/Relig Srvc
19	60	288620	0010	C	C	YCHI	LAKE & COMPANY REAL ESTATES INC OFFICE	Office Building
19	60	288620	0155	C	C	YCHI	DUKES RESTAURANT	Restaurant/Lounge
19	60	288620	0160	C	C	YCHI	SFR HOUSE USE AS OPEN OFFICE FOR DUKE	Single Family(C/I Zone)
19	60	288620	0375	C	C	YCHI	RETAIL/OFFICE	Retail Store
19	60	288780	0000	K	M		GREEN LAKE TERRACE CONDOMINIUM	Condominium(Residential)
19	60	288780	0010	K	C	YCHI	GREEN LAKE TERRACE CONDOMINIUM	
19	60	288790	0000	K	M		GREEN LAKE VISTA CONDOMINIUM	Condominium(Residential)
19	60	288790	0160	K	C	YCHI	GREEN LAKE VISTA CONDOMINIUM	
19	60	288790	0170	K	C	YCHI	GREEN LAKE VISTA CONDOMINIUM	
19	60	288790	0180	K	C	YCHI	GREEN LAKE VISTA CONDOMINIUM	
19	60	335950	0645	C	C	YCHI	MIXED USE 3-PLEX (Soci Hair Salon)	Apartment(Mixed Use)
19	60	335950	0655	C	C	YCHI	RETAIL STORE	Retail Store
19	60	336490	0005	C	C	YCHI	LATONA BY GREENLAKE	Retail Store
19	60	385690	3370	C	C	YCHI	KEYSTONE BUILDING	Apartment(Mixed Use)
19	60	385690	3555	C	C	YCHI	ZOKA & KEYSTONE DENTAL	Retail Store
19	60	385690	3643	C	C	YCHI	CHURCH PARKING	Church/Welfare/Relig Srvc
19	60	385690	3644	C	C	YCHI	RESTAURANT-COFFEE SHOP	Restaurant(Fast Food)
19	60	385690	3645	C	C	YCHI	CHURCH - KINGDOM HALL	Church/Welfare/Relig Srvc
19	60	385690	4225	C	C	YCHI	MIXED USE APARTMENT W/RETAIL	Apartment(Mixed Use)
19	60	385690	5365	C	C	YCHI	OPEN OFFICE	Office Building
19	60	385690	5666	C	C	YCHI	LUAU RESTRAUANT	Restaurant/Lounge
19	60	385690	5678	C	C	YCHI	Live/Work Townhouse Unit	Townhouse Plat
19	60	385690	5710	C	C	YCHI	KIRKWOOD ASSOCIATES	Office Building

AREA 19-60 PHYSICAL INSPECTED AREA

Area	ghborh	Major	Minor	opTy	plGro	electAp	PropName	PresentUse
19	60	385690	5714	C	C	YCHI	LENY'S PLACE	Tavern/Lounge
19	60	390250	0000	K	M		KIRKWOOD PLACE	Condominium(Mixed Use)
19	60	390250	0010	K	C	YCHI	KIRKWOOD PLACE	
19	60	390250	0020	K	C	YCHI	KIRKWOOD PLACE	
19	60	681410	0380	C	C	YCHI	ST ANDREWS CHURCH	Church/Welfare/Relig Svc
19	60	716990	0000	K	M		RAVENNA GREENLAKE	Condominium(Mixed Use)
19	60	716990	0010	K	C	YCHI	RAVENNA GREENLAKE	
19	60	769856	0000	K	M		7301 FIFTH AVE CONDOMINIUM	Condominium(Mixed Use)
19	60	769856	0010	K	C	YCHI	7301 FIFTH AVE CONDOMINIUM	
19	60	769856	0020	K	C	YCHI	7301 FIFTH AVE CONDOMINIUM	
19	60	803170	0160	C	C	YCHI	CHURCH PARKING	Church/Welfare/Relig Svc
19	60	803170	0275	C	C	YCHI	ELEVENTH CH OF CHRIST SCIENTISTS	Church/Welfare/Relig Svc
19	60	856826	0000	K	M		TANGLETOWN CONDOMINIUM	Condominium(Mixed Use)
19	60	856826	0010	K	C	YCHI	TANGLETOWN CONDOMINIUM	
19	60	856826	0015	K	C	YCHI	TANGLETOWN CONDOMINIUM	
19	60	873243	0000	K	M		225 AT GREENLAKE CONDOMINIUM	Condominium(Mixed Use)
19	60	873243	0010	K	C	YCHI	225 AT GREENLAKE CONDOMINIUM	
19	60	873243	0020	K	C	YCHI	225 AT GREENLAKE CONDOMINIUM	
19	60	913610	0005	C	C	YCHI	MERIDIAN THEATRE BUILDING	Office Building
19	60	913610	0006	C	C	YCHI	RETAIL/RES/APTS	Apartment(Mixed Use)
19	60	913610	0275	C	C	YCHI	ARTHEAD GALLERY	Retail Store
19	60	913610	2056	C	C	YCHI	MIXED-USE RETAIL/OPEN OFFICE W/1 APT UNI	Retail Store
19	60	913710	1782	C	C	YCHI	VACANT LAND	Right of Way/Utility, Road
19	60	913810	0081	C	C	YCHI	Right of Way 660SF adj Freeway	Right of Way/Utility, Road
19	60	922240	0095	C	C	YCHI	VACANT LAND WITH BUS SHELTERS	Right of Way/Utility, Road
19	60	940280	0105	C	C	YCHI	Ironwood Commercial Real Estate Office	Office Building
19	60	952810	0425	C	C	YCHI	GREENLAKE PLACE	Retail(Line/Strip)
19	60	952810	0450	C	C	YCHI	JOHNSON PETERS DANCE SCHOOL	Office Building
19	60	952810	0485	C	C	YCHI	SPUD FISH & CHIPS	Restaurant(Fast Food)
19	60	952810	0501	C	C	YCHI	GREEN LAKE PARK BUILDING	Office Building
19	60	952810	0510	C	C	YCHI	GREENLAKE ANIMAL HOSPITAL	Vet/Animal Control Svc
19	60	952810	0525	C	C	YCHI	ASSOCIATED PARKING LOT TO PARCEL #952810	Parking(Assoc)
19	60	952810	0535	C	C	YCHI	OFFICE BUILDING	Office Building
19	60	952810	0630	C	C	YCHI	GREGG'S CYCLE	Retail Store
19	60	952810	0690	C	C	YCHI	WINDERMERE & ALWAYS RUNNING	Office Building
19	60	952810	0695	C	C	YCHI	MIXED USE MULTIFAMILY & RETAIL	Apartment(Mixed Use)
19	60	952810	0700	C	C	YCHI	Mixed Use Retail/Multifamily-converted i	Duplex
19	60	952810	0740	C	C	YCHI	GREENLAKE LIBRARY	Governmental Service
19	60	952810	0790	C	C	YCHI	GREENLAKE COMMUNITY CENTER & GREENLAKE P	Park, Public(Zoo/Arbor)
19	60	952810	0925	C	C	YCHI	CHURCH PARKING	Parking(Garage)
19	60	952810	1390	C	C	YCHI	SFR HOUSE USED AS COMMERCIAL	Single Family(C/I Zone)
19	60	952810	1445	C	C	YCHI	DRY CLEANERS/OFFICE	Retail Store
19	60	952810	1446	C	C	YCHI	MIXED USE OFFICE, RETAIL, & ASSEMBLY HAL	Office Building

AREA 19-60 PHYSICAL INSPECTED AREA

Area	ghborh	Major	Minor	opTy	plGro	electAp	PropName	PresentUse
19	60	952810	1455	C	C	YCHI	PARKING	Parking(Commercial Lot)
19	60	952810	1465	C	C	YCHI	OLYMPIC DISTRIBUTORS	Retail Store
19	60	952810	1466	C	C	YCHI	YOGA LIFE	Office Building
19	60	952810	1470	C	C	YCHI	ROSIE CANTINA RESTAURANT	Retail Store
19	60	952810	1471	C	C	YCHI	ROSITAS MEXICAN RESTAURANT	Restaurant/Lounge
19	60	952810	1510	C	C	YCHI	REPUBLIC PARKING	Parking(Commercial Lot)
19	60	952810	1511	C	C	YCHI	REPUBLIC PARKING	Parking(Commercial Lot)
19	60	952810	1515	C	C	YCHI	VITAMILK	Retail Store
19	60	952810	1525	C	C	YCHI	RETAIL BUILDING	Retail Store
19	60	952810	1561	C	C	YCHI	OFFICE/RETAIL BUILDING	Office Building
19	60	952810	1571	C	C	YCHI	THUMBPRINT	Retail Store
19	60	952810	1580	C	C	YCHI	BILLINGS MIDDLE SCHOOL EAST VILLAGE CAMP	School(Private)
19	60	952810	1745	C	C	YCHI	VITA-MILK APARTMENTS AND RETAIL	Apartment(Mixed Use)
19	60	952810	1785	C	C	YCHI	VITA-MILK APARTMENTS AND RETAIL	Apartment(Mixed Use)
19	60	952810	1810	C	C	YCHI	VITA-MILK APARTMENTS AND RETAIL	Apartment(Mixed Use)
19	60	952810	1820	C	C	YCHI	NW CROSS FIT	Health Club
19	60	952810	1830	C	C	YCHI	ELEMENTS THERAPEUTIC MASSAGE	Apartment(Mixed Use)
19	60	952810	1840	C	C	YCHI	Parking Lot	Parking(Commercial Lot)
19	60	952810	2475	C	C	YCHI	VACANT	Vacant(Commercial)
19	60	952810	3260	C	C	YCHI	PORTION JOHN MARSHALL SCHOOL	School(Public)
19	60	952810	3550	C	C	YCHI	FIRE STATION #16	Governmental Service
19	60	952810	3705	C	C	YCHI	RAVENNA OFFICE BUILDING	Office Building
19	60	952810	3775	C	C	YCHI	JOHN MARSHALL SCHOOL	School(Public)
19	60	952810	3920	C	C	YCHI	PRESBYTERIAN CHURCH PARKING	Parking(Commercial Lot)
19	60	952810	3960	C	C	YCHI	RAVENNA BLVD PRESBYTERIAN CHURCH	Church/Welfare/Relig Srv
19	60	952810	4035	C	C	YCHI	RAVENNA 500 APARTMENT	Apartment(Mixed Use)
19	60	952810	4170	C	C	YCHI	RETAIL-CLEANERS-CAFE'	Retail Store
19	60	952810	4205	C	C	YCHI	THE CHURCH IN SEATTLE	Church/Welfare/Relig Srv
19	60	952810	4520	C	C	YCHI	RETAIL STORE	Retail(Line/Strip)
19	60	952810	4696	C	C	YCHI	Additional Open Parking for Parcel #9528	Vacant(Single-family)
19	60	952810	4725	C	C	YCHI	Proposed New Retirement Living Building	Apartment(Mixed Use)
19	60	952810	4735	C	C	YCHI	Proposed New Retirement Living Building	Apartment(Mixed Use)
19	60	952810	4870	C	C	YCHI	GREENLAKE ELEMENTARY SCHOOL DIST #1	School(Public)
19	60	952860	0005	C	C	YCHI	RESTAURANT (Former BASKIN & ROBBINS ICE	Restaurant/Lounge
19	60	952860	0020	C	C	YCHI	SYLVIAS LITTLE RED HEN	Restaurant/Lounge
19	60	952860	0055	C	C	YCHI	LA ESCUELITA BILINGUAL SCHOOL	Daycare Center
19	60	952860	0065	C	C	YCHI	STARBUCK COFFEE	Restaurant/Lounge
19	60	952910	0005	C	C	YCHI	GREENLAKE MASONIC TEMPLE	Club
19	60	952910	0015	C	C	YCHI	GREENLAKE BAR & GRILL	Retail Store
19	60	952910	0025	C	C	YCHI	NAUTILUS FITNESS CENTER	Retail Store
19	60	952910	0035	C	C	YCHI	RETAIL STORE	Retail Store
19	60	952910	0040	C	C	YCHI	Billings Middle School (Open Office on A	School(Private)
19	60	952910	0055	C	C	YCHI	Open Office for Acct #952910-0040 (Billi	School(Private)

AREA 19-60 PHYSICAL INSPECTED AREA

Area	ghborh	Major	Minor	opTy	plGro	electAp	PropName	PresentUse
19	60	952910	0070	C	C	YCHI	3 MIXED RETAIL/OFFICE BUILDINGS W/APARTM	Retail Store
19	60	955020	2350	C	C	YCHI	MCDONALD SCHOOL	School(Public)
19	60	955020	2395	C	C	YCHI	MCDONALD ELEMENTARY SCHOOL	School(Public)
19	60	955020	4350	C	C	YCHI	ROOMING HOUSE -converted imp	Rooming House
19	60	955120	0005	C	C	YCHI	WOODLAND PARK PITCH & PUTT	Sport Facility
19	60	955120	0411	C	C	YCHI	MIXED USE RETAIL/OPEN OFFICE W/2 RES. UN	Apartment(Mixed Use)
19	60	955120	2225	C	C	YCHI	MIXED USE RETAIL & 2 APARTMENT UNITS	Apartment(Mixed Use)