

Central District Geographic Areas Report

Areas: 20, 25, 30, 35, 36, 40, 45, and 47

Commercial Revalue for 2022 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and promoting fairness and equity.

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

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

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

In Service,

John Wilson

King County Assessor



How Property Is Valued

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

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 720,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

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

RCW 84.40.025 - Access to property

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

How Are Commercial Properties Valued?

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

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



How is Assessment Uniformity Achieved?

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

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

Central District Executive Summary Report

Appraisal Date 1/1/2022

Geographic Appraisal Areas:

- Area 20: Queen Anne/Magnolia/Fremont
- Area 25: Capitol Hill
- Area 30: Central Business District and South Lake Union
- Area 35: East Duwamish MIC
- Area 36: West Duwamish
- Area 40: North Rainier Valley
- Area 45: West Seattle/White Center/Top Hat
- Area 47: Vashon Island

Conclusion and Recommendation:

Total assessed values for the 2022 revalue year have increased by +5.42%. The values recommended in this report improve uniformity and equity; therefore, they should be posted for the 2022 Assessment Year.

Total Central District Population - Parcel Summary Data			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$46,953,885,994	\$49,500,172,600	\$2,546,286,606	5.42%

Identification of the Areas

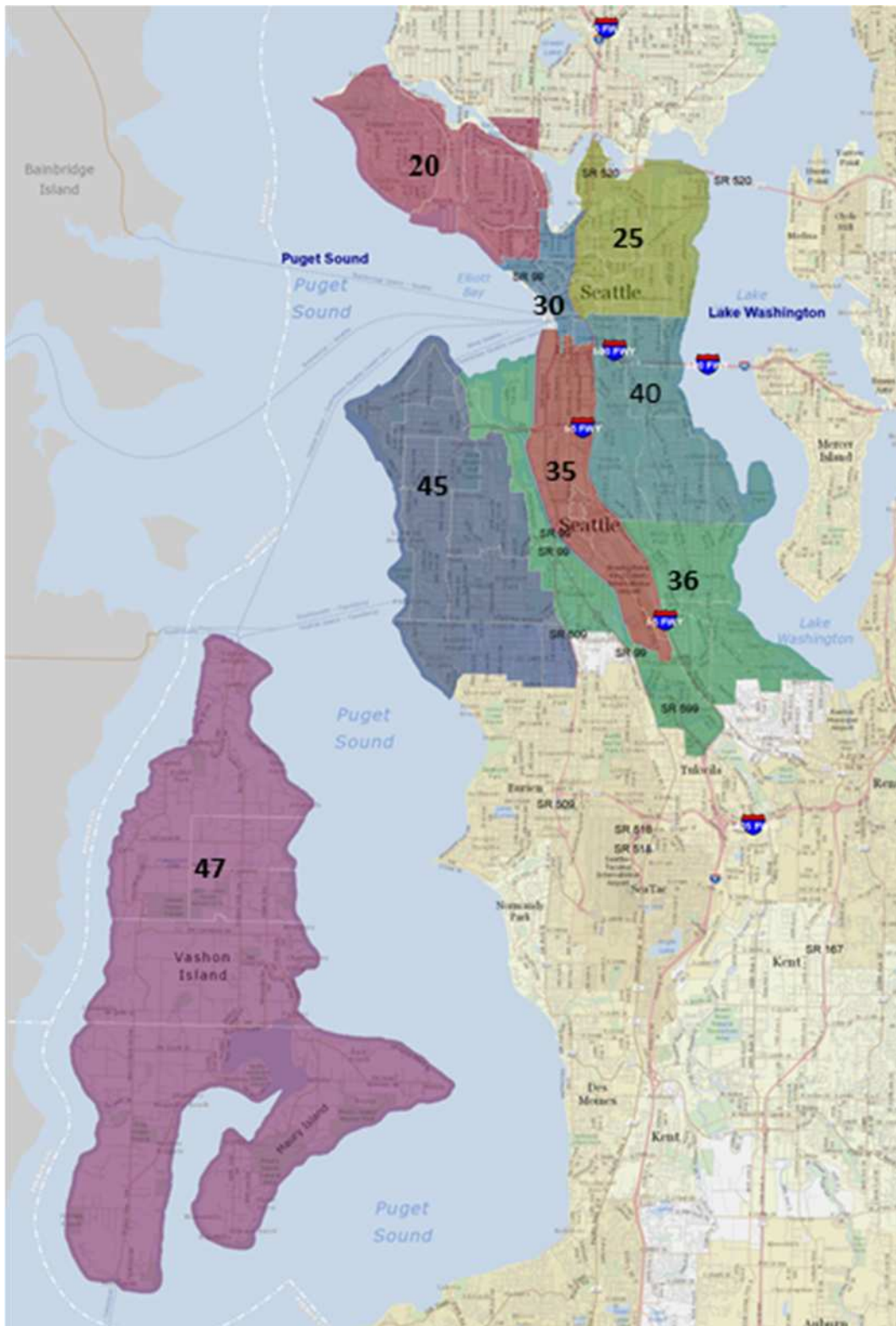
Location: Central King County

Boundaries

- West – Puget Sound/Elliott Bay
- North – Lake Washington Ship Canal
- East – Lake Washington
- South – Vashon Island

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 Street Center and the King County Assessor website.



Central District Overview

Geographic Area 20

Area 20 begins at the north end of Downtown Seattle and extends through Fremont. It includes several of Seattle's most popular neighborhoods: Lower, Upper and North Queen Anne, Magnolia, and Fremont. Commercial spaces include warehouses, offices, retail, mixed-use apartment buildings, work lofts, and commercial condominiums. The neighborhoods are mostly pedestrian-friendly and filled with restaurants, breweries, coffee shops, exercise studios, retail stores, and service garages.

For the 2022 assessment year, land values increased by 6.26%. The area experienced a slight upward change in its land valuation due to parcels with certain zonings having ample sales data, namely the 160' zoning in Uptown, Area 20-10. Many parcels of other zoning codes had insufficient sales data to make visible changes.

Total values trended upward with a 9.29% increase. The bulk of this increase is due to the industrial segment, as industrial and warehouse properties have been performing exceptionally with rents rising and cap rates compressing. A portion of the escalation is due to rising replacement costs, causing properties appraised via the cost approach to increase. Office and retail properties were flat, and live/work, retail condos, and office condos were largely unchanged.

Geographic Area 25

The seven different neighborhoods are similar in their mixed-use compositions and unique in their own right. Urban density is concentrated in the southwest portion of the area and becomes more suburban as one goes north or east. Broadway-Pike/Pine is the urban retail core. First Hill has the tallest buildings and is the medical services hub of the region. The Central District has a long history as one of Seattle's most diverse neighborhoods. North Capitol Hill is predominantly a residential neighborhood with a mix of historic mansions and small commercial centers. Madison Park-Madrona is known for its abundance of parks, water views, and waterfront developments. The Madison St & 12th Ave corridors are a transition area between the urban centers to the west and the Lake Washington neighborhoods to the east and between the Central District and North Capitol Hill. Eastlake is unique for its location squeezed between Capitol Hill, Lake Union, Downtown Seattle, and the University District.

Vacant land sales activity in Area 25 stayed nearly the same in 2021. There were twelve arms-length transactions in 2021 compared to eleven in 2020. Several sales appear to be associated with assemblages, indicating that developers still consider the area a good investment for redevelopment. Overall, land sales tended to rise in value in 2021 compared with 2020.

Improved sales activity significantly increased in 2021. There were seventeen improved sales in 2021 compared with only ten in 2020. Many buyers in 2021 were owners/users and were willing to pay more for a property. There were very few live/work unit sales due mainly to the shift to

telecommuting. Owners of live/work units had an advantage with a dedicated in-home workspace. Overall, sales prices of improved properties were higher than in 2020.

Geographic Area 30

Downtown Seattle has had some challenging times since the onset of the COVID pandemic. Thousands of downtown workers were sent home to work in early 2020, which created a near ghost-town, and downtown also lost close to 2,000 apartment households. Without much foot traffic, downtown Seattle shuttered 250 businesses permanently. The hardest hit were retail stores, restaurants, arts and entertainment, and the hospitality industry.

Many construction projects were paused in 2020, which resulted in the smallest number of building completions in 10 years. Because of these 2020 construction slowdowns and the maturing construction pipeline, 2021 produced near-record levels of building completions. The construction pipeline is much reduced moving forward due to uncertainty in the commercial real estate market and rising material costs, labor costs, and interest rates.

Two-thirds of all construction projects downtown have a residential component. Despite the loss of apartment residents in the 2nd and 3rd quarters of 2020, 2021 has produced a record number of apartment unit additions to downtown Seattle as demand has picked back up. Downtown has more apartment units occupied, and rents are even higher than in pre-pandemic 2019. The fact that downtown Seattle residents have returned is a positive contribution and bodes well for downtown Seattle's recovery.

Despite the recovery in apartment demand, office market performance remains mixed. The office market performed better than expected, but uncertainties remain. Compared to the last two economic downturns in 2002 and 2009, the downtown Seattle office market did not decline in office rents as much, nor did vacancy jump as high. While we did see some positive absorption in 2021, downtown leasing activity remains very low. Downtown Seattle, however, continues to see significant investment in office properties, with sale prices continuing to trend upward. Sales of Biotech properties have also remained strong. This continued investment reflects ongoing confidence in Seattle's downtown office market.

Dining and street-level retail can recover but needs downtown workers and retail foot traffic. Early in the pandemic, these figures fell to less than 20% of the 2019 levels. No wonder Seattle had so many store closures. But this city has the highest vaccination rate of any metro in the nation, and foot traffic began to return slowly. As reported by the Downtown Seattle Association, "Citywide, Seattle has recovered 91% of pre-pandemic retail foot traffic. However, certain downtown ZIP codes such as 98101 (the office and retail core) remain at only 50% of pre-pandemic levels due to the delay in returning to in-person work." There is hope for the future as local office occupying businesses say they will require in-person work, to some extent, sooner than later. Also, close to 300 cruise ship visits are projected for the coming year, and we have a full slate of shows at our performing arts venues planned and an anticipated 25 conventions

booked. In contemplation of this increased activity, 164 new ground-floor businesses opened last year.

The hospitality sector was hit hard by the pandemic. But with the massive vaccination program and the slow abating of the virus, Seattle began to see a significant increase in its out-of-town visitors. Downtown hotels finished the year at about 60% of 2019 levels.

Two local social issues require immediate resolution to achieve a full downtown recovery: chronic homelessness and public safety. Homelessness has long been a problem that the pandemic has only made worse. Recent efforts have improved the situation since the beginning of 2021, but the case is still acute as roughly 800 people live unsheltered in downtown Seattle each day. Public safety is essential to downtown recovery. Violent crime is up across the board in downtown but especially aggravated assaults. In general, most people surveyed do not feel safe downtown. This problem needs immediate attention, or downtown employers may not be able to bring their workers back into the downtown offices.

Seattle is investing in its future continually which puts it in a perfect position for continued growth in the years to come. The Climate Pledge Arena, the Central Waterfront Park, the large convention center addition, and the light rail extensions will give easy access to downtown Seattle to more regional residents. Despite the many challenges that downtown Seattle faces, there is no reason to think that Seattle will not survive this pandemic-caused downturn and rebuild itself for the future.

Geographic Area 35

Geographic Area 35 is divided into six neighborhoods. The area begins at South King Street and extends south to the Boeing Access Road between I-5 and the Duwamish River.

The East Duwamish Manufacturing Industrial Center (MIC), also known as Georgetown/SODO, is a well-established, high-demand industrial district. This vibrant and diverse district has a solid industrial presence intermixed with retail, office, service businesses, and automobile-oriented commercial zoning.

This market has been among the most active in the country for several years, thanks to a bustling economy and its proximity to the ports.

Today, Area 35 continues to develop and grow as an industrial district. Buyers have shown steady interest in Georgetown/Duwamish industrial market and actively acquire assets. Sales volume has accelerated beyond expectations. Investors were willing to purchase buildings at a premium despite the need for substantial renovations due to their location.

Closing the 2021 year, sales, rents, and rent growth hit record highs. With high demand, particularly in logistics spaces, access to the ports has drawn tenants into the area.

Geographic Area 36

The West Duwamish Commercial Geographical Area is divided into seven neighborhoods spanning two municipalities and Unincorporated King County and is distinguished by zoning jurisdictions and geographic characteristics. Most industrial lands lie in four Neighborhoods west of the Duwamish River. Commercial lands predominantly fall in the Rainier Valley in two Neighborhoods along Rainier Avenue South and Martin Luther King Jr. Way South. Although major employers remain, Boeing, the Port of Seattle, and associated operating properties (rail), most are small businesses and proprietors/owners. Like the SODO Area immediately to the East, vacancy is low, as limited properties are available for rent or sale. Demand will ensure increased or steady property values given its proximity to the Seattle core and associated economic growth. The area is considered transitional, as most facilities reflect an obsolesced manufacturing infrastructure, and older buildings are upgraded and repurposed for continued industrial activity.

There were seven vacant land sales in 2021 and seven land sales in 2020. The sales prices remained relatively stable in 2021. Overall, the land value in Area 36 increased by 3.16%, mainly due to the equalization of land values.

There were thirteen improved sales in 2021 compared to only seven in 2020. Investors have shown a renewed confidence in the market, which played a part in the increased sales volume. Rent growth in 2021 was 10%. The vacancy rate slightly increased to 4.3% and may have been caused by newly constructed warehouse space.

Geographic Area 40

Area 40 extends from I-5 east to Lake Washington, from Spruce Street on the north to Graham Street on the south. Area 40 includes the south end of First Hill, the International District East of I-5, the south end of the Central District, the north half of Beacon Hill, Columbia City, and the Rainier valley south to Graham Street.

The Sound Transit Link Light Rail continues to shape economic development in area 40. Light Rail currently provides transportation to commuters and visitors from Seatac International Airport to Downtown Seattle and neighborhoods along the route. Presently, three light rail stations are located in area 40: Beacon Hill, Mt Baker, and Columbia City. Areas around the light rail stations have been re-zoned to encourage higher density “transit-oriented development” (TOD) and promote neighborhood walkability.

The Sound Transit East Link Extension, expected to start in 2023, will begin in the International District and add a new stop at I-90 and Rainier Avenue South in Area 40-50. With the continued expansion of Light Rail combined with the availability of comparably affordable commercial parcels in Seattle’s south end, neighborhoods along the route continue to attract new transit-oriented development. Multiple mixed-use projects within walking distance of the future Light Rail stops are currently in the planning stages, and others are under construction. These projects will add much-needed affordable units as well as mid-income units.

Sales slowed in Area 40 overall during the 2021 assessment year with the pandemic. But Area 40 has weathered the pandemic and most properties retained their value. As its effects begin to recede and the economy stabilizes, Area 40 will be in a position for continued growth.

Geographic Area 45

Area 45 includes the southwest portion of the City of Seattle plus parts of unincorporated King County to the south of the city limits, known as North Highline. The area contains nine Neighborhoods.

All of Area 45 is considered suburban, with a concentration of commercial properties located in Neighborhood 25 (the Alaska Junction), Neighborhood 10 (the Admiral District), and Neighborhood 45 (White Center). The diversity of Area 45 is apparent in the mix of commercially improved properties located on residentially-zoned parcels, low-density and low-rise multi-family zone classifications, higher-density commercial, neighborhood commercial, and mixed-use zone classifications, as well as the inclusion of a small percentage of light industrial zoned parcels.

Development within Area 45 has been density-driven with new apartments, condominiums, townhomes, and live/work units on either vacant parcels or parcels previously occupied by single-family homes and older commercial structures. More recently constructed apartment developments may include mixed-use retail/office on the street level, some with underground garage parking. Most Area 45's Neighborhoods, where zoning permits, continue to experience increasing density.

In March 2020, the West Seattle Bridge was closed after cracks were discovered in support girders. After a multi-year closure to repair the bridge, current projections are to reopen it in the late summer of 2022.

Geographic Area 47

Vashon & Maury Islands are called "Vashon," the census-designated place name covering the islands. Vashon is approximately 12 miles long and 8 miles wide at the widest point. The area covers roughly 37 square miles or 23,680 acres and houses a population of approximately 11,000 persons. The islands are accessible only via boat or private airplane.

Commercial land use is concentrated in three major areas: the Towns of Vashon, Burton, and Dockton. The primary business district is the Town of Vashon (comprised of Neighborhoods 10 and 20), located approximately three miles south of the Vashon Island Ferry Terminal on Vashon Highway. This area consists of a community shopping center, a home improvement center, retail strip centers, and free-standing retail and office buildings. There are also service garages, a lumber yard, small warehouses, and institutional uses (churches, schools, government buildings, and utilities). Vashon Island land increased by a modest .03%. The isolation of this island, and its limited water supply, creates its market.

Historically, development activity on Vashon & Maury Islands has maintained a much slower pace in comparison to King County as a whole, and it is in part attributed to a combination of the following:

- The islands maintain a degree of isolation due to the lack of a bridge to provide easier accessibility.
- The islands lack any major large-scale employers.
- A potential to increase development activity has received minimal support from island residents due to the belief that a dramatic change in the island's rural character may result.
- The freshwater supply, and current means of accessing/distributing it, are not adequate to support fuller development of the island. Vashon's rural atmosphere, on occasion, attracts retirees from the mainland.

The above factors affect the valuation of Vashon properties, particularly in Vashon's Town Center. Though the island's isolation shields some of the development pressures experienced in other parts of King County, demand exists for improved and unimproved commercial properties on Vashon confronts a highly inelastic supply. Overall commercial values increased by 6.70%.

Analysis Process

Effective Date of Appraisal: January 1, 2022

Date of Appraisal Report: May 10, 2022

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with existing 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 specific parcel valuation.

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 the entire property's value 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 present, 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 property's use prior to 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 01/01/2019 to 12/31/2021 were considered in all analyses.
- This report intends to meet the Uniform Standards of Professional Appraisal Practice requirements, Standards 5 & 6 (USPAP compliant).

Improved Parcel Total Values

The sales of improved parcels in the Central District increased by 42% in 2021 compared to 2020. The effects of the global Coronavirus pandemic continued into 2021. Despite the challenges of 2021, overall property values in the Central District increased by 5.42%, primarily due to the high demand for industrial and warehouse properties.

Retail properties continued to struggle in 2021 due to the continuing effects of the pandemic. Rent growth has slowed, and vacancies have increased in nearly all neighborhoods of Central Seattle. Downtown Seattle was particularly hit hard, with retail vacancies climbing to 10.0% and rent growth declining by 2.7%. Though market sale price per square foot of retail properties generally increased in most Central Seattle neighborhoods.

Seattle's industrial market made impressive improvements in 2021. Logistics properties with an e-commerce focus have been in high demand as consumers shift even further to online purchasing. Rent for warehouse space in all Central District neighborhoods has increased. The SODO and Georgetown neighborhoods have seen rent rising over 10.0% and vacancies around 4.0%. Seattle is home to one of the busiest ports on the West Coast and will continue to be attractive to investors.

Nationwide, Seattle maintains its status as one of the most highly advanced and diversified economies. Optimism is high, even as economic growth has shifted due to the coronavirus pandemic. Market participants are hopeful for a full recovery as restrictions enacted due to the pandemic are lifted.

Sales comparison approach model description

All sales were verified with a knowledgeable party and inspected 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.

The improved sales used range in sale dates from 1/1/2019 to 12/31/2021. There were 353 improved sales in the Central District considered fair market transactions and 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, daycares, smaller offices, retail buildings, and live/work townhouse units were typically valued by the sales comparison approach since sufficient comparable sales were generally available. When necessary, sales of similar property types from other market areas were considered.

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. Cost figures were adjusted to the western region and the Seattle area. Cost estimates were relied upon to value special-use properties where comparable sales data and/or income and expense information are not available. These properties are typically exempt properties such as churches, schools, public utility buildings, and park improvements. Non-exempt buildings valued by the Cost method might be fraternal halls, daycares, and new or on-going construction.

Income capitalization approach model description

Three basic models were developed for income capitalization, those being retail, office, and warehouse. Income tables 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. Multiply the property's net rentable area by the market rent to derive Potential Gross Income (PGI).
2. Subtract for vacancy and collection loss.
3. Add other income to produce Effective Gross Income (EGI).
4. Subtract operating expenses* to derive Net Operating Income (NOI).
5. Capitalize NOI (divide NOI by the overall rate) to produce a value estimate.

*Operating expenses do not include depreciation, amortization, capital expenditures, or property taxes. Property taxes may be included in expenses when triple-net rents are prevalent.

Using direct capitalization, the Income Approach was considered a reliable approach to valuation for most improved property types when sufficient income and expense data were available to ascertain market rates.

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 adjusted based on 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 Central District's income valuation models, 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 based on the first-year performance during the sales verification process. Also, 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.

When selecting capitalization rates from sales, properties with similar income to expense ratios, land to building ratios and remaining economic life are considered most comparable. Dramatic differences in these factors can cause capitalization rates to be higher or lower.

The effective age and condition of each building contribute 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 following tables summarize various ranges of capitalization rates and trends that are compiled and collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in each geographic area to develop the income model. The range of capitalization rates in the income models reflects the variety of properties in these areas.

SEATTLE / REGIONAL CAP RATES 2022						
Source	Date	Location	Office	Industrial	Retail	Remarks
CBRE: U.S. Cap. Rate survey.	H1 2021					CBRE professional survey conducted from H2 2020 and to H1 2021.
		Seattle	4.50% - 5.00% 5.50% - 6.00%	- - 3.50% - 4.00%	- - 5.00% - 6.00 %	CBD – Class A Suburban – Class A Class A Retail Neighborhood/Community – Class A
CBRE: U.S. Cap Rate Survey - Report	H2 2021	Seattle	4.50% - 5.00% 5.25% - 6.00%	2.75% - 3.50%	5.00% - 6.00%	CBD – Class A Suburban – Class A Class A Retail Neighborhood/Community – Class A
IRR: Viewpoint for 2022	Year-end 2021	Seattle	5.00% 6.25% 5.75% 6.75% - - - -	- - - - 6.75% 4.25% - -	- - - - - 5.50% 6.50% 6.75%	<u>Institutional Grade Properties</u> CBD Office – Class A CBD Office – Class B Suburban Office – Class A Suburban Office – Class B Flex Industrial Industrial Regional Mall Community Retail Neighborhood Retail

SEATTLE / REGIONAL CAP RATES 2022

Source	Date	Location	Office	Industrial	Retail	Remarks
CoStar	Year-End 2021	Seattle Puget Sound	5.40%	-	-	General Office
			4.80%	-	-	Office Buildings – 5 Star Rating
			5.40%	-	-	Office Buildings – 4 Star Rating
			5.60%	-	-	Office Buildings – 3 Star Rating
			5.50 %	-	-	Office Buildings – 1 and 2 Star Rating
			-	4.80%	-	Industrial
			-	4.80%	-	Flex Industrial
			-	-	5.40%	General Retail
			-	-	5.50%	Power Centers
			-	-	5.50%	Neighborhood Centers
			-	-	5.30%	Strip Centers
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021					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.
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	Seattle	6.10%	-	-	Office CBD – 1 st Tier Properties
			6.80%	-	-	Suburban Office – 1 st Tier Properties
			-	5.60%	-	Warehouse – 1 st Tier Properties
			-	6.70%	-	R&D – 1 st Tier Properties
			-	6.30%	-	Flex – 1 st Tier Properties
			-	-	6.60%	Regional Mall – 1 st Tier Properties
			-	-	6.60%	Power Center – 1 st Tier Properties
			-	-	6.30%	Neigh/Comm. Ctrs. – 1 st Tier Properties
			5.50% - 8.00%	-	-	Office CBD – 1 st Tier Properties
			6.50% - 9.50%	-	-	Office CBD – 2 nd Tier Properties
			6.50% - 11.00%	-	-	Office CBD – 3 rd Tier Properties
			6.00% - 9.00%	-	-	Suburban Office – 1 st Tier Properties
			7.00% - 11.50%	-	-	Suburban Office – 2 nd Tier Properties
			7.00% - 13.00%	-	-	Suburban Office – 3 rd Tier Properties
		West	-	3.80% - 7.00%	-	Warehouse – 1 st Tier Properties
			-	4.80% - 8.00%	-	Warehouse – 2 nd Tier Properties
			-	5.50% - 9.00%	-	Warehouse – 3 rd Tier Properties
			-	5.50% - 8.00%	-	R&D – 1 st Tier Properties
			-	6.50% - 9.00%	-	R&D – 2 nd Tier Properties
			-	7.00% - 11.00%	-	R&D – 3 rd Tier Properties
			-	5.50% - 8.00%	-	Flex – 1 st Tier Properties
			-	6.00% - 10.00%	-	Flex – 2 nd Tier Properties
			-	6.50% - 11.00%	-	Flex – 3 rd Tier Properties
			-	-	5.30% - 9.50%	Regional Mall – 1 st Tier Properties
			-	-	6.80% - 11.50%	Regional Mall – 2 nd Tier Properties
			-	-	7.00% - 12.50%	Regional Mall – 3 rd Tier Properties
			-	-	6.00% - 11.80%	Power Center – 1 st Tier Properties
			-	-	6.50% - 11.50%	Power Center – 2 nd Tier Properties
			-	-	7.00% - 12.50%	Power Center – 3 rd Tier Properties
			-	-	5.00% - 8.00%	Neigh/Comm. Ctr. – 1 st Tier Properties
			-	-	6.00% - 9.50%	Neigh/Comm. Ctr. – 2 nd Tier Properties
			-	-	6.00% - 10.50%	Neigh/Comm. Ctr. – 3 rd Tier Properties

SEATTLE / REGIONAL CAP RATES 2022						
Source	Date	Location	Office	Industrial	Retail	Remarks
IRR: Viewpoint for 2022	Year-end 2021	West Region	5.98%	-	-	<u>Institutional Grade Properties</u>
			6.48%	-	-	CBD Office – Class A
			6.25%	-	-	CBD Office – Class B
			6.75%	-	-	Suburban Office – Class A
			-	5.71%	-	Suburban Office – Class B
			-	5.16%	-	Flex Industrial
			-	-	-	Industrial
			-	-	6.23%	Community Retail
PWC / Korpaz Real Estate Investment Survey	4Q 2021	Seattle	4.00% - 7.00%	-	-	Neighborhood Retail
			4.00% - 7.75%	-	-	Office
			-	3.00% - 4.25%	-	Office Warehouse
ACLI	4Q 2021	Seattle – Bellevue – Everett MSA	5.21%	5.51%	6.00%	All Classes
		Pacific Region	5.33%	4.70%	5.71%	All Classes

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2022					
Source	Date	Location	Multifamily	Hospitality	Remarks
CBRE: U.S. Cap. Rate survey. Advance Review	H1 2021	Seattle	4.00% - 4.25% 4.25% - 4.50%	6.25% - 7.00%	Infll – Class A Suburban – Class A Full-Service – CBD
CBRE – U.S. Cap Rate Survey - Report	H2 2021	Seattle	3.75% - 4.00%	6.50% - 7.50% 5.50% - 7.00% 6.50% - 7.50% 7.00% - 8.00% 6.50% - 7.50% 6.75% - 7.75%	Suburban – Class A Full-Service – Resort Full Service – City Center Full Service – Other Limited Service – Resort Limited Service – City Center Limited Service - Other
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	Seattle West Region	5.20% - 3.80% - 6.50% 4.80% - 7.50% 5.30% - 8.50% - -	- 7.90% - - - 6.00% - 10.00% 6.00% - 12.50% 7.00% - 14.00%	Apartments – All Classes Hotels – All Classes Apartments – 1 st Tier Properties Apartments – 2 nd Tier Properties Apartments – 3 rd Tier Properties Hotels – 1 st Tier Properties Hotels – 2 nd Tier Properties Hotels – 3 rd Tier Properties
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2021	National	3.80% - 6.50 %	6.00% - 11.00%	Apartment – 1 st Tier Hotel – 1 st Tier
IRR: Viewpoint for 2022	Year-end 2021	Seattle	4.50% 4.75% 5.00% 5.50%		Urban Class A Urban Class B Suburban Class A Suburban Class B
IRR: Viewpoint for 2022	Year-end 2021	West Region	4.38% 4.87% 4.71% 5.11%	- - -	Urban Class A Urban Class B Suburban Class A Suburban Class B

SEATTLE / REGIONAL/ NATIONAL CAP RATES 2022

Source	Date	Location	Multifamily	Hospitality	Remarks
PWC / Korpaz Real Estate Investment Survey	Year-end 2021	National	- - -	5.50% - 9.00% 7.00% - 10.50% 4.00% - 9.50% 6.50% - 10.00%	Full Service Lodging Limited Service Midscale Luxury/Upper – Upscale Select Service
PWC / Korpaz Real Estate Investor Survey	4Q 2021	Pacific Region	5.00%		Apartments
ACLI	4Q 2021	Seattle-Bellevue Everett	4.14%	----	All Classes
		Pacific	4.44%	7.56%	All Classes

WEST / NATIONAL CAP RATES 2022						
Source	Date	Location	Office	Industrial	Retail	Remarks
RERC: Real Estate Report Income Vs. Price Realities	4Q 2021					1 st Tier properties are defined as new or newer quality const. in prime to good location and typical owners/buyers are institutional investors
		National	5.50% - 9.00% 6.00% - 9.30% - - - - - -	- - 3.80% - 8.50% 5.00% - 9.00% 5.00% - 9.00% - - -	- - - - - 5.30% - 10.00% 5.00% - 11.80% 5.00% - 10.00%	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 2022 Commercial Real Estate Trends report	Yr. End 2021	National	6.97% 7.64% 7.16% 7.75% - - - -	- - - - 6.03% 6.65% - -	- - - - - 7.21% 6.92% 6.96%	<u>Institutional Grade Properties</u> 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
ACLI	4Q 2021	National	5.50% 6.08% 6.14% 5.72% 5.02%	4.55% 4.42% 5.57% 5.20% 4.37%	6.77% 6.17% 6.43% 5.78% 8.03%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz Real Estate Investor Survey	4Q 2021	National	4.25% - 8.50% 4.70% - 9.00% 6.00% - 9.25% 4.00% - 10.00% - - - -	- - - - 2.60% - 6.50% - - -	- - - - - 4.50% - 12.50% 5.50% - 8.25% 5.00% - 10.00% 5.00% - 7.50 %	CBD Office Suburban Office Secondary Office Medical Office Warehouse Regional Mall Power Center Neigh. Strip Centers Net Lease
The Boulder Group: Net Lease Market Report	4Q 2021 1Q 2021 3Q 2021	National	6.80% 5.91% 5.95%	6.77%	5.88%	Overall (Average) Bank Medical Office
The Boulder Group: Net Lease Market Report	3Q 2021	West	5.55%			Medical Office
NATIONAL AND REGIONAL CAP RATES 2022						
Source	Date	Location	Restaurant	Retail		
The Boulder Group: Net Lease Market Report	4Q 2021 3Q 2021 4Q 2020 1Q 2021 1Q 2021	National		6.25% 6.38% 6.10% 6.75% 5.00%	Big Box Junior Big Box (20K-40K SF) Mid Box (40K-80K SF) Large Format (over 80K SF) Median	
		West				
		National			5.80% 5.45%	Drug Store Auto Parts Stores
		West				
		West		5.20% 5.26%		Casual Dining Quick Service Restaurants

Income approach calibration

Income tables were developed for each of the Central District neighborhoods. The tables pertain to the following property types: Retail, Restaurant, Industrial, Warehouse, Medical/Dental Offices, Office, Discount Stores, Bank, Multifamily, Drug Store, Vet/Kennels, and Mini-Lube Garage, in addition to an exclusion table indicating property uses not covered by an income table. Properties containing differing section uses may have multiple tables applicable to the property as a whole.

The tables were calibrated after setting economic rents, vacancy, expenses, and capitalization rates by using adjustments based on size, quality of construction, and the effective age. When the income approach's property value was less than the land value, a nominal \$1,000 value was allocated to the improvements.

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 to equalize comparable properties better. 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 to be a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. The total value generated from the income table calculations and the selected income values varied 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. An administrative review of the selected values was made by Nick Moody, Senior Appraiser, for quality control purposes.

Model Validation

Total Value Conclusions, Recommendations, and Validation

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

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 level and uniformity standard for commercial properties are:

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

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 variation in sales ratios. The International Association of Assessing Officers (IAAO) has developed performance standards (shown in the table above) to evaluate both the appraisal level and uniformity.

Appraisal (Assessment) Level: Estimates of appraisal level are based on measures of central tendency. The weighted mean ratio is the value-weighted average of the arithmetic mean and median ratios in which the weights are proportional to the sales prices. The weighted mean is the sum of the assessed values divided by the sum of the sales prices. The weighted mean gives each dollar of value equal weight in the sample, whereas the median and mean give each parcel equal weight. 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.

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 Coefficient of Variation is the ratio of the standard deviation to the mean. The higher the coefficient of variation, the greater the level of dispersion around the mean. It is a useful statistic for comparing the degree of variation from one data set to another, and it can be a reliable

measure of uniformity. It is recommended to be between 5.0 and 15.0 for larger urban markets and up to 20.0 in rural jurisdictions.

The third 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 where assessment level decreases with increases in sales price.

Preliminary Ratio Analysis

Sales – Ratio Study Summary

Sales used in the analysis: all improved sales that were verified as arms-length 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 leased back to the seller; sold as a portion of a bulk portfolio sale; net lease sales; sales that had major renovation after the sale, or have been segregated or merged since being purchased. A ratio study summary is included for each geographic area.

Sales – Improved Summary for the Central District

- Number of Sales: **353**
- Range of Sales Dates: **01/1/2019 – 1/1/2022**

The results of the preliminary ratio studies within the Central District indicated that minimal adjustments were needed to comply with the IAAO standards. These results are significant, particularly when adequate sales of a specific property type, such as live/work townhouses and commercial condominiums, existed. For most other income-producing property types, the sales sample was insufficient to draw direct conclusions, but the sales can be used as a test for the income model.

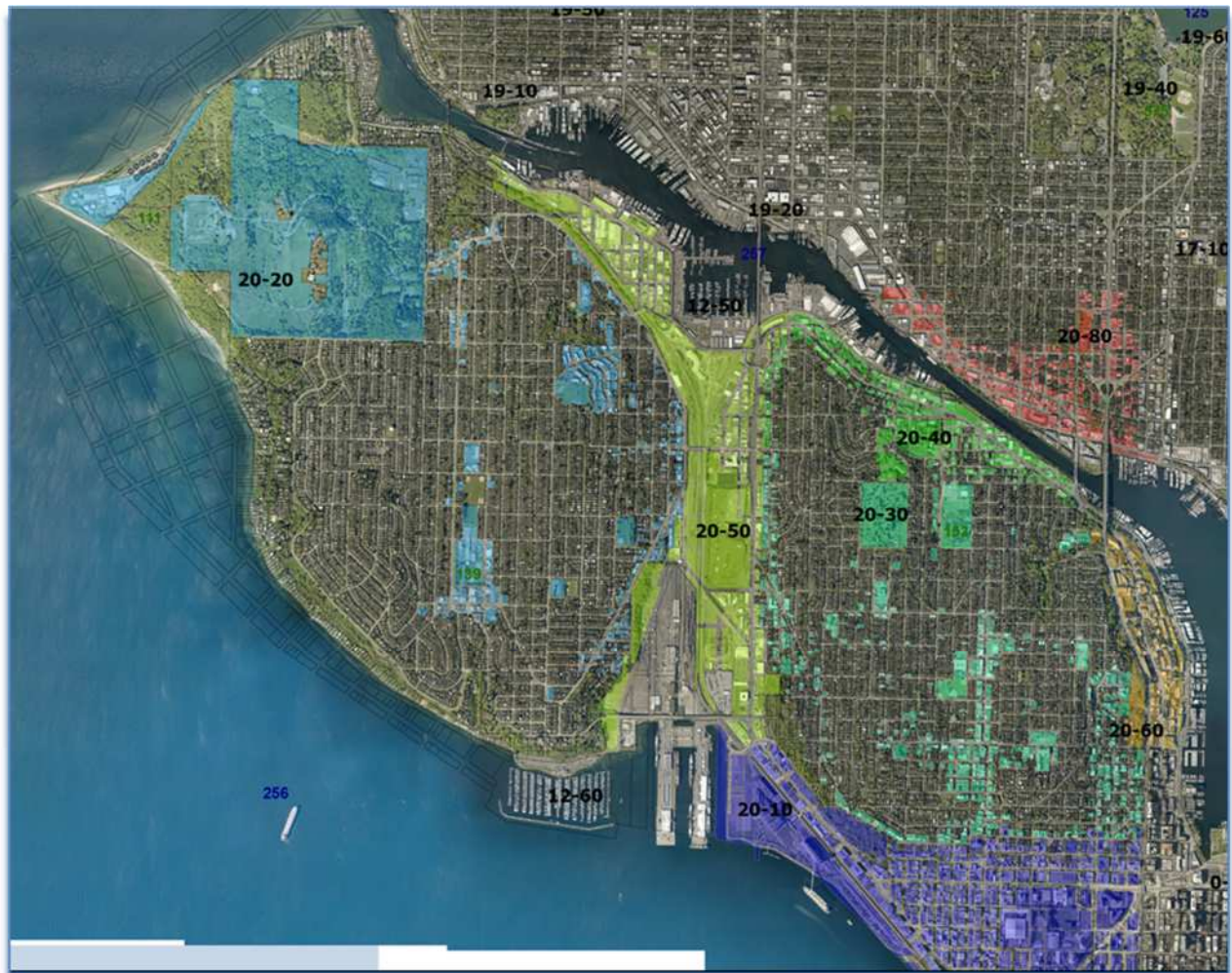
Area 20

Name or Designation

- **Area 20:** Uptown (Lower Queen Anne), West Lake Union, Upper Queen Anne, Magnolia, Interbay, North Queen Anne & Fremont

Boundaries

- **North** - North 42nd Street
- **South** - Denny Way
- **East** - Lake Union & Aurora (at Galer & in Fremont)
- **West** - Elliot Bay



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	10	Uptown (Lower Queen Anne	269	1,308	20.57%
Area 20 Physical Inspection Total			269	1,308	20.57%

Land Value

Overall land values in Area 20 increased by 6.26%. Geographical Area 20 experienced a slight upward change in its land valuation due to ample sales data for several zoning codes, namely the 160' zoning in Uptown, Area 20-10. Sales for a variety of other zoning codes were not abundant. The total recommended land value for the 2022 assessment year is \$12,145,292,000.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
20-10	\$5,108,384,200	\$5,812,757,200	13.79%
20-20	\$1,865,475,600	\$1,866,233,000	0.04%
20-30	\$1,492,706,600	\$1,490,882,100	-0.12%
20-40	\$604,420,700	\$605,036,000	0.10%
20-50	\$1,192,924,600	\$1,203,493,300	0.89%
20-60	\$475,123,500	\$475,784,500	0.14%
20-80	\$690,805,600	\$691,105,900	0.04%
Total	\$11,429,840,800	\$12,145,292,000	6.26%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	199120	0250	6,780	3166134	\$7,000,000	12/23/21	\$1,032	VACANT BUILDING	SM-UP 160 (M)	1	Y
010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	1	Y
010	199120	0255 & 0260	13,560	3165589	\$9,750,000	12/15/21	\$719	QED CAFE & ROASTER + OFFICE (REDEVELOPMENT COMING) & PARKING LOT	SM-UP 160 (M)	2	Y
010	199120	0310 & 0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692	MCDONALDS (FUTURE OFFICE TOWER); PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	2	Y
010	199120	0540	38,880	3114819	\$3,172,500	04/29/21	\$816	EXECUTIVE INN	SM-UP 160 (M)	1	Y
010	199120	0495, 0505, 0515 & 0520	38,880	3115268	\$3,172,500	04/29/21	\$816	OFFICE BUILDING, PARKING LOT, 217 6TH AVE BUILDING & SPACE NEEDLE CORPORATE OFFICE	SM-UP 160 (M)	4	Y
010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$732	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	1	Y
010	199120	0315	18,040	2980326	\$13,631,826	03/28/19	\$756 (\$725/SF w/0310)	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y
010	199120	0790	4,080	2978448	\$1,400,000	03/21/19	\$343	SMALL OFFICE/CAFÉ BUILDING	SM-UP 160 (M)	1	Y
010	545830	0425	4,1520	3164452	\$29,000,000	12/15/21	\$698	SEATTLE BUSINESS CENTER	SM-UP 85 (M1)	1	Y
010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$585	ERNEST A JOHNSON CO	SM-UP 85 (M1)	1	Y
010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$528	RETAIL & APARTMENTS	SM-UP 85 (M1)	1	Y
010	199020	0223	7,200	3080274	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y
010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y
010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
010	198920	0515	7,200	3025965	\$3,050,000	12/17/19	\$423	SCHUCHART BUILDING	SM-UP 85 (M1)	1	Y
010	545830	0405 & 0415	16,800	3025307	\$7,750,000	12/12/19	\$463	570-572 MERCER (FUTURE 7-STORY OFFICE BUILDING)	SM-UP 85 (M1)	2	Y
010	387990	0570	6,400	2969174	\$3,740,000	01/04/19	\$584	TUP TIM THAI RESTAURANT & DUPLEX (REDEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y
010	545730	0600 & 0605	3,970	3159752	\$1,500,000	11/16/21	\$379	MIXED USE OFFICE/RETAIL/APARTMENT BUILDING	SM-UP 65 (M)	2	Y
010	545780	1505, 1510 & 1515	10,200	2993109	\$4,300,000	06/08/19	\$422	6-STORY, 155 UNIT MIXED USE PROJECT COMING	SM-UP 65 (M1)	3	Y
010	616990	1590	47,916	3162663	\$8,600,000	12/06/21	\$179	WAREHOUSE, OFFICE & RETAIL BUILDINGS	IC-65 (M)	1	Y
010	766620	1885	26,328	3005344	\$8,500,000	08/12/19	\$323	ELAND BUILDING	IC-65 (M)	1	Y

Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
010	535730	0635	7,680	3125533	\$2,662,500	06/08/21	\$347	OFFICE/ FORMER CHURCH (AQUA TOWNOMES COMING)	LR3 (M)	1	Y
010	199220	0015	1,788	319085	\$325,000	05/14/21	\$182	VACANT LAND	C2-55 (M)	1	Y
20	137080	4585	10,000	3087150	\$1,900,000 Adjusted (\$1,700,000 before contamination adjustment)	12/2/2020	\$190 (\$170 before contamination adjustment)	76 FOOD MART	NC2P-55 (M)	1	Y
030	179450	0080	5,400	3088695	\$2,275,000	12/15/20	\$421	RESTAURANT & OFFICE BUILDING (COVERED SFR)	NC2P-55 (M)	1	Y
030	423290	4200	7,200	2994090	\$1,100,000	06/17/19	\$153	MASONIC LODGE SITE	SF5000	1	Y
040	197220	5545	7,200	3004212	\$2,400,000	08/06/19	\$333	HAYEK'S PROPERTIES LLC	LR2 (M)	1	Y
040	197220	5220	5,400	3012039	\$1,685,000	09/19/19	\$312	E.T. W. Etruria St.	LR3 (M)	1	Y
050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$100	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y
050	277060	0125	4,560	2998665	\$737,500	07/09/19	\$162	VACANT LOT	IG2 U/65	1	Y
050	277160	1100 & 1140	26,250	3004362	\$4,150,000	08/07/19	\$158	SEATTLE PUMP & EQUIPMENT (6-STORY, 168 UNIT APARTMENT BUILDING PROPOSED)	C1-55 (M)	2	Y
060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y
060	880790	0295	3,480	2988559	\$595,000	05/09/19	\$155	VACANT LAND	C1-75 (M)	1	Y
060	880790	0300	3,815	2986241	\$1,075,000	05/06/19	\$282	DUPLEX (TEAR DOWN)	C1-75 (M)	1	Y
080	197220	3840 & 3850	10,500	3155196	\$2,075,000	10/27/21	\$198	VACANT LAND & THE ANCHOR PACKING CO	IG2 U/65	2	Y
080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y
080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y

Ratio Analysis

- Number of Sales: 76
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 20, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 2,393,700	\$ 2,660,100	90.00%	10.65%	14.59%	99.00%
2022 Value	\$ 2,488,800	\$ 2,660,100	93.60%	10.14%	12.92%	98.00%
Change	\$ 95,100		3.60%	-0.51%	-1.67%	-1.00%
% Change	3.97%		4.00%	-4.79%	-11.45%	-1.01%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,058, excluding specialties and government-owned properties. Note that nearly half the sales in Area 20 are live work or commercial condo sales and several owner-user sales. Overall, the ratio may be skewed due to the lack of a significant enough number of commercial sales for each property type in each neighborhood.

Commercial condominium units, live/work townhouse units, and SFRs used for commercial purposes were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Condos, live/work units, converted SFR properties	\$225 - \$500	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data.

Total Value

Application of the recommended values for the 2022 assessment year of Area 20 results in a total change from the 2021 assessments of 9.29% in Geographic Area 20. The adjustments in values intend to improve uniformity and equalization. Many government-owned parcels were valued using the cost method, which added to the increase and rising values in Uptown.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$9,499,535,300	\$10,381,711,900	\$182,776,600	9.29%

Area 20 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

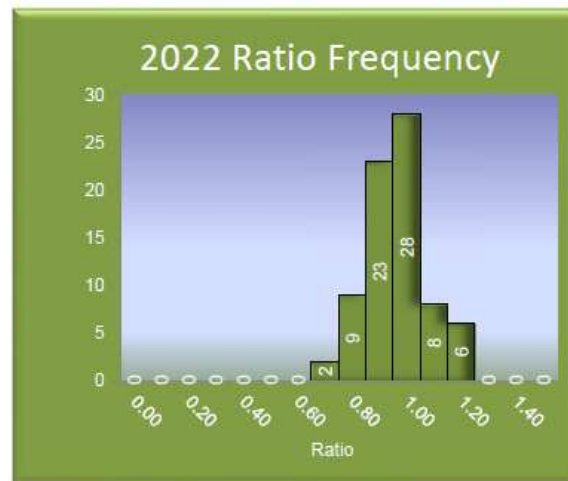
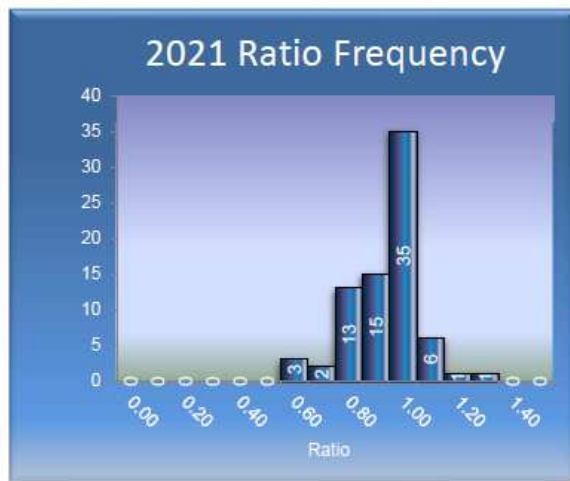
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	76
<i>Mean Assessed Value</i>	2,393,700
<i>Mean Adj. Sales Price</i>	2,660,100
<i>Standard Deviation AV</i>	4,112,747
<i>Standard Deviation SP</i>	3,867,868
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.891
<i>Median Ratio</i>	0.922
<i>Weighted Mean Ratio</i>	0.900
UNIFORMITY	
<i>Lowest ratio</i>	0.5384
<i>Highest ratio:</i>	1.2752
<i>Coefficient of Dispersion</i>	10.65%
<i>Standard Deviation</i>	0.1300
<i>Coefficient of Variation</i>	14.59%
<i>Price Related Differential (PRD)</i>	0.99

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	76
<i>Mean Assessed Value</i>	2,488,800
<i>Mean Sales Price</i>	2,660,100
<i>Standard Deviation AV</i>	4,054,911
<i>Standard Deviation SP</i>	3,867,868
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.917
<i>Median Ratio</i>	0.918
<i>Weighted Mean Ratio</i>	0.936
UNIFORMITY	
<i>Lowest ratio</i>	0.6650
<i>Highest ratio:</i>	1.1807
<i>Coefficient of Dispersion</i>	10.14%
<i>Standard Deviation</i>	0.1185
<i>Coefficient of Variation</i>	12.92%
<i>Price Related Differential (PRD)</i>	0.98



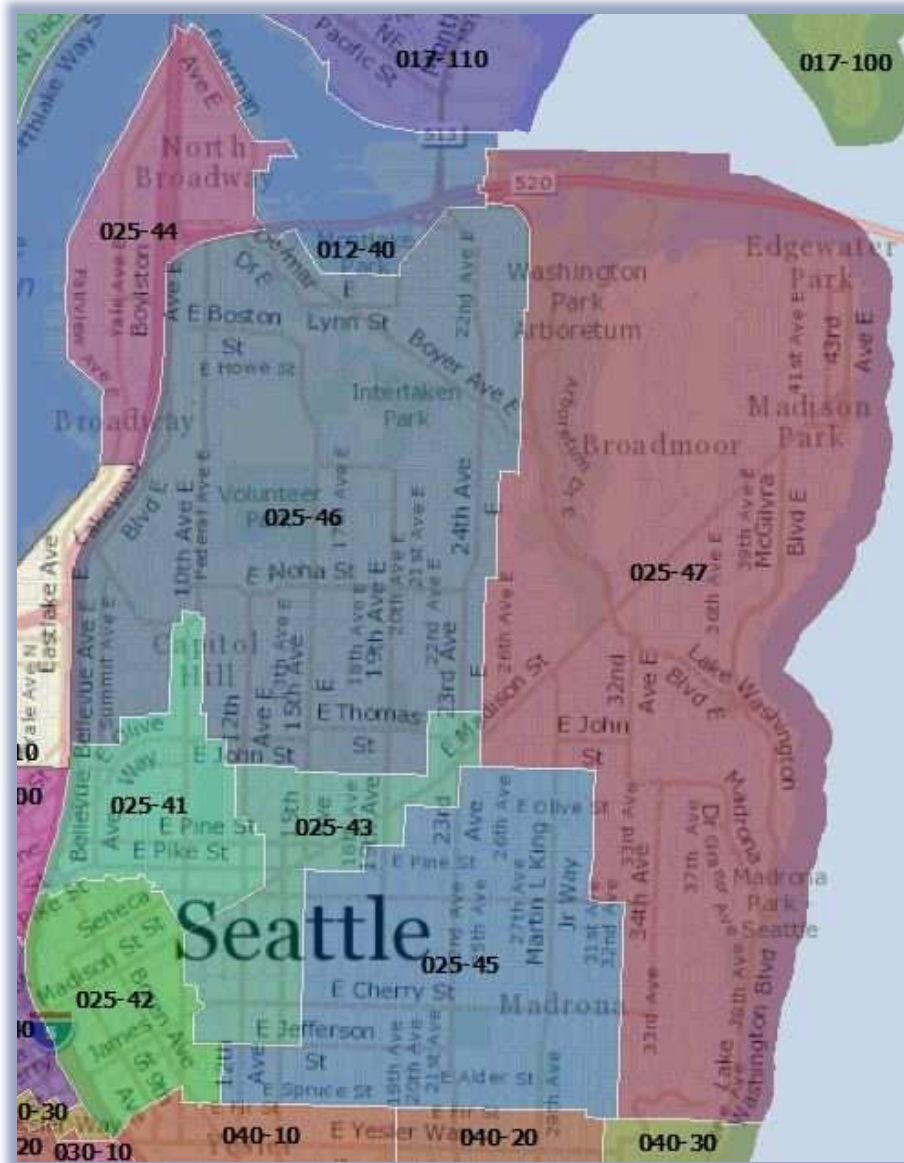
Area 25

Name or Designation

- Area 25: Capitol Hill

Boundaries:

- **North** – Lake Union Ship Canal
- **South** – East Spruce Street
- **East** – Lake Washington
- **West** – Interstate 5 and Lake Union



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
25	43, 45, 47 Portions	Madison-Seattle U / Central District / Madison Park - Madrona	439	1,276	34.40%
Cental Crew Physical Inspection Totals			439	1,276	34.40%

Land Value

Overall land values in Area 25 increased slightly by 0.41%. Capitol Hill experienced minimal changes in land valuation due to minor adjustments based on market sales. The total recommended land value for the 2022 assessment year is \$11,869,944,600 and is a slight increase from the 2021 assessment of \$11,820,991,600.

The following table exhibits the change in all land values based on neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
25-41	\$2,521,080,200	\$2,532,507,500	0.45%
25-42	\$2,659,912,700	\$2,682,488,500	0.85%
25-43	\$1,763,268,300	\$1,774,398,000	0.63%
25-44	\$829,755,500	\$829,798,500	0.01%
25-45	\$893,722,600	\$894,322,200	0.07%
25-46	\$2,314,270,100	\$2,316,661,500	0.10%
25-47	\$838,982,200	\$839,768,400	0.09%
Total	\$11,820,991,600	\$11,869,944,600	0.41%

Neighborhoods Land Sales

The following is a list of the land sales considered. The assessor considered these and sales from similar nearby areas as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Present Use
025	041	314860	0010	3,200	2970925	\$1,200,000	01/17/19	\$375.00	MR	Triplex
025	041	685070	0020	5,300	2975733	\$3,180,000	02/28/19	\$600.00	NC3P-40	Restaurant/Lounge
025	043	304320	0185	4,800	2980254	\$1,849,400	03/27/19	\$385.29	NC2-40	4-Plex
025	041	684820	0685	7,312	2981196	\$8,232,085	04/03/19	\$1,125.83	NC3P-75 (M)	Office Building
025	041	684820	0690	6,172	2981197	\$4,458,885	04/03/19	\$722.44	NC3P-75 (M)	Office Building
025	041	684820	0695	11,864	2981198	\$8,724,031	04/03/19	\$735.34	NC3-75 (M)	Office Building
025	045	796010	0356	2,700	2982155	\$700,000	04/08/19	\$259.26	NC1-40	Service Building
025	044	195970	1451	2,106	2982717	\$600,000	04/15/19	\$284.90	LR2	Vacant(Multi-family)
025	046	180690	0455	4,800	2988730	\$1,575,000	05/15/19	\$328.13	LR3 (M)	4-Plex
025	043	723460	0290	7,200	2990146	\$2,150,000	05/21/19	\$298.61	LR3 (M)	Apartment
025	046	191210	0620	4,500	3019349	\$1,200,000	09/13/19	\$266.67	NC1-55 (M)	Office Building
025	046	685170	0040	6,000	3011220	\$1,850,000	09/17/19	\$308.33	LR3 (M)	Single Family(Res Use/Zone)
025	043	600300	1560	5,600	3022198	\$2,182,500	11/19/19	\$389.73	LR3 (M)	4-Plex
025	044	290220	0640	6,150	3026063	\$2,396,200	12/16/19	\$389.63	NC2-65 (M2)	Apartment
025	042	219810	0005	7,200	3027760	\$5,764,345	12/27/19	\$800.60	MIO-90-NC3-95 (M)	Apartment(Mixed Use)
025	044	195970	0015	17,922	3027844	\$6,885,000	12/30/19	\$384.16	NC2P-65 (M1)	Retail(Line/Strip)
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	LR3 (M)	Apartment
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	LR3 (M)	Apartment
025	041	600300	0440	10,260	3032431	\$5,870,968	02/04/20	\$572.22	MIO-65-NC3P-65	Parking(Commercial Lot)
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	NC3P-75 (M)	Parking(Commercial Lot)
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	MR (M)	Apartment
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	LR3 (M)	Rehabilitation Center
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	NC3P-75 (M)	Grocery Store
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	NC1-40 (M2)	Vacant(Commercial)
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	NC2-65 (M1)	Office Building
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	NC1-40 (M)	Retail Store
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	NC3-55 (M)	Restaurant/Lounge
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	NC3P-55 (M)	Retail Store
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	MR (M1)	Shell Structure
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	NC1-40 (M)	Apartment(Mixed Use)
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LR3 (M)	Office Building
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	MR (M1)	Shell Structure
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	NC2P-75 (M1)	Shell Structure
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	NC2P-55 (M)	Vacant(Multi-family)
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	NC1-55 (M)	Vacant(Commercial)

Ratio Analysis

- Number of sales: 43
- Range of sales dates: 1/1/2019 – 12/31/2021

Below is the ratio study for Area 25 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 3,152,700	\$ 3,749,900	84.10%	13.33%	16.96%	1.05%
2022 Value	\$ 3,386,000	\$ 3,749,900	90.30%	10.13%	14.56%	1.00%
Change	\$ 233,300		6.20%	-3.20%	-2.40%	-0.05%
% Change	7.40%		7.37%	-24.01%	-14.15%	-4.76%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1358 excluding specialties and government-owned properties.

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	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$330 - \$780	Per Sq Ft
Live/Work Townhomes	\$460 - \$730	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year of Area 25 results in a total change from the 2021 assessments of 5.73%. The adjustments in values are intended to improve uniformity and equalization. The values in the table below exclude specialty properties and government-owned properties.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$6,298,026,428	\$6,659,078,300	\$361,051,872	5.73%

Area 25 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

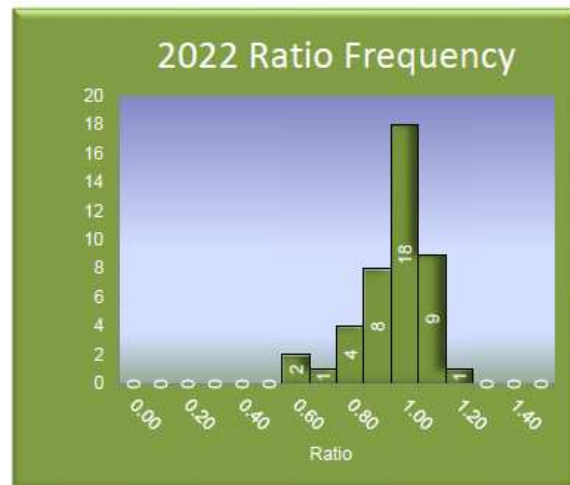
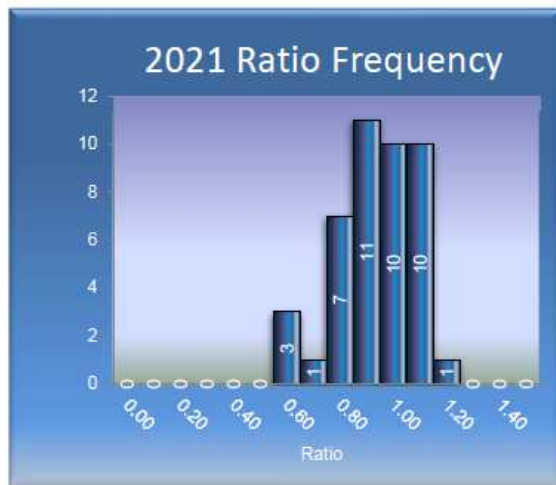
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	43
<i>Mean Assessed Value</i>	3,152,700
<i>Mean Adj. Sales Price</i>	3,749,900
<i>Standard Deviation AV</i>	3,754,678
<i>Standard Deviation SP</i>	4,483,494
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.879
<i>Median Ratio</i>	0.892
<i>Weighted Mean Ratio</i>	0.841
UNIFORMITY	
<i>Lowest ratio</i>	0.5299
<i>Highest ratio:</i>	1.1762
<i>Coefficient of Dispersion</i>	13.33%
<i>Standard Deviation</i>	0.1490
<i>Coefficient of Variation</i>	16.96%
<i>Price Related Differential (PRD)</i>	1.05

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	43
<i>Mean Assessed Value</i>	3,386,000
<i>Mean Sales Price</i>	3,749,900
<i>Standard Deviation AV</i>	4,260,954
<i>Standard Deviation SP</i>	4,483,494
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.907
<i>Median Ratio</i>	0.928
<i>Weighted Mean Ratio</i>	0.903
UNIFORMITY	
<i>Lowest ratio</i>	0.5299
<i>Highest ratio:</i>	1.1306
<i>Coefficient of Dispersion</i>	10.13%
<i>Standard Deviation</i>	0.1321
<i>Coefficient of Variation</i>	14.56%
<i>Price Related Differential (PRD)</i>	1.00



Area 30

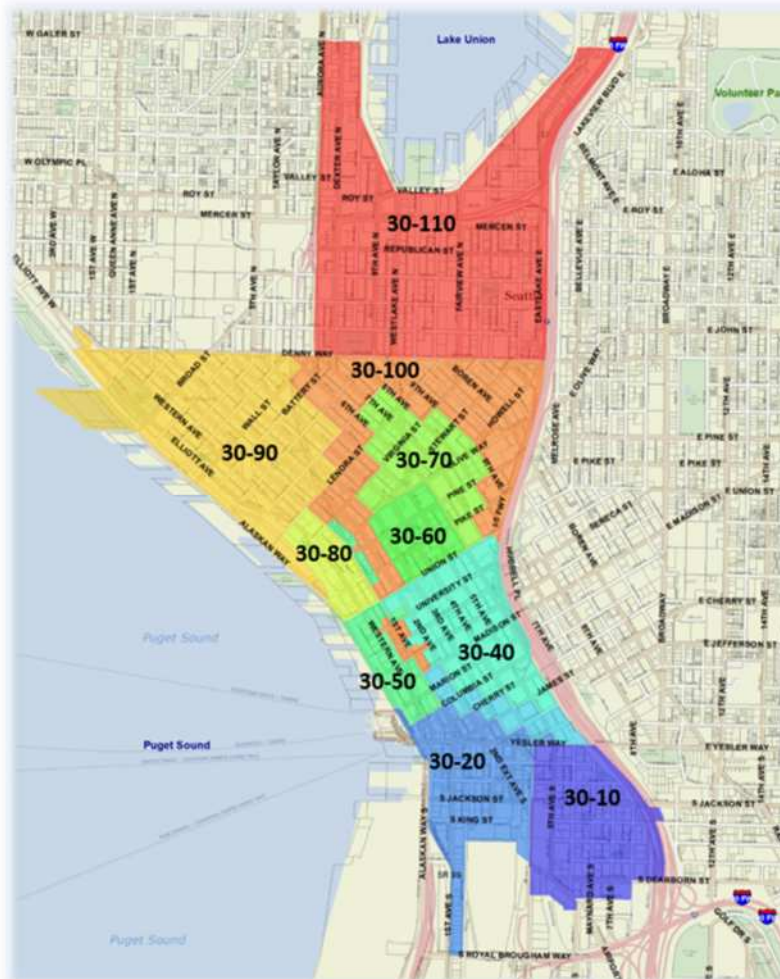
Name or Designation

- **Area 30:** Seattle Central Business District and South Lake Union

Boundaries:

- **North** – Denny Way, west of Aurora Ave and Galer St between Aurora Ave and I-5.
- **South** – Charles St., west of I-5 to 4th Ave S then to Royal Brougham Way, less the baseball park.
- **East** - Interstate 5 freeway
- **West** - 1st Ave S, from Royal Brougham Way north to S Plummer St, then Alaskan Way north to Broad St, then Elliott Ave north to Denny Way.

Area 30 Map



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total GEO AREA 30 Parcel Count	Percent of Parcel Count
30	100, 110	Downtown and South Lake Union	287	1,148	25.00%
Area 30 Physical Inspection Totals			287	1,148	25.00%

Land Value

Overall land values in Area 30 increased by +0.82%. The Geographical area, Central Business District, and South Lake Union experienced very little change in its land valuation due to a median sale price of 93.95% of assessed value. The total recommended land value for the 2022 assessment year is \$20,432,840,450 and increases from the 2021 assessment by +0.82%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
30-10	\$815,745,650	\$817,188,900	0.18%
30-20	\$945,153,000	\$944,203,700	-0.10%
30-30	\$575,253,400	\$575,594,500	0.06%
30-40	\$3,067,414,200	\$3,111,062,200	1.42%
30-50	\$408,252,500	\$406,486,800	-0.43%
30-60	\$728,536,400	\$734,314,900	0.79%
30-70	\$2,339,200,650	\$2,377,104,250	1.62%
30-80	\$254,095,200	\$254,120,400	0.01%
30-90	\$2,471,197,800	\$2,476,680,900	0.22%
30-100	\$3,572,612,500	\$3,629,480,800	1.59%
30-110	\$5,089,853,800	\$5,106,603,100	0.33%
Total	\$20,267,315,100	\$20,432,840,450	0.82%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Present Use	Parcel Count	Ver Code
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	IDM-75-85	Restaurant/Lounge	1	Y
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	PSM 100/100-120	Vacant(Commercial)	2	Y
030	020	524780	0985	7,200	2993729	\$4,220,000	06/11/19	\$586.11	PSM 100/100-120	Shell Structure	2	Y
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	DOC1 U/450/U	Parking(Garage)	1	Y
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	DMC-170	Shell Structure	1	Y
030	070	065900	0355	59,776	3025261	\$133,000,000	12/12/19	\$2,224.97	DOC2 500/300-550	Parking(Commercial Lot)	5	Y
030	090	065300	0325	7,200	2969385	\$4,320,000	01/08/19	\$600.00	DMR/C 145/75	Shell Structure	1	Y
030	090	065600	0585	6,480	3022086	\$5,800,000	11/22/19	\$895.06	DMR/R 145/65	Shell Structure	1	Y
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	DMR/C 95/65	Retail Store	2	Y
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	DMR/C 95/65	Apartment(Mixed Use)	1	Y
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	DMC 240/290-440	Restaurant/Lounge	1	Y
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	DMC 240/290-440	Office Building	2	Y
030	100	066000	1445	14,400	2980313	\$22,000,000	04/01/19	\$1,527.78	DMC 240/290-440	Shell Structure	1	Y
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	DMC 240/290-440	Office Building	2	Y
030	100	066000	2210	42,432	3004408	\$72,000,000	08/07/19	\$1,696.83	DMC 240/290-440	Shell Structure	5	Y
030	100	069700	0265	19,452	2997453	\$21,250,000	06/28/19	\$1,092.43	DMC 240/290-440	Shell Structure	1	Y
030	100	197720	1125	6,480	2998903	\$7,500,000	06/26/19	\$1,157.41	DMC 240/290-440	Shell Structure	1	Y
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	DMC 240/290-440	Service Building	1	Y
030	110	199120	1135	6,000	2997343	\$9,000,000	07/01/19	\$1,500.00	SM-SLU 175/85-280	Shell Structure	1	Y
030	110	199120	1140	12,000	2997390	\$16,666,666	06/28/19	\$1,388.89	SM-SLU 175/85-280	Shell Structure	1	Y
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	SM-SLU 175/85-280	Warehouse	3	Y
030	110	224900	0100	23,632	2994348	\$28,500,000	06/18/19	\$1,205.99	SM-SLU 175/85-280	Shell Structure	1	Y
030	110	224950	0115	9,220	2975527	\$8,500,000	02/28/19	\$921.91	SM-SLU 100/95	Shell Structure	1	Y
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	SM-SLU 100/65-145	Service Building	1	Y
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	SM-SLU 100/95	Retail Store	2	Y
030	110	408880	3720	23,256	3026847	\$17,360,000	12/19/19	\$746.47	SM-SLU 100/65-145	Vacant(Commercial)	2	Y
030	110	684970	0075	9,600	3007114	\$8,400,000	08/25/19	\$875.00	SM-SLU 240/125-440	Shell Structure	1	Y
030	110	684970	0075	9,440	3167048	\$15,250,000	12/30/21	\$1,615.47	SM-SLU 240/125-440	Shell Structure	1	Y
030	110	684970	0305	20,258	3132832	\$13,000,000	07/13/21	\$641.72	SM-SLU 240/125-440	Parking(Commercial Lot)	2	Y
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	SM-SLU 240/125-440	Office Building	1	Y

Ratio Analysis

- Number of Sales: 42
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 30, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 7,682,100	\$ 9,030,900	85.10%	14.86%	21.13%	99.00%
2022 Value	\$ 8,206,100	\$ 9,030,900	90.90%	9.09%	11.50%	1.02%
Change	\$ 524,000		5.80%	-5.77%	-9.63%	-97.98%
% Change	6.82%		6.82%	-38.83%	-45.58%	-98.97%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 902 excluding specialties and government-owned properties.

Commercial condominium units were typically valued by the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot, and the range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Commercial Condominium Units	\$284 - \$1,100	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

Total Value

Application of the recommended values for the 2022 assessment year of Geographic Area 30 results in a total change from the 2021 assessments of 5.60%. The adjustments in values intend to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$10,502,795,500	\$11,090,754,800	\$587,959,300	5.60%

Area 30 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

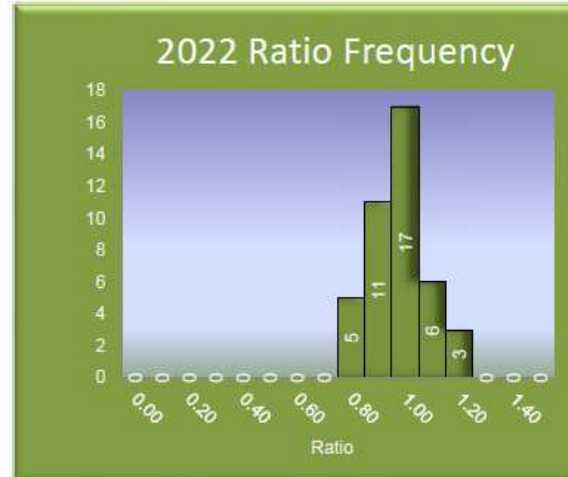
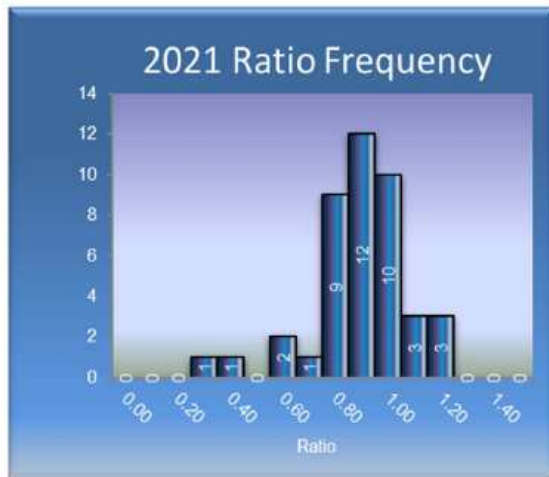
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	42
<i>Mean Assessed Value</i>	7,682,100
<i>Mean Adj. Sales Price</i>	9,030,900
<i>Standard Deviation AV</i>	11,321,392
<i>Standard Deviation SP</i>	13,399,913
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.840
<i>Median Ratio</i>	0.845
<i>Weighted Mean Ratio</i>	0.851
UNIFORMITY	
<i>Lowest ratio</i>	0.2951
<i>Highest ratio:</i>	1.1473
<i>Coefficient of Dispersion</i>	14.86%
<i>Standard Deviation</i>	0.1775
<i>Coefficient of Variation</i>	21.13%
<i>Price Related Differential (PRD)</i>	0.99

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	42
<i>Mean Assessed Value</i>	8,206,100
<i>Mean Sales Price</i>	9,030,900
<i>Standard Deviation AV</i>	11,736,156
<i>Standard Deviation SP</i>	13,399,913
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.928
<i>Median Ratio</i>	0.921
<i>Weighted Mean Ratio</i>	0.909
UNIFORMITY	
<i>Lowest ratio</i>	0.7183
<i>Highest ratio:</i>	1.1843
<i>Coefficient of Dispersion</i>	9.09%
<i>Standard Deviation</i>	0.1067
<i>Coefficient of Variation</i>	11.50%
<i>Price Related Differential (PRD)</i>	1.02



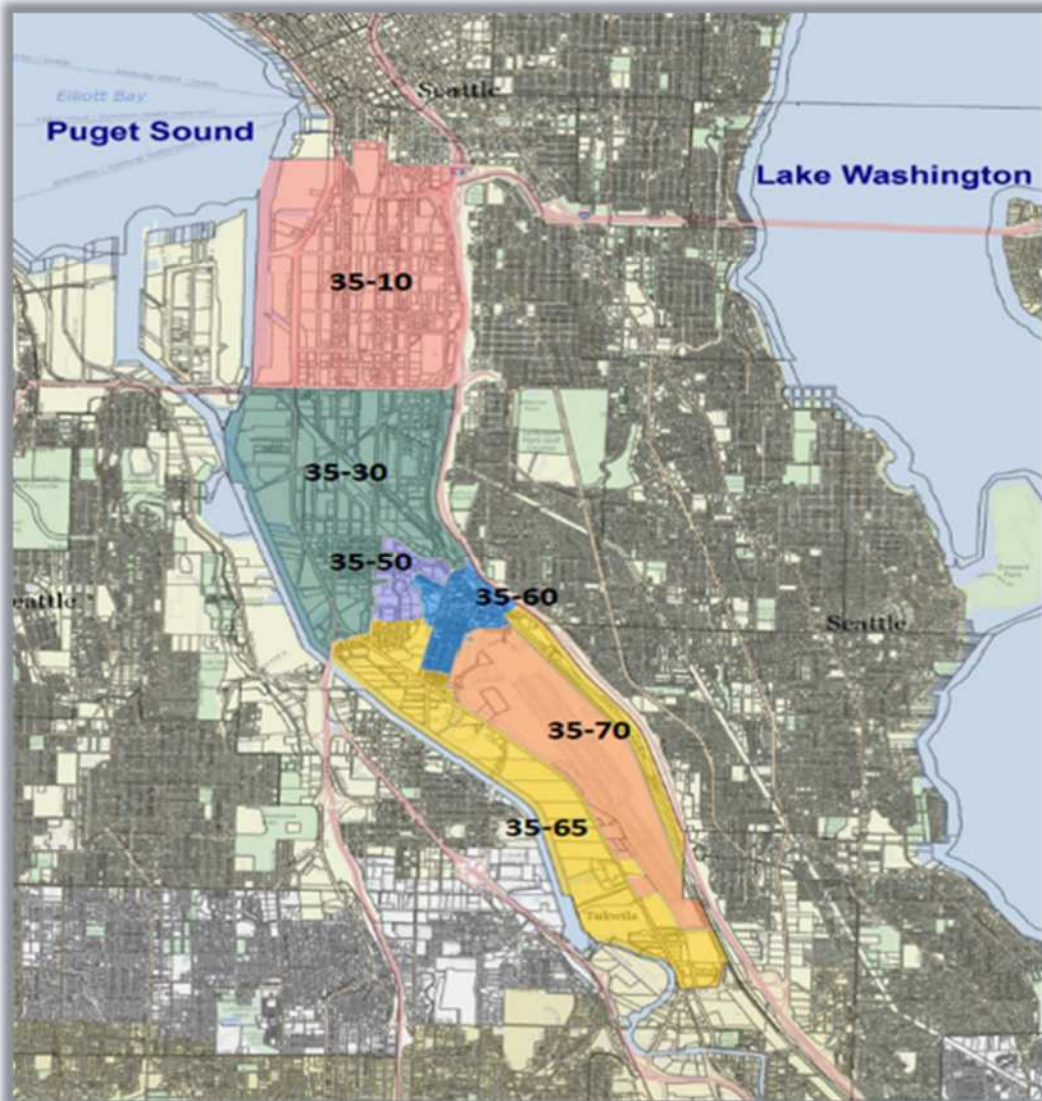
Area 35

Name or Designation

- **Area 35:** East Duwamish MIC

Boundaries:

- **North** – South King St
- **South** – Boeing Access Rd
- **East** - Interstate 5
- **West** - Duwamish



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
35	65	South of S Michigan	163	1,380	11.81%
35	70	Boeing Field /KC Airport	8	1,380	0.58%

Land Value

Overall land values in Area 35 increased by 0.84%. The Geographical area East Duwamish MIC experienced a change in its land valuation due to adjustments to market sales, mainly Warehouses/Industrial performance beyond expectations. The total recommended land value for the 2022 assessment year is \$7,254,456,020 and increases from the 2021 assessment by +0.84%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021	2022	% Change
35-10	\$3,087,968,850	\$3,027,337,100	-1.96%
35-30	\$1,600,876,200	\$1,604,676,280	0.24%
35-50	\$184,588,300	\$184,588,300	0.00%
35-60	\$139,544,800	\$140,896,700	0.97%
35-65	\$1,113,752,100	\$1,223,184,340	9.82%
35-70	\$1,066,959,900	\$1,073,773,300	0.64%
Total	\$7,193,690,150	\$7,254,456,020	0.84%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The Assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Remarks
035	010	132730	0015	47,700	2969688	\$5,250,000	01/07/19	\$110.06	IG1 U/85	1	
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	IG2 U/85	1	
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	IG2 U/85	1	
035	010	766620	4545	32,400	3009385	\$7,128,000	09/09/19	\$220.00	IG2 U/85	1	
035	010	766620	4550	19,800	2979879	\$3,625,000	03/29/19	\$183.08	IG2 U/85	2	
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	IC 85-175	3	
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	IG1 U/85	1	
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	IG2 U/85	1	
035	010	766620	7461	198,687	3002724	\$22,000,000	07/30/19	\$110.73	IG1 U/85	1	
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	C1-75 (M)	1	
035	030	172280	1600	5,400	3027625	\$1,250,000	12/27/19	\$231.48	C1-75 (M)	2	
035	030	192404	9001	39,578	3021306	\$2,850,000	11/15/19	\$72.01	IG2 U/85	1	
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	IG1 U/85	2	
035	030	526330	0115	21,128	3010452	\$3,800,000	09/16/19	\$179.86	C1-75 (M)	4	
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	IG2 U/85	1	
035	030	766620	5805	50,075	2980376	\$2,000,000	03/27/19	\$39.94	IG1 U/85	2	
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	C1-75 (M)	1	
035	060	273410	0635	16,000	2997182	\$2,500,000	06/27/19	\$156.25	LR1 (M)	2	
035	060	700620	0430	12,000	3011500	\$1,000,000	09/17/19	\$83.33	C2-55 (M)	1	
035	060	700620	0540	6,000	3152977	\$1,550,000	10/19/21	\$258.33	C2-55 (M)	1	
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	IG2 U/85	1	
035	065	213620	0641	690,795	2976848	\$13,756,461	03/08/19	\$19.91	IG1 U/85	1	
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	C1-55 (M)	1	
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	IG2 U/85	1	

Ratio Analysis

- Number of Sales Used in Ratio: 40
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 35 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 4,696,800	\$ 5,691,800	82.50%	15.67%	19.89%	98.00%
2022 Value	\$ 5,145,400	\$ 5,691,800	90.40%	9.70%	11.98%	100.00%
Change	\$ 448,600		7.90%	-5.97%	-7.91%	2.00%
% Change	9.55%		9.58%	-38.10%	-39.77%	2.04%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 890 excluding specialty properties.

Commercial condominium units and industrial/warehouses were typically valued using the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Industrial/Warehouse	\$40 - \$475	Per Sq Ft
Commercial Condominium Units	\$40 - \$400	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data available.

Total Value

Application of the recommended values for the 2022 assessment year of Area 35 results in a total change from the 2021 assessments of 3.29% in Geographic Area 35. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$8,769,117,575	\$9,057,521,260	\$288,403,685	3.29%

Area 35 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

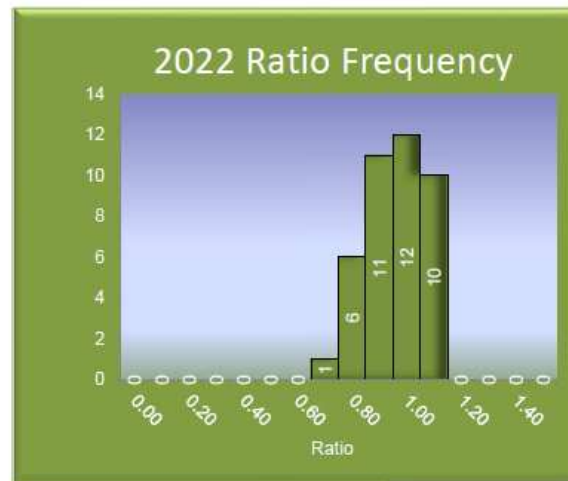
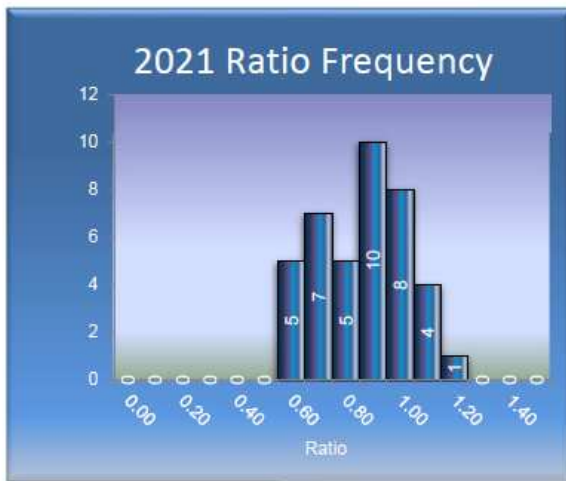
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	40
<i>Mean Assessed Value</i>	4,696,800
<i>Mean Adj. Sales Price</i>	5,691,800
<i>Standard Deviation AV</i>	4,172,532
<i>Standard Deviation SP</i>	4,695,269
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.807
<i>Median Ratio</i>	0.843
<i>Weighted Mean Ratio</i>	0.825
UNIFORMITY	
<i>Lowest ratio</i>	0.5119
<i>Highest ratio:</i>	1.1134
<i>Coefficient of Dispersion</i>	15.67%
<i>Standard Deviation</i>	0.1604
<i>Coefficient of Variation</i>	19.89%
<i>Price Related Differential (PRD)</i>	0.98

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	40
<i>Mean Assessed Value</i>	5,145,400
<i>Mean Sales Price</i>	5,691,800
<i>Standard Deviation AV</i>	4,161,578
<i>Standard Deviation SP</i>	4,695,269
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.906
<i>Median Ratio</i>	0.902
<i>Weighted Mean Ratio</i>	0.904
UNIFORMITY	
<i>Lowest ratio</i>	0.6780
<i>Highest ratio:</i>	1.0837
<i>Coefficient of Dispersion</i>	9.70%
<i>Standard Deviation</i>	0.1085
<i>Coefficient of Variation</i>	11.98%
<i>Price Related Differential (PRD)</i>	1.00



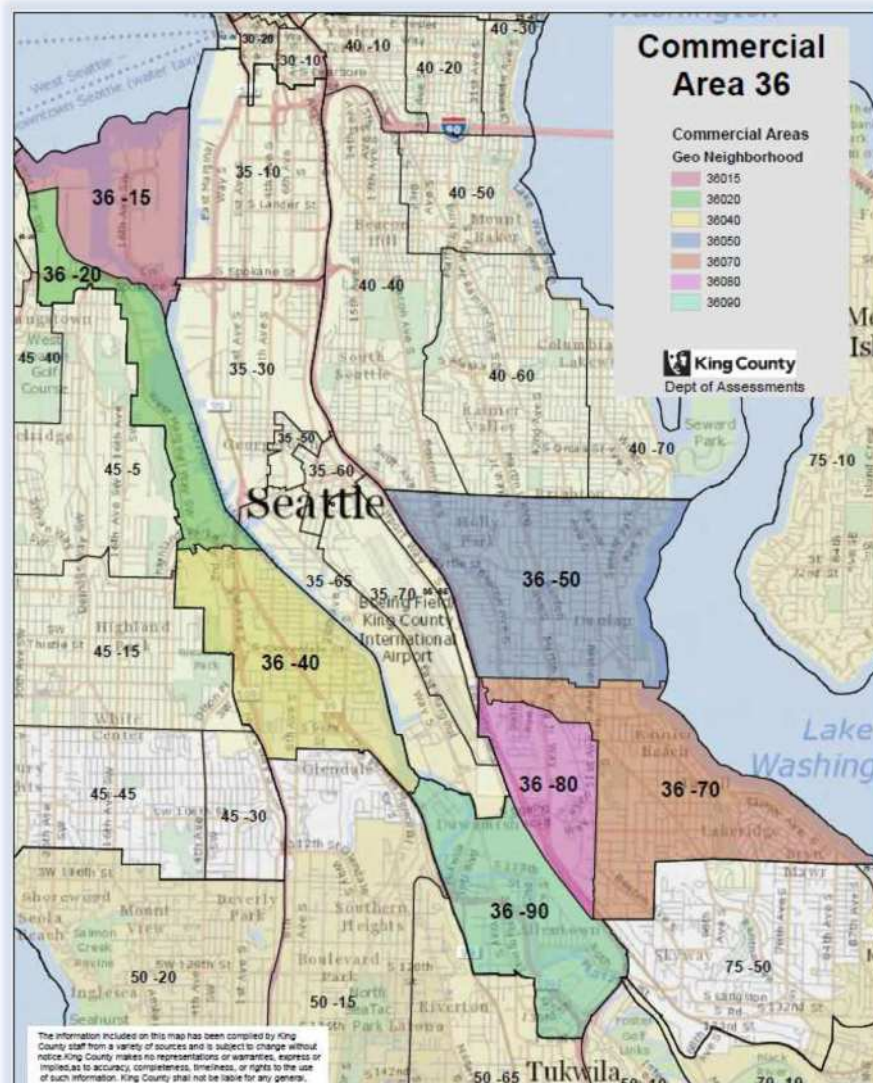
Area 36

Name or Designation

- **Area 36: West Duwamish**

Boundaries:

- **North** – Harbor Island
- **South** – 136th Street S. in Tukwila & Martin Luther King Jr. Way S., North to S. Juniper Street, North along 59th Avenue S. to S. 112th Street
- **East** – Harbor Island and Duwamish River to the Boeing Access Rd., then South along Lake Washington from S. Graham St. South to S 112th St. at Rainier Ave S.
- **West** – W. Marginal Way and Pacific Hwy S.



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total GEO AREA 36 Parcel Count	Percent of Parcel Count
36	50	Rainier Valley	454	1,428	31.79%
Area 36-50 Physical Inspection Totals			454	1,428	31.79%

Land Value

Overall, land values in Area 36 increased by 3.16%. The most significant percentage increase occurred within Neighborhood 70, reflecting continued market pressures associated with multi-family development within commercial neighborhood zoning designations. Neighborhood 20 land value increased primarily due to the demand for industrial land. Neighborhoods 36-50 and 36-70 are more commercial in character, whereas Neighborhoods 36-15, 36-20, 36-40, 36-80, and 36-90 are predominantly industrial. Neighborhoods 36-50, as well as 36-70, not only reflect direct development pressure from the north and the completion of Light Rail Stations within each of these neighborhoods. Regarding value adjustments applied to contaminated industrial parcels, the overall associated neighborhood value changes tend to be somewhat misleading. They cumulatively reflect a substantial annual increase in land value to a market level prior to subsequent re-adjustment (reduction) of a contaminated property specialist during each revalue cycle. The total recommended land value for the 2022 assessment year is \$4,614,743,300 increasing from the 2021 assessment by 3.16%.

The following table exhibits the change in all land values based on neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
36-15	\$817,783,100	\$828,413,900	1.30%
36-20	\$659,643,800	\$701,538,200	6.35%
36-40	\$896,059,200	\$933,893,300	4.22%
36-50	\$855,515,900	\$877,898,100	2.62%
36-70	\$300,003,600	\$327,846,600	9.28%
36-80	\$186,863,700	\$186,863,700	0.00%
36-90	\$757,448,700	\$758,289,500	0.11%
Total	\$4,473,318,000	\$4,614,743,300	3.16%

Neighborhoods Land Sales

The following is a list of the land sales considered. The assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Land Area	Zone	Parcel Count	Ver Code
036	015	766670	6545	54,000	3021170	\$3,591,484	11/15/19	\$66.51	IG2 U/85	1	Y
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	IG2 U/85	1	Y
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	IG2 U/85	4	Y
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	SF 7200	4	Y
036	020	754730	0625	7,890	3018322	\$399,950	10/25/19	\$50.69	IB U/85	2	Y
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	IG2 U/65	1	Y
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	IB U/45	3	Y
036	040	788360	0635	6,900	3007981	\$475,000	08/27/19	\$68.84	LR3 (M)	2	29
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	RSL (M)	1	Y
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	C2-75 (M)	2	Y
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	IG2 U/65	2	Y
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	NC3P-95 (M)	1	Y
036	050	100500	0201	14,631	2985397	\$2,100,000	04/26/19	\$143.53	NC3P-85	1	Y
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	NC2-55 (M)	1	Y
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	LR3 RC (M)	1	Y
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	RSL (M)	1	Y
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	NC2-55 (M)	4	Y
036	050	333300	1255	8,362	3002914	\$500,000	07/29/19	\$59.79	NC2-55 (M)	1	Y
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	NC2-55 (M)	1	Y
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	NC3-95 (M1)	1	Y
036	050	390410	0320	8,979	2985852	\$650,000	04/25/19	\$72.39	LR2	1	Y
036	050	512900	0005	41,986	2993971	\$4,830,000	06/17/19	\$115.04	NC1-40 (M)	1	Y
036	070	204540	0036	6,237	3013954	\$330,000	10/02/19	\$52.91	R6P	1	Y
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	R6	1	Y
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	NC2-55 (M)	1	Y
036	070	712930	4810	89,562	3014190	\$6,900,000	10/07/19	\$77.04	NC2-55 (M)	7	Y
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	LR2 (M)	1	Y
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	IG2 U/65	4	Y
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	O	2	Y
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	C/LI	1	Y

Ratio Analysis

- Number of Sales: 36
- Number of Sales included in Ratio Study: 33
- Range of Sales Dates: 1/1/2019 - 12/31/2021

Below is the ratio study for Area 36, which improves uniformity and the assessment level. Due to the low number of sales, the ratio analysis does not yield reliable indicators of the statistical measures relevant to the IAAO guidelines.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 3,187,500	\$ 3,604,700	88.40%	18.55%	24.35%	1.00%
2022 Value	\$ 3,339,600	\$ 3,604,700	92.60%	14.31%	18.89%	1.01%
Change	\$ 152,100		4.20%	-4.24%	-5.46%	0.01%
% Change	4.77%		4.75%	-22.86%	-22.42%	1.00%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 715 excluding specialties and government-owned properties.

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	Value Range	
Use	Range	Unit of Measure
Warehouse/Industrial	\$100 - \$230	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year results in a total change from the 2021 assessments of +1.98% in Geographic Area 36. The adjustments in values are intended to improve uniformity and equalization. The values in the table below exclude specialty properties and government-owned properties.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$4,478,234,795	\$4,566,883,600	\$88,648,805	1.98%

Area 36 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

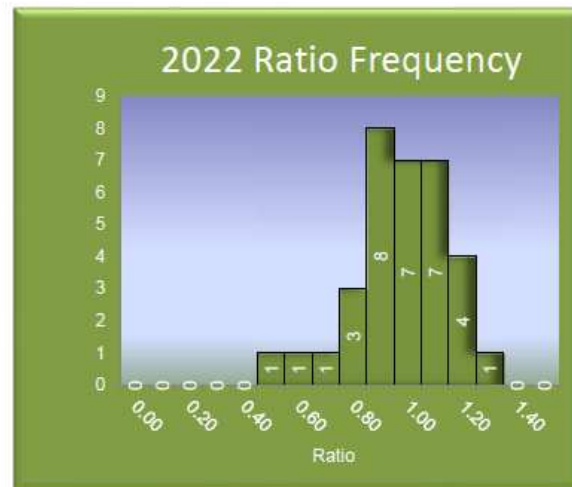
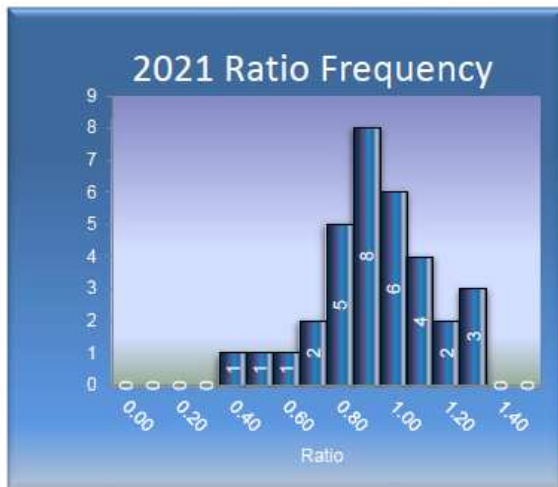
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	33
Mean Assessed Value	3,187,500
Mean Adj. Sales Price	3,604,700
Standard Deviation AV	3,204,205
Standard Deviation SP	3,769,865
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.880
Median Ratio	0.862
Weighted Mean Ratio	0.884
UNIFORMITY	
Lowest ratio	0.3671
Highest ratio:	1.2709
Coefficient of Dispersion	18.55%
Standard Deviation	0.2143
Coefficient of Variation	24.35%
Price Related Differential (PRD)	1.00

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	33
Mean Assessed Value	3,339,600
Mean Sales Price	3,604,700
Standard Deviation AV	3,347,581
Standard Deviation SP	3,769,865
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.936
Median Ratio	0.953
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.4896
Highest ratio:	1.2834
Coefficient of Dispersion	14.31%
Standard Deviation	0.1769
Coefficient of Variation	18.89%
Price Related Differential (PRD)	1.01



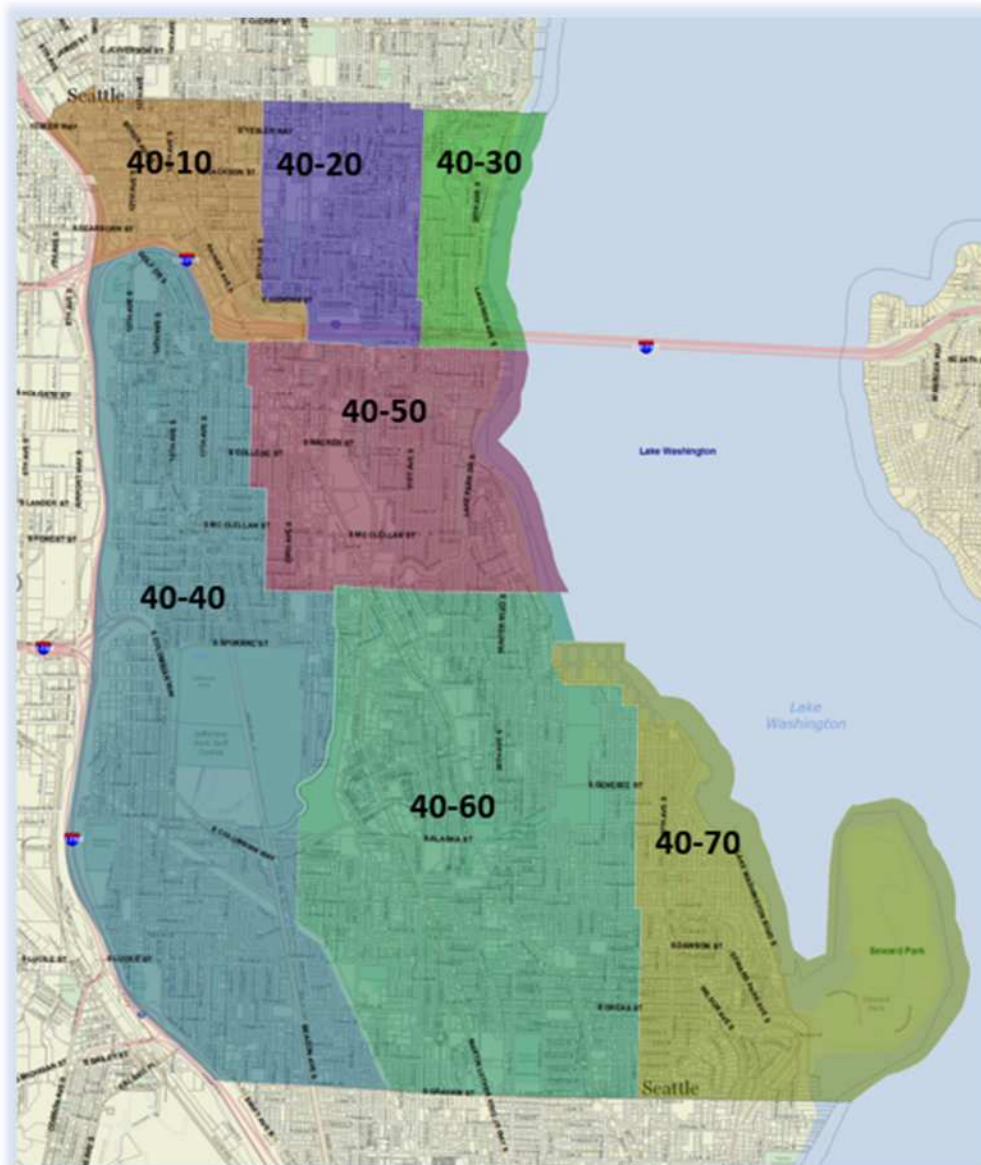
Area 40

Name or Designation

- **Area 40: Rainier Valley**

Boundaries:

- **North** – East Spruce Street
- **South** – S Graham Street
- **East** – Lake Washington
- **West** – Interstate 5



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
40	60	Mount Baker South/Columbia City	291	1,387	20.98%

Land Value

Overall land values in Area 40 increased by +0.17%. Rainier Valley experienced minimal changes in land value due to minor adjustments based on market sales. The total recommended land value for the 2022 assessment year is \$4,791,136,048, increasing from the 2021 assessment of +0.17%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
40-10	\$ 1,211,433,799	\$ 1,208,604,498	-0.23%
40-20	\$ 541,316,900	\$ 543,866,600	0.47%
40-30	\$ 105,511,300	\$ 105,512,900	0.00%
40-40	\$ 712,338,200	\$ 713,153,250	0.11%
40-50	\$ 717,729,300	\$ 717,804,200	0.01%
40-60	\$ 1,231,328,900	\$ 1,238,949,200	0.62%
40-70	\$ 263,244,200	\$ 263,245,400	0.00%
Total	\$4,782,902,599	\$4,791,136,048	0.17%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	Excise #	Sale Price	Sale Date	SP / Ld. Area	Zone	Par. Ct.	Ver. Code
040	010	331950	1535	4,800	2969390	\$850,000	01/07/19	\$177.08	LR2	1	Y
040	060	392940	0070	17,878	2972718	\$2,950,000	02/05/19	\$165.01	NC2-40	1	Y
040	060	945920	0135	8,430	2981512	\$875,000	04/04/19	\$103.80	C1-40	2	Y
040	010	806100	0025	24,000	2983534	\$7,500,000	04/16/19	\$312.50	NC3P-65	2	Y
040	010	806100	0005	23,433	2983564	\$5,500,000	04/17/19	\$234.71	NC3P-65	2	Y
040	050	754830	1000	17,122	2982953	\$4,111,000	04/18/19	\$240.10	C1-65	2	Y
040	060	333050	0440	13,566	2983633	\$1,650,000	04/18/19	\$121.63	NC2-40	3	Y
040	010	000760	0132	5,439	2983716	\$1,196,580	04/22/19	\$220.00	NC2-40	1	Y
040	010	331950	0045	28,359	2983714	\$7,031,545	04/22/19	\$247.95	NC2-55 (M)	4	Y
040	060	333200	0375	10,425	2985202	\$350,000	04/26/19	\$33.57	SF 5000	2	Y
040	060	392990	0090	13,588	2986514	\$1,550,000	05/07/19	\$114.07	LR3	3	Y
040	010	859190	0215	9,600	2988564	\$3,500,000	05/17/19	\$364.58	NC2-65	1	Y
040	010	982200	0330	47,815	2988565	\$19,099,740	05/17/19	\$399.45	LR3	1	Y
040	010	982200	0370	38,441	2988597	\$14,550,260	05/17/19	\$378.51	LR3	1	Y
040	060	392990	0010	74,400	2990563	\$13,354,400	05/29/19	\$179.49	NC2P-40	2	Y
040	040	138980	0005	12,800	3005452	\$2,940,000	08/13/19	\$229.69	NC2-65	1	Y
040	020	872810	0645	11,512	3027899	\$1,600,000	12/06/19	\$138.99	LR2 (M)	1	Y
040	050	149830	2300	4,500	3032378	\$1,200,000	01/31/20	\$266.67	NC3-75 (M)	1	Y
040	010	713230	0435	8,000	3035273	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	010	713230	0445	8,000	3035272	\$1,500,000	02/25/20	\$187.50	NC3-75 (M1)	1	Y
040	040	885000	0190	2,979	3049002	\$190,000	05/27/20	\$63.78	LR2 (M)	1	Y
040	060	212404	9279	12,488	3059095	\$1,200,000	07/20/20	\$96.09	LR3 (M1)	1	Y
040	050	149830	3056	67,500	3066650	\$10,250,000	08/27/20	\$151.85	C1-75 (M1)	7	Y
040	010	331950	0575	4,800	3079989	\$875,000	10/22/20	\$182.29	LR3 (M)	1	Y
040	010	331950	0565	9,856	3079990	\$1,725,000	10/23/20	\$175.02	LR3 (M)	1	Y
040	060	392990	0090	5,547	3088361	\$1,082,478	11/30/20	\$195.15	LR3 (M)	1	Y
040	060	392990	0095	5,506	3088368	\$428,000	11/30/20	\$77.73	LR3 (M)	1	Y
040	010	332050	0210	32,051	3092119	\$6,960,000	12/28/20	\$217.15	NC2-75 (M)	1	Y
040	050	149830	2010	30,000	3091952	\$4,550,000	12/29/20	\$151.67	C1-75 (M)	4	Y
040	050	149830	2305	25,500	3092062	\$4,350,000	12/29/20	\$170.59	NC3-75 (M)	1	Y
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50	LR2 (M)	1	Y
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00	NC3-55 (M)	1	Y
040	060	333050	0975	904	3116793	\$858,950	04/26/21	\$950.17	NC2-55 (M)	1	Y
040	010	331950	1400	9,553	3120392	\$2,900,000	05/21/21	\$303.57	NC3P-55 (M)	2	Y
040	060	335740	0085	12,960	3129780	\$995,000	05/24/21	\$76.77	LR2 RC (M)	1	Y
040	050	149830	2615	8,122	3122020	\$1,000,000	05/26/21	\$123.12	NC3-75 (M)	1	Y
040	060	564960	0035	51,533	3134559	\$7,700,000	07/20/21	\$149.42	NC2-55 (M)	2	Y
040	040	090700	0135	3,517	3140476	\$1,300,000	08/19/21	\$369.63	NC2P-75 (M1)	1	Y
040	010	332000	0580	9,600	3161968	\$3,350,000	12/01/21	\$348.96	DMR/C 75/75-95	2	Y
040	020	690920	0085	11,880	3165239	\$2,550,000	12/14/21	\$214.65	LR2 (M)	1	Y

Ratio Analysis

- Number of Sales: 34
- Number of Sales included in Ratio Study: 29
- Range of Sales Dates: 1/1/2019- 12/31/2021

Below is the ratio study for Area 40, which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 1,248,900	\$ 1,453,400	85.90%	12.09%	17.46%	99.00%
2022 Value	\$ 1,307,900	\$ 1,453,400	90.00%	12.22%	16.96%	1.01%
Change	\$ 59,000		4.10%	0.13%	-0.50%	-97.99%
% Change	4.72%		4.77%	1.08%	-2.86%	-98.98%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 879 excluding specialty and government-owned properties.

Live/Work Townhomes units were typically valued using the sales comparison approach since sufficient comparable sales were available. The table below presents the property type and the typical value per square foot range. The range is a function of property size, age, condition, and specific neighborhood.

Property Type	Value Range	
Use	Range	Unit of Measure
Live/Work Townhomes	\$320 - \$520	Per Sq Ft

Other non-specialty commercial properties were usually valued by the income method because there were insufficient comparable sales of each property type and adequate income data.

Total Value

Application of the recommended values for the 2022 assessment year results in a total change from the 2021 assessments of 1.30% in Geographic Area 40. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$ 3,842,641,696	\$ 3,892,427,040	\$49,785,344	1.30%

Area 40 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

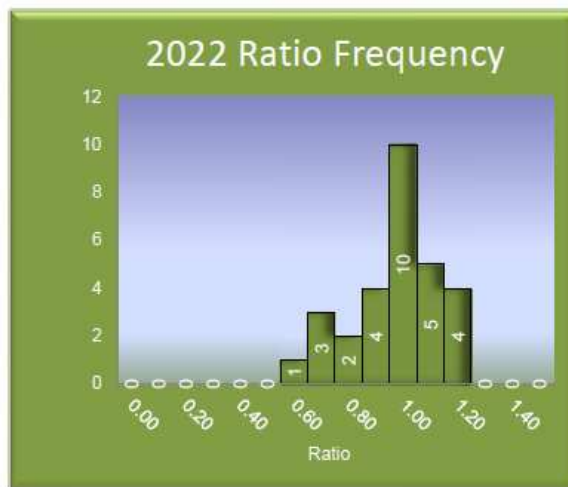
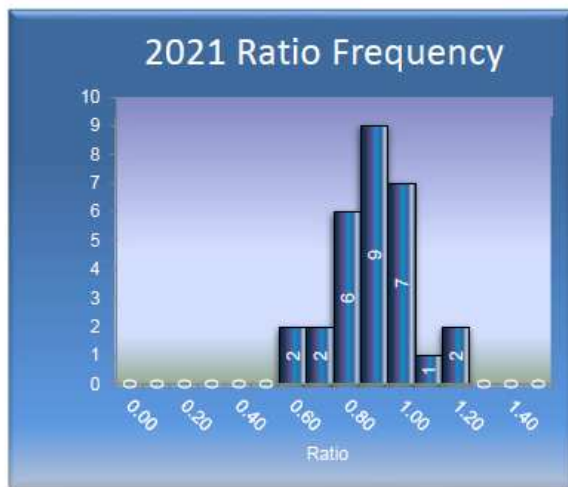
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	29
<i>Mean Assessed Value</i>	1,248,900
<i>Mean Adj. Sales Price</i>	1,453,400
<i>Standard Deviation AV</i>	1,403,752
<i>Standard Deviation SP</i>	1,580,502
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.847
<i>Median Ratio</i>	0.867
<i>Weighted Mean Ratio</i>	0.859
UNIFORMITY	
<i>Lowest ratio</i>	0.5047
<i>Highest ratio:</i>	1.1474
<i>Coefficient of Dispersion</i>	12.09%
<i>Standard Deviation</i>	0.1478
<i>Coefficient of Variation</i>	17.46%
<i>Price Related Differential (PRD)</i>	0.99

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	29
<i>Mean Assessed Value</i>	1,307,900
<i>Mean Sales Price</i>	1,453,400
<i>Standard Deviation AV</i>	1,392,676
<i>Standard Deviation SP</i>	1,580,502
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.913
<i>Median Ratio</i>	0.918
<i>Weighted Mean Ratio</i>	0.900
UNIFORMITY	
<i>Lowest ratio</i>	0.5375
<i>Highest ratio:</i>	1.1734
<i>Coefficient of Dispersion</i>	12.22%
<i>Standard Deviation</i>	0.1549
<i>Coefficient of Variation</i>	16.96%
<i>Price Related Differential (PRD)</i>	1.01



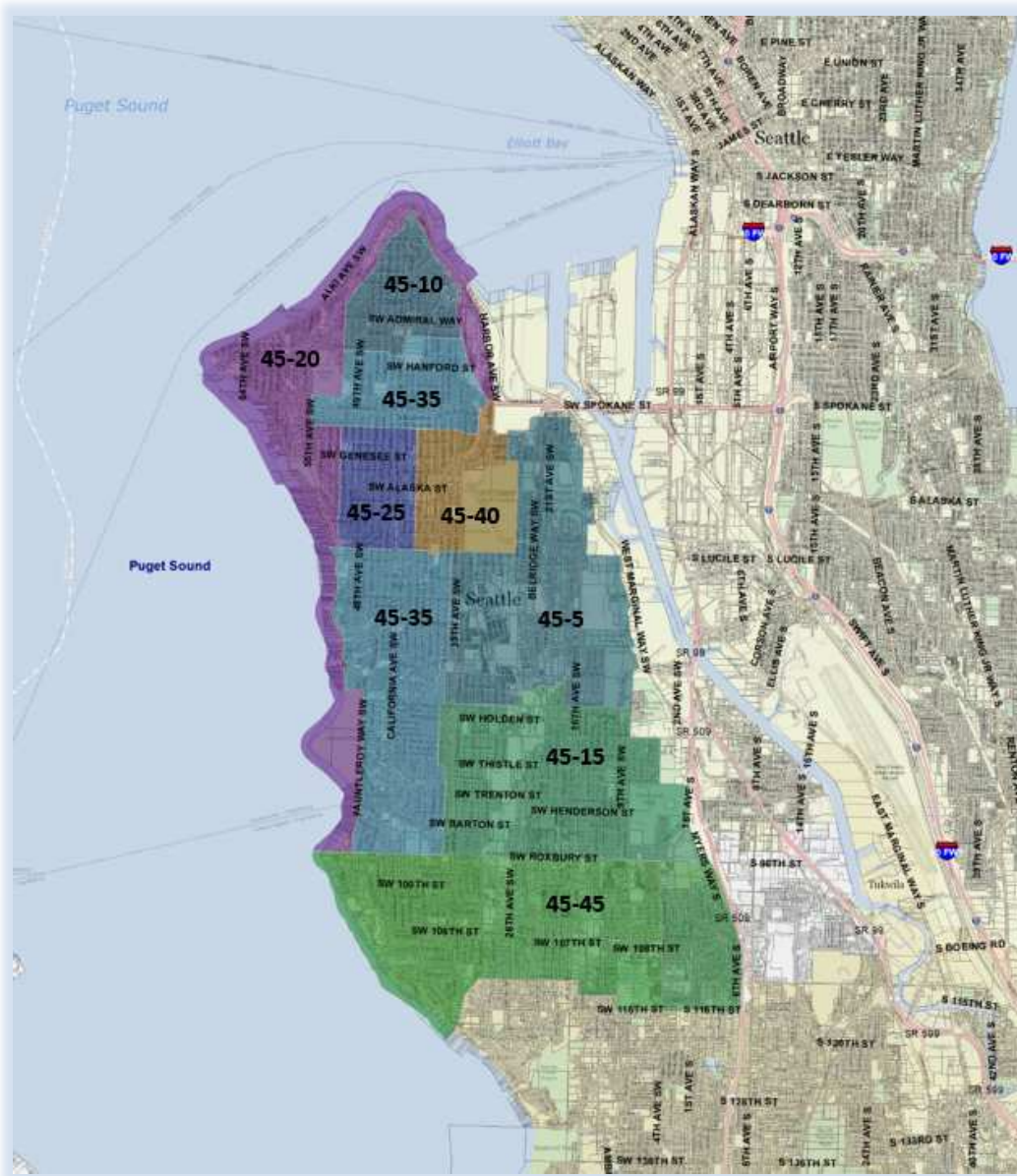
Area 45

Name or Designation

- **Area 45:** West Seattle/White Center/Top Hat

Boundaries:

- **North:** SW Spokane Street
- **West:** 26th Avenue SW and 35th Avenue SW
- **South:** SW Webster Street & SW Orchard Street
- **East:** West Marginal Way SW



Physical Inspection

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
45	10	Admiral Junction	131	1,332	9.83%
45	40	Avalon/Fauntleroy	223	1,332	16.74%

Land Value

Overall land values in Area 45 increased 7.12%. The geographical neighborhood of Area 45-10 (The Triangle/Avalon Way Area) experienced the strongest change in its land valuation due to recent up-zoning. The total recommended land value for the 2022 assessment year is \$2,668,201,500 and results in a modest increase from the 2021 assessment of +7.12%.

The following table exhibits the change in all land values based on Neighborhood and includes all government-owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
45-05	\$427,298,800	\$459,569,600	7.55%
45-10	\$96,393,900	\$115,356,900	19.67%
45-15	\$361,880,300	\$389,926,400	7.75%
45-20	\$763,639,400	\$781,431,700	2.33%
45-25	\$248,882,300	\$267,844,000	7.62%
45-30	\$40,074,900	\$42,937,900	7.14%
45-35	\$202,182,200	\$216,786,000	7.22%
45-40	\$188,418,100	\$208,579,700	10.70%
45-45	\$162,160,700	\$185,769,300	14.56%
Total	\$2,490,930,600	\$2,668,201,500	7.12%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historical sales the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1	Y
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant (Multi-family)	1	Y
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1	Y
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1	Y
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	West Seattle Holistic Health Center Parking/Cmty pay parking	NC2-40 (M)	Parking (Commercial Lot)	1	Y
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	VACANT LAND	LR2 (M)	Vacant (Multi-family)	2	Y
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	CDE Software	NC2-55 (M)	Office Building	1	Y
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	GOOD E'S AUTOMOTIVE / Z RIMZ & TIREZ	NC3-55 (M)	Retail Store	2	Y
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	VACANT	C1-55 (M)	Vacant (Commercial)	1	Y
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	TUG TAVERN	C1-55 (M)	Shell Structure	1	Y
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	VACANT LAND	NC2-40 (M)	Vacant (Commercial)	1	Y
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	VACANT LAND	C1-55 (M)	Vacant (Commercial)	1	Y
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	DOG CITY DAYCARE	NC3-75 (M)	Warehouse	1	Y
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NCOMPASS CONSTRUCTION/BARRE BOHEMIAN	NC2-55 (M)	Retail Store	1	Y
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	YARINGTONS FUNERAL HOME	CB	Mortuary/Cemetery/Crematory	2	Y
045	015	249220	0655	6,870	3018112	\$870,000	10/30/19	\$126.64	HOWDEN KENNEDY FUNERAL HOME	NC2P-55 (M)	Single Family (C/I Use)	1	Y
045	020	798740	0130	16,036	3016126	\$2,171,780	10/14/19	\$135.43	VACANT	C1-55 (M)	Vacant (Commercial)	3	Y
045	015	436570	0600	15,506	3003134	\$1,350,000	08/01/19	\$87.06	5 PLEX	LR3	Apartment	2	Y
045	025	390210	0220	7,098	2987225	\$1,750,000	05/07/19	\$246.55	7-11 STORE	NC2-65	Conv Store without Gas	1	Y

Ratio Analysis

- Number of Sales: 80
- Range of Sales Dates: 02/08/2019- 12/10/2021

Below is the ratio study for Area 45 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed Value	Mean Sales Price	Ratio	COD	COV	PRD
2021 Value	\$ 943,600	\$ 1,123,900	84.00%	13.70%	18.06%	1.01
2022 Value	\$ 1,037,900	\$ 1,123,900	92.30%	11.68%	15.30%	1.01
Change	\$ 94,300		8.30%	-2.02%	-2.76%	0.00%
% Change	9.99%		9.88%	-14.74%	-15.28%	0.00%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 1,094 excluding specialties and government-owned properties.



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		Value Range		
Use		Range		Unit of Measure
Live/Work Townhomes		\$390	-	\$500 Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year of Area 45 results in a total change from the 2021 assessments of +8.18% in Geographic Area 45. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$3,347,404,000	\$3,621,174,600	\$273,770,600	8.18%

Area 45 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

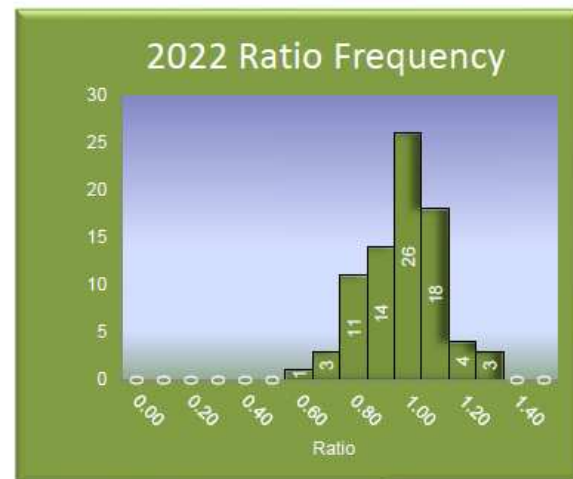
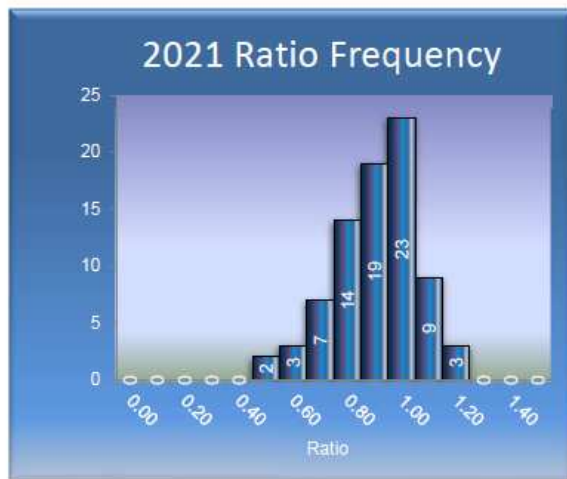
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	80
<i>Mean Assessed Value</i>	943,600
<i>Mean Adj. Sales Price</i>	1,123,900
<i>Standard Deviation AV</i>	1,041,070
<i>Standard Deviation SP</i>	1,148,939
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.852
<i>Median Ratio</i>	0.876
<i>Weighted Mean Ratio</i>	0.840
UNIFORMITY	
<i>Lowest ratio</i>	0.4209
<i>Highest ratio:</i>	1.1695
<i>Coefficient of Dispersion</i>	13.70%
<i>Standard Deviation</i>	0.1539
<i>Coefficient of Variation</i>	18.06%
<i>Price Related Differential (PRD)</i>	1.01

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	80
<i>Mean Assessed Value</i>	1,037,900
<i>Mean Sales Price</i>	1,123,900
<i>Standard Deviation AV</i>	1,125,554
<i>Standard Deviation SP</i>	1,148,939
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.931
<i>Median Ratio</i>	0.946
<i>Weighted Mean Ratio</i>	0.923
UNIFORMITY	
<i>Lowest ratio</i>	0.5628
<i>Highest ratio:</i>	1.2491
<i>Coefficient of Dispersion</i>	11.68%
<i>Standard Deviation</i>	0.1424
<i>Coefficient of Variation</i>	15.30%
<i>Price Related Differential (PRD)</i>	1.01



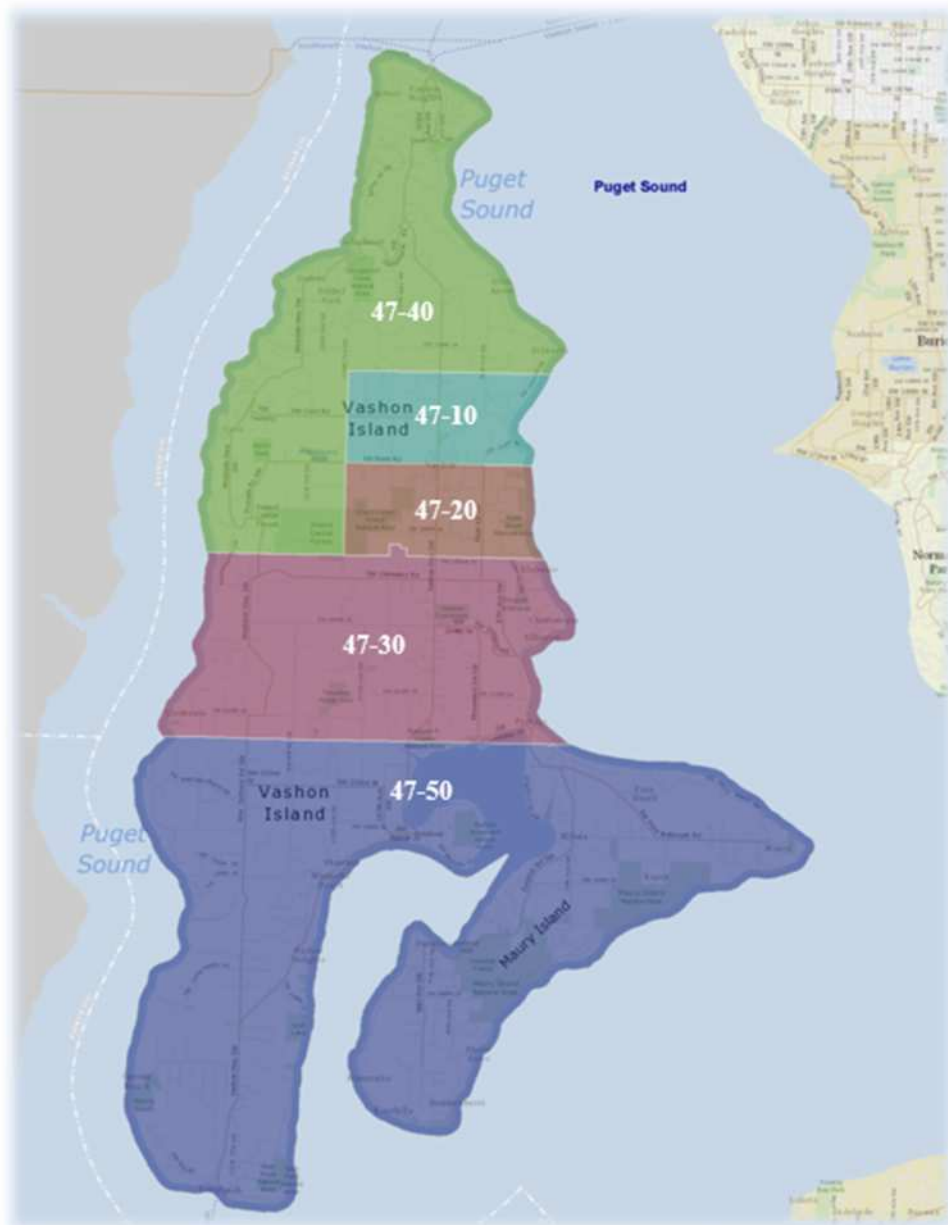
Area 47

Name or Designation

- **Area 47:** Vashon Island

Boundaries:

- **Vashon and Maury Islands**



Land Value

Overall land values in Area 47 did not change drastically. The geographical area of Vashon and Maury Island experienced little change to its land values due to low sales volume and minor visible market changes. The total recommended land value for the 2022 assessment year is \$116,251,300 and result in +00.03% change from the 2021 assessment year.

The following table exhibits the change in all land values based on Neighborhood and includes all government owned and specialty parcels:

Change in Assessed Land Value by Neighborhood			
Neighborhood	2021 Land Value	2022 Land Value	% Change
47-10	\$23,109,500	\$23,142,600	0.14%
47-20	\$34,813,900	\$34,817,400	0.01%
47-30	\$14,167,500	\$14,167,500	0.00%
47-40	\$6,387,700	\$6,387,700	0.00%
47-50	\$37,735,600	\$37,736,100	0.00%
Total	\$116,214,200	\$116,251,300	0.03%

Neighborhoods Land Sales

The following is a breakdown of the land sales considered. The assessor considered these and historic sales as the primary method of establishing new assessed land values for each neighborhood.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R12SO	Vacant(Multi-family)	3	Y
047	020	284620	0050	15,194	3018348	\$525,000	10/25/19	\$34.55	VACANT	CBPSO	Vacant(Commercial)	2	Y

Ratio Analysis

- Number of Sales: 10
- Range of Sales Dates: 1/1/2019 - 12/31/2021

Below is the ratio study for Area 47 which improves uniformity and the assessment level.

Sales - Improved Valuation Change Summary						
	Mean Assessed	Mean Sales				
	Value	Price	Ratio	COD	COV	PRD
2021 Value	\$ 491,100	\$ 638,900	76.90%	13.04%	15.03%	97.00%
2022 Value	\$ 515,500	\$ 638,900	80.70%	12.42%	14.67%	98.00%
Change	\$ 24,400		3.80%	-0.62%	-0.36%	1.00%
% Change	4.97%		4.94%	-4.75%	-2.40%	1.03%

*COD is a measure of uniformity, lower numbers represent better uniformity

Number of Parcels in the Ratio Study Population: 232 excluding specialties and government-owned properties. Vashon is a unique, small jurisdiction and the ratio may be skewed due to the lack of a significant enough number of commercial sales for each property type in each neighborhood.

Based on market sales, some properties require deviation from the typical income approach to value due to issues including, but not limited to, location, size and condition and appraiser judgment.

Sale Price Unit Value Ranges		
Use	Range	Unit of Measure
Mixed Use Buildings	\$95 \$110	Per Sq Ft

Total Value

Application of the recommended values for the 2022 assessment year of Area 47 results in a total change from the 2021 assessments of +6.70% in Geographic Area 47. The adjustments in values are intended to improve uniformity and equalization.

Change in Total Assessed Value - Area 47			
2021 Total Value	2022 Total Value	\$ Change	% Change
\$216,130,700	\$230,621,100	\$14,490,400	6.70%

Area 47 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

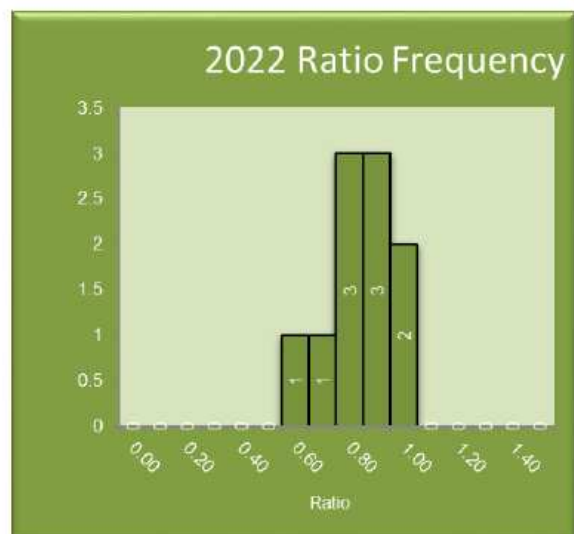
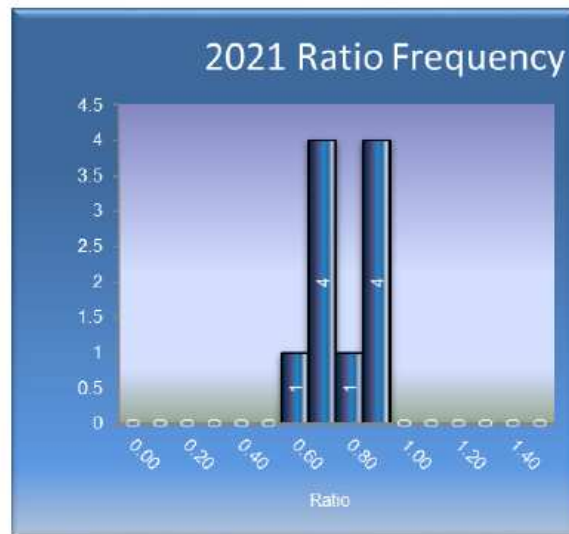
Pre-revalue ratio analysis compares sales from 2019 through 2021 in relation to the previous assessed value as of 1/1/2021.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	10
Mean Assessed Value	491,100
Mean Adj. Sales Price	638,900
Standard Deviation AV	221,513
Standard Deviation SP	246,853
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.748
Median Ratio	0.729
Weighted Mean Ratio	0.769
UNIFORMITY	
Lowest ratio	0.5866
Highest ratio:	0.8993
Coefficient of Dispersion	13.04%
Standard Deviation	0.1124
Coefficient of Variation	15.03%
Price Related Differential (PRD)	0.97

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2019 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	10
Mean Assessed Value	515,500
Mean Sales Price	638,900
Standard Deviation AV	230,654
Standard Deviation SP	246,853
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.788
Median Ratio	0.778
Weighted Mean Ratio	0.807
UNIFORMITY	
Lowest ratio	0.5866
Highest ratio:	0.9466
Coefficient of Dispersion	12.42%
Standard Deviation	0.1156
Coefficient of Variation	14.67%
Price Related Differential (PRD)	0.98



Central District Physical Inspection

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 following the findings of the physical inspection. Below is a list of the Central District's physically inspected parcels for the 2022 assessment year. Inspections comprised 2,265 parcels, or approximately 24.46% of the 9,260 total parcels located in the Central District's responsibility (not including specialties).

Geo Neighborhood		Location	Inspected Parcel Count	Total Parcel Count	Percent of Parcel Count
20	10	Lake City Way (N of NE 120th)	269	1,308	20.57%
25	43	Madison - Seattle U	89	1,276	6.97%
25	45	Central District	276	1,276	21.63%
25	47	Madison Park - Madrona	74	1,276	5.80%
30	100	Downtown Mixed	142	1,148	12.37%
30	110	South Lake Union	145	1,148	12.63%
35	65	South of S Michigan	163	1,380	11.81%
35	70	Boeing Field/KC Airport	8	1,380	0.58%
36	50	Rainier Valley	454	1,428	31.79%
40	60	Columbia City	291	1,388	20.97%
45	10	Admiral Junction	131	1,332	9.83%
45	40	Avalon/Fauntleroy	223	1,332	16.74%
Central Crew Physical Inspection Totals			2,265	9,260	24.46%

Conclusion

The total assessed value for the Central District for the 2021 assessment year was \$46,953,885,994 and the total recommended assessed value for the 2022 assessment year is \$49,500,172,600. Application of these recommended values for the 2022 assessment year results in an average total change from the 2021 assessment of +5.42%.

Central Crew Change in Total Assessed Value				
Geo Area	2021 Total Value	2022 Total Value	\$ Change	% Change
20	\$9,499,535,300	\$10,381,711,900	\$882,176,600	9.29%
25	\$6,298,026,428	\$6,659,078,300	\$361,051,872	5.73%
30	\$10,502,795,500	\$11,090,754,800	\$587,959,300	5.60%
35	\$8,769,117,575	\$9,057,521,260	\$288,403,685	3.29%
36	\$4,478,234,795	\$4,566,883,600	\$88,648,805	1.98%
40	\$3,842,641,696	\$3,892,427,040	\$49,785,344	1.30%
45	\$3,347,404,000	\$3,621,174,600	\$273,770,600	8.18%
47	\$216,130,700	\$230,621,100	\$14,490,400	6.70%
Total	\$46,953,885,994	\$49,500,172,600	\$2,546,286,606	5.42%

USPAP Compliance

Client and Intended Use of the Appraisal:

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

This report aims to explain and document the methods, data, and analysis used in King County's revaluation. King County is on a six-year physical inspection cycle with annual statistical updates. The Washington State Department of Revenue approves the revaluation plan. The Revaluation Plan is subject to its periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of the 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 report's date is after the effective date of valuation. The analysis reflects market conditions that existed on the effective date of the 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 is not permitted. That property is 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 based on its highest and best use for assessment purposes. The highest and best use is the most profitable, likely use to which a property can be put. It is the use that will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be considered, and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing the property at its highest and best use.

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

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

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

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

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for the state, county, and other taxing district purposes, upon equalized valuations thereof, fixed concerning that on January 1 at midnight 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 tax levy up to August 31 of each year. The assessed valuation of the property shall be considered as of July 31 of that year.

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.

Definition of Property Appraised and Property Rights Appraised: Fee Simple

Real Property Defined RCW 84.04.090:

The term "real property" for taxation shall be held and construed to mean and include the land itself, whether laid out in town lots or otherwise, and all buildings, structures or improvements or other fixtures of whatsoever kind thereon, except improvements upon lands the fee of which is still vested in the United States, or the state of Washington, and all rights and privileges.

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. The title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on maps or property record files. The property is appraised, assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. The appraiser has done no engineering survey. 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 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 that may or may not be present on or near the property. The existence of such substances may affect 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 the Assessor's value.
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. However, 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 that 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 per 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 report's body); however, few received interior inspections due to lack of access and time.

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. We did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, and special assessments because of legal limitations. Disclosure of interior 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 within 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 report's body.

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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property subject of this report and no personal interest concerning the parties involved.
- We have no bias concerning the property that is the subject of this report or the parties involved.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report have 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.
- The following services were performed by the Central Crew within the subject areas in the last year:

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

6/1/2022

Chris Savage, Commercial Appraiser II	Date
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6/1/2022

Scott Mansfield, Commercial Appraiser I	Date
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6/1/2022

Joe Arnold, Commercial Appraiser II	Date
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6/2/2022

Kim Thurman, Commercial Appraiser I	Date
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6/7/2022

Jeremy Gray, Commercial Appraiser I	Date
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6/1/2022

Nick Moody, Commercial Senior Appraiser	Date
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06/2/2022

Steven Roberts, Commercial Appraiser II	Date
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6/8/2022

Ruth Peterson, Commercial Director	Date
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King County

Department of Assessments

King Street Center

201 S. Jackson Street, KSC-AS-0708

Seattle, WA 98104

(206) 296-7300

FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

John Wilson

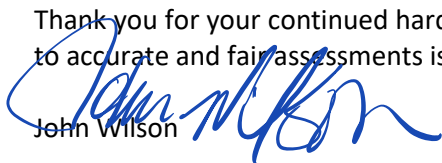
Assessor

As we start preparations for the 2022 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2022 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.


John Wilson

Central District

2022 Assessment Year



Department of Assessments

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	10	224900	0210 & 0230	17,046	3136831	12,310,000	8/2/2021	722	KIDDIE ACADEMY & KIDDIE ACADEMY PARKING	SM-UP 65 (M)	2	Y	Not in ratio given tenant purchase as an owner/user. At \$722/SF this purchase of this Class B office building seems high but it includes a 7,680 SF parcel that is adjacent, thus the premium. As land it sold for \$777/SF and given the 65' zoning height and location this could very well be a redevelopment play. Brokers on both sides of the deal. Financing with People's Bank at a 91% LTV between two loans. It was the tenant that purchased it although given the price and given brokers were involved, it is an arm's length deal.
20	10	198920	0850	48,500	3026883	13,174,000	12/20/2019	272	SCRIPPS BUILDING	SM-UP 85 (M)	1	Y	This Class B building in Uptown sold for \$272/SF as a value add building with a 42% vacant at the time of purchase. Per CBA, the property was listed on the market for 69 days with no set listing price and was 12% vacant at purchase. Per CoStar, the property was 34% vacant at purchase. CoStar currently shows 20,159 SF available as of the sale thus it was actually 42% vacant at the time of the sale. It was a financed deal at an 85% LTV, had \$632,352 of NOI and traded at a cap rate of 4.8%. Expenses were running 4.36/SF annually. Per the flyer it was 88% occupied at the time of the sale and has 44,497 SF of RBA which puts the gross rents at the time of sale at \$937,022 or at a blended rate of \$21.05/SF. The asking rates leading up to purchase were \$24/SF Gross and are currently unlisted. Emails out to involved parties for more info yet this sale appears to be a good, arm's length transaction.
20	10	198920	0515	9,696	3025965	3,050,000	12/17/2019	315	SCHUCHART BUILDING	SM-UP 85 (M)	1	Y	At \$315/SF as a small office building sale and at \$424/SF as a land sale. It was listed with Kidder Mathews and CBRE represented the buyer. There was a pending buyer that fell through and CBRE presented it to Selig. Selig owns the new development to the east and one of the brokers mentioned he understood that part of the motivation was to control the parcel to protect views. However, Selig owns the parcel to the south as well and it has a proposal for a 52 unit building. There was also a lease back agreement with the seller who still occupies the first floor and this may have influenced the purchase price. Given all of the information, and given the age and Class C nature of this building, this is likely a redevelopment sale with continued interim use as an office building. It is likely at the low end of the range at \$315/SF as an office building and in the normal range for SM 85' zoned land at \$423/SF. Recent leases were estimated to be running in the \$22-25/SF NNN range. Officially adding this to the improved sale list knowing that it may well be a development sale as well. As more info comes in, I will update the data.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	10	198920	0900	12,165	3025442	4,808,125	12/11/2019	395	AVIATOR BUILDING	SM-UP 85 (M)	1	Y	This Class B office building was listed for 80 days and sold for \$395/SF. It is currently 67% vacant with an active listing for the 2nd and 3rd floors at \$18/SF NNN. This may have influenced the price give it was down from the sale price of \$419/SF in 2017 while the office market has actually risen since then. Thus this sale is a good sale but noted to likely be at the low range of value for office buildings given the high vacancy factor. The buyer may be an owner/user as they own the corner lot next door as well as the Salvation Army property at 233 1st Ave W. It was listed with CBRE and emails have been sent to all parties for more information. As of now, it looks like an arm's length transaction. The buyer got back to me and it will be used as an office building for the long term.
20	10	198520	0160	54,900	3015495	13,891,500	10/7/2019	253	SEATTLE CENTER PARKING GARAGE	SM-UP 85 (M)	1	Y	The property was listed per CoStar and there were several articles about the sale. The buyer was a group of investors including a member of the NHL hockey group. It will be continued to be used as a garage and managed by Diamond Parking. It helped the Science Center pay down debts. The price per stall was \$106,858. The head of the Pacific Science Center responded to our sale's verification email and the actual number of stalls was 147. This updates the sale per stall to \$94,500.
20	10	224900	0407	1,540	3004137	698,000	7/25/2019	453	LIVE/WORK TOWNHOUSE UNIT - ALOHA LOFTS	SM-UP 85 (M)	1	Y	Live/work townhome unit at \$453/SF. It was originally listed on the NWMLS for 101 days and started at \$840,000. Conventional financing at 74% LTV. The listed stated there is a rented parking space one minute from the unit.
20	10	387990	2030 & 2050	18,240	2986482	3,570,000	5/7/2019	196	OFFICE & RETAIL BUILDING; RETAIL & STORAGE BUILDING	C2-55 (M)	2	Y	On 15th at junction of Interbay. The property sold for \$196/SF as improved sale and \$223/SF as vacant land. Given the age of the buildings and a conversation with the buyer, this could be called an improved or vacant land sale. It's really a mid term land play as the income is enough to keep it as a viable income property while attaining plans or holding to develop several years down the road as the neighborhood transforms. It was a bankruptcy situation however it was listed and there were three interested parties. Ultimately the buyer moved on it, got a loan at a 74% LTV and plans to lease out the property for at least a few years. A good, arm's length sale of two older, mixed use office/retail/warehouse properties with serious development potential given the zoning and location. Last listed rents are in the low \$20's NNN for the blended spaces.
20	10	545830	0480	13,858	2984483	4,600,000	4/22/2019	332	THE RUINS BUILDING	SM-UP 65 (M)	1	Y	The property was listed and bought by a local businessman who owns the Fremont Foundry and Skansonia event spaces. He also bought The Ruins business for \$195,000 (separately from this purchase) and will run it as an event center. It was listed on the open market for \$4.35M and sold for \$4.6M or \$332/SF. The zoning is SM-UP 65 (M) and from a land perspective it sold for \$412/SF which is in line with land sales in Uptown so there is a redevelopment aspect to this purchase as well from a long term perspective.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	10	198920	0786	4,301	2980972	1,750,000	4/5/2019	407	PREMIER PACIFIC SEAFOODS (OFFICE BUILDING)	SM-UP 85 (M)	1	Y	Listed on CBA for \$1.95M for 97 days. Marketed as both an owner/user and redevelopment potential listing. Given the NOI, it sold for a 3.8% cap rate. A message was left with the listing broker for more data. Effective year 2000, average quality and a split of office and basement office space which lease for \$29/SF and \$17.50/SF on modified gross leases. Small 2,400 SF lot so likely owner/user and redevelopment potential influence in the price. As land it would be a \$730/SF which is in line with the two most recent SM-UP 85 (M) sales which were \$584/SF and \$729/SF respectively.
20	20	665935	0020	1,591	3122961	520,000	6/2/2021	327	PARKSIDE LOFTS	IG1 U/45	1	Y	Commercial condo in Magnolia listed on the NWMLS at a starting price of \$550,000 and sold for \$525,000 (\$327/SF) all cash and adjusted to \$520,000 given \$5,000 of personal property was included. Currently set up as a commercial kitchen.
20	20	682110	0653	1,304	3079508	665,000	10/2/2020	510	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	New build live/work townhome (in complex of 7 homes, 3 live/work and 4 residential). Listed for 81 days at a starting price of \$745,000 and sold for \$655,000 (\$510/SF) with conventional financing. This was a resale of the same home that just sold new for \$730,000 eight months earlier. The listing did say the seller was motivated so although this had market exposure, it is likely at the very low range of the market as it is less typical for townhomes in this area to sell at a discount.
20	20	682110	0635	1,920	3049086	860,000	5/29/2020	448	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	This is the sale of a live/work rowhome in a commercial neighborhood in North Magnolia on 34th. It sold for \$448/SF which is in line with the market.
20	20	682110	0653	1,304	3036199	730,000	2/24/2020	560	LIVE/WORK ROWHOME	NC1-40 (M)	1	Y	New build live/work townhome (in complex of 7 homes, 3 live/work and 4 residential). Listed for 67 days at \$725,000 and sold for \$730,000 (\$560/SF) with conventional financing.
20	20	701070	0624	1,332	3035512	690,000	2/20/2020	518	LIVE/WORK TOWNHOME	NC1-55 (M)	1	Y	Listed on NWMLS for 183 days starting at \$715,000 and selling for \$518/SF. It's a live/work unit where the live/work space has been turned into it's own apartment so this is essentially a duplex. \$60,000 in gross rents in 2019.
20	20	682110	0655	1,304	3026787	717,000	12/20/2019	550	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	New build live/work townhome (in complex of 7 homes, 3 live/work and 4 residential). Listed for two days at \$715,000 and sold for \$717,000 with conventional financing.
20	20	682110	0070	655	3026787	717,000	12/13/2019	550	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	Live/work townhome unit north of Magnolia Village
20	20	137850	0070	2,814	3013595	1,250,000	9/25/2019	444	LIVE/WORK TOWNHOME	NC2-40	1	Y	This Carleton Park live/work townhome in downtown Magnolia was listed on the NWMLS for 106 days and sold for \$500 over asking price using traditional financing. It sold for \$444/SF for gross footage including the garage and for \$520/SF minus the garage.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	20	682110	0633	1,416	3005482	600,000	8/12/2019	424	LIVE/WORK TOWNHOME	NC1-40 (M)	1	Y	This live/work townhome north of downtown Magnolia in a small commercial pocket along 34th sold for \$424/SF. It was listed on the NWMLS for 95 days, started at \$700,000, dropped as low as \$615,000 and sold for \$600,000 via traditional financing. Avg. 2009/2009.
20	20	313700	0100	1,535	2980744	725,000	4/4/2019	472	HARRY WATTERS BUILDING (OFFICE CONDO)	NC2P-40	1	Y	Sold along with minor 0020 and the two parcel numbers make up the office building on 3116 Smith St. in downtown Magnolia. The combined sale was for \$1.450,000 or \$482/SF but recorded on each parcel separately. It appears to be an owner occupied or improved sale as were permits taken out for TI work in both early and later 2019. Messages left for involved parties and the broker representing the buyer. After further research it appears it will remain an office building and is an owner/user purchase by a property management company to be housed there.
20	20	313700	0200	1,471	2980741	725,000	4/3/2019	493	HARRY WATTERS BUILDING (OFFICE CONDO)	NC2P-40	1	Y	Sold along with minor 0020 and the two parcel numbers make up the office building on 3116 Smith St. in downtown Magnolia. The combined sale was for \$1.450,000 or \$482/SF but recorded on each parcel separately. It appears to be an owner occupied or improved sale as were permits taken out for TI work in both early and later 2019. Messages left for involved parties and the broker representing the buyer. After further research it appears it will remain an office building and is an owner/user purchase by a property management company to be housed there.
20	30	423290	0985	3,742	3132465	1,900,000	6/28/2021	508	RESTAURANT (CONV SFR)	NC2P-55 (M1)	1	Y	Listed in NWMLS for over 300 days on market with a starting price of \$3.15M. At \$508/SF this mixed use converted SFR is in the range for Upper Queen Anne however it is at the low end of market range and thus Covid Impact and Contract Sale warnings have been added as they likely influenced the price. Had a long conversation with the broker that listed the property and ultimately represented the buyer. He felt that Covid really did impact the price as they had offers before it was listed for \$2.3M. The buyer is a religious organization that is using it as such and will not likely rent it out. Thus there is an owner user factor here. There was seller financing at prevailing market rates (see Contacts tab for details) and the broker did feel that might have influenced the price a bit. The prior retail tenant had the whole building and was paying \$21.50 NNN with a \$5.50 NNN charge. The property has updated electrical, plumbing, windows and a new roof.
20	30	179450	0080	3,692	3088695	2,275,000	12/15/2020	616	RESTAURANT & OFFICE (CONVERTED SFR; REDEVELOPMENT	NC2P-55 (M1)	1	Y	Off market deal at \$421/SF as a land deal and \$616/SF as an improved restaurant and office building. It had plans for a 6 story, 42 unit development by the prior owner. Per the DJC is was through early design review. No brokers involved but in the range as both an improve and redevelopment sale. Will try and reach the buyer (a local broker) to find out more and marking as an improved sale for the time being.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	30	894350	0080	1,232	3069217	512,500	8/4/2020	416	VIKUR HEIM CONDOMINIUM	NC1-55 (M)	1	Y	A \$416/SF sale of an office condo on the west slope of Upper Queen Anne in a commercial pocket. Listed on NWMLS for \$550,000 and sold for \$512,500 with no concessions and conventional financing. Comes with two parking spaces and a storage locker. Monthly dues are \$335/mo. Average quality & 1995 effective year.
20	30	173280	0200	2,338	3057322	1,360,000	7/2/2020	582	WORK LOFT - GATEWAY ON GALER	NC2P-55 (M1)	1	Y	Good market sale at \$582/SF of this live/work home with three parking spaces in Upper Queen Anne. Listed on the NWMLS and is an all cash deal.
20	30	532920	0005	6,800	3048333	4,099,999	5/22/2020	603	APARTMENT & OFFICE/RETAIL BUILDING	NC1-40 (M)	1	Y	The property sold for \$603/SF and had brokers on both sides of the deal per CBA & CoStar. It has two large apartments on the second floor with commercial office space on the ground floor. The apartments are 2B/2BA, are 1,600 and 1,400 SF and proforma rents are \$4,200 and \$3,800 respectively. Proforma asking rent for the office space is \$40/SF NNN. The cap rate was 5.59% on a proforma basis. Proforma NOI for apartments was \$77,189 and \$152,000 for office/retail space per the marketing flyer. This indicates the apartments portion sold for \$1,380,841 or \$690,420 per unit and the office/retail space sold for \$2,719,141 or \$715/SF. \$The property was listed on 7/2/19 for \$4.2M.
20	30	186110	0178	1,843	3045858	1,052,000	4/10/2020	571	ROWHOME	NC1-55 (M)	1	Y	This residential rowhome sold for \$571/SF per the finished living area footage and for \$505/SF per gross footage when including the 240 SF garage. It was listed on on the NWMLS for 9 CDOM and sold for full price with conventional financing. This home and another home face westward toward the alley and were built as part of a five property rowhome development. The three homes facing Howe are live/work rowhomes with commercial space on the ground floor.
20	30	186110	0177	1,423	2987200	720,000	4/28/2019	506	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	Good sale at \$506/SF. Was listed on NWMLS and sold via conventional financing.
20	30	186110	0176	1,411	2977715	708,000	2/21/2019	502	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	Good sale at \$502/SF. Listed in NWMLS and sold over asking via conventional financing.
20	30	186110	0175	1,423	2976414	728,000	2/21/2019	512	LIVE/WORK ROWHOME	NC1-55 (M)	1	Y	Good sale at \$512/SF. Listed on NWMLS and sold at full price with conventional financing.
20	30	186110	0179	1,843	2971139	988,000	1/14/2019	536	ROWHOME	NC1-55 (M)	1	Y	Good sale at \$536/SF. Listed in NWMLS and sold using conventional financing.
20	40	524480	0045	4,339	3104385	1,190,000	3/9/2021	274	OFFICE & WAREHOUSE BUILDING	C2-55 (M)	1	Y	No listing per CoStar, CBA or NWMLS. Messages left for both seller and buyer. At \$275/SF, it does appear to be within the market range for a warehouse and office mixed building albeit at the lower end of the range. I am considering it a market sale.
20	40	197220	6060	13,836	3099821	4,850,000	2/3/2021	351	MIXED USE RETAIL BUILDING	C2-55 (M)	1	Y	Spoke with one of the listing brokers and this was a good market sale. It sold at a 5.84% cap rate and sold for \$351/SF. Financing from East West Bank was used for the purchase and there was one 1,500 SF vacancy at the time of the sale.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	40	277060	4865, 4870, 4880	20,022	3089131	4,025,000	12/15/2020	201	NICKERSON BUSINESS CENTER (ASSOC W/4865 & 4880)	C2-55 (M)	3	Y	The property was listed and sold at essentially land value (\$165/SF as land) given there a large portion of the space has a long term lease locked in place for another 10 years. Per the buyer, it's a midterm land play with income in the meantime. It sold for \$201/SF as an improved sale which is very low for office space in the area. There is a small amount of warehouse space which averages down the price a bit.
20	40	197220	5086	2,034	3041140	925,000	3/18/2020	395	OFFICE BUILDING	MIO-37-LR3 (M)	1	Y	This \$395/SF office building sale was an off market deal between the Methodist Church as the seller and SPU as the buyer. I spoke with the Finance department at SPU and they are using it as an office building. They will get back to me with more information about how they came to terms on price. Given it is within the market range for office building sales, it is being considered an arm's length sale. 2005 effective year, Avg/Good, masonry building. An appraisal was done and the price was discounted slightly for commission savings.
20	40	197220	6855	7,343	2995515	3,200,000	6/20/2019	481	CANAL PARK BUILDING	C2-55 (M)	1	Y	Not in ratio. Located just west of the Fremont Bridge, this stand alone office building sold for \$481/SF and appears to be an off market transaction. Emails and voicemails sent to both buyer and seller but it appears to be within the market range for smaller office buildings. CoStar estimates NNN rents of \$27-33/SF which are in line with the area for smaller office spaces. CoStar did show a WA Fed mortgage may have been used for the purchase but it did not show the LTV. 2004 Effective year, Avg/Good building quality.
20	50	277060	6350	5,964	3154516	2,150,000	10/25/2021	361	WAREHOUSE SHOWROOM STORE	IG2 U/65	1	Y	Located in the Fisherman's Terminal neighborhood within the Interbay industrial market, this warehouse showroom store sold for \$361/SF, higher than most warehouses. However it is really more of a showroom store and is built out nicely inside as such. According to NWMLS there is an A credit tenant in place through 2024 with another 5 year option. See Contacts tab for financials. This rents more at a flex rate than a warehouse rate. Brokers on both sides of the deal per CoStar, CBA and NWMLS. Per NWMLS it sold for a 4.51% cap rate.
20	50	277060	6190	19,372	3150526	4,000,000	10/1/2021	206	WAREHOUSE & OFFICE BUILDING	IG2 U/65	1	Y	Located in the Fisherman's Terminal neighborhood within the Interbay industrial market, this warehouse/flex building sold for \$204/SF. It had brokers on both sides of the deal and recent executed and asking leases are at \$18/SF. Several new tenants likely coming into the space. At \$18/SF it is leasing like flex space. The currently mix of footage per plans found in CoStar and on the listing flyer show it as 43% warehouse and 57% warehouse/mezzanine office. A new brewery is coming in so some of the ground floor space may transition to retail/restaurant space depending on the TI work.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	50	423790	0495	10,230	3143790	1,300,000	8/24/2021	127	KANE INDUSTRIAL BUILDING	IB U/45	1	Y	Located west of the Fisherman's Terminal neighborhood within the Interbay submarket. Per CoStar the property was listed for \$1.4M and was on the market for 164 days. It traded for \$1.3M or \$127/SF and is mostly warehouse space with some office space in the street side building. Current asking rents are \$1.40 per month (\$16.80/year) and the space that is available is the west building which is all warehouse space with storage mezzanines. The buyers put 12% down and got a loan through a credit union. It appears the buyers are associated with commercial brokerage Lee & Associates.
20	50	277160	2600	113,430	3139145	27,807,240	8/10/2021	245	GMN HQ	C1-55 (M)	1	Y	Not in ratio as more information is needed about square footage. Per the DJC the buyer was a division of Goldman Sachs called Boyd Corp. At \$245/SF it is in the range for industrial properties in the urban core. There is a leaseback by the seller that is extended 15 years with a 20 year renewal option. Messages left for both buyer and seller.
20	50	277160	5365	61,000	3131333	11,382,700	7/7/2021	187	WAREHOUSE	IG1 U/45	1	Y	Located in the Fishermen's Terminal warehouse district. At \$187/SF this off market warehouse deal is within the value range for the Interbay submarket. Given the age of the buildings it could very well be a value add deal. Current asking rents for vacant space in the building are \$1.50/SF monthly or \$18/SF annually. The property was purchased by Unico Properties, a private real estate firm founded in 1953. A loan of \$9.75M was secured per CoStar which implies a 15% down payment. Messages left for both parties. Got a call back from the seller and we spoke briefly. They got several BPO's to get a pulse for the value and had a number in mind they wanted to achieve. They put the word out to the commercial community without formally listing the property and garnered enough interest that way. According to the seller, the buyer had a broker and plans to renovate and lease the properties. The buyer had a vision for the area and that helped them secure the deal.
20	50	277060	0010	4,150	3114335	1,600,000	4/27/2021	386	CASCADE FEDERAL CREDIT UNION	IG2 U/65	1	Y	Per CBA & CoStar the property was listed for \$1,950,000 for 287 days and sold for \$1,600,000. As an office building it sold for \$386/SF and as land it sold for \$89/SF. It appears to be an owner/user purchase and per CoStar two loans were used with a 10% down payment. Kidder Mathews handled both sides of the deal. Given the property has a 4:1 land to building ratio and most offices in Area 20 have a 2:1 land to building ratio the property has excess land. The brokers responded and it is an owner user sale for office building use. The building was vacant at the time of sale.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	50	277060	6170	2,000	3111480	1,200,000	4/10/2021	600	WAREHOUSE	IG2 U/65	1	Y	The property was listed on CBA for 42 days at a starting price of \$1.275M and sold for \$1.2M or \$600/SF. The building is very nice with radiant heat floors finished with epoxy and a complete HVAC and ventilation system. There is a 400 SF storage/open office mezzanine as well. Per CBA, it is an owner/user property. Warehouses this new and small in the urban core are rare, hence the premium.
20	50	277060	3596	1,410	3108761	649,995	3/29/2021	461	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on NWMLS for 78 days and sold for full price with conventional financing. At \$461/SF this is in the typical market range for newer live/work rowhomes a townhomes. On 15th near Dravus.
20	50	277060	3595	1,410	3093409	659,995	12/21/2020	468	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 49 CDOM and sold for full price with conventional financing. Sold for \$468/SF. On 15th near Dravus.
20	50	277060	6570	208,562	3089082	24,000,000	12/15/2020	115	NORTHWESTERN INDUSTRIES INC	IG2 U/65	2	Y	This industrial property in the Fisherman's Terminal neighborhood of the Magnolia/Interbay industrial submarket sold for \$115/SF improved and for \$78/SF on a land basis. The property was listed by brokerage Hughs Marino and appears to be self represented on the buyer side. The buyers, SKB are investors that have purchased other local properties such as the original Rainier Brewery in Georgetown and the 110 Atrium Building in Bellevue. They partnered with a capital partner to finance the deal and plan to reposition this prime, 7 acre industrial property into a multitenant industrial complex. There are three buildings totaling just over 208,000 SF
20	50	277060	3597	1,410	3079411	684,995	10/2/2020	486	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 45 CDOM and sold for full price with conventional financing. Sold for \$486/SF. End unit.
20	50	277060	3591	1,410	3061672	649,995	7/29/2020	461	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 55 CDOM and sold for full price with conventional financing. Sold for \$461/SF. Middle unit.
20	50	277060	3592	1,410	3064230	679,995	7/29/2020	482	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 10 CDOM and sold for full price with conventional financing. Sold for \$482/SF. End unit.
20	50	277060	3590	1,410	3060522	670,000	7/7/2020	475	LIVE/WORK ROWHOME	NC3-55 (M)	1	Y	Listed on the NWMLS for 0 CDOM and sold for full price with conventional financing. Sold for \$475/SF. End unit.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	50	277110	0510	19,596	3027005	4,965,931 (Unadjusted) 4,665,931)	12/16/2019	299 (281 Unadjusted)	THE WHARF BUILDING	IG2 U/65	1	Y	This is a \$299/SF (\$281/SF unadjusted) sale of a Class B office building in the Fisherman's Terminal neighborhood within the Interbay submarket of Seattle. However it was a high vacancy building with deferred maintenance; hence the 9.5% cap rate (per both CBA & CoStar). The property was listed for \$5.75M and was on the market for 375 days. It had both deferred maintenance and had not been tended to properly. There was \$250,000 in deferred maintenance work plus all the water source heat pumps need replacing. It was 50% vacant at the time of sale and rents were in the very low \$20's/SF FS. The building needed a major overhaul of TI work to get the building to modern design and to command market rents of \$36/SF FS. The top floor has been leased so now the building is 65% occupied. The top floor TI work included the floor was opened up, ceiling opened up for 10' height, etc. Adjusted the SP by \$300,000 for deferred maintenance and HVAC. See RP Sales note for more details.
20	50	277060	6575	3,332	3014100	1,650,000	10/3/2019	495	OFFICE BUILDING	IG2 U/65	1	Y	Spoke a length with the seller. At \$495/SF this is an owner/user office building sale. When they bought they felt they got it for a couple hundred thousand under market given the deferred maintenance, timing, all cash purchase, etc. They put several hundred thousand into remodeling it as well. He stated the systems were solid so it's really a turn key property for the buyer. He felt the estimated market rents post remodel were \$21/SF per year or \$1.75/SF per month. For the buyer it is a turn key office building. Calls out to the brokers as well.
20	50	277060	6190	19,372	3006831	3,521,000	8/21/2019	182	WAREHOUSE & OFFICE BUILDING	IG2 U/65	1	Y	This warehouse and warehouse office building sold for \$182/SF off market. It was listed on CBA in mid 2018 for \$4.5M at \$232/SF and expired. Per CoStar there was broker representation on both sides, there is a mortgage at a 68% LTV and it traded at a 4% cap rate. Per the NWMLS, it had buyer representation. Messages out to all parties but it appears to be in the range for warehouse sales for the area and is considered an arm's length transaction.
20	50	277060	3620	3,352	3002189	1,525,000	7/29/2019	456	LINE RETAIL BUILDING	SM/D 40-85	1	Y	This retail building sold for \$456/SF and was listed on CBA for 150 days with an original price of \$1.9M. Given rental rates for this building were \$30/SF back in 2016 and there are lease comps in the \$33/SF range nearby, it has a projected cap rate of 6.45% using \$32.50 rents, 5% vacancy and 5% expenses as pro forma assumptions. The former Starbucks building just west on Dravus sold at a projected 5.5% cap rate in 2018 but had \$500K in updates. It may have had a land play element to it given the upzoning to 55' that happened in the second half of 2019. As land it sold for \$322/SF.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	50	277110	0225	14,929	2979677	4,700,000	3/27/2019	315	T-SCAN BUILDING	IG2 U/65	1	Y	This Class B stand alone office building sold for \$315/SF. No sign of it being listed per CBA, CoStar and NWMLS. Calls and emails out to both buyer and seller. It is within the market range for office buildings so considering it an arm's length transaction. 25% of the footage is warehouse and it's in the Fisherman's Terminal industrial neighborhood.
20	60	880790	0255	4,000	3121018	1,300,000	5/21/2021	325	WAREHOUSE/GYM	NC3-55 (M)	1	Y	The property was sold along with 1607 to the east. 1607 sold for \$2,150,000. At \$325/SF it is in the value range for warehouse office/gym type space. It was listed with JLL and the buyer broker was Cannon Commercial.
20	60	880790	0260	6,972	3120998	2,150,000	5/21/2021	308	OFFICE BUILDING	NC3-55 (M)	1	Y	At \$308/SF this is on the low side for small office building sales in this area. However, it appears the building had a decent amount of vacancy at the time of sale. It was listed by JLL and had representation on the buyer side by Cannon Commercial. It was a package sale along with 1601 next door to the south for \$1,300,000 as the seller wanted to sell the pair as a package. It was mostly vacant when it sold and per the DJC article it will be kept as office space. Current asking rents range from \$30-38/SF Gross per CoStar.
20	60	192504	9026	8,888	3094918	6,300,000	1/13/2021	709	OFFICE BUILDING	LR3	1	Y	It was listed on CBA by Newmark \$6.95M, has on the market for 138 days and sold for \$6.3M or \$709/SF. Per CoStar it was an owner user sale.
20	60	086100	0010	807	3078476	725,000	10/14/2020	898	BLOCK CONDOMINIUM	NC3-55 (M)	1	Y	This office condo sold for \$898/SF. Per NWMLS data, it was listed for \$749,000 and sold for \$725,000. It was listed for 29 CDOM and sold with conventional financing. In includes a single parking garage and has a kitchen so it's really could be a residence or used for commercial purposes.
20	60	192504	9038	6,928	3071989	5,000,000	9/21/2020	722	RUSHFORTH BUILDING	NC3-55 (M)	1	Y	Not in ratio due to owner/user/assemblage factor with buyer. The property was listed by a commercial broker who approached the buyer (The Swedish Club) given they owned the parking lot to the north. The buyer brought in broker representation. It traded at \$722/SF and has an owner/user element as they will likely develop the location in time. As land it is \$400/SF which is in line with but at the upper range for 55' zoned land in the area. The property traded at a 4.8% cap rate and this was an actual rate.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	80	744200	0222	24,100	3164639	6,495,000	12/14/2021	270	WAREHOUSES	IG2 U/65	1	Y	This is a pair of warehouses in the Frelard market at junction of the NW edge of Fremont and SE edge of Ballard. At \$270/SF this is in the range for warehouse sales in the area. Could not find a listing in CBA or CoStar but spoke live with the seller and have a message left with the buyer. The buyer is Portland, OR based SKB, a merchant bank/investment company with a successful history of doing value add and repositioning of commercial deals throughout the US. According to the seller, it was marketed by local commercial broker Hughs Marino. This was likely a limited selling campaign and yet it garnered enough interest as the seller had several commercial brokers provide a BPO for the value and ended up with several offers.. According to both CoStar and CBA a loan for \$4,755,000 which results in a 27% down payment. See Contacts tab for financial details and cap rate data from buyer. Please be discreet with this data.
20	80	197220	2575	62,880	3148468	65,000,000 building only (68,870,000 w/land adjustment)	9/27/2021	1034 (1095 adjusted)	WATERSHED OFFICE BUILDING	NC2-75 (M)	1	Y	In the heart of Fremont just east of the Fremont Bridge. Water and city views. Per CoStar there was roughly a 50% down payment. No brokers involved but super savvy buyer and seller parties involved. This is a partially living building and has won several awards as such. Note that the sale is for the building but not the land. The land is on a land lease with the Fremont Dock Company. I have reached out to them for more information on the lease. Messages out to the buyer and seller as well. From local articles and CoStar it is estimated that the building was 85% leased at the time of sale. Sales price for the building alone is \$1,034/SF and when including the assessed and value is \$1,096/SF. Per CoStar, asking lease rates are \$35/SF NNN for vacant spaces.
20	80	197220	3705	2,760	3098736	850,000	2/5/2021	308	OFFICE & WAREHOUSE	IB U/45	1	Y	No official listing on CBA, NWMLS or CoStar. CoStar reached the buyer and confirmed it was an owner/user purchase by the buyer who has been a tenant for the last 7 years. It appears there was seller financing with 23% down. At \$308/SF it is in the range for small warehouse sales in Area 20.
20	80	197220	2635	26,291	3068278	13,700,000	9/8/2020	521	NORTHLAKE PLAZA	NC2-75 (M)	1	Y	This Class B office building in Fremont sold for \$521/SF at an actual cap rate of 6.09%. Current asking rents are \$45/SF gross. 29.16% OEX rate. 34 covered parking spaces (1st) and 17 uncovered (3rd and 4th). Asking price was \$15.6M and was listed on 5/21/20. Covered parking spaces run \$160/month.
20	80	197220	0055	1,471	3050091	650,000	5/27/2020	442	CANAL SEVEN LIVE/WORK ROWHOME UNIT A	NC2-55 (M)	1	Y	Listed on the NWMLS for 103 CDDOM and sold for \$442/SF via conventional financing.
20	80	744200	0405	4,131	3025256	2,550,000	12/6/2019	617	THE WALRUS BUILDING - FRELARD PIZZA & TARSAN I JANE	IB U/45	1	Y	Per CoStar, it listed with Paragon for \$2.7M for 2.5 months and traded for \$2.55M, \$617/SF, at a 5.12% cap rate. Kidder Mathews represented the buyer. Rents are \$29.70 and \$32.46 NNN with the first on a 10 year lease expiring in 12/2024 and the second in 4/2024.
20	80	197220	0056	1,470	3011075	655,000	9/15/2019	446	CANAL SEVEN LIVE/WORK ROWHOME UNIT B	NC2-55 (M)	1	Y	Sold for \$446/SF. Listed for 82 days. Started at \$699,950 then was at \$679,950 before selling for \$655,000 via conventional lending.

Improvement Sales for Area 020 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
20	80	197220	0057	1,471	3009581	677,950	8/22/2019	461	CANAL SEVEN LIVE/WORK ROWHOME UNIT C	NC2-55 (M)	1	Y	Sold for \$461/SF. It was on the market for 115 days at a starting price of \$749,000. It sold with conventional financing and there was a \$2,000 seller credit.
20	80	197220	0059	1,336	3006593	645,000	8/20/2019	483	CANAL SEVEN LIVE/WORK ROWHOME UNIT F	NC2-55 (M)	1	Y	Sold for \$483/SF. Originally listed for \$749,000 then was last listed at \$674,950 before selling for \$645,000 via conventional financing.
20	80	197220	0065	1,468	3004434	680,000	8/8/2019	463	CANAL SEVEN LIVE/WORK ROWHOME UNIT D	NC2-55 (M)	1	Y	Sold for \$463/SF. Listed for \$785,000 and adjusted to \$699,950 before selling for \$680,000 via conventional financing.
20	80	197220	0058	1,318	2987322	775,000	4/28/2019	588	CANAL SEVEN LIVE/WORK ROWHOME UNIT G	NC2-55 (M)	1	Y	Sold for \$588/SF. Originally listed for \$749,000 and was adjusted to \$775,000 before selling at full price. One day on the market and sold using conventional financing.
20	80	197220	0060	1,449	2986689	775,000	4/27/2019	535	CANAL SEVEN LIVE/WORK ROWHOME UNIT E	NC2-55 (M)	1	Y	Listed on the NWMLS for four days and sold for full price at \$535/SF via conventional lending. 2019/2019 Average/Good. Unit E.
20	80	744200	0385	864	297016	1,200,000	3/20/2019	1389 (821 adjusted for excess land)	OFFICE & STORAGE BUILDING	IB U/45	1	Y	The property was listed on the NWMLS for five days and sold for full price. Spoke with both brokers and it was an owner/user sale to use the site for the business. At \$1,389/SF for the small office and storage building, the value is quite high however when you adjust for excess land at a 2:1 land to building ratio, the adjusted price per foot as improved is \$821/SF (864 SF times 2 = 1728 SF subtracted from 6000 SF lot is 4272 SF times \$115/SF = 491,280 of excess land). As vacant land it sold for \$200/SF which is still within the range for industrial zoned parcels. Another industrial site not too far north just sold for \$250/SF for the land. There was a new application for a new development to building a wood frame industrial and office building done in May of 2019. It will be 800 SF and will be added in addition to the two current buildings. This is an arm's length owner/user sale with excess land. A conventional loan was used at a 75% LTV.
20	80	197220	2670	18,185	2980229	5,850,000	3/17/2019	322	RETAIL & CHASE BUILDING	NC2P-75 (M1)	1	Y	Spoke with the seller at length via phone and also with the buyer via phone. The buyer owns the commercial property to the east and the seller had owned the property for 50 years. Both parties are very savvy in commercial real estate. Two appraisals were done that both came in under the sale price. An all cash deal and fully occupied spaces. The buyer felt they might have paid a bit of premium and the seller felt he might have gotten a tad more if he listed it but felt this was the best fit for the sake of the community. This is a good, clean, arm's length retail building sale at \$322/SF.
20	80	197220	0283	1,070	2978744	662,000	3/13/2019	619	FREMONT LOFTS LIVE WORK UNIT	NC2-55 (M)	1	Y	Sold for \$619/SF. Was listed for \$675,000 and sold in 12 days for \$662,000 using conventional financing. 2009/2009, good quality construction. Downtown Fremont location factor.

Vacant Land Sales Used for Area 20

Geo	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
20	010	199120	0250	6,780	3166134	\$7,000,000	12/23/21	\$1,032	VACANT BUILDING	SM-UP 160 (M)	1	Y
20	010	199120	0245	6,780	3166112	\$5,000,000	12/22/21	\$737	MIXED USE OFFICE/RETAIL BUILDING	SM-UP 160 (M)	1	Y
20	010	199120	0255 & 0260	13,560	3165589	\$9,750,000	12/15/21	\$719	QED CAFE & ROASTER + OFFICE (REDEVELOPMENT COMING) & PARKING LOT	SM-UP 160 (M)	2	Y
20	010	199120	0310 & 0315	24,820	3161421	\$42,000,000	11/30/21	\$1,692	MCDONALDS (FUTURE OFFICE TOWER); PARKING LOT (FUTURE OFFICE TOWER)	SM-UP 160 (M)	2	Y
20	010	199120	0540	38,880	3114819	\$31,725,000	04/29/21	\$816	EXECUTIVE INN	SM-UP 160 (M)	1	Y
20	010	199120	0495, 0505, 0515 & 0520	38,880	3115268	\$31,725,000	04/29/21	\$816	OFFICE BUILDING, PARKING LOT, 217 6TH AVE BUILDING & SPACE NEEDLE CORPORATE OFFICE	SM-UP 160 (M)	4	Y
20	010	199120	0730	33,214	3101506	\$24,300,000	02/25/21	\$732	QUALITY INN & SUITES - SEATTLE	SM-UP 160 (M)	1	Y
20	010	199120	0315	18,040	2980326	\$13,631,826	03/28/19	\$756 (\$725/SF w/0310)	MCDONALDS (FUTURE OFFICE TOWER)	SM-UP 160 (M)	1	Y
20	010	199120	0790	4,080	2978448	\$1,400,000	03/21/19	\$343	SMALL OFFICE/CAFÉ BUILDING	SM-UP 160 (M)	1	Y
20	010	545830	0425	41,520	3164452	\$29,000,000	12/15/21	\$698	SEATTLE BUSINESS CENTER	SM-UP 85 (M1)	1	Y
20	010	198920	1295	6,840	3099868	\$4,000,000	02/10/21	\$585	ERNEST A JOHNSON CO	SM-UP 85 (M)	1	Y
20	010	199020	0224	7,200	3093693	\$3,800,000	01/08/21	\$528	RETAIL & APARTMENTS	SM-UP 85 (M1)	1	Y
20	010	199020	0223	7,200	3080274	\$3,300,000	11/02/20	\$458	60-70 UNIT SEDU PROJECT COMING	SM-UP 85 (M1)	1	Y

Vacant Land Sales Used for Area 20

Geo	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
20	010	198820	0090	14,280	3057817	\$10,000,000	07/16/20	\$700	CENTURY BUILDING (143 UNIT DEVELOPMENT PROPOSED)	SM-UP 85 (M1)	1	Y
20	010	198820	0101	3,600	3034522	\$2,480,000	07/16/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
20	010	198820	0100	3,720	3057818	\$2,600,000	07/16/20	\$699	ROY POTTER INSURANCE INC (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M1)	1	Y
20	010	198920	0955	12,078	3040178	\$7,000,000	03/21/20	\$580	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	SM-UP 85 (M1)	1	Y
20	010	198920	0101	3,600	3034522	\$2,480,000	02/20/20	\$689	INN AT QUEEN ANNE PARKING (143 UNIT APARTMENT BUILDING PROPOSED)	SM-UP 85 (M)	1	Y
20	010	198920	0515	7,200	3025965	\$3,050,000	12/17/19	\$423	SCHUCHART BUILDING	SM-UP 85 (M)	1	Y
20	010	545830	405 & 041	16,800	3025307	\$7,750,000	12/12/19	\$463	570-572 MERCER (FUTURE 7-STORY OFFICE BUILDING)	SM-UP 85 (M1)	2	Y
20	010	387990	0570	6,400	2969174	\$3,740,000	01/04/19	\$584	TUP TIM THAI RESTAURANT & DUPLEX (REDEVELOPMENT COMING)	SM-UP 85 (M1)	1	Y
20	010	545730	0600 & 0605	3,970	3159752	\$1,500,000	11/16/21	\$379	MIXED USE OFFICE/RETAIL/APARTMENT BUILDING	SM-UP 65 (M)	2	Y
20	010	545780	1505, 1510 & 1515	10,200	2993109	\$4,300,000	06/08/19	\$422	6-STORY, 155 UNIT MIXED USE PROJECT COMING	SM-UP 65 (M1)	3	Y
20	010	616990	1590	47,916	3162663	\$8,600,000	12/06/21	\$179	WAREHOUSE, OFFICE & RETAIL BUILDINGS	IC-65 (M)	1	Y
20	010	766620	1885	26,328	3005344	\$8,500,000	08/12/19	\$323	ELAND BUILDING	IC-65 (M)	1	Y

Vacant Land Sales Used for Area 20

Geo	Nbhd	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code
20	010	535730	0635	7,680	3125533	\$2,662,500	06/08/21	\$347	OFFICE/ FORMER CHURCH (AQUA TOWNOMES COMING)	LR3 (M)	1	Y
20	010	199220	0015	1,788	3119085	\$325,000	05/14/21	\$182	VACANT LAND	C2-55 (M)	1	Y
20	20	137080	4585	10,000	3087150	\$1,900,000 Adjusted (\$1,700,000 before contamination adjustment)	12/2/2020	\$190 (\$170 before contamination adjustment)	76 FOOD MART	NC2P-55 (M)	1	Y
20	030	179450	0080	5,400	3088695	\$2,275,000	12/15/20	\$421	RESTAURANT & OFFICE BUILDING (COVERTED SFR)	NC2P-55 (M)	1	Y
20	030	423290	4200	7,200	2994090	\$1,100,000	06/17/19	\$153	MASONIC LODGE SITE	SF5000	1	Y
20	040	197220	5545	7,200	3004212	\$2,400,000	08/06/19	\$333	HAYEK'S PROPERTIES LLC	LR2 (M)	1	Y
20	040	197220	5220	5,400	3012039	\$1,685,000	09/19/19	\$312	E.T. W. Etruria St.	LR3 (M)	1	Y
20	050	277110	0210	5,000	3041695	\$500,000	03/31/20	\$100	VACANT INDUSTRIAL LAND	IG2 U/65	1	Y
20	050	277060	0125	4,560	2998665	\$737,500	07/09/19	\$162	VACANT LOT	IG2 U/65	1	Y
20	050	277160	1100 & 1140	26,250	3004362	\$4,150,000	08/07/19	\$158	SEATTLE PUMP & EQUIPMENT (6-STORY, 168 UNIT APARTMENT BUILDING PROPOSED)	C1-55 (M)	2	Y
20	060	192930	0681	8,979	3032196	\$580,000	01/30/20	\$65	VACANT LAND	C2-55	1	Y
20	060	880790	0295	3,480	2988559	\$595,000	05/09/19	\$155	VACANT LAND	C1-75 (M)	1	Y
20	060	880790	0300	3,815	2986241	\$1,075,000	05/06/19	\$282	DUPLEX (TEAR DOWN)	C1-75 (M)	1	Y
20	080	197220	3840 & 3850	10,500	3155196	\$2,075,000	10/27/21	\$198	VACANT LAND & THE ANCHOR PACKNG CO	IG2 U/65	2	Y
20	080	197220	1675, 1695 & 1700	27,746	3037224	\$7,550,000	03/20/20	\$272	VACANT LAND	C1-55 (M)	3	Y
20	080	197220	0490	10,000	3052588	\$2,925,000	06/15/20	\$293	TRIPLEX & FOURPLEX	LR3 (M)	1	Y

Improvement Sales for Area 020 with Sales not Used

04/25/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
020	010	198820	0060	70,909	3038450	\$12,500	03/13/20	\$0.18	USPS QUEEN ANNE STATION & DISTRICT	SM-UP 85 (M)	Post Office/Post Service	2	24	Easement or right-of-way
020	010	198820	0060	67,995	3038458	\$12,500	03/11/20	\$0.18	USPS QUEEN ANNE STATION & DISTRICT	SM-UP 85 (M)	Post Office/Post Service	2	24	Easement or right-of-way
020	010	198820	0090	28,600	3037988	\$20,000	03/10/20	\$0.70	CENTURY BUILDING (143 UNIT APARTMENT)	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	010	198820	0090	14,400	3037989	\$20,000	03/10/20	\$1.39	CENTURY BUILDING (143 UNIT APARTMENT)	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	010	198920	1150	29,515	3084034	\$15,000	09/01/20	\$0.51	16 W HARRISON BUILDING	SM-UP 85 (M)	Office Building	2	24	Easement or right-of-way
020	020	137080	2675	3,269	3126057	\$2,425,000	06/16/21	\$741.82	MAGNOLIA ANIMAL HOSPITAL	NC2P-55 (M)	Vet/Animal Control Srv	1	15	No market exposure
020	020	423540	0725	1,034	3038491	\$3,300,000	03/12/20	\$3,191.49	SHELL SERVICE STATION	LR3 RC (M)	Service Station	1	15	No market exposure
020	030	173280	0200	2,338	3059917	\$1,360,000	07/21/20	\$581.69	GATEWAY ON GALER LIVE/WORK UNIT	NC2P-55 (M1)	Townhouse Plat	1	63	Sale price updated by sales id group
020	030	856725	0010	1,603	3054896	\$1,050,000	06/23/20	\$655.02	TAYLOR ANNE CONDOMINIUM	LR3 (M)	Condominium(Mixed U)	2	45	Multiparcel Sale; Included residential unit
020	040	197220	4390	102,390	3001256	\$12,500	07/02/19	\$0.12	ROYAL BROUGHAM PAVILION	MIO-37-C2-40	School(Public)	1	24	Easement or right-of-way
020	050	112503	9050	39,232	3085283	\$1,350,000	11/20/20	\$34.41	TIME OIL CO BULK TERMINAL	IG2 U/65	Warehouse	5	13	Bankruptcy - receiver or trustee
020	050	232503	9017	0	3136710	\$32,500	06/16/21	\$0.00	VACANT LAND	IG2 U/45	Terminal(Rail)	1	24	Easement or right-of-way
020	050	277060	0115	9,330	3092258	\$1,401,000	12/31/20	\$150.16	PETER PAN INC	IG2 U/65	Warehouse	1	51	Related party, friend, or neighbor
020	050	277060	6582	11,600	3096059	\$1,491,087	12/16/20	\$128.54	warehouse	IG2 U/65	Warehouse	1	15	No market exposure
020	050	766620	1147	88,946	3140875	\$1,300,440	08/04/21	\$14.62	WA ARMY NAT'L GUARD	IG2 U/45	Governmental Service	2	16	Gov't to gov't
020	060	880790	0260	6,972	3145293	\$1,850,000	08/30/21	\$265.35	OFFICE BUILDING	NC3P-55 (M)	Office Building	1	15	No market exposure
020	080	165800	0020	3,241	3048160	\$1,035,000	05/15/20	\$319.35	COBRIZO CONDOMINIUM	NC3-55 (M)	Condominium(Mixed U)	1	15	No market exposure
020	080	197220	3740	2,360	2993273	\$400,000	06/07/19	\$169.49	RESTAURANT	IB U/45	Retail Store	1	52	Statement to dor

Vacant Sales for Area 020 with Sales not Used

04/25/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
020	010	198920	0955	12,078	3039732	\$4,500,000	03/23/20	\$372.58	PARKING LOT	SM-UP 85 (M1)	Parking(Commercial Lot)	1	15	No market exposure
020	030	173230	0066	3,790	3160591	\$725,000	11/18/21	\$191.29	4-PLEX	LR1 (M)	4-Plex	1	15	No market exposure

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	020860	0000	ANDERSON PLACE CONDOMINIUM	619 5TH AVE W
20	10	022250	0000	ANDIAMO CONDOMINIUM	626 4TH AVE W
20	10	024170	0000	ANNALIESE / HYATT PLACE HOTEL	110 6TH AVE N
20	10	029420	0000	ATHENA CONDOMINIUM	323 QUEEN ANNE AVE N
20	10	045000	0000	BALFOUR POINTE CONDOMINIUM	415 W REPUBLICAN ST
20	10	051950	0000	BARCLAY COURT CONDOMINIUM	701 1ST AVE N
20	10	052000	0000	BARCLAY SQUARE ON QUEEN ANNE CONDO	14 ROY ST
20	10	059000	0000	BAYVIEW HEIGHTS CONDOMINIUM	526 W MERCER PL
20	10	140050	0000	CARRARA CONDOMINIUM	123 QUEEN ANNE AVE N
20	10	140051	0000	CARRARA II CONDOMINIUM	120 1ST AVE W
20	10	149900	0000	CENTRE COURT	116 WARREN AVE N
20	10	153200	0000	CHATILLON CONDOMINIUM	505 W MERCER PL
20	10	176070	0000	CORNERSTONE OF QUEEN ANNE CONDOMINIUM	500 ALOHA ST
20	10	178460	0000	COUNTERBALANCE ON QUEEN ANNE CONDOMINIUM	424 QUEEN ANNE AVE N
20	10	179253	0000	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM	275 W ROY ST
20	10	198520	0003	CLIMATE PLEDGE ARENA & ART PAVILION	305 HARRISON ST
20	10	198520	0010	SEATTLE CENTER LAND	
20	10	198520	0065	SACRED HEART ACADEMY	204 WARREN AVE N
20	10	198520	0070	AXIS APTS (FORMERLY EXPO 62)	123 2ND AVE N
20	10	198520	0090	METHODIST CHURCH	180 DENNY WAY
20	10	198520	0100	Methodist Community Center & Parking Garage - SPLIT ACCT (PKG)	150 DENNY WAY
20	10	198520	0120	Elliott Bay View Apartments	151 JOHN ST
20	10	198520	0130	PACIFIC SCIENCE CENTER	305 HARRISON ST
20	10	198520	0140	PACIFIC SCIENCE CENTER	200 2ND AVE N
20	10	198520	0160	PACIFIC SCIENCE CENTER PARKING GARAGE	200 DENNY WAY
20	10	198520	0185	SEATTLE CHILDREN'S THEATRE I & II	302 THOMAS ST
20	10	198520	0245	SEATTLE CENTER - Fisher Pavilion	305 HARRISON ST
20	10	198520	0305	SEATTLE CENTER HOUSE & CHILULY GARDEN & GLASS	305 HARRISON ST
20	10	198520	0440	PARKING LOT	111 4TH AVE N
20	10	198520	0450	PARKING LOT	111 4TH AVE N
20	10	198520	0455	7-ELEVEN	362 DENNY WAY
20	10	198520	0460	76 FOOD MART	351 BROAD ST
20	10	198520	0495	SPACE NEEDLE	400 BROAD ST
20	10	198520	0550	SEATTLE CENTER	305 HARRISON ST
20	10	198820	0005	RETAIL STORES	11 MERCER ST
20	10	198820	0010	RETAIL & RESTAURANT BUILDING	530 QUEEN ANNE AVE N
20	10	198820	0015	MECCA CAFE ETC.	526 QUEEN ANNE AVE N
20	10	198820	0020	RETAIL	522 QUEEN ANNE AVE N
20	10	198820	0025	DICKS	500 QUEEN ANNE AVE N
20	10	198820	0035	Racha Noodle Restaurant	23 MERCER ST
20	10	198820	0040	T S MCHUGH'S	21 MERCER ST
20	10	198820	0045	GORDON APT	527 1ST AVE N
20	10	198820	0050	WSLS FLOYD'S CHUTNEY'S ET AL (134 UNIT MULTIFAMILY PROJECT COMING)	513 1ST AVE N
20	10	198820	0055	INN AT QUEEN ANNE	505 1ST AVE N
20	10	198820	0060	USPS QUEEN ANNE STATION & DISTRICT HQ	415 1ST AVE N
20	10	198820	0081	Assoc Land (See Minor 0085)	411 1ST AVE N

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	198820	0085	DALMASSO APTS	26 HARRISON ST
20	10	198820	0090	VACANT LAND (143 UNIT APARTMENT BUILDING PROPOSED)	
20	10	198820	0100	VACANT LAND (143 UNIT APARTMENT BUILDING PROPOSED)	
20	10	198820	0101	143 UNIT APARTMENT BUILDING PROPOSED	416 QUEEN ANNE AVE N
20	10	198820	0105	View 420	420 QUEEN ANNE AVE N
20	10	198820	0115	KEY BANK	434 QUEEN ANNE AVE N
20	10	198820	0185	MERCER ONE	127 MERCER ST
20	10	198820	0190	EXPO Economic unit w/minor -0225 (sub)	100 REPUBLICAN ST
20	10	198820	0225	EXPO Economic unit w/ minor 0190 (primary)	
20	10	198820	0235	RED PAPAYA/SPOT SMOKE, BEER & WINE	524 1ST AVE N
20	10	198820	0240	MERCER APTS	105 MERCER ST
20	10	198820	0250	BAGLEY WRIGHT THEATER	305 HARRISON ST
20	10	198820	0380	INTERNATIONAL FOUNTAIN	305 HARRISON ST
20	10	198820	0440	MARION OLIVER MCCAOW HALL, PLAYHOUSE & EXHIBITION HALL	305 HARRISON ST
20	10	198820	0640	MEMORIAL STADIUM	401 5TH AVE N
20	10	198820	0700	SEATTLE OPERA AT THE CENTER	363 MERCER ST
20	10	198820	0705	KCTS 9	401 MERCER ST
20	10	198820	0775	MEMORIAL STADIUM	401 5TH AVE N
20	10	198820	1090	PARKING LOT & STORAGE YARD	
20	10	198820	1155	BILL & MELINDA GATES FOUNDATION	500 5TH AVE N
20	10	198920	0505	APARTMENTS & OFFICE	309 W REPUBLICAN ST
20	10	198920	0510	PACIFIC MARITIME ASSOC	301 W REPUBLICAN ST
20	10	198920	0515	SCHUCHART BUILDING	423 3RD AVE W
20	10	198920	0517	52 UNIT DEVELOPMENT PROPOSED	413 3RD AVE W
20	10	198920	0520	CHURCH OF SCIENTOLOGY BLDG.	300 W HARRISON ST
20	10	198920	0535	PARKING LOT	400 4TH AVE W
20	10	198920	0565	MULTI-FAMILY/DUPLEX	319 W REPUBLICAN ST
20	10	198920	0570	WEST REPUBLICAN PLACE	323 W REPUBLICAN ST
20	10	198920	0585	F.T. CROWE BUILDING	325 2ND AVE W
20	10	198920	0615	200 WEST THOMAS BUILDING	200 W THOMAS ST
20	10	198920	0620	AVA QUEEN ANNE	330 3RD AVE W
20	10	198920	0630	H2O	201 W HARRISON ST
20	10	198920	0640	Imp on Minor 0620	3RD AVE W
20	10	198920	0655	ZELLA APARTMENTS	429 2ND AVE W
20	10	198920	0660	Kirin Apartments	
20	10	198920	0665	Kirin Apartments	417 2ND AVE W 98119
20	10	198920	0670	OFFICE BUILDING	401 2ND AVE W
20	10	198920	0680	Third & Harrison (Holland America)	450 3RD AVE W
20	10	198920	0720	100 W HARRISON NORTH (ASSOC W/PARKING MINOR 1160)	413 1ST AVE W
20	10	198920	0740	100 W HARRISON SOUTH (ASSOC W/PARKING MINOR 1160)	401 1ST AVE W
20	10	198920	0750	West Tower	400 2ND AVE W
20	10	198920	0785	333 1ST AVENUE	333 1ST AVE W
20	10	198920	0786	PREMIER PACIFIC SEAFOODS (OFFICE BUILDING)	111 W HARRISON ST
20	10	198920	0790	PARKING	327 1ST AVE W
20	10	198920	0795	OFFICE BUILDING / LAW FIRM	321 1ST AVE W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	198920	0800	Uptown Queen Anne Apts	315 1ST AVE W
20	10	198920	0810	PARKING LOT	301 1ST AVE W
20	10	198920	0815	HARRISON SQUARE APARTMENTS	312 2ND AVE W
20	10	198920	0845	GOLD SUMMIT SAGELY MONASTARY	233 1ST AVE W
20	10	198920	0850	SCRIPPS BUILDING	221 1ST AVE W
20	10	198920	0865	METRO ON FIRST APTS	215 1ST AVE W
20	10	198920	0880	2ND & JOHN	200 2ND AVE W
20	10	198920	0890	VACANT LAND (PARKING LOT FOR 198920-0850)	210 2ND AVE W
20	10	198920	0900	AVIATOR BUILDING	226 2ND AVE W
20	10	198920	0905	PARKING LOT	233 1ST AVE W
20	10	198920	0925	PARKING LOT	115 QUEEN ANNE AVE N
20	10	198920	0945	111 QUEEN ANNE	111 QUEEN ANNE AVE N
20	10	198920	0955	PARKING LOT (FUTURE 77 UNIT MIXED USE DEVELOPMENT)	110 1ST AVE W
20	10	198920	0975	PARKING LOT	130 1ST AVE W
20	10	198920	0980	LaVie at Queen Anne	229 QUEEN ANNE AVE N
20	10	198920	1000	QUEEN VILLA	219 QUEEN ANNE AVE N
20	10	198920	1005	Hovi Court	215 QUEEN ANNE AVE N
20	10	198920	1010	QUEEN ANNE PLAZA	201 QUEEN ANNE AVE N
20	10	198920	1020	FIRST WEST BUILDING	200 1ST AVE W
20	10	198920	1030	PAY PARKING STRUCTURE & SITE	
20	10	198920	1045	THE DUKE APARTMENT	19 W THOMAS ST
20	10	198920	1050	5 WEST HARRISON BLDG	5 W HARRISON ST
20	10	198920	1069	KENNETH APT	307 QUEEN ANNE AVE N
20	10	198920	1070	ELAN UPTOWN FLATS - EAST	301 QUEEN ANNE AVE N
20	10	198920	1080	ELAN UPTOWN FLATS - WEST	300 1ST AVE W
20	10	198920	1090	UPTOWN LOFTS - WEST (ECON. UNITS TO IMPS. CARRIED ON #1080)	
20	10	198920	1095	UPTOWN LOFTS - WEST (ECON. UNITS TO IMPS. CARRIED ON #1080)	318 1ST AVE W
20	10	198920	1100	19 WEST HARRISON	350 1ST AVE W
20	10	198920	1125	THE MEDITERRANEAN INN	425 QUEEN ANNE AVE N
20	10	198920	1130	THE 419 BUILDING	419 QUEEN ANNE AVE N
20	10	198920	1140	NW LIPID METABOLISM & DIABETES LAB	401 QUEEN ANNE AVE N
20	10	198920	1150	16 W HARRISON BUILDING	16 W HARRISON ST
20	10	198920	1155	RETAIL/OFFICE	408 1ST AVE W
20	10	198920	1160	100 W HARRISON PARKING LOT (ASSOC W/0720 & 0740)	416 1ST AVE W
20	10	198920	1170	First and Republican Apts	422 1ST AVE W
20	10	198920	1180	PARKING LOT	19 W REPUBLICAN ST
20	10	198920	1185	The Astro - Mixed Use Apartment (main)	325 1ST AVE N
20	10	198920	1195	Imp on Minor 1185	315 1ST AVE N
20	10	198920	1200	Imp on Minor 1185	315 1ST AVE N
20	10	198920	1205	Imp on Minor 1185	305 1ST AVE N
20	10	198920	1220	MAILBOX	300 QUEEN ANNE AVE N
20	10	198920	1221	306 QA	306 QUEEN ANNE AVE N
20	10	198920	1230	PARKING LOT	314 QUEEN ANNE AVE N
20	10	198920	1235	Ellie Passivhaus	320 QUEEN ANNE AVE N
20	10	198920	1245	THE STRATHMORE Cooperative	7 HARRISON ST
20	10	198920	1250	PARKING LOT	233 1ST AVE N
20	10	198920	1255	THE UPTOWNER	229 1ST AVE N

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	198920	1260	VIVID	219 1ST AVE N
20	10	198920	1265	Project S9 Apartments	215 1ST AVE N
20	10	198920	1270	APT	209 1ST AVE N
20	10	198920	1275	THE AVALON	22 JOHN ST
20	10	198920	1280	UPTOWN CHINA RESTAURANT	200 QUEEN ANNE AVE N
20	10	198920	1285	NATIONAL ASSOCIATION OF LETTER CARRIERS	210 QUEEN ANNE AVE N
20	10	198920	1295	ERNEST A JOHNSON CO	212 QUEEN ANNE AVE
20	10	198920	1300	View 222	222 C QUEEN ANNE AVE N
20	10	198920	1305	QUEEN ANNE THOMAS APTS	232 QUEEN ANNE AVE N
20	10	198920	1315	PARKING LOT (ASSOC W/1385)	133 1ST AVE N
20	10	198920	1320	TAQUERIA JALISCO RESTAURANT	127 1ST AVE N
20	10	198920	1325	PARKING LOT	121 1ST AVE N
20	10	198920	1330	SMALL OFFICE BUILDING	117 1ST AVE N
20	10	198920	1335	SMALL OFFICE BUILDING	113 1ST AVE N
20	10	198920	1340	ARKONA APARTMENTS	107 1ST AVE N
20	10	198920	1350	SHELL FOOD MART	10 DENNY WAY
20	10	198920	1385	190 QUEEN ANNE (ASSOC W/PARKING MINOR 1315)	190 QUEEN ANNE AVE N
20	10	198920	1400	Bernard Apartments	115 WARREN AVE N
20	10	198920	1405	Assoc Land for Bernard Apartments (Minor 1400)	
20	10	198920	1415	CLARENDON	105 WARREN AVE N
20	10	198920	1430	ALEXAN 100 DENNY	100 DENNY WAY
20	10	198920	1450	FIONIA APARTMENTS AND 101 JOHN APTS	109 JOHN ST
20	10	198920	1460	SEATTLE CENTER EVENT PARKING GARAGE	225 WARREN AVE N
20	10	198920	1515	POTTERY NORTHWEST STUDIO	232 1ST AVE N
20	10	199020	0005	LEE CHEE GARDEN	544 ELLIOTT AVE W
20	10	199020	0050	DUPLEX	
20	10	199020	0053	RESIDENCE ON COMMERCIAL LAND	500 W REPUBLICAN ST
20	10	199020	0095	APARTMENTS & RETAIL	409 W MERCER ST
20	10	199020	0100	OFFICE	411 W MERCER ST
20	10	199020	0110	SFR	
20	10	199020	0115	4TH WEST APTS	515 4TH AVE W
20	10	199020	0132	VACANT LAND	400 W REPUBLICAN ST
20	10	199020	0135	DUPLEX	
20	10	199020	0150	PRESTIGE LANE	512 5TH AVE W
20	10	199020	0165	524 Fifth Avenue West	524 5TH AVE W
20	10	199020	0190	CENTER WEST-SHA	533 3RD AVE W
20	10	199020	0205	PARKING LOT	521 3RD AVE W
20	10	199020	0223	60-70 UNIT SEDU PROJECT COMING	505 3RD AVE W
20	10	199020	0224	RETAIL & APARTMENTS	312 W REPUBLICAN ST
20	10	199020	0230	CAPE FLATTERY APTS	320 W REPUBLICAN ST
20	10	199020	0255	FIVE TEN PLACE	510 4TH AVE W
20	10	199020	0285	KENTUCKY FRIED CHICKEN/TACO BELL	201 W MERCER ST
20	10	199020	0292	PARKING LOT	525 2ND AVE W
20	10	199020	0300	MULTIFAMILY & LIVE/WORK	521 2ND AVE W
20	10	199020	0305	SEATTLE FIRE FIGHTERS UNION	517 2ND AVE W
20	10	199020	0315	UPTOWN CHIROPRACTIC	511 2ND AVE W
20	10	199020	0320	COOKSPACE (FORMER OFFICE/LIGHT MAN)	501 2ND AVE W
20	10	199020	0330	Lattitude Apartments	500 3RD AVE W
20	10	199020	0345	MERVUE APTS	520 3RD AVE W
20	10	199020	0350	4 STORY MIXED USE	528 3RD AVE W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	199020	0355	BETTY MAY APTS	221 W MERCER ST
20	10	199020	0360	LORETO APARTMENTS	215 W MERCER ST
20	10	199020	0365	ALPINE ASCENT	109 W MERCER ST
20	10	199020	0370	OZZIE'S	101 W MERCER ST
20	10	199020	0375	525 FIRST AVENUE APARTMENTS	525 1ST AVE W
20	10	199020	0395	509 1ST AVENUE W APARTMENTS	509 1ST AVE W
20	10	199020	0400	The Grex Apartments	503 1ST AVE W
20	10	199020	0405	PARKING LOT	114 W REPUBLICAN ST
20	10	199020	0410	OFFICE BUILDING	506 2ND AVE W
20	10	199020	0415	OFFICE BUILDING	512 2ND AVE W
20	10	199020	0435	REPUBLIC OF KOREA CONSULATE	
20	10	199020	0440	REPUBLIC OF KOREA CONSULATE	115 W MERCER ST
20	10	199020	0460	UPTOWN BAKERY/ESPRESSO	523 QUEEN ANNE AVE N
20	10	199020	0470	RETAIL	513 QUEEN ANNE AVE N
20	10	199020	0480	UPTOWN THEATRE (SIFF)	509 QUEEN ANNE AVE N
20	10	199120	0005	MoPOP	410 THOMAS ST
20	10	199120	0012	SEATTLE CENTER LAND	
20	10	199120	0075	HYATT HOUSE SEATTLE/DOWNTOWN LAND (ASSOC W/0090)	417 BROAD ST
20	10	199120	0090	HYATT HOUSE - DENNY	201 5TH AVE N
20	10	199120	0095	RESTAURANT	407 BROAD ST
20	10	199120	0150	KOMO PLAZA - EAST BUILDING	140 4TH AVE N
20	10	199120	0170	KOMO PLAZA - WEST BUILDING	100 4TH AVE N
20	10	199120	0205	The Century- Mixed-Use Building	101 TAYLOR AVE N
20	10	199120	0235	FAT CITY GERMAN MOTORS/LAW OFFICE	508 DENNY WAY
20	10	199120	0245	MIXED USE OFFICE/RETAIL BUILDING	112 5TH AVE N
20	10	199120	0250	VACANT BUILDING	118 5TH AVE N
20	10	199120	0255	QED CAFE & ROASTER + OFFICE (FUTURE HOTEL DEVELOPMENT)	124 5TH AVE N
20	10	199120	0260	PARKING LOT (FUTURE HOTEL DEVELOPMENT)	130 5TH AVE N
20	10	199120	0270	223 TAYLOR	223 TAYLOR AVE N
20	10	199120	0271	SURFACE PARKING LOT	201 TAYLOR AVE N
20	10	199120	0300	Aperture on Fifth	206 5TH AVE N
20	10	199120	0305	Aperture on Fifth (Imp on 0300)	5TH AVE N
20	10	199120	0310	PARKING LOT (FUTURE OFFICE TOWER)	210 5TH AVE N
20	10	199120	0315	MCDONALDS (FUTURE OFFICE TOWER)	218 5TH AVE N
20	10	199120	0330	ADLER-GIERSCH PERSONAL INJURY LAW	333 TAYLOR AVE N
20	10	199120	0340	PARKING LOT	526 BROAD ST
20	10	199120	0375	RIDE THE DUCK HQ	516 BROAD ST
20	10	199120	0390	PARKING LOT	318 5TH AVE N
20	10	199120	0400	I MUSIC DANCE CLUB	505 HARRISON ST
20	10	199120	0405	BROAD STREET SUB STATION	319 6TH AVE N
20	10	199120	0495	OFFICE BUILDING	233 6TH AVE N
20	10	199120	0505	PARKING LOT	225 6TH AVE N
20	10	199120	0515	217 6TH AVENUE BUILDING	221 6TH AVE N
20	10	199120	0520	SPACE NEEDLE CORPORATE OFFICE	203 6TH AVE N
20	10	199120	0540	EXECUTIVE INN	200 TAYLOR AVE N
20	10	199120	0580	WALGREENS	566 DENNY WAY
20	10	199120	0600	TAYLOR 28	100 TAYLOR AVE N
20	10	199120	0685	SHELL FOOD MART & LIQUOR	620 DENNY WAY
20	10	199120	0705	EMP ADMINISTRATIVE OFFICE	120 6TH AVE N
20	10	199120	0730	QUALITY INN & SUITES - SEATTLE	225 AURORA AVE N

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	199120	0765	TRAVELODGE-SPACE NEEDLE	200 6TH AVE N
20	10	199120	0785	PARKING LOT	220 6TH AVE N
20	10	199120	0790	SMALL OFFICE/CAFE BUILDING	605 THOMAS ST
20	10	199120	0795	CASA DEL REY	609 THOMAS ST
20	10	199120	0800	CIVIC HOTEL	325 7TH AVE N
20	10	199120	0815	VACANT LAND	
20	10	199120	0845	FORMER AAA BLDG SITE - NOW PORTION OF TUNNEL PROJECT	
20	10	199220	0005	GOODYEAR TIRE	444 ELLIOTT AVE W
20	10	199220	0015	VACANT LAND	
20	10	199220	0030	PUGET VISTA APTS	411 W REPUBLICAN ST
20	10	199220	0045	Alexandria Biotech	400 W HARRISON ST
20	10	199220	0050	Warehouse	410 ELLIOTT AVE W
20	10	199220	0170	ELLIOTT BAY OFFICE PARK	300 ELLIOTT AVE W
20	10	199220	0229	QUEENE ANNE BEER HALL	203 W THOMAS ST
20	10	199220	0235	HOMEWOOD SUITES - QUEEN ANNE	206 WESTERN AVE W
20	10	199220	0260	PARKING LOT	
20	10	199220	0400	BAYVIEW WORK LOFTS	129 1ST AVE W
20	10	199220	0465	VACANT LAND	100 ELLIOTT AVE W
20	10	224900	0150	OFFICE BUILDING - CLASS C SPACE & EMERALD CITY TINTING & SIGNS	601 AURORA AVE N
20	10	224900	0170	FOUR POINTS BY SHERATON - DENNY	601 ROY ST
20	10	224900	0190	VACANT LAND	703 AURORA AVE N
20	10	224900	0195	STREAM UPTOWN	708 5TH AVE N
20	10	224900	0200	STREAM UPTOWN	708 5TH AVE N
20	10	224900	0210	KIDDIE ACADEMY	601 VALLEY ST
20	10	224900	0220	PAGLIACCI PIZZA & APARTMENT BUILDING	721 AURORA AVE N
20	10	224900	0230	KIDDIE ACADEMY PARKING	712 6TH AVE N
20	10	224900	0235	STREAM UPTOWN	708 6TH AVE N
20	10	224900	0240	DOWNTOWN AUTO & TRUCK REPAIR	702 6TH AVE N
20	10	224900	0390	FOUR SQUARE CHURCH - DUPLEX & STORAGE BLDG	801 AURORA AVE N
20	10	224900	0395	C & S AUTOMOBILE	807 AURORA AVE N
20	10	224900	0430	CHURCH PARKING	607 ALOHA ST
20	10	224900	0440	CHURCH PARKING	820 6TH AVE N
20	10	224900	0455	CHURCH PARKING	818 6TH AVE N
20	10	224900	0465	FOUR SQUARE CHURCH	810 6TH AVE N
20	10	224950	0015	VACANT LAND	905 AURORA AVE N
20	10	224950	0035	Summer Hill Apartments	615 WARD ST
20	10	224950	0040	OFFICE	921 AURORA AVE N
20	10	228516	0000	809 TAYLOR CONDOMINIUM	809 TAYLOR AVE N
20	10	230165	0000	Uptown 11	531 QUEEN ANNE AVE N
20	10	231360	0000	ELLIOTT THE CONDOMINIUM	622 6TH AVE W
20	10	231398	0000	ELLIOTT BAY CONDOMINIUM	524 6TH AVE W
20	10	255790	0000	FIRESIDE LANAI CONDOMINIUM	901 5TH AVE N
20	10	256980	0000	500 ELLIOTT HOMES CONDOMINIUM	500 ELLIOTT AVE W
20	10	256988	0000	516 - 528 VALLEY STREET	516 VALLEY ST
20	10	256991	0000	511 WEST MERCER PLACE CONDOMINIUM	511 W MERCER PL
20	10	256993	0000	515 FIRST AVENUE WEST CONDOMINIUM	515 1ST AVE W
20	10	257040	0000	SEATTLE CENTER 5TH AVE.PKG GARAGE & GATES VISITOR CENTER	500 5TH AVE N
20	10	286720	0000	GRANDE THE CONDOMINIUM	601 W MERCER PL

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	311043	0000	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM	521 5TH AVE W
20	10	363070	0000	IV WEST CONDOMINIUM	530 4TH AVE W
20	10	387690	0005	LA CHARME	637 3RD AVE W
20	10	387690	0015	MERCEDES APTS	617 3RD AVE W
20	10	387690	0030	REGAN LEE APTS	603 3RD AVE W
20	10	387690	0040	LOLA APTS	326 W MERCER ST
20	10	387690	0055	CHELAN APTS - 36 Units	616 4TH AVE W
20	10	387690	0090	The Roy 10 UNIT APARTMENT CONVERSION	315 W ROY ST
20	10	387690	0110	MARIANNE APTS	633 4TH AVE W
20	10	387690	0115	CHARMAINE	627 4TH AVE W
20	10	387690	0125	NAOMI APTS	625 4TH AVE W
20	10	387690	0140	FRANCONIA APT	400 W MERCER ST
20	10	387690	0150	13 UNIT APT	412 W MERCER ST
20	10	387690	0155	CARROLL TERRACE-SHA	600 5TH AVE W
20	10	387690	0165	PARKWING APTS	620 5TH AVE W
20	10	387690	0180	IRIS Apts.	415 W ROY ST
20	10	387690	0185	WESTROY APTS	421 W ROY ST
20	10	387690	0225	10 UNIT APARTMENT	617 5TH AVE W
20	10	387690	0230	MERCER CREST APT	500 W MERCER ST
20	10	387760	0000	KINNEAR PARK CONDOMINIUM	410 W ROY ST
20	10	387770	0000	KINNEAR PLAZA CONDOMINIUM	505 W ROY ST
20	10	387990	0005	ST PAULS EPISCOPAL	15 ROY ST
20	10	387990	0057	Lani Bird formerly MINORU FUJI APTS	17 VALLEY ST
20	10	387990	0105	LOWER QUEEN ANNE CORNER PARK SITE	
20	10	387990	0130	FRANCES COURT	19 ALOHA ST
20	10	387990	0135	ELLA ROBERT APTS	16 VALLEY ST
20	10	387990	0145	ALOHA APTS 6 UNIT	15 ALOHA ST
20	10	387990	0155	CASTLE COURT APT 22 UNIT	822 QUEEN ANNE AVE N
20	10	387990	0165	VAL ANNE APTS 48 UNIT	800 QUEEN ANNE AVE N
20	10	387990	0425	ROYSTONE APARTMENTS	631 QUEEN ANNE AVE N
20	10	387990	0435	Russo Apts formerly BUNGALOWS APARTMENTS & RETAIL	617 QUEEN ANNE AVE N
20	10	387990	0450	PESOS KITCHEN, TOULOUSE PETIT KITCHEN & LOUNGE & RETAIL	601 QUEEN ANNE AVE N
20	10	387990	0465	18 WEST MERCER BUILDING	18 W MERCER ST
20	10	387990	0485	ALVENA VISTA APTS	612 1ST AVE W
20	10	387990	0490	MONTEREY APTS	622 1ST AVE W
20	10	387990	0500	DEL ROY APARTMENTS	25 W ROY ST
20	10	387990	0530	QUEEN ANNE ARMS APTS	621 1ST AVE W
20	10	387990	0540	BANK OF AMERICA	100 W MERCER ST
20	10	387990	0570	TUP TIM THAI RESTAURANT (REDELOPMENT COMING)	118 W MERCER ST
20	10	387990	0580	UPTOWN STUDIOS	610 2ND AVE W
20	10	387990	0590	CHANDLER HALL APTS	119 W ROY ST
20	10	387990	0620	THE QUEENSBOROUGH	101 W OLYMPIC PL
20	10	387990	0635	LEONARD APT	715 1ST AVE W
20	10	387990	0640	OFFICE, RETAIL & THEATER BUILDING	100 W ROY ST
20	10	387990	0645	VACANT LAND (169 UNIT REDEVELOPMENT COMING)	100 W ROY ST
20	10	387990	0650	HAMRICK APTS	702 2ND AVE W
20	10	387990	0660	VI APT	710 2ND AVE W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	387990	0665	9 UNIT APT	716 2ND AVE W
20	10	387990	0670	DELAMAR APTS	115 W OLYMPIC PL
20	10	387990	1010	OLYMPIC ARMS & GRAYSON	209 W OLYMPIC PL
20	10	387990	1040	VIKING APT	715 2ND AVE W
20	10	387990	1050	HALMARK APTS	705 2ND AVE W
20	10	387990	1065	WEST COAST ARMS	712 3RD AVE W
20	10	387990	1070	WEST COAST ARMS	716 3RD AVE W
20	10	387990	1075	OLYMPIC TERRACE	225 W OLYMPIC PL
20	10	387990	1220	Saxonia & Los Altos Apartemtns	303 W OLYMPIC PL
20	10	387990	1235	11 UNIT APT	319 W OLYMPIC PL
20	10	387990	1255	4 unit apt.	333 W OLYMPIC PL
20	10	387990	1260	Mar Vista Apartments	335 W OLYMPIC PL
20	10	387990	1300	VIEW CREST CO-OP	515 W OLYMPIC PL
20	10	387990	1395	DELPHIAN APTS	400 W ROY ST
20	10	387990	1430	Michaelson Manor-SHA	320 W ROY ST
20	10	387990	1660	Haller Duplex	519 W MERCER PL
20	10	387990	1705	CANVAS APARTMENTS ASSOCIATED LAND	603 W MERCER ST
20	10	387990	1710	CANVAS APARTMENTS ASSOCIATED LAND	609 W MERCER ST
20	10	387990	1715	Canvas Apartments	600 ELLIOTT AVE W
20	10	387990	1725	CANVAS APARTMENTS ASSOCIATED LAND	608 ELLIOTT AVE W
20	10	387990	1735	CANVAS APARTMENTS ASSOCIATED LAND	614 ELLIOTT AVE W
20	10	387990	1750	SHELL STATION LAND (IMPS ON 1775)	622 ELLIOTT AVE W
20	10	387990	1755	MERCER MANOR	623 W MERCER PL
20	10	387990	1760	APT	627 W MERCER PL
20	10	387990	1765	SFR	
20	10	387990	1775	SHELL FOOD MART	630 ELLIOTT AVE W
20	10	387990	1800	TAYLOR BRAKE	648 ELLIOTT AVE W
20	10	387990	1810	TOOL TOWN	652 ELLIOTT AVE W
20	10	387990	1820	BASKIN ROBBINS ICE CREAM	660 ELLIOTT AVE W
20	10	387990	1855	Zimmer Apartments	626 W MERCER PL
20	10	387990	1870	KINNEAR PARK	642 W MERCER PL
20	10	387990	2020	RETAIL/WAREHOUSE BUILDING	900 ELLIOTT AVE W
20	10	387990	2021	QUEEN ANNE UHPOSTERY (SPLIT ZONED PARCEL)	904 ELLIOTT AVE W
20	10	387990	2030	OFFICE & RETAIL BUILDING	920 ELLIOTT AVE W
20	10	387990	2050	RETAIL & STORAGE BUILDING	942 ELLIOTT AVE W
20	10	387990	2052	RETAIL/INDUSTRIAL/OFFICE BLDG	946 ELLIOTT AVE W
20	10	387990	2080	COAST PRODUCTS INC	954 ELLIOTT AVE W
20	10	387990	2095	FUJI BAKERY	1030 ELLIOTT AVE W
20	10	387990	2100	WILSON MACHINE SHOP	1038 ELLIOTT AVE W
20	10	387990	2145	INTERBAY TRANSIT HUB	1039 ELLIOTT AVE W
20	10	387990	2150	LEONE & VAUGHN ORTHO, SEATTLE KIDS DENTISTRY & NUMBER 6 CIDER	945 ELLIOTT AVE W
20	10	387990	2235	LEATHER CARE	901 ELLIOTT AVE W
20	10	387990	2265	635 & 645 Elliott Building	645 ELLIOTT AVE W
20	10	388040	0005	BAYVIEW MANOR - CCRC CUMMUNITY	11 W ALOHA ST
20	10	388040	0035	VACANT LAND	10 W QUEEN ANNE DR
20	10	388040	0045	COUNTERBALANCE RETAIL	12 W ROY ST
20	10	388040	0050	SHAH SAFARI INC	14 W ROY ST
20	10	388040	0055	3 UNIT APT	714 1ST AVE W
20	10	445872	0000	LUMEN CONDOMINIUM	500 MERCER ST
20	10	446850	0000	LUXE CONDOMINIUM	500 5TH AVE W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	516100	0000	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	600 1ST AVE N
20	10	516550	0000	MARSELLE CONDOMINIUM	699 JOHN ST
20	10	545270	0000	MERCER PLACE CONDOMINIUM	522 W MERCER PL
20	10	545271	0000	MERCER PLACE II CONDOMINIUM	609 W MERCER PL
20	10	545500	0000	MERCER WEST CONDOMINIUM	415 W MERCER ST
20	10	545730	0005	ST. PAULS CHURCH LAND	
20	10	545730	0010	CHASE BANK & MERCER STREET VETERINARY HOSPITAL	20 MERCER ST
20	10	545730	0015	ST. PAULS CHURCH LAND	16 W MERCER ST
20	10	545730	0020	VALI LOA	23 VALLEY ST
20	10	545730	0035	The 801-NEW 36 micros	801 1ST AVE N
20	10	545730	0040	LANI KAI APTS 12 UNIT	23 ALOHA ST
20	10	545730	0270	18 UNIT APARTMENT	105 WARD ST
20	10	545730	0280	ALOHA HOUSE APARTMENTS	100 ALOHA ST
20	10	545730	0295	WARRENCLIFF APARTMENTS	805 WARREN AVE N
20	10	545730	0300	VALI-HAI APARTMENTS	800 1ST AVE N
20	10	545730	0355	FIRST & ALOHA APTS	111 ALOHA ST
20	10	545730	0385	FIRST & ALOHA APTS	816 1ST AVE N
20	10	545730	0410	100 ROY ST APTS	100 ROY ST
20	10	545730	0440	Warren Apartments	715 WARREN AVE N
20	10	545730	0450	KINGSTON APARTMENTS	119 VALLEY ST
20	10	545730	0455	719-721 WARREN APT	719 WARREN AVE N
20	10	545730	0480	APT	714 1ST AVE N
20	10	545730	0560	170 MERCER - OFFICE	170 MERCER ST
20	10	545730	0570	COLOR CRAFT	621 2ND AVE N
20	10	545730	0580	COMMUNITY CENTER	157 ROY ST
20	10	545730	0595	SURFACE PARKING LOT	600 WARREN AVE N
20	10	545730	0600	MIXED USE RETAIL/OFFICE BUILDING	174 ROY ST
20	10	545730	0605	RETAIL/OFFICE BUILDING	170 ROY ST
20	10	545730	0610	EYE DOCTORS LTD / APT	166 ROY ST
20	10	545730	0615	THE MARQUIS	711 2ND AVE N
20	10	545730	0630	CORONA APARTMENTS	715 2ND AVE N
20	10	545730	0635	OFFICE/ FORMER CHURCH	165 VALLEY ST
20	10	545730	0640	3 PLEX	155 VALLEY ST
20	10	545730	0650	VAL CLAIRE	161 VALLEY ST
20	10	545730	0670	ACUPUNCTURE/NAT. MEDICINE (YELLOW HOUSE)	704 WARREN AVE N
20	10	545730	0675	160 ROY BUILDING	160 ROY ST
20	10	545730	0680	NATURAL MEDICINE OFFICE (BLUE HOUSE)	700 WARREN AVE N
20	10	545730	0705	ALOHA ST APTS	155 ALOHA ST
20	10	545730	0720	18 UNIT APARTMENT	154 VALLEY ST
20	10	545730	1075	PUMP HOUSE	128 VALLEY ST
20	10	545780	0150	BEL-AIR APTS	801 3RD AVE N
20	10	545780	0160	FLAMINGO TERRACE APTS	815 3RD AVE N
20	10	545780	0165	KATHWYNN APTS	215 ALOHA ST
20	10	545780	0170	WILOMA APARTMENTS	201 ALOHA ST
20	10	545780	0191	TWIN BIRCHES APTS	800 2ND AVE N
20	10	545780	0210	8 UNIT APARTMENT	717 3RD AVE N
20	10	545780	0225	VALLEY TERRACE APTS	215 VALLEY ST
20	10	545780	0230	8 UNIT APARTMENT	211 VALLEY ST
20	10	545780	0235	8 UNIT APARTMENT	201 VALLEY ST

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	545780	0260	Center Steps Building B (FMR TEATRO SITE)-primary w/-0265	225 ROY ST
20	10	545780	0265	Vacant Land-(imps on -0260)	
20	10	545780	0280	Center Steps -Building A- former Teatro Zinzani site	620 2ND AVE N
20	10	545780	0296	2nd & Mercer-Plymouth Housing	610 2ND AVE N
20	10	545780	0310	SEATTLE CENTER EVENT PARKING GARAGE	300 MERCER ST
20	10	545780	0400	THE MAXWELL HOTEL	300 W ROY ST
20	10	545780	0410	Nob Hill Apartments	715 NOB HILL AVE N
20	10	545780	0415	FAIRLANE APARTMENTS	721 NOB HILL AVE N
20	10	545780	0430	THE MAXWELL HOTEL (ASSOC W/0400)	300 W ROY ST
20	10	545780	0435	THE MAXWELL HOTEL (ASSOC W/0400)	300 ROY ST
20	10	545780	0450	THE ALGARY	320 VALLEY ST
20	10	545780	0455	NOB HILL TERRACE APTS	807 NOB HILL AVE N
20	10	545780	0475	THE NOB HILL	819 NOB HILL AVE N
20	10	545780	0490	4-PLEX	823 NOB HILL AVE N
20	10	545780	0500	ALOHA APARTMENTS	311 ALOHA ST
20	10	545780	0505	7 UNIT APARTMENT	822 3RD AVE N
20	10	545780	0513	16 unit micro housing	812 3RD AVE N
20	10	545780	1250	COGIR OF QUEEN ANNE ASSOC W-545780-1520, 1535, 1540 & 1545	805 4TH AVE N
20	10	545780	1265	RESTAURANTS - APT & RES	372 ROY ST
20	10	545780	1270	DUPLEX	711 4TH AVE N
20	10	545780	1275	CENTURY APARTMENTS	715 4TH AVE N
20	10	545780	1280	CAMELIA COURT APARTMENTS	717 4TH AVE N
20	10	545780	1295	PARKING	356 W ROY ST
20	10	545780	1300	TRIPLEX	708 NOB HILL AVE N
20	10	545780	1315	THAI HEAVEN	352 ROY ST
20	10	545780	1380	AUDITORIUM APARTMENTS	605 5TH AVE N
20	10	545780	1400	DELMONT APARTMENTS	403 ROY ST
20	10	545780	1405	BAHN THAI RESTAURANT & OFFICE	409 ROY ST
20	10	545780	1420	400 MERCER STREET OFFICE BUILDING	400 MERCER ST
20	10	545780	1438	LeeAnn Apartments	701 5TH AVE N
20	10	545780	1440	Assoc. w/1438	795 5TH AVE N
20	10	545780	1455	Assoc. w/1438	785 5TH AVE N
20	10	545780	1460	Queens Oaks Apartments	718 4TH AVE N
20	10	545780	1470	PARKING LOT (REDEVELOPMENT SITE FOR 400 ROY ST)	716 4TH AVE N
20	10	545780	1475	PARKING LOT (REDEVELOPMENT SITE FOR 400 ROY ST)	710 4TH AVE N
20	10	545780	1480	OFFICE BUILDING (REDEVELOPMENT SITE FOR 400 ROY ST)	400 ROY ST
20	10	545780	1495	SFR	811 5TH AVE N
20	10	545780	1500	BIG MARIOS PIZZA/CAFE VITA	813 5TH AVE N
20	10	545780	1505	6-STORY, 155 UNIT MIXED USE PROJECT COMING	817 5TH AVE N
20	10	545780	1510	6-STORY, 155 UNIT MIXED USE PROJECT COMING	415 ALOHA ST
20	10	545780	1515	6-STORY, 155 UNIT MIXED USE PROJECT COMING	823 5TH AVE N
20	10	545780	1520	COGIR OF QUEEN ANNE ASSOC W-545780-1250, 1535, 1540 & 1545	800 4TH AVE N

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	545780	1535	COGIR OF QUEEN ANNE LAND ASSOC W-545780-1520, 1245, 1540 & 1545	800 4TH AVE N
20	10	545780	1540	QUEEN ANNE RETIREMENT COMMUNITY	800 4TH AVE N
20	10	545780	1545	COGIR OF QUEEN ANNE ASSOC W-545780-1250, 1520, 1535, 1540	800 4TH AVE N
20	10	545830	0205	SHOP & HOUSE	817 TAYLOR AVE N
20	10	545830	0210	RETAIL BUILDING	825 TAYLOR AVE N
20	10	545830	0220	517 ALOHA	515 ALOHA ST
20	10	545830	0270	Alloy Apartments	802 5TH AVE N
20	10	545830	0285	HAMPTON INN & SUITES - SLU (WITH -0290)	700 5TH AVE N
20	10	545830	0290	HAMPTON INN & SUITES - SLU (ASSOC. W/0285)	700 5TH AVE N
20	10	545830	0405	570 MERCER STREET (FUTURE 7-STORY OFFICE BUILDING)	570 MERCER ST
20	10	545830	0415	FOLEY SIGN CO (FUTURE 7-STORY OFFICE BUILDING)	570 MERCER ST
20	10	545830	0425	SEATTLE BUSINESS CENTER	557 ROY ST
20	10	545830	0480	THE RUINS BUILDING	703 6TH AVE N
20	10	545830	0490	711 SIXTH AVE NORTH (WIZYWIG) BLDG	711 6TH AVE N
20	10	545830	0505	Parker Place formerly ZADRA APTS	571 VALLEY ST
20	10	545830	0525	SHELL/MINI-MART/RETAIL	720 TAYLOR AVE N
20	10	545830	0535	PLAID PANTRY & RETAIL	714 TAYLOR AVE N
20	10	545830	0540	CRASH SHOP/CITIZEN COFFEE	706 TAYLOR AVE N
20	10	545830	0550	PARKING - CITY OF SEATTLE	560 ROY ST
20	10	545830	0555	Urban Nest MIX USE APTS	801 6TH AVE N
20	10	545830	0560	FOUR UNIT APARTMENT	807 6TH AVE N
20	10	545830	0575	IOWAN APARTMENTS	819 6TH AVE N
20	10	545830	0596	APARTMENTS (Mixed Use)	561 ALOHA ST
20	10	560395	0000	MONTIANA CONDOMINIUM	719 2ND AVE W
20	10	616990	1590	SEATTLE CONST / EVEREST MATTRESS SHOWROOM / ETC	1408 ELLIOTT AVE W
20	10	616990	1660	PORTION OF STREET RIGHT OF WAY	1467 VAN BUREN AVE W
20	10	616990	1685	VITAMIN SHOPPE	1154 ELLIOTT AVE W
20	10	616990	1740	TACO TIME	1140 ELLIOTT AVE W
20	10	616990	1775	PARKING LOT (FORMER QUEEN ANNE UPHOLSTERY)	
20	10	616990	1892	STARBUCKS	1144 ELLIOTT AVE W
20	10	639127	0000	150 VALLEY CONDOMINIUM	150 VALLEY ST
20	10	681550	0000	PITTSBURGH CONDOMINIUM	117 JOHN ST
20	10	701100	0000	MARQUEEN HOTEL & RETAIL	600 QUEEN ANNE AVE N
20	10	701370	0000	QUEEN ANNE COURT CONDOMINIUM	613 4TH AVE W
20	10	701530	0000	QUEEN ANNE PLACE CONDOMINIUM	620 W MERCER PL
20	10	701535	0000	QUEEN ANNE SQUARE CONDOMINIUM	200 MERCER ST
20	10	701580	0000	QUEEN'S COURT CONDOMINIUM	124 WARREN AVE N
20	10	721575	0000	RENAISSANCE ON QUEEN ANNE CONDOMINIUM	810 TAYLOR AVE N
20	10	724200	0000	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM	812 5TH AVE N
20	10	745985	0000	ROYCREST CONDOMINIUM	701 3RD AVE W
20	10	762900	0000	SEABREEZE CONDOMINIUM	341 W OLYMPIC PL
20	10	766620	1714	EXPEDIA CAMPUS - P3 Parking Garage (primary parcel: -1725)	1111 EXPEDIA GROUP WAY W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	766620	1724	EXPEDIA CAMPUS (primary parcel: -1725)	1111 EXPEDIA GROUP WAY W
20	10	766620	1725	EXPEDIA CAMPUS	1111 EXPEDIA GROUP WAY W
20	10	766620	1730	EXPEDIA CAMPUS (primary parcel: -1725)	1111 EXPEDIA GROUP WAY W
20	10	766620	1731	EXPEDIA CAMPUS (primary parcel: -1725)	1111 EXPEDIA GROUP WAY W
20	10	766620	1732	EXPEDIA CAMPUS (primary parcel: -1725)	1111 EXPEDIA GROUP WAY W
20	10	766620	1740	1465 BUILDING	1465 ELLIOTT AVE W
20	10	766620	1741	OPERATING PROPERTY	1400 ALASKAN WAY W
20	10	766620	1745	FREMONT AUTO DETAILING	1451 ELLIOTT AVE W
20	10	766620	1750	1435 BUILDING & 1445 BUILDING	1435 ELLIOTT AVE W
20	10	766620	1755	1425 BUILDING	1425 ELLIOTT AVE W
20	10	766620	1756	VACANT LAND	1433 ELLIOTT AVE W
20	10	766620	1760	1419 BUILDING	1419 ELLIOTT AVE W
20	10	766620	1770	VACANT LAND (FORMERLY ELLIOTT COMMONS/DOG LOUNGE/URBAN VET)	
20	10	766620	1775	ALBERT LEE APPLIANCES	1470 ELLIOTT AVE W
20	10	766620	1780	ALBERT LEE	1460 ELLIOTT AVE W
20	10	766620	1800	PORTION OF RIGHT OF WAY	
20	10	766620	1815	1436 BUILDING	1436 ELLIOTT AVE W
20	10	766620	1860	BRADLEE DISTRIBUTORS INC	1400 ELLIOTT AVE W
20	10	766620	1865	VACANT LAND	1200 ELLIOTT AVE W
20	10	766620	1875	VACANT LAND (FORMER ACE TANK & EQUIPMENT SITE)	
20	10	766620	1885	ELAND BUILDING	1111 ELLIOTT AVE W
20	10	766620	1887	OPERATING PROPERTY	1100 ELLIOTT AVE W
20	10	766620	1903	OPERATING LAND	1100 ALASKAN WAY W
20	10	766620	1934	VACANT LAND	1101 ALASKAN WAY W
20	10	766620	1937	LEASE #1773 (SUBMERGED PARCEL)	1200 ALASKAN WAY W
20	10	766620	1980	GREG THOMPSON PRODUCTIONS	1041 ELLIOTT AVE W
20	10	766620	2000	OPERATING PROPERTY	918 ELLIOTT AVE W
20	10	766620	2035	PARKING LOT	531 ELLIOTT AVE W
20	10	766620	2055	GRAIN TERMINAL	955 ALASKAN WAY W
20	10	766620	2060	Metro Sewer Overflow Facility & Pump Station	601 ELLIOTT AVE W
20	10	766620	2080	ELLIOTT WEST - BLDG 3 (F5 Networks)	501 ELLIOTT AVE W
20	10	766620	2110	ELLIOTT WEST - BLDG 2 (F5 networks)	401 ELLIOTT AVE W
20	10	766620	2120	PORT OF SEATTLE - UPLANDS	
20	10	766620	2125	CITY PARK LAND	
20	10	766620	2133	ELLIOTT WEST - BLDG 1 (F5 Networks)	351 ELLIOTT AVE W
20	10	766620	2160	333 ELLIOTT	333 ELLIOTT AVE W
20	10	766620	2180	BURLINGTON NORTHERN	301 ELLIOTT AVE W
20	10	766620	2190	ELLIOTT PARK BUILDING	201 ELLIOTT AVE W
20	10	766620	2220	101 ELLIOTT (FORMER SEATTLE PI)	101 ELLIOTT AVE W
20	10	766620	2250	MYRTLE EDWARDS PARK	
20	10	766620	2251	PARK METRO REGULATOR STATION	
20	10	767729	0000	SEAVIEW CONDOMINIUM	519 W ROY ST
20	10	769040	0000	SELANO CONDOMINIUM	133 QUEEN ANNE AVE N
20	10	769540	0000	SERANA CONDOMINIUM	621 5TH AVE N
20	10	778775	0000	THE SIENA CONOMINIUM	326 QUEEN ANNE AVE N
20	10	779210	0000	SIGNATURE PLACE CONDOMINIUM	801 2ND AVE N
20	10	863573	0000	THREE THIRTY ROY CONDOMINIUM	330 W ROY ST
20	10	868145	0000	TRIBECA COMMERCIAL CONDOS (Safeway & Retail)	516 1ST AVE W

Physical Inspection - Area 20					
Area	Nbhd	Major	Minor	PropName	AddrLine
20	10	868146	0000	TRIBECA RESIDENTIAL CONDOMINIUM	17 W MERCER ST
20	10	868600	0000	TRITON TERRACE CONDOMINIUM	507 W MERCER ST
20	10	873238	0000	200 ROY STREET CONDO	200 ROY ST
20	10	884760	0000	UPTOWN CONDOMINIUM	520 2ND AVE W
20	10	895760	0000	VISTA VALENCIA TOWNHOMES	351 W OLYMPIC PL
20	10	929350	0000	WESTFJORD PLACE CONDOMINIUM	617 W MERCER PL
20	10	942558	0000	WILLIS CONDOMINIUM	720 QUEEN ANNE AVE N
20	10	944860	0000	WILSON COURT CONDOMINIUM	420 VALLEY ST

Improvement Sales for Area 025 with Sales Used

04/19/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
025	041	066000	2760	21,068	2973024	\$15,515,000	02/03/19	\$736.42	1501 - 1535 Melrose Ave	NC3P-85	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
025	041	111705	0010	2,899	3163564	\$1,800,000	12/02/21	\$620.90	BRIX	NC3-75 (M1)	Condominium(Mixed Use)	1	Y	
025	041	314860	0065	4,591	3166028	\$1,750,000	12/16/21	\$381.18	BEN MCADOO ARCHITECTS & SHOPPE	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0065	19,519	3166019	\$7,500,000	12/21/21	\$384.24	East Pike Building	NC3P-75 (M)	Office Building	1	Y	
025	041	600300	0370	5,965	3146827	\$2,340,000	08/25/21	\$392.29	Diagnostic Cytogenetics	NC3P-75 (M)	Industrial(Light)	1	Y	
025	041	600350	0095	9,500	3028403	\$4,300,000	12/27/19	\$452.63	CAFFE VITA	NC3P-75 (M)	Service Building	1	Y	
025	041	600350	1330	1,876	3134636	\$1,760,000	07/21/21	\$938.17	Zula Restaurant and Apt	NC3P-75 (M1)	Restaurant/Lounge	1	Y	
025	041	678490	0030	1,086	2996552	\$710,000	06/26/19	\$653.78	PIKE LOFTS CONDOMINIUM	NC3P-75 (M)	Condominium(Residential)	1	Y	
025	041	880490	0350	3,360	3108333	\$1,500,000	03/30/21	\$446.43	RETAIL	NC3P-75 (M)	Retail Store	1	Y	
025	041	880490	0455	44,100	3027134	\$15,334,000	12/21/19	\$347.71	Heath Printers Building - Office Nomads	NC3-75 (M)	Office Building	4	Y	
025	042	197820	1130	7,960	3077193	\$5,000,000	10/19/20	\$628.14	JOSLIN CENTER FOR DIABETES	MIO-70-HR (M)	Medical/Dental Office	1	Y	
025	042	219760	0490	26,001	3163867	\$18,500,000	12/09/21	\$711.51	Alder Flats MICRO APARTMENTS	MR (M)	Congregate Housing	1	Y	
025	042	256035	0010	19,511	3025680	\$15,150,000	12/16/19	\$776.49	FIRST HILL PLAZA RETAIL BUILDING CONDOMINIUM	NC3P-200 (M)	Condominium(Office)	2	Y	
025	043	181380	0030	2,425	3108614	\$1,280,000	10/21/19	\$527.84	Former Coffee Flour Kitchen	NC2-55 (M)	Restaurant/Lounge	1	Y	
025	043	332504	9026	5,435	3150010	\$2,215,000	09/29/21	\$407.54	1707-1709 23rd Ave	NC2-75 (M1)	School(Private)	2	Y	
025	043	501480	0010	333	3034795	\$305,000	02/11/20	\$915.92	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	Condominium(Residential)	1	Y	
025	043	600300	1395	32,316	2971281	\$14,500,000	01/17/19	\$448.69	Footprint Cal Park	NC3-40	Congregate Housing	2	Y	
025	043	600300	1415	2,800	2988041	\$1,405,000	05/15/19	\$501.79	Capitol Hill Health Building	NC3-75 (M1)	Medical/Dental Office	1	Y	
025	043	723460	0500	8,394	3024416	\$2,500,000	12/06/19	\$297.83	GAFFNEY HOUSE	NC3-75 (M)	Historic Prop(Residence)	1	Y	
025	044	195970	2715	4,210	3136600	\$2,900,000	07/28/21	\$688.84	2921 Eastlake Ave E	NC3-55 (M)	Office Building	1	Y	
025	044	195970	2760	9,618	3085424	\$2,150,000	11/23/20	\$223.54	LAKE UNION CAFE	NC3P-55 (M)	Restaurant/Lounge	1	Y	
025	044	195970	2937	8,844	3164203	\$6,150,000	12/14/21	\$695.39	3120 Harvard Ave E	NC2-55 (M)	Congregate Housing	1	Y	
025	044	195970	3120	5,400	3152562	\$3,350,000	10/13/21	\$620.37	OFFICES	NC2P-55 (M)	Office Building	1	Y	
025	044	290220	0327	5,520	3092129	\$2,941,426	12/29/20	\$532.87	With a little Help, inc. Services for Seniors	LR3 (M)	Office Building	1	Y	
025	044	290220	0916	10,604	2971283	\$4,700,000	01/17/19	\$443.23	Footprint Franklin	LR3	Congregate Housing	1	Y	
025	044	745997	0020	2,054	3106202	\$1,135,000	03/15/21	\$552.58	RUBY CONDOMINIUM	NC3-55 (M)	Condominium(Mixed Use)	2	Y	
025	045	140730	0010	17,666	2976000	\$7,900,000	02/24/19	\$447.19	Footprint 1806	LR3	Congregate Housing	1	Y	
025	045	722850	0985	2,930	3035591	\$1,395,000	02/25/20	\$476.11	Mixed Use Duplex w/ Retail	NC2P-55 (M1)	Apartment(Mixed Use)	1	Y	
025	045	723460	0035	11,858	3099924	\$5,600,000	02/16/21	\$472.26	Spring Park Flats	LR3 (M)	Congregate Housing	1	Y	
025	045	794930	0080	9,100	3009328	\$2,900,000	09/05/19	\$318.68	450-458 12th Ave	NC3P-55 (M)	Apartment(Mixed Use)	1	Y	
025	045	894620	0010	1,020	3115421	\$487,000	04/29/21	\$477.45	VILLANOVA PLACE CONDOMINIUM	NC1-40 (M)	Condominium(Residential)	1	Y	
025	046	134230	0235	3,132	3083744	\$1,400,000	11/04/20	\$447.00	Volunteer Park Market and Cafe	SF 5000	Grocery Store	1	Y	
025	046	232920	0140	905	2999684	\$360,000	07/16/19	\$397.79	EMBASSY THE CONDOMINIUM	NC1-55 (M)	Condominium(Residential)	1	Y	
025	046	232920	0160	450	3136141	\$235,000	07/21/21	\$522.22	EMBASSY THE CONDOMINIUM	NC1-55 (M)	Condominium(Residential)	1	Y	
025	046	678820	1505	3,168	3003983	\$1,200,000	08/08/19	\$378.79	Former Montlake Alehouse	NC1-40 (M)	Restaurant/Lounge	1	Y	
025	046	685070	0585	4,490	3145731	\$2,425,000	09/03/21	\$540.09	SFR - LAW OFFICE	LR3 (M)	Office Building	1	Y	
025	046	685270	0160	15,054	2971282	\$9,200,000	01/17/19	\$611.13	Footprint Eleventh	LR3	Congregate Housing	1	Y	
025	047	501480	0030	1,646	3091135	\$1,053,440	12/16/20	\$640.00	MADISON LOFTS CONDOMINIUM	NC2P-55 (M)	Condominium(Residential)	1	Y	
025	047	515770	0004	1,410	3089936	\$1,100,000	12/02/20	\$780.14	1115 34th Ave Live-Work Unit A	NC1-40 (M)	Single Family(C/I Zone)	1	Y	
025	047	515770	0005	1,402	3013194	\$980,000	09/09/19	\$699.00	1115 34th Ave Live-Work Unit B	NC1-40 (M)	Single Family(C/I Zone)	1	Y	
025	047	531910	0110	4,580	3123296	\$3,986,500	06/03/21	\$870.41	ANGEL BUILDING	NC1P-40 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
025	047	715220	0259	1,529	3044884	\$990,000	04/24/20	\$647.48	Pike Station Live-Work Unit E	NC1-40 (M)	Office Building	1	Y	
025	047	715220	0260	1,529	3043032	\$875,000	04/10/20	\$572.27	Pike Station Live-Work Unit F / Studio 216	NC1-40 (M)	Office Building	1	Y	
025	047	715220	0300	1,410	2993018	\$980,000	06/05/19	\$695.04	1121 34th Ave Live-Work Unit B	NC1-40 (M)	Single Family(C/I Zone)	1	Y	
025	047	715220	0301	1,402	3018496	\$989,900	10/25/19	\$706.06	1121 34th Ave Live-Work Unit A	NC1-40 (M)	Single Family(C/I Zone)	1	Y	

Vacant Sales for Area 025 with Sales Used

01/11/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
025	041	314860	0010	3,200	2970925	\$1,200,000	01/17/19	\$375.00	229-231 Harvard Ave E	MR	Triplex	1	Y	
025	041	685070	0020	5,300	2975733	\$3,180,000	02/28/19	\$600.00	Former Grill on Broadway	NC3P-40	Restaurant/Lounge	1	Y	
025	043	304320	0185	4,800	2980254	\$1,849,400	03/27/19	\$385.29	FOUR-PLEX	NC2-40	4-Plex	1	Y	
025	041	684820	0685	7,312	2981196	\$8,232,085	04/03/19	\$1,125.83	1651 E Olive Way Office	NC3P-75 (M)	Office Building	1	Y	
025	041	684820	0690	6,172	2981197	\$4,458,885	04/03/19	\$722.44	Fred Wildlife Refuge	NC3P-75 (M)	Office Building	1	Y	
025	041	684820	0695	11,864	2981198	\$8,724,031	04/03/19	\$735.34	120 Belmont Ave E / 123 Boylston Ave E	NC3-75 (M)	Office Building	1	Y	
025	045	796010	0356	2,700	2982155	\$700,000	04/08/19	\$259.26	SERVICE GARAGE	NC1-40	Service Building	1	Y	
025	044	195970	1451	2,106	2982717	\$600,000	04/15/19	\$284.90	2823-2825 Franklin Ave E	LR2	Vacant(Multi-family)	2	Y	
025	046	180690	0455	4,800	2988730	\$1,575,000	05/15/19	\$328.13	4-PLEX	LR3 (M)	4-Plex	1	26	Imp changed after sale; not in ratio
025	043	723460	0290	7,200	2990146	\$2,150,000	05/21/19	\$298.61	Patrick J. Sullivan House	LR3 (M)	Apartment	1	Y	
025	046	191210	0620	4,500	3019349	\$1,200,000	09/13/19	\$266.67	2412 10th Ave E	NC1-55 (M)	Office Building	1	Y	
025	046	685170	0040	6,000	3011220	\$1,850,000	09/17/19	\$308.33	614 13th Ave E	LR3 (M)	Single Family(Res Use/Zor	1	Y	
025	043	600300	1560	5,600	3022198	\$2,182,500	11/19/19	\$389.73	FOURPLEX	LR3 (M)	4-Plex	1	Y	
025	044	290220	0640	6,150	3026063	\$2,396,200	12/16/19	\$389.63	6 UNIT APT	NC2-65 (M2)	Apartment	1	Y	
025	042	219810	0005	7,200	3027760	\$5,764,345	12/27/19	\$800.60	MIXED-USE APARTMENT	MIO-90-NC3-95 (M)	Apartment(Mixed Use)	1	Y	
025	044	195970	0015	17,922	3027844	\$6,885,000	12/30/19	\$384.16	retail	NC2P-65 (M1)	Retail(Line/Strip)	2	Y	
025	044	290220	0800	6,600	3030090	\$2,300,000	01/03/20	\$348.48	Former Alden Apartments	LR3 (M)	Apartment	1	Y	
025	047	438570	1043	7,200	3030035	\$3,500,000	01/09/20	\$486.11	East Lynn Apartments	LR3 (M)	Apartment	1	Y	
025	041	600300	0440	10,260	3032431	\$5,870,968	02/04/20	\$572.22	Parking Lot	MIO-65-NC3P-65	Parking(Commercial Lot)	2	Y	
025	041	750250	0060	5,760	3034749	\$3,000,000	02/18/20	\$520.83	1407 Harvard Ave Parking Lot	NC3P-75 (M)	Parking(Commercial Lot)	1	Y	
025	046	684820	0490	7,200	3051739	\$2,480,000	05/28/20	\$344.44	421 Belmont Ave E	MR (M)	Apartment	1	Y	
025	043	949770	0140	7,881	3052359	\$1,750,000	06/11/20	\$222.05	Madison Inn Work Release	LR3 (M)	Rehabilitation Center	1	Y	
025	041	872560	0275	9,870	3066948	\$7,650,000	08/28/20	\$775.08	Noren Sushi/Victrola Coffee	NC3P-75 (M)	Grocery Store	1	Y	
025	045	912610	1695	9,023	3078349	\$2,150,000	10/26/20	\$238.28	FORMER CHERRY HILL BAPTIST CHURCH	NC1-40 (M2)	Vacant(Commercial)	3	Y	
025	044	195970	0070	5,517	3088499	\$2,000,000	12/02/20	\$362.52	OFFICE	NC2-65 (M1)	Office Building	1	Y	
025	045	912610	1705	3,440	3092032	\$1,200,000	12/07/20	\$348.84	Update Barbershop & Mesob Restaurant	NC1-40 (M)	Retail Store	1	Y	
025	044	195970	2735	27,500	3088856	\$11,824,000	12/15/20	\$429.96	Eastlake Bar & Grill	NC3-55 (M)	Restaurant/Lounge	1	Y	
025	044	195970	2740	6,820	3093201	\$2,820,353	01/04/21	\$413.54	E-Clips Hair Studio & Eastlake Massage	NC3P-55 (M)	Retail Store	1	Y	
025	046	600350	1510	7,680	3093688	\$3,295,000	01/07/21	\$429.04	THE TOWN HOUSE	MR (M1)	Shell Structure	1	Y	
025	045	912610	1706	1,720	3101817	\$900,000	02/24/21	\$523.26	MIXED-USE RETAIL/APARTMENT	NC1-40 (M)	Apartment(Mixed Use)	1	Y	
025	044	290220	0325	22,600	3106053	\$5,600,000	03/18/21	\$247.79	LAND SURVEY OFFICE	LR3 (M)	Office Building	1	Y	
025	041	600350	1070	7,680	3111533	\$3,136,000	04/14/21	\$408.33	11th Ave Inn Bed & Breakfast	MR (M1)	Shell Structure	1	Y	
025	045	722850	0135	14,268	3128412	\$3,750,000	06/22/21	\$262.83	CHURCH	NC2P-75 (M1)	Shell Structure	2	Y	
025	047	501600	0030	4,000	3149867	\$820,000	09/30/21	\$205.00	VACANT	NC2P-55 (M)	Vacant(Multi-family)	1	Y	
025	046	191210	0620	4,500	3155974	\$1,255,000	10/29/21	\$278.89	2412 10th Ave E	NC1-55 (M)	Vacant(Commercial)	1	Y	

Improvement Sales for Area 025 with Sales not Used

04/19/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
025	041	066000	2760	22,360	2970993	\$307,825	01/22/19	\$13.77	Melrose Market Bldg	NC3P-85	Auto Showroom and Lot	2	22	Partial interest (1/3, 1/2, etc.)
025	041	314860	0010	3,380	2970959	\$1,200,000	01/17/19	\$355.03	229-231 Harvard Ave E	MR	Triplex	1	20	Correction deed
025	041	600300	0445	18,000	3032432	\$3,129,032	02/04/20	\$173.84	Booth Building - Seattle Central College	MIO-65-NC3P-65	Office Building	1	67	Gov't to non-gov't
025	041	600300	0505	8,240	3154589	\$2,064,000	10/25/21	\$250.49	Pride Place (Senior Housing)-Former Eld	MIO-65-NC3P-65	Retail Store	2	63	Sale price updated by sales id group
025	041	600300	0505	8,240	3154826	\$771,750	10/25/21	\$93.66	Pride Place (Senior Housing)-Former Eld	MIO-65-NC3P-65	Retail Store	2	63	Sale price updated by sales id group
025	041	600350	0650	3,839	3071329	\$1,050,000	09/23/20	\$273.51	GERMAN UNITED CHURCH	MR (M1)	Church/Welfare/Relig Srvc	1	51	Related party, friend, or neighbor
025	042	197820	1435	83,695	3151341	\$42,500,000	10/08/21	\$507.80	NORTHWEST KIDNEY CENTER	MIO-160-NC3-95 (M)	Medical/Dental Office	2	64	Sales/leaseback
025	044	195970	0023	29,819	3078819	\$8,500	08/24/20	\$0.29	office	NC2-65 (M1)	Office Building	4	24	Easement or right-of-way
025	044	195970	0455	13,980	3096805	\$2,500	01/25/21	\$0.18	St Patrick's CATHOLIC CHURCH	SF 5000	Church/Welfare/Relig Srvc	2	68	Non-gov't to gov't
025	044	210770	0190	1,874	3028890	\$1,300,000	01/03/20	\$693.70	EASTLAKE VETERINARY HOSP	C1-75 (M)	Vet/Animal Control Srvc	3	51	Related party, friend, or neighbor
025	044	338390	0232	4,152	3036496	\$5,125,000	02/24/20	\$1,234.34	Bank of America Branch	C1-75 (M)	Bank	1	36	Plottage
025	046	330370	0105	8,520	3148969	\$600,000	09/28/21	\$70.42	RESTAURANT & STORES	NC2P-55 (M)	Retail(Line/Strip)	2	52	Statement to dor
025	047	515770	0004	1,410	3041242	\$700,000	03/27/20	\$496.45	1115 34th Ave Live-Work Unit A	NC1-40 (M)	Single Family(C/I Zone)	1	52	Statement to dor
025	047	715220	0235	4,188	2981431	\$2,800,000	04/06/19	\$668.58	Red Cow Restaurant + Residence	NC1-30	Restaurant/Lounge	1	51	Related party, friend, or neighbor

Vacant Sales for Area 025 with Sales not Used

01/11/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
025	041	880490	0680	10,000	3008117	\$7,572,437	08/30/19	\$757.24	LENEX APTS	MR	Apartment	2	11	Corporate affiliates
025	042	197820	0469	5,193	3002254	\$1,400,000	07/29/19	\$269.59	Panorama House Parking Lot	HR (M)	Parking(Assoc)	1	52	Statement to dor
025	042	197820	1140	7,200	3072524	\$12,000	09/25/20	\$1.67	PARKING LOT	NC3-200 (M)	Parking(Assoc)	1	24	Easement or right-of-way
025	043	600300	1000	7,910	2999303	\$5,894,000	07/12/19	\$745.13	RETAIL W/APTS	NC3-75 (M1)	Apartment(Mixed Use)	2	36	Plottage
025	044	202504	9082	90	3087836	\$21,600	11/02/20	\$240.00	2' x 45' Strip of Land West of 2517 Yale Ave	LR3 (M1)	Vacant(Multi-family)	1	36	Plottage
025	045	794260	0230	82,289	3120220	\$20,000	05/11/21	\$0.24	PROVIDENCE MEDICAL CENTER PARKING L	MIO-37-SF 5000	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120221	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING L	MIO-37-SF 5000	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3120222	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING L	MIO-37-SF 5000	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122702	\$20,000	05/11/21	\$0.25	PROVIDENCE MEDICAL CENTER PARKING L	MIO-37-SF 5000	Vacant(Commercial)	10	24	Easement or right-of-way
025	045	794260	0230	81,521	3122703	\$22,000	05/18/21	\$0.27	PROVIDENCE MEDICAL CENTER PARKING L	MIO-37-SF 5000	Vacant(Commercial)	10	24	Easement or right-of-way

PHYSICAL INSPECTION 2022- AREA 25			
Major	Minor	PropName	AddrLine
034200	0045	FOURPLEX-Formerly Madrona Cleaners building	3401 E CHERRY ST
034200	0055	628-6 UNIT	628 34TH AVE
034200	0270	RETAIL / Dental Office	701 34TH AVE
051900	0130	CHURCH	801 25TH AVE
051900	0165	Parking for SDA Church	
051900	0260	Apartment	721 24TH AVE
051900	0280	Central Space apartments and workspace	705 24TH AVE
051900	0290	Nova High School	2410 E CHERRY ST
118900	0055	Vacant Small Restaurant	2600 E UNION ST
118900	0190	OFFICE	2700 E UNION ST
118900	0275	5 UNIT APT	2719 E PIKE ST
118900	0469	AUTO REPAIR	1110 MARTIN LUTHER KING JR WAY
118900	0510	APARTMENT	2703 E UNION ST
118900	0528	vacant strip of land	
118900	0544	APARTMENT-ECON UNIT WITH 118900-0550	2719 E UNION ST
118900	0550	The Valley Building	1141 MARTIN LUTHER KING JR WAY
118900	0590	Teriyaki restaurant	1123 MARTIN LUTHER KING JR WAY
118900	0710	Patricia Ann Apts	1124 27TH AVE
118900	0795	FAITH TEMPLE COMMUNITY CHURCH	2623 E UNION ST
118900	1161	FOUR-PLEX	2617 E SPRING ST
121100	0020	VAC LD	2609 E CHERRY ST
121100	0035	SFR - Urban Real Estate	2605 E CHERRY ST
121100	0195	HARVEY APTS	2615 E CHERRY ST
121100	0196	SEG FROM 12110001950	
121100	0205	23RD & CHERRY FELLOWSHIPHALL	2701 E CHERRY ST
121100	0230	4-PLEX	540 27TH AVE
121100	0365	AUTO REPAIR & RESTAURANT	2715 E CHERRY ST
155620	0035	4 PLEX	805 29TH AVE
155620	0056	East Cherry Branch YWCA	2820 E CHERRY ST
155620	0100	Chambliss Apt	2904 E CHERRY ST
155620	0110	Golden Wheat Bakery	2908 E CHERRY ST
155620	0125	MIX-USE BLDG & TRIPLEX	703 30TH AVE
174470	0136	PARKS DEPT	3525 E TERRACE ST
193480	0077	4 PLEX	1924 E SPRUCE ST
193480	0105	BOY'S CLUB	201 19TH AVE
193480	0196	Sienna Apartments	207 18TH AVE
225450	1732	6 Plex APT	802 15TH AVE
225450	1865	4 PLEX	802 16TH AVE
225450	1944	DEPT OF SOCIAL & HEALTH SERVICES	1700 E CHERRY ST
225450	2010	India Full Gospel Fellowship	735 18TH AVE
225450	2165	IMMACULATE CONCEPTION CHURCH	800 18TH AVE
225450	2166	CHURCH PARKING	1802 E COLUMBIA ST
225450	2230	FIREHOUSE PARK	710 18TH AVE
225450	2235	Byrd Barr Place (Old Fire Station #23)	722 18TH AVE
225450	2245	PARKING LOT	1905 E COLUMBIA ST
225450	2270	4 PLEX	700 19TH AVE
225550	0005	1609 E Columbia St	1609 E COLUMBIA ST

PHYSICAL INSPECTION 2022- AREA 25			
Major	Minor	PropName	AddrLine
225550	0040	APT	724 16TH AVE
225550	0115	PACIFIC RIDGE APTS	721 17TH AVE
277910	0065	CHURCH	2400 E SPRUCE ST
303720	0041	Residences 202	202 17TH AVE
332504	9001	SFR - LAW OFFICE W/BASEMENT LIVING UNIT	1908 E MADISON ST
332504	9002	Samuel Berry McKinney Manor Apts	1916 E MADISON ST
332504	9007	El Gallito Mexican Restaurant	1700 20TH AVE E
332504	9010	Vacant	
332504	9011	Price Arms	1722 19TH AVE
332504	9012	Office Building	2014 E MADISON ST
332504	9014	Planned Parenthood Open Space	2001 E MADISON ST
332504	9019	NA - MU Lofts (SEDU)	2202 E OLIVE ST
332504	9026	1707-1709 23rd Ave	1709 23RD AVE
332504	9028	1701 23rd Ave	1701 23RD AVE
332504	9040	Session Apartments- building on 140730-0135	2045 E MADISON ST
332504	9042	PLANNED PARENTHOOD OF WESTERN WASHIN	2001 E MADISON ST
332504	9045	1700 22nd Ave	1700 22ND AVE
332504	9047	EBENEZER AME ZION CHURCH PARKING	1716 23RD AVE
332504	9051	Session Apartments- building on 140730-0135	2045 E MADISON ST
332504	9052	Session Apartments- building on 140730-0135	
332504	9055	OFFICE	1900 E MADISON ST
332504	9057	1726 19th Ave	1726 19TH AVE
332504	9058	Vacant Landlocked parcel	24TH AVE
332504	9073	Narrow (less than 2 feet wide) Strip	
411460	0995	Madrona Park	800 LAKE WASHINGTON BLVD
501700	0090	Broadmoor Manor Apts	3232 E MADISON ST
501700	0139	FOUR-PLEX	1000 32ND AVE E
501700	0260	Arbor Court	823 33RD AVE E
501700	0325	FOUR-PLEX & HOUSE	633 33RD AVE E
515770	0004	1115 34th Ave Live-Work Unit A	1115 A 34TH AVE
515770	0005	1115 34th Ave Live-Work Unit B	1115 B 34TH AVE
515770	0015	Bowling Green	3310 E SPRING ST
515770	0035	RETAIL / OFC	1112 34TH AVE
515770	0040	1106 34th Ave	1106 34TH AVE E
515770	0055	4 UNIT	3400 E SPRING ST
515770	0145	MADRONA PRESBYTERIAN	826 32ND AVE
515770	0161	4 UNIT	835 34TH AVE
531610	0400	Samuel Hyde Mansion-Russian Consulate Gene	3726 E MADISON ST
531710	0295	MLK F.A.M.E. Community Center	3201 E REPUBLICAN ST
531710	0343	The Bush School	3400 E HARRISON ST
531710	0344	Bush School - Gym	3400 E HARRISON ST
531710	0368	The Bush School	3400 E HARRISON ST
531710	0369	The Bush School	
531710	0370	THE BUSH SCHOOL	3400 E HARRISON ST
531710	0376	The Bush School	3400 E HARRISON ST
535020	0130	6 UNIT	1422 37TH AVE
564660	0005	Gregory Lane Apts	1500 E CHERRY ST

PHYSICAL INSPECTION 2022- AREA 25			
Major	Minor	PropName	AddrLine
564660	0025	BIRCHWOOD APARTMENTS	718 15TH AVE
564660	0075		
564660	0080	PARKING FOR MINOR 0090	719 16TH AVE
564660	0085	PARKING FOR MI 0090	711 16TH AVE
564660	0090	The CC Apts	701 16TH AVE
660000	0120	THE BUSH SCHOOL	3400 E HARRISON ST
660000	0385	THE BUSH SCHOOL	405 36TH AVE E
684070	0140	Columibia Court	712 26TH AVE
684070	0175	ISLAMIC SCHOOL OF SEATTLE	720 25TH AVE
684070	0205	Custom Cherry Cleaners	
684070	0210	Twilight Exit	2516 E CHERRY ST
684070	0215	Tana Market	2518 E CHERRY ST
684070	0220	Cloud 9 Hookah Lounge	2522 E CHERRY ST
684070	0245	Jordan Court Apartments with retail & SFR	2503 E CHERRY ST
684070	0355	APTS	553 26TH AVE
684070	0415	Small Park in median.	2701 E CHERRY ST
684070	0525	Doggie daycare	2765 E CHERRY ST
684070	0535	Restaurant	2801 E CHERRY ST
684070	0540	SHA Apartments	2805 E CHERRY ST
684070	0640	Assoc. Minor 0540	29TH AVE
684070	0825	PLAYGROUND	300 MARTIN LUTHER KING JR WAY
684070	1230	GARFIELD HIGH SCHOOL	400 23RD AVE
684170	0005	APTS	403 30TH AVE
715220	0005	Madrona Arms	1134 34TH AVE
715220	0015	Live/Work Townhouse	
715220	0025	Madrona Refuge	1126 34TH AVE
715220	0040	34th St Townhomes - Live-work unit	1122 34TH AVE
715220	0041	34th St Townhomes - Live-work unit	1118 34TH AVE
715220	0045	Madrona Court Apartments	1430 34TH AVE
715220	0065	RETAIL & STUDIO	1422 34TH AVE
715220	0075	SFR - WINERY AND APARTMENT	1416 34TH AVE
715220	0085	SFR - Hi Spot Cafe	1412 34TH AVE
715220	0090	Glassybaby	3406 E UNION ST
715220	0095	Retail	1400 34TH AVE
715220	0175	33 Union	3300 E UNION ST
715220	0215	EVELO Electric Bicycles	1411 34TH AVE
715220	0225	Madrona Plaza Building	1421 34TH AVE
715220	0235	Red Cow Restaurant + Residence	1423 34TH AVE
715220	0245	Kathryn Allen Clay Studio, and Ginny Conrow Po	1431 34TH AVE
715220	0258	Pike Station Live-Work Unit D	1439 34TH AVE
715220	0259	Pike Station Live-Work Unit E	1437 34TH AVE
715220	0260	Pike Station Live-Work Unit F	1435 34TH AVE
715220	0261	Pike Station Live-Work Unit G	1433 34TH AVE
715220	0270	Library - Sally Goldmark	1134 33RD AVE
715220	0300	1121 34th Ave Live-Work Unit B	1121 B 34TH AVE
715220	0301	1121 34th Ave Live-Work Unit A	1121 A 34TH AVE
715220	0310	BARBER SHOP & 2 APTS	1123 34TH AVE

PHYSICAL INSPECTION 2022- AREA 25			
Major	Minor	PropName	AddrLine
715220	0320	World Travel Center	1127 34TH AVE
715220	0330	St. Clouds Foods & Spirits	1131 34TH AVE
715220	0340	Madrona Market + 1137-1139 34th Ave	3317 E UNION ST
715220	0350	MADRONA SCHOOL	1121 33RD AVE
715220	0405	APTS	3200 E UNION ST
721740	0130	SHA townhomes	2400 E UNION ST
721740	0275	Crawford Apartments	1404 25TH AVE
721740	0285	7- Units	2500 E UNION ST
721740	0359	RETAIL & APT	2501 E UNION ST
721740	0530	STENCIL APARTMENTS	
721740	0540	STENCIL APARTMENTS	2407 E UNION ST
721740	0550	Ponder Cannabis Shop	2413 E UNION ST
721740	0576	Live-Work Townhouse	2425 E UNION ST
721740	0577	Live-Work Townhouse	2423 E UNION ST
721740	0578	Live-Work Townhouse	2421 E UNION ST
721740	0750	Midtown Square (imps on -0162)	2317 E UNION ST
721740	0760	Midtown Square (imps on -0162)	
721740	0772	Midtown Square (imps on -0162)	24TH AVE
721740	0805	1107 24th Ave (part of Africatown Plaza develop	1107 24TH AVE
721740	0809	2314 E Spring St (part of Africatown Plaza deve	2314 E SPRING ST
721740	0845	FOUR PLEX	949 24TH AVE
721740	0860	5 unit apt	943 24TH AVE
721740	0950	Oxford Apts	940 24TH AVE
722850	0005	EBENEZER AME ZION CHURCH PARKING	1716 23RD AVE
722850	0010	EBENEZER AME ZION CHURCH	1716 23RD AVE
722850	0085	Pine North aPodment	1518 23RD AVE
722850	0095	Pine South aPodment	1510 23RD AVE
722850	0105	Uncle Ike's Car Wash	1426 23RD AVE
722850	0125	VACANT LAND	1426 23RD AVE E
722850	0135	CHURCH	1412 23RD AVE E
722850	0140	OFFICE & RETAIL	2308 E UNION ST
722850	0145	Uncle Ikes Glass shop	1400 23RD AVE E
722850	0162	Midtown Square (primary parcel)	2301 E UNION ST
722850	0170	Midtown Square (imps on -0162)	982 23RD AVE
722850	0175	Midtown Square (imps on -0162)	
722850	0182	Africatown Plaza at Midtown (primary parcel)	1100 23RD AVE
722850	0255	The Central	2203 E UNION ST
722850	0260	Casey Family Offices	1123 23RD AVE E
722850	0320	EYE CLINIC	1105 23RD AVE E
722850	0321	Raised Doughnuts	1101 23RD AVE
722850	0465	CITY LIGHT SUB-STATION	1501 23RD AVE E
722850	0500	1437 23rd Ave	1437 23RD AVE
722850	0520	CHURCH	1429 23RD AVE E
722850	0530	1400 BLK OF	23RD AVE E
722850	0550	VACANT LAND	1421 23RD AVE E
722850	0555	Residence and Daycare	1419 23RD AVE
722850	0570	EAST UNION APARTMENTS	2220 E UNION ST

PHYSICAL INSPECTION 2022- AREA 25

Major	Minor	PropName	AddrLine
722850	0571	Future East Union Apartments	
722850	0585	Future East Union Apartments	2200 E UNION ST
722850	0720	Fix Auto Collision	2113 E OLIVE ST
722850	0731	PARKING	1655 22ND AVE
722850	0875	Girlye Press Graphic Design	1658 21ST AVE
722850	0945	5 UNIT APT	1435 22ND AVE
722850	0947	Proposed Duplex	1431 22ND AVE
722850	0961	LUTHERAN CHURCH	2116 E UNION ST
722850	0985	Mixed Use Duplex w/ Retail	2106 E UNION ST
722850	1100	4-Plex	1468 21ST AVE
722850	1125	SFR - Rent-A-Computer	2115 E UNION ST
722850	1130	2119-2123 E Union St	2123 E UNION ST
722850	1349	SFR - Ethiopian Community Center	2111 E UNION ST
722850	1355	UNION MARKET	996 21ST AVE
722850	1365	SHELL AUTO REPAIR	2015 E UNION ST
722850	1410	4 UNIT APARTMENT	955 21ST AVE
722850	1625	Chuck's Hop Shop	2001 E UNION ST
722850	1700	4-PLEX	1417 21ST AVE
722850	1713		2012 E UNION ST
722850	1714		2016 E UNION ST
722850	1715	Commercial Building - Retail	2014 E UNION ST B
722850	1716	2014 E Union St Suite A	2014 E UNION ST A
722850	1720	Multi-Tenant Retail	2018 E UNION ST
722850	1733	Triplex with Street-Front Retail	2006 E UNION ST
722850	1740	RETAIL & APARTMENT	2002 E UNION ST
722850	1825	Harbortown Apartment	1653 21ST AVE
722850	1925	VACANT LAND	1602 20TH AVE
722850	1930	VACANT LAND	1626 20TH AVE
722850	1935	VACANT LAND	1630 20TH AVE
722850	1960	1650-1658 20th Ave	1658 20TH AVE
722850	1970	MOUNT ZION BAPTIST CHURCH	1634 19TH AVE
722850	1971	VACANT	1921 E MADISON ST
722850	1980	MOUNT ZION BAPTIST CHURCH	1634 19TH AVE
722850	2015	MOUNT ZION BAPTIST CHURCH PARKING	1634 19TH AVE
722850	2020	SFR	1609 20TH AVE
722850	2040	Helping House	1604 19TH AVE
722850	2045	MOUNT ZION BAPTIST CHURCH PARKING	1634 19TH AVE
722850	2050	MOUNT ZION BAPTIST CHURCH PARKING	1634 19TH AVE
722850	2055	MOUNT ZION BAPTIST CHURCH PARKING	1634 19TH AVE
722850	2060	MOUNT ZION BAPTIST CHURCH PARKING	1634 19TH AVE
722850	2305	UNION JAMES APARTMENTS	981 20TH AVE
722850	2420	4-PLEX	1914 E MARION ST
722850	2440	APTS	1902 E MARION ST
722850	2570	Rosada	1132 19TH AVE
722850	2580	SFR House Structure w/Retail on Street Level	1901 E UNION ST
723460	0035	Spring Park Flats	1519 E SPRING ST
723460	0045	8 UNIT APT	921 16TH AVE

PHYSICAL INSPECTION 2022- AREA 25

Major	Minor	PropName	AddrLine
723460	0065	Spring Street Mini Park	E SPRING ST
723460	0075	KCHA Apartments	1120 15TH AVE
723460	0125	Spring Manor Community House	1103 16TH AVE
723460	0135	TEMPLE DE HIRSCH	1424 15TH AVE
723460	0185	TEMPLE DE HIRSCH	1424 15TH AVE
723460	0195	Bullit Center	1501 E MADISON ST
723460	0205	Madison Court formerly FENTON APTS	1511 E MADISON ST
723460	0215	BEACHMONT APTS	1519 E MADISON ST
723460	0220	Mad Flats (SEDU)	1523 E MADISON ST
723460	0240	The Pearl Apartments	1530 15TH AVE
723460	0255	7-ELEVEN	1522 E MADISON ST
723460	0310	JEWISH FAMILY SERVICE	1601 16TH AVE
723460	0325	ARILLIS ARMS	1700 15TH AVE
723460	0340	L & L APTS	1720 15TH AVE
723460	0345	PRINCETON CO-OP	1726 15TH AVE
723460	0350	WILANA CO-OP	1732 15TH AVE
723460	0355	The Kimberly Apartments	1519 E HOWELL ST
723460	0360	Marted-9 - UNIT APT BLDG	1727 16TH AVE
723460	0405	SOUND MENTAL HEALTH	1600 E OLIVE ST
723460	0426	Hilltop Manor	1732 16TH AVE
723460	0435	1729 17th Ave	
723460	0445	DUPLEX as Rehab Center	
723460	0465	PARKING FOR SEATTLE EYE CLINIC	1610 16TH AVE
723460	0470	5 UNIT APARTMENT	1620 16TH AVE
723460	0475	THE MARQUIS APARTMENTS-Co-Op	1605 E OLIVE ST
723460	0485	The InArtsNW Collective	1633 17TH AVE
723460	0490	CASCADIA APARTMENTS	1621 17TH AVE
723460	0500	Montessori School	1605 17TH AVE
723460	0515	Madison Crossing Apartments / Central Co-op	1600 E MADISON ST
723460	0530	Capitol Core II Apts.	1500 16TH AVE
723460	0535	APARTMENTS	1508 16TH AVE
723460	0540	APARTMENT	1514 16TH AVE
723460	0542	Annex apts.	1520 16TH AVE
723460	0545	OLYMPIAN APARTMENTS	1605 E MADISON ST
723460	0550	Parking for adj. apts.	1600 E MADISON ST
723460	0570	THE MADKIN	1625 E MADISON ST
723460	0580	Council House PARKING	1501 17TH AVE
723460	0600	COUNCIL HOUSE-Senior Housing	1501 17TH AVE
723460	0605	PARKING FOR SCHOOL	E UNION ST
723460	0635	Seattle World School	
723460	0665	Ione Court	1604 E SPRING ST
723460	0670	The Eleanor Apartments	1106 16TH AVE
723460	0700	Capitol Crest Apts	1135 17TH AVE
723460	0705	Dixonian Apts	1133 17TH AVE
723460	0714	Carmona Court Apts	1127 17TH AVE
723460	0715	CARMONA APT	1121 17TH AVE
723460	0720	MARTHA ANNE Apt	1115 17TH AVE

PHYSICAL INSPECTION 2022- AREA 25

Major	Minor	PropName	AddrLine
723460	0725	MARGOLA APT	1109 17TH AVE
723460	0745	Two duplexes	914 16TH AVE
723460	0755	Glen Dona Apts	924 16TH AVE
723460	0760	Fourplex	932 16TH AVE
723460	0770	4-PLEX	925 17TH AVE
723460	0775	4-PLEX	919 17TH AVE
723460	0815	6-UNIT APARTMENT	924 17TH AVE
723460	0826	THE PALAMAR	1719 E SPRING ST
723460	0845	4 - PLEX-SHA	909 18TH AVE
723460	0855	BARBARA FRIETCHIE COOP	1100 17TH AVE
723460	0880	17th and Union Court	1134 17TH AVE
723460	0890	20 UNIT APT	1133 18TH AVE
723460	0910	8-UNIT APT	1111 18TH AVE
723460	0985	Centurylink	1708 E PIKE ST
723460	1000	US WEST/PNB-PARKING	E PINE ST
723460	1020	APT BLDG	1527 18TH AVE
723460	1035	Park Royal	1503 18TH AVE
723460	1043	SHELL FOOD MART	1701 E MADISON ST
723460	1045	KSTW Tower	1715 E MADISON ST
723460	1065	KCTS Engineering Building	1802 E MADISON ST
723460	1070	KCTS Broadcast Tower	1729 E MADISON ST
723460	1090	1728 E Madison	1728 E MADISON ST
723460	1095	Ding Ho Dry Cleaners	1722 E MADISON ST
723460	1100	1700 Madison -Trader Joe's & Apartments	1700 E MADISON ST
723460	1120	OLIVE RIDGE-SHA	1700 17TH AVE
723460	1141	15 UNIT APT	1705 E HOWELL ST
723460	1160	Tanglewood Apartments	1723 18TH AVE
723460	1175	1720-1728 E Olive St	1720 E OLIVE ST
723460	1205	Polish Cultural Center	1714 18TH AVE
723460	1210	PARKING	1718 18TH AVE
723460	1215	SFR	1728 18TH AVE
723460	1220	DE LVXE	1732 18TH AVE E
723460	1230	Lawrence Lofts	1818 E MADISON ST
723460	1260	OFFICE BUILDING	1812 E MADISON ST
723460	1270	PONDEROSA APTS	1600 18TH AVE
723460	1280	Helen Keller Blindness and Deaf Center	1620 18TH AVE
723460	1310	Cayton Corner Park	1831 E MADISON ST
723460	1311	Cayton Corner Park	
723460	1312	Cayton Corner Park	
723460	1313	Cayton Corner Park	
723460	1325	Views@Madison	1617 19TH AVE
723460	1330	Peace for the Street by Kids from the Streets	1601 19TH AVE
723460	1335	8 unit apt house & 2 SFR	1504 18TH AVE
723460	1360	9-UNIT APARTMENT-CHH	1532 18TH AVE
723460	1395	OFFICES & SHOPS	1412 18TH AVE
723460	1425	East Vista Apartments	1819 E PIKE ST
723460	1430	New 5 plex & old duplex	1815 E PIKE ST

PHYSICAL INSPECTION 2022- AREA 25

Major	Minor	PropName	AddrLine
723460	1470	SEATTLE HOUSING AUTHORITY	1118 18TH AVE
723460	1475	Union 18-Building B	1140 18TH AVE
723460	1495	SEATTLE HOUSING AUTHORITY	1133 19TH AVE
723460	1500	MADISON PARK CHURCH OF CHRIST	1115 19TH AVE E
723460	1545	4 UNIT APT	926 18TH AVE
723460	1555	TELEFLORIST	929 19TH AVE
754480	0015	4 PLEX	2227 E TERRACE ST
754480	0025	6 PLEX	2217 E TERRACE ST
754480	0081	FOURPLEX	301 23RD AVE
754480	0155	2200 Apartments	2200 E TERRACE ST
754480	0245	GARFIELD COMMUNITY CENTER	500 23RD AVE
754480	0335	Causey's Learning Center	605 23RD AVE
754480	0345	APT	519 23RD AVE
754480	0365	EZELL'S FRIED CHICKEN	501 23RD AVE
757670	0085	Reed Hall	3625 E HOWELL ST
794260	0015	4 PLEX	1915 E CHERRY ST
794260	0185		522 18TH AVE
794260	0186	Vacant Lot	
794260	0187	Parking Lot	548 18TH AVE
794260	0190	Vacant	522 18TH AVE
794260	0205	OLD RESIDENCE	544 18TH AVE
794260	0215	OLD RESIDENCE	536 18TH AVE
794260	0220	528 18th Ave (imp on -0225)	18TH AVE
794260	0225	528 18th Ave	528 18TH AVE
794260	0230	PROVIDENCE MEDICAL CENTER PARKING LOT	E JEFFERSON ST
794260	0330	JAMES TOWER (PROVIDENCE MEDICAL CENTER)	528 17TH AVE
794260	0331	SWEDISH/PROVIDENCE MEDICAL CENTER	
794260	0332	Swedish Cherry Hill Annex and Central Plant	
794260	0556	Swedish	
794260	0570	Jefferson Tower	1600 JEFFERSON ST
794260	0630	PARKING	
794260	0675	SEATTLE MEDICAL POST ACUTE CARE	555 16TH AVE
794260	0707	NW Kindney Medical Offices	548 15TH AVE
794260	0710	NW Kidney Center	1503 E CHERRY ST
794260	0725	NW Kidney Center	544 15TH AVE
794260	0770	vacant	1500 E JEFFERSON ST
794260	0771	vacant	508 15TH AVE
794260	0775	Sweedish parking addtion	1506 E JEFFERSON ST
794260	0780	Parking	1510 E JEFFERSON ST
794260	0785	Parking	1514 E JEFFERSON ST
794260	0790	Parking	1518 E JEFFERSON ST
794260	0795	Former Site of Carmack House	1522 E JEFFERSON ST
794260	0800	Swedish - Cherry Hill Parking Garage	511 16TH AVE
794260	1180	SHA APARTMENT	324 15TH AVE
794260	1245	4 PLEX	319 16TH AVE
794260	1285	Providence Market	1625 E JEFFERSON ST
794260	1295	TRIAD APARTMENTS	1611 E JEFFERSON ST

PHYSICAL INSPECTION 2022- AREA 25

Major	Minor	PropName	AddrLine
794260	1445	Jefferson Court Apartments	1717 E JEFFERSON ST
794260	1815	Camdon Apts	1901 E JEFFERSON ST
794260	1875	SMALL OFFICE	300 19TH AVE
794260	2085	5-PLEX	222 17TH AVE
796010	0325	4-PLEX	721 27TH AVE
796010	0355	Cherry Court Apts	2620 E CHERRY ST
796010	0356	SERVICE GARAGE	2616 E CHERRY ST
796010	0380	2 APTS & 2 SFR'S	718 27TH AVE
796010	0415	Catfish Corner	2716 E CHERRY ST
796010	0505	RETAIL	2800 E CHERRY ST
910300	0520	D E CONSTRUCTION	3425 E DENNY WAY
910300	0521	RETAIL STORE	3423 E DENNY WAY
910300	0535	ARTIST WORK LOFT W/STUDIO LIVING UNIT IN P	3419 E DENNY WAY
910300	0605	Epiphany School (econ. unit w/ -0658, -0610, -0	1802 36TH AVE
910300	0610	Epiphany School (econ. unit w/ -0658, -0605, -0	
910300	0615	Epiphany School (imp on -0620, econ. unit w/ -0	
910300	0620	Epiphany School (econ. unit w/ -0658, -0605, -0	
910300	0625	Epiphany School (imp on -0620, econ. unit w/ -0	
910300	0658	Epiphany School (econ. unit w/ -0605, -0610, -0	3611 E DENNY WAY
910300	0660	Epiphany Parish of Seattle	1805 38TH AVE
912610	0086	CHURCH	806 20TH AVE
912610	0265	6 UNIT APT BLDG	711 21ST AVE
912610	0340	Trinity Faith Temple	601 21ST AVE
912610	0640	423 21st Ave	423 21ST AVE
912610	0646	ZION HOUSE OF PRAYER	429 21ST AVE
912610	0785	SHA-8Unit	301 22ND AVE
912610	0905	Eagle Court Apartments	2121 E JEFFERSON ST
912610	0950	UNION JAMES APARTMENTS	2101 E JAMES ST
912610	1011	Junior Apartments	507 22ND AVE
912610	1020	Cherry Hill Apts aka Hardy Apartments	515 22ND AVE
912610	1030	VACANT	521 22ND AVE
912610	1035	VACANT	523 22ND AVE
912610	1040	Fairmont Cherry Hill Apts.	2123 E JAMES ST
912610	1185	4 PLEX	718 21ST AVE
912610	1640	RETAIL & RES	2215 E MARION ST
912610	1681	704 22nd Ave	704 22ND AVE
912610	1685	Future site of Four Townhouses	708 22ND AVE
912610	1695	FORMER CHERRY HILL BAPTIST CHURCH	
912610	1705	Update Barbershop & Mesob Restaurant	701 23RD AVE
912610	1706	MIXED-USE RETAIL/APARTMENT	2210 E CHERRY ST
912610	1725	707 23rd Ave	707 23RD AVE
912610	1805	ARCO AMPM	665 23RD AVE
912610	1985	Vacant	708 23RD AVE
912610	1995	Coyote Central	2306 E CHERRY ST
912610	1996	VAC	2308 E CHERRY ST
918470	0170	5 UNIT	3400 E MARION ST
918470	0200		

PHYSICAL INSPECTION 2022- AREA 25			
Major	Minor	PropName	AddrLine
918470	0260	CHURCH SCHOOL PLYGRND-900 BLK OF	35TH AVE E
918470	0280	CATHOLIC SCHOOL	924 35TH AVE
936360	0120	6 UNIT APT	3000 E SPRUCE ST
936360	0154	4 PLEX	326 30TH AVE
936360	0225	4 PLEX	316 31ST AVE
936360	0240	4 PLEX	302 31ST AVE
982670	1340	2000 Apartments	2000 E SPRUCE ST
982670	1380	FOURPLEX & DUPLEX	216 21ST AVE
982670	1390	Indochina Chinese Refugee Association	200 21ST AVE
982670	1750	6 unit apt	216 22ND AVE
982820	0095	Meredith Mathews East Madison YMCA	2300 E OLIVE ST
982820	1240	Hazel Plaza II	1618 27TH AVE
982820	1265	HAZEL PLAZA	1625 MARTIN LUTHER KING JR WAY
983930	0070	4 - PLEX	1409 32ND AVE
983930	0235	4 plex	1404 30TH AVE
983930	0435	Grocery Outlet	1126 MARTIN LUTHER KING JR WAY

Improvement Sales for Area 030 with Sales Used

02/16/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
030	010	392550	0010	3,069	3135786	\$2,600,000	07/23/21	\$847.18	KODA	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	392550	0020	1,479	3134894	\$1,250,000	07/23/21	\$845.17	KODA	IDR/C 125/150-270	Condominium(Mixed Use)	1	Y	
030	010	524780	1830	14,400	2997061	\$6,100,000	06/11/19	\$423.61	OCEAN CITY RESTAURANT	IDM 85/85-170	Restaurant/Lounge	1	Y	
030	010	524780	1985	19,358	3139584	\$4,972,000	07/15/21	\$256.84	FAR EAST BUILDING	IDM-75-85	Apartment(Mixed Use)	1	Y	
030	010	524780	2080	29,454	2976122	\$11,500,000	02/28/19	\$390.44	NIPPON KAN/KOBE PARK BLDG	IDR 170	Office Building	2	Y	
030	010	539160	0095	12,810	3159805	\$3,300,000	11/15/21	\$257.61	DON HEE APTS	IDM-75-85	Apartment	1	Y	
030	020	093900	0155	149,040	2970607	\$30,997,500	01/16/19	\$207.98	BUTLER GARAGE	PSM 100/100-130	Parking(Garage)	1	Y	
030	020	228543	0030	1,372	3045495	\$712,500	04/30/20	\$519.31	80 SOUTH JACKSON BLDG CONDO	PSM-100	Condominium(Residential)	1	Y	
030	020	258500	1130	814	3026475	\$583,000	12/20/19	\$716.22	FLORENTINE CONDOMINIUM	PSM-85-120	Condominium(Residential)	1	Y	
030	020	293760	0010	8,423	3167509	\$5,000,000	12/30/21	\$593.61	GRIDIRON	PSM-85-120	Condominium(Mixed Use)	2	Y	
030	020	524780	0035	33,322	3027611	\$8,375,000	12/27/19	\$251.34	MAYNARD BUILDING	PSM-100	Office Building	1	Y	
030	020	524780	0335	35,163	3008430	\$13,553,000	08/26/19	\$385.43	SEATTLE QUILT BUILDING	PSM-100	Apartment(Mixed Use)	1	Y	
030	020	524780	0440	74,980	2997311	\$34,250,000	06/28/19	\$456.79	OLYMPIC BLOCK BUILDING	PSM-100	Office Building	2	Y	
030	020	524780	0481	14,656	3029847	\$7,350,000	01/13/20	\$501.50	DEL MAR BUILDING	PSM-100	Office Building	1	Y	
030	020	524780	0525	3,200	3032302	\$1,600,000	01/31/20	\$500.00	RETAIL BUILDING	PSM 100/100-120	Retail Store	1	Y	
030	020	524780	0595	27,645	2996610	\$5,500,000	06/28/19	\$198.95	METROPOLE	PSM 100/100-120	Office Building	1	Y	
030	020	524780	0890	32,647	2999186	\$12,300,000	07/12/19	\$376.76	MASINS BUILDING - OFFICE	PSM 100/100-120	Office Building	2	Y	
030	020	524780	0900	85,793	3136451	\$24,100,000	07/29/21	\$280.91	FURUYA & CORGIAT BLDGS.	PSM 100/100-120	Office Building	4	Y	
030	040	780292	0020	218,487	3026365	\$42,575,000	12/17/19	\$194.86	OLD HILTON PARKING GARAGE	DOC1 U/450/U	Hotel/Motel	1	Y	
030	060	197570	0235	93,042	3021991	\$58,000,000	11/22/19	\$623.37	FOURTH & PIKE BUILDING	DRC 85-170	Historic Prop(Office)	1	Y	
030	060	197570	0450	6,000	3007937	\$5,000,000	08/30/19	\$833.33	AARON BROTHERS	DRC 85-170	Retail Store	1	Y	
030	070	176600	0010	2,301	2975195	\$2,530,000	02/21/19	\$1,099.52	COSMOPOLITAN	DOC2 500/300-550	Condominium(Mixed Use)	1	Y	
030	080	197720	0420	27,277	2978232	\$11,538,325	03/13/19	\$423.01	ALASKA TRADE BUILDING	PMM-85	Office Building	1	Y	
030	090	024630	0010	9,999	3028224	\$5,275,000	12/27/19	\$527.55	APEX HOTEL CONDOMINIUM	DMR/C 95/65	Condominium(Mixed Use)	1	Y	
030	090	065300	0095	14,130	3154355	\$4,800,000	10/12/21	\$339.70	ILIUUM BUILDING	DMR/C 95/75	Office Building	1	Y	
030	090	065400	0120	20,565	3095176	\$6,500,000	01/20/21	\$316.07	2607 BUILDING	DMR/R 280/65	Office Building	1	Y	
030	090	068780	0010	1,284	3070801	\$653,500	09/19/20	\$508.96	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	090	068780	0020	1,540	3166046	\$750,000	11/29/21	\$487.01	BELLORA CONDOMINIUM	DMR/C 145/75	Condominium(Mixed Use)	2	Y	
030	090	069500	0135	69,810	3069311	\$50,685,000	09/14/20	\$726.04	ECONET BUILDING	DMC-75	Office Building	1	Y	
030	090	173480	0030	5,367	3028149	\$2,695,000	12/26/19	\$502.14	CONCORD CONDOMINIUM	DMR/R 145/65	Condominium(Mixed Use)	1	Y	
030	090	173480	0030	5,367	3151694	\$2,950,000	10/13/21	\$549.66	CONCORD CONDOMINIUM	DMR/R 145/65	Condominium(Mixed Use)	1	Y	
030	090	286740	1080	5,428	3043828	\$2,685,000	04/17/20	\$494.66	GRANDVIEW CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	3	Y	
030	090	683990	0540	3,030	3120125	\$1,565,000	05/18/21	\$516.50	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium(Mixed Use)	1	Y	
030	090	745720	0020	1,910	3031498	\$930,000	01/27/20	\$486.91	ROYAL CREST CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	2	Y	
030	090	745720	0030	2,110	3043836	\$975,000	04/17/20	\$462.09	ROYAL CREST CONDOMINIUM	DMR/R 145/65	Condominium(Residential)	3	Y	
030	090	765690	0030	1,353	3016240	\$675,000	10/18/19	\$498.89	SEATTLE HEIGHTS CONDOMINIUM	DMR/R 280/65	Condominium(Mixed Use)	1	Y	
030	090	868400	0080	1,306	3101034	\$645,000	02/16/21	\$493.87	TRIO	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	868400	0090	1,302	2997470	\$660,000	06/20/19	\$506.91	TRIO	DMC-75	Condominium(Mixed Use)	1	Y	
030	090	894635	0535	2,088	3124567	\$1,175,000	06/08/21	\$562.74	VINE BUILDING THE	DMR/C 145/75	Condominium(Mixed Use)	1	Y	
030	100	169750	0010	35,204	3015676	\$10,000,000	10/16/19	\$284.06	COLONIAL/GRAND PACIFIC CONDOS	DMC 240/290-440	Condominium(Mixed Use)	10	Y	
030	100	197570	0580	58,000	3073437	\$33,499,000	09/28/20	\$577.57	POLL BUILDING	DMC 240/290-440	Office Building	1	Y	
030	100	607550	0010	0	3071200	\$1,488,960	09/01/20	\$0.00	NEXUS CONDOMINIUM	DMC 240/290-440	Condominium(Mixed Use)	2	Y	
030	100	872969	0020	94,880	3021449	\$29,227,500	11/19/19	\$308.05	2024 THIRD AVE/YWCA	DMC 240/290-440	Group Home	1	Y	
030	110	029005	0010	1,837	3070706	\$1,350,000	09/17/20	\$734.89	ART STABLE CONDOMINIUM	SM-SLU 100/95	Condominium(Mixed Use)	1	Y	

Vacant Sales for Area 030 with Sales Used

01/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
030	010	524780	2745	15,360	3110396	\$5,125,000	04/09/21	\$333.66	FOUR SEAS RESTAURANT	IDM-75-85	Restaurant	1	Y	
030	020	524780	0682	4,500	3167013	\$1,825,000	12/28/21	\$405.56	VACANT LAND	PSM 100/100-120	Vacant	2	Y	
030	020	524780	0985	7,200	2993729	\$4,220,000	06/11/19	\$586.11	WALTHEW BUILDING	PSM 100/100-120	Shell Structure	2	Y	
030	040	094200	0575	13,320	3164206	\$21,975,000	12/03/21	\$1,649.77	BUDGET PARKING GARAGE	DOC1 U/450/U	Parking(Garage)	1	Y	
030	050	197620	0031	7,245	3162845	\$8,000,000	12/07/21	\$1,104.21	SEATTLE STEAM CORP-SILO	DMC-170	Shell Structure	1	Y	
030	070	065900	0355	59,776	3025261	\$133,000,000	12/12/19	\$2,224.97	PARKING LOT	DOC2 500/300-550	Parking Lot	5	Y	
030	090	065300	0325	7,200	2969385	\$4,320,000	01/08/19	\$600.00	OFFICE WAREHOUSE	DMR/C 145/75	Shell Structure	1	Y	
030	090	065600	0585	6,480	3022086	\$5,800,000	11/22/19	\$895.06	RETAIL/OFFICE BUILDING	DMR/R 145/65	Shell Structure	1	Y	
030	090	069400	0020	12,960	3142108	\$10,083,333	08/26/21	\$778.03	RETAIL/OFFICE	DMR/C 95/65	Retail Store	2	Y	
030	090	069400	0030	6,480	3142109	\$5,166,667	08/26/21	\$797.33	RETAIL & APTS	DMR/C 95/65	Apartment	1	Y	
030	100	066000	0395	9,878	3109663	\$9,000,000	04/06/21	\$911.12	SHILLA RESTAURANT	DMC 240/290-440	Restaurant	1	Y	
030	100	066000	0515	15,179	3059870	\$17,500,000	07/29/20	\$1,152.91	REST/OFFICES & PKG	DMC 240/290-440	Office Building	2	Y	
030	100	066000	1445	14,400	2980313	\$22,000,000	04/01/19	\$1,527.78	CORNISH CLASSROOMS	DMC 240/290-440	Shell Structure	1	Y	
030	100	066000	2170	27,960	3134568	\$49,000,000	07/23/21	\$1,752.50	FASSIO OFFICE BUILDING	DMC 240/290-440	Office Building	2	Y	
030	100	066000	2210	42,432	3004408	\$72,000,000	08/07/19	\$1,696.83	MODERN DIGITAL	DMC 240/290-440	Shell Structure	5	Y	
030	100	069700	0265	19,452	2997453	\$21,250,000	06/28/19	\$1,092.43	6TH & BATTERY BUILDING	DMC 240/290-440	Shell Structure	1	Y	
030	100	197720	1125	6,480	2998903	\$7,500,000	06/26/19	\$1,157.41	TRUST PARKING BUILDING	DMC 240/290-440	Shell Structure	1	Y	
030	100	197720	1215	6,480	3106396	\$6,200,000	03/12/21	\$956.79	JEFFY LUBE	DMC 240/290-440	Service Building	1	Y	
030	110	199120	1135	6,000	2997343	\$9,000,000	07/01/19	\$1,500.00	THE BARKING LOUNGE	SM-SLU 175/85-280	Shell Structure	1	Y	
030	110	199120	1140	12,000	2997390	\$16,666,666	06/28/19	\$1,388.89	GALLERY/HEGER DESIGN	SM-SLU 175/85-280	Shell Structure	1	Y	
030	110	199120	1335	18,000	3086141	\$17,000,000	12/01/20	\$944.44	ARCHITECTURE & RETAIL	SM-SLU 175/85-280	Warehouse	3	Y	
030	110	224900	0100	23,632	2994348	\$28,500,000	06/18/19	\$1,205.99	COPIERS NORTHWEST	SM-SLU 175/85-280	Shell Structure	1	Y	
030	110	224950	0115	9,220	2975527	\$8,500,000	02/28/19	\$921.91	WAREHOUSE/OFFICE	SM-SLU 100/95	Shell Structure	1	Y	
030	110	302504	9003	8,432	3137120	\$4,600,000	08/04/21	\$545.54	FUTURE CONSTRUCTION SITE	SM-SLU 100/65-145	Service Building	1	Y	
030	110	338690	0030	19,239	3128768	\$10,250,000	06/25/21	\$532.77	STUDIO / URBAN CROSSFIT	SM-SLU 100/95	Retail Store	2	Y	
030	110	408880	3720	23,256	3026847	\$17,360,000	12/19/19	\$746.47	PARKING	SM-SLU 100/65-145	Parking Lot	2	Y	
030	110	684970	0075	9,600	3007114	\$8,400,000	08/25/19	\$875.00	FEATHERED FRIENDS	SM-SLU 240/125-440	Shell Structure	1	Y	
030	110	684970	0305	20,258	3132832	\$13,000,000	07/13/21	\$641.72	PARKING LOT & AUTO SHOP	SM-SLU 240/125-440	Parking Lot	2	Y	
030	110	684970	0326	7,440	3105677	\$7,254,000	03/18/21	\$975.00	OFFICE	SM-SLU 240/125-440	Office Building	1	Y	

Improvement Sales for Area 030 with Sales not Used

02/16/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
030	010	127515	0020	41,789	2975521	\$824,618	02/28/19	\$19.73	BUSH HOTEL 2	IDM-75-85	Condominium(Mixed Use)	1	42	Development rights to cnty,cty,or pr
030	010	127515	0020	41,789	2975522	\$460,583	02/28/19	\$11.02	BUSH HOTEL 2	IDM-75-85	Condominium(Mixed Use)	1	42	Development rights to cnty,cty,or pr
030	010	524780	1606	2,914	3061204	\$989,600	07/31/20	\$339.60	DENTAL OFC	IDR 170	Historic Prop(Office)	1	51	Related party, friend, or neighbor
030	010	524780	2350	29,206	3153409	\$535,410	10/20/21	\$18.33	EASTERN HOTEL	IDM-75-85	Historic Prop(Residence)	1	43	Development rights parcel to prvt se
030	020	093900	0040	127,962	3158144	\$1,059,000	10/29/21	\$8.28	501 3RD AVE- MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	093900	0040	127,962	3158145	\$70,800	10/29/21	\$0.55	501 3RD AVE- MORRISON HOTEL	PSM 100/100-120	Group Home	1	42	Development rights to cnty,cty,or pr
030	020	156270	0020	11,084	3025857	\$1,500,000	12/16/19	\$135.33	CHIEF SEATTLE CLUB	PSM 100/100-120	Group Home	1	17	Non-profit organization
030	020	524780	0030	35,882	2982844	\$2,079,215	04/17/19	\$57.95	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982845	\$187,035	04/17/19	\$5.21	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982846	\$105,728	04/17/19	\$2.95	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982847	\$562,308	04/17/19	\$15.67	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0030	35,882	2982848	\$562,308	04/17/19	\$15.67	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982849	\$659,155	04/17/19	\$18.37	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982850	\$376,753	04/17/19	\$10.50	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	51	Related party, friend, or neighbor
030	020	524780	0030	35,882	2982851	\$1,310,263	04/17/19	\$36.52	WASHINGTON PARK BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0380	28,216	2970601	\$10,322,582	01/16/19	\$365.84	BUTTNICK BUILDING	PSM-100	Retail Store	1	59	Bulk portfolio sale
030	020	524780	0385	19,415	2970600	\$7,475,840	01/16/19	\$385.05	CITY LOAN BUILDING	PSM-100	Office Building	1	59	Bulk portfolio sale
030	020	524780	0530	6,660	3026105	\$2,500,000	12/18/19	\$375.38	CASCO ANTIGUO	PSM 100/100-120	Retail Store	1	8	Questionable per appraisal
030	020	524780	0535	26,090	3011662	\$1,250,000	09/23/19	\$47.91	RETAIL BUILDING	PSM 100/100-120	Retail Store	2	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0535	26,090	3011663	\$1,250,000	09/23/19	\$47.91	RETAIL BUILDING	PSM 100/100-120	Retail Store	2	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0555	54,270	3028785	\$6,062,500	12/31/19	\$111.71	INTERURBAN BUILDING	PSM 100/100-120	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	020	524780	0890	36,793	3136450	\$6,779,000	07/29/21	\$184.25	MASINS BUILDING - OFFICE	PSM 100/100-120	Office Building	3	52	Statement to dor
030	020	524780	0960	0	3149745	\$6,450,000	10/01/21	\$0.00	SALVATION ARMY	PSM 100/100-120	Church/Welfare/Relig Svc	1	17	Non-profit organization
030	020	766620	6855	68,700	3002559	\$8,750,000	07/30/19	\$127.37	NORDIC BUILDING	PSM-85-120	Warehouse	1	64	Sales/leaseback
030	020	780412	0010	4,146	3024425	\$520,916	11/19/19	\$125.64	606 POST CONDOMINIUM	PSM 100/100-130	Condominium(Residential)	2	18	Quit claim deed
030	030	093900	0240	52,298	2982491	\$664,608	04/15/19	\$12.71	FOSTER & MARSHALL BLDG	DMC 340/290-440	Office Building	1	42	Development rights to cnty,cty,or pr
030	030	094200	0855	0	3026127	\$16,000,000	12/17/19	\$0.00	VACANT LOT	DMC 340/290-440	Governmental Service	1	67	Gov't to non-gov't
030	040	093900	0310	50,857	3095127	\$1,569,400	01/19/21	\$30.86	SEATTLE METRO CREDIT UNION	DOC1 U/450/U	Office Building	1	42	Development rights to cnty,cty,or pr
030	040	094200	0265	67,390	3101237	\$656,286	01/14/21	\$9.74	HOTEL VINTAGE	DOC1 U/450/U	Hotel/Motel	1	24	Easement or right-of-way
030	040	230195	0020	94,038	2982834	\$18,000	04/15/19	\$0.19	YWCA 1118-5TH AVE	DOC1 U/450/U	Condominium(Mixed Use)	2	42	Development rights to cnty,cty,or pr
030	050	197720	0920	79,140	3069059	\$380,811	09/11/20	\$4.81	TERMINAL SALES BUILDING	DMC-145	Historic Prop(Office)	1	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3069060	\$1,769,413	09/11/20	\$18.31	1201 WESTERN BUILDING	DMC-170	Office Building	2	42	Development rights to cnty,cty,or pr
030	050	766620	2480	96,617	3165932	\$48,415	12/21/21	\$0.50	1201 WESTERN BUILDING	DMC-170	Office Building	1	42	Development rights to cnty,cty,or pr
030	060	197570	0220	84,614	2971501	\$32,490,000	01/16/19	\$383.98	OFFICE	DRC 85-170	Office Building	2	33	Lease or lease-hold
030	090	065400	0005	87,046	3088717	\$11,450,000	12/14/20	\$131.54	LABOR TEMPLE	DMR/R 145/65	Office Building	2	71	Parking easement
030	090	069600	0065	7,630	3145027	\$150,000	01/13/21	\$19.66	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069600	0065	7,630	3145028	\$60,000	01/13/21	\$7.86	OFFICE BUILDING	DMR/C 280/125	Office Building	1	24	Easement or right-of-way
030	090	069800	0095	12,425	3107243	\$150,000	02/05/21	\$12.07	OLYMPIC SCULPTURE PARK	DMR/R 145/65	Art Gallery/Museum/Soc Svc	3	24	Easement or right-of-way
030	090	070000	0050	0	2981697	\$1,750,000	04/10/19	\$0.00	BELTOWN VIEW	DMR/C 95/65	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
030	090	228544	0020	1,263	3081924	\$740,000	10/23/20	\$585.91	81 VINE BUILDING CONDO	DMR/C 145/75	Condominium(Mixed Use)	2	48	Condo w/ gar., moorage, or stg.
030	090	683990	0130	1,577	3102789	\$920,000	02/23/21	\$583.39	POMEROY CONDOMINIUM	DMR/C 95/65	Condominium(Mixed Use)	1	67	Gov't to non-gov't
030	090	766620	2305	91,614	3105803	\$13,371	03/19/21	\$0.15	OLD SPAGHETTI FACTORY BLDG	DH2/75	Restaurant/Lounge	1	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3051605	\$248,929	06/15/20	\$2.72	OLD SPAGHETTI FACTORY BLDG	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3080792	\$250,700	11/03/20	\$2.74	OLD SPAGHETTI FACTORY BLDG	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3013098	\$227,792	10/01/19	\$2.49	OLD SPAGHETTI FACTORY BLDG	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	090	766620	2305	91,614	3019186	\$503,010	10/01/19	\$5.49	OLD SPAGHETTI FACTORY BLDG	DH2/75	Restaurant/Lounge	2	42	Development rights to cnty,cty,or pr
030	100	069600	0025	24,000	3065312	\$15,500,000	08/25/20	\$645.83	DOWNTOWN FAMILY MEDICAL	DMC 240/290-440	Office Building	1	68	Non-gov't to gov't
030	100	093900	0515	34,910	3069061	\$765,900	09/11/20	\$21.94	HOLYOKE BUILDING	DMC 240/290-440	Historic Prop(Office)	1	42	Development rights to cnty,cty,or pr

Improvement Sales for Area 030 with Sales not Used

02/16/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
030	100	607550	0020	0	3071180	\$186,120	09/01/20	\$0.00	NEXUS CONDOMINIUM	DMC 240/290-440	Condominium(Mixed Use)	1	19	Seller's or purchaser's assignment
030	110	198320	0015	7,230	3093571	\$65,000	11/20/20	\$8.99	RETAIL & EVENT SPACE	SM-SLU 175/85-280	Church/Welfare/Relig Svc	1	24	Easement or right-of-way
030	110	198320	0170	92,823	3012162	\$746,699	09/12/19	\$8.04	RETAIL SHOPS	SM-SLU 175/85-280	Retail Store	3	67	Gov't to non-gov't
030	110	198320	0180	112,263	3050470	\$50,000	01/06/20	\$0.45	GUITAR /MUSIC SHOP	SM-SLU 175/85-280	Retail Store	4	24	Easement or right-of-way
030	110	198320	0230	66,320	3091489	\$32,500	10/15/20	\$0.49	FIRESTONE TIRE AND RUBBER	SM-SLU 175/85-280	Retail Store	2	24	Easement or right-of-way
030	110	198620	0035	11,000	3074643	\$150,360	09/24/20	\$13.67	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074645	\$553,110	09/24/20	\$50.28	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074666	\$30,324	09/24/20	\$2.76	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074668	\$110,940	09/24/20	\$10.09	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074670	\$90,971	09/24/20	\$8.27	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074671	\$1,386,750	09/24/20	\$126.07	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074673	\$60,647	09/24/20	\$5.51	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074674	\$499,230	09/24/20	\$45.38	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0035	11,000	3074675	\$60,647	09/24/20	\$5.51	S.L.U. PRESENTATION CENTER	SM-SLU 240/125-440	Office Building	1	67	Gov't to non-gov't
030	110	198620	0175	23,073	3074618	\$691,388	09/24/20	\$29.97	FORMER CITY HARDWARE	SM-SLU 175/85-280	Retail Store	3	67	Gov't to non-gov't
030	110	198620	0245	39,998	3091183	\$52,140,000	12/17/20	\$1,303.57	TERRY THOMAS BUILDING	SM-SLU 175/85-280	Office Building	1	36	Plottage
030	110	198820	1350	38,388	3074821	\$443,760	09/24/20	\$11.56	WAREHOUSE/RETAIL	SM-SLU 85-280	Warehouse	3	67	Gov't to non-gov't
030	110	198820	1350	38,388	3074822	\$416,025	09/24/20	\$10.84	WAREHOUSE/RETAIL	SM-SLU 85-280	Warehouse	3	67	Gov't to non-gov't
030	110	199120	1140	19,765	3128254	\$1,657,541	06/17/21	\$83.86	RETAIL / OFFICE	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1140	19,765	3128258	\$1,657,541	06/17/21	\$83.86	RETAIL / OFFICE	SM-SLU 175/85-280	Warehouse	2	42	Development rights to cnty,cty,or pr
030	110	199120	1225	19,924	3074724	\$414,833	09/24/20	\$20.82	GCA SERVICES GROUP	SM-SLU 175/85-280	Industrial(Gen Purpose)	3	67	Gov't to non-gov't
030	110	199120	1360	943	3094548	\$1,881,533	01/12/21	\$1,995.26	STORAGE BLDG	SM-SLU 175/85-280	Warehouse	1	42	Development rights to cnty,cty,or pr
030	110	199120	1375	27,338	3021512	\$1,926,331	11/14/19	\$70.46	UNITY CHURCH	SM-SLU 85-280	Church/Welfare/Relig Svc	1	42	Development rights to cnty,cty,or pr
030	110	216390	1066	9,715	3094549	\$893,200	01/12/21	\$91.94	VACANT WAREHOUSE/OFFICE	SM-SLU 145	Industrial(Gen Purpose)	5	42	Development rights to cnty,cty,or pr
030	110	224900	0285	0	3034664	\$1,674,750	02/10/20	\$0.00	VACANT COMMERCIAL LAND	SM-SLU 175/85-280	Service Building	1	42	Development rights to cnty,cty,or pr
030	110	338690	0030	9,568	3156013	\$201,593	10/28/21	\$21.07	RETAIL BUILDING	SM-SLU 100/95	Retail Store	2	42	Development rights to cnty,cty,or pr
030	110	684770	0115	19,976	3020481	\$420,000	11/08/19	\$21.03	PEMCO INSURANCE GROUP	SM-SLU 100/95	Office Building	1	67	Gov't to non-gov't
030	110	684770	0115	19,976	3005358	\$28,318,922	08/16/19	\$1,417.65	PEMCO INSURANCE GROUP	SM-SLU 100/95	Office Building	1	59	Bulk portfolio sale
030	110	684970	0075	11,975	3031748	\$223,300	01/22/20	\$18.65	FEATHERED FRIENDS	SM-SLU 240/125-440	Retail Store	1	42	Development rights to cnty,cty,or pr

Vacant Sales for Area 030 with Sales not Used

01/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
030	010	524780	1461	14,400	2979926	\$270,550	03/29/19	\$18.79	PARKING LOT	IDR/C 125/150-270	Parking(Commercial Lot)	1	42	Development rights to cnty,cty,or pr
030	010	683470	0005	4,800	3084714	\$5,500,000	11/23/20	\$1,145.83	PARKING LOT	IDM 165/85-170	Vacant(Commercial)	1	36	Plottage
030	020	524780	0915	1,008	2999187	\$900,000	07/12/19	\$892.86	NUMBER 1 TERIYAKI	PSM 100/100-120	Shell Structure	1	36	Plottage
030	040	093900	0310	28,572	3069058	\$127,721,831	09/11/20	\$4,470.17	METRO CR. UNION & TRUST COURT	DOC1 U/450/U	Office Building	1	51	Related party, friend, or neighbor
030	070	065900	0355	13,551	3025257	\$38,000,000	12/12/19	\$2,804.22	PARKING LOT	DOC2 500/300-550	Parking(Commercial Lot)	1	59	Bulk portfolio sale
030	100	066000	2195	14,400	3004412	\$30,960,000	08/07/19	\$2,150.00	POLICE COMMUNICATION GARAGE	DMC 240/290-440	Shell Structure	1	5	Full sales price not reported
030	110	199120	1405	10,800	3000432	\$75,000	07/19/19	\$6.94	LIHI DENNY PARK APTS + RETAIL	SM-SLU 85-280	Apartment(Mixed Use)	1	24	Easement or right-of-way
030	110	338690	0025	4,664	3005352	\$3,300,000	07/29/19	\$707.55	CITY VIEW CORRIDOR	SM-SLU 100/95	Vacant(Commercial)	1	65	Plans and permits

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-100	026980	0000	
30-100	066000	0080	2200 6TH AVE
30-100	066000	0110	2224 6TH AVE
30-100	066000	0130	
30-100	066000	0150	2205 7TH AVE
30-100	066000	0325	2200 7TH AVE
30-100	066000	0335	2210 7TH AVE
30-100	066000	0340	2220 7TH AVE
30-100	066000	0345	
30-100	066000	0355	
30-100	066000	0375	2201 8TH AVE
30-100	066000	0395	2300 8TH AVE
30-100	066000	0405	2202 8TH AVE
30-100	066000	0435	2224 8TH AVE
30-100	066000	0445	2230 8TH AVE
30-100	066000	0485	2116 WESTLAKE AVE
30-100	066000	0500	2115 WESTLAKE AVE
30-100	066000	0510	2115 WESTLAKE AVE
30-100	066000	0515	2121 WESTLAKE AVE
30-100	066000	0525	2120 WESTLAKE AVE
30-100	066000	0540	
30-100	066000	0545	820 LENORA ST
30-100	066000	0560	810 VIRGINIA ST
30-100	066000	0575	2030 8TH AVE
30-100	066000	0900	801 PINE ST
30-100	066000	0915	1525 9TH AVE
30-100	066000	0945	1500 9TH AVE
30-100	066000	0955	901 PINE ST
30-100	066000	0975	919 PINE ST
30-100	066000	1025	906 PINE ST
30-100	066000	1095	901 HOWELL ST
30-100	066000	1113	
30-100	066000	1114	920 OLIVE WAY
30-100	066000	1135	1800 9TH AVE
30-100	066000	1170	1823 TERRY AVE
30-100	066000	1190	1815 TERRY AVE
30-100	066000	1195	1815 TERRY AVE
30-100	066000	1200	914 HOWELL ST
30-100	066000	1215	1900 9TH AVE
30-100	066000	1225	1906 9TH AVE
30-100	066000	1230	1916 9TH AVE
30-100	066000	1235	1922 9TH AVE

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-100	066000	1240	1932 9TH AVE
30-100	066000	1255	1915 TERRY AVE
30-100	066000	1280	2000 9TH AVE
30-100	066000	1305	2014 9TH AVE
30-100	066000	1310	901 LENORA ST
30-100	066000	1324	2025 TERRY AVE
30-100	066000	1365	914 VIRGINIA ST
30-100	066000	1370	922 VIRGINIA ST
30-100	066000	1410	2211 WESTLAKE AVE
30-100	066000	1420	1000 LENORA ST
30-100	066000	1445	1000 VIRGINIA ST
30-100	066000	1455	2014 TERRY AVE
30-100	066000	1460	2020 TERRY AVE
30-100	066000	1470	1001 LENORA ST
30-100	066000	1475	2031 BOREN AVE
30-100	066000	1480	2025 BOREN AVE
30-100	066000	1485	2019 BOREN AVE
30-100	066000	1490	2015 BOREN AVE
30-100	066000	1505	1020 VIRGINIA ST
30-100	066000	1510	1024 STEWART ST
30-100	066000	1512	
30-100	066000	1525	1920 TERRY AVE
30-100	066000	1530	1001 VIRGINIA ST
30-100	066000	1580	1800 TERRY AVE
30-100	066000	1605	1007 STEWART ST
30-100	066000	1700	TERRY AVE
30-100	066000	1725	
30-100	066000	1970	1626 BOREN AVE
30-100	066000	1975	1105 OLIVE WAY
30-100	066000	1980	
30-100	066000	2030	1100 OLIVE WAY
30-100	066000	2054	1701 MINOR AVE
30-100	066000	2115	STEWART ST
30-100	066000	2125	1823 MINOR AVE
30-100	066000	2140	1809 MINOR AVE
30-100	066000	2145	1124 HOWELL ST
30-100	066000	2150	1120 HOWELL ST
30-100	066000	2155	
30-100	066000	2170	1916 BOREN AVE
30-100	066000	2190	1930 BOREN AVE
30-100	066000	2195	1925 MINOR AVE
30-100	066000	2210	1921 MINOR AVE

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-100	066000	2215	1913 MINOR AVE
30-100	066000	2220	1909 MINOR AVE
30-100	066000	2225	1901 MINOR AVE
30-100	066000	2230	2014 FAIRVIEW AVE
30-100	066000	2245	2022 BOREN AVE
30-100	066000	2264	1200 STEWART ST
30-100	066000	2280	
30-100	066000	2285	
30-100	066000	2290	1201 DENNY WAY
30-100	066000	2295	1221 DENNY WAY
30-100	066000	2300	1221 DENNY WAY
30-100	066000	2305	1221 DENNY WAY
30-100	066000	2335	1814 MINOR AVE
30-100	066000	2340	1820 MINOR AVE
30-100	066000	2381	1220 HOWELL ST
30-100	066000	2410	1730 MINOR AVE
30-100	066000	2680	1800 YALE AVE
30-100	066000	2685	1800 YALE AVE
30-100	066000	2690	1818 YALE AVE
30-100	066000	2695	1828 YALE AVE
30-100	066000	2700	1832 YALE AVE
30-100	069700	0064	521 WALL ST
30-100	069700	0170	2200 5TH AVE
30-100	069700	0186	2218 5TH AVE
30-100	069700	0210	2131 5TH AVE
30-100	069700	0230	2229 6TH AVE
30-100	069700	0235	2201 6TH AVE
30-100	069700	0260	2300 6TH AVE
30-100	069700	0265	
30-100	069700	0295	2331 7TH AVE
30-100	069700	0305	
30-100	069700	0325	
30-100	069700	0340	601 WALL ST
30-100	069700	0355	611 WALL ST
30-100	069700	0390	
30-100	069700	0400	2300 7TH AVE
30-100	069700	0435	2301 8TH AVE
30-100	111708	0000	1601 2ND AVE
30-100	135430	0000	2015 TERRY AVE
30-100	197820	0105	800 UNION ST
30-100	214129	0000	700 UNION ST
30-100	219270	0000	1004 OLIVE WAY

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-100	232971	0000	121 STEWART ST
30-100	235700	0000	820 B BLANCHARD ST
30-100	337440	0000	1821 BOREN AVE
30-100	347000	0000	1000 1ST AVE
30-100	358900	0000	588 BELL ST
30-100	534290	0000	701 PIKE ST
30-100	607550	0000	1200 HOWELL ST
30-100	609490	0000	2021 9TH AVE
30-100	615995	0000	1515 9TH AVE
30-100	711750	0005	1314 HOWELL ST
30-100	711750	0010	1811 EASTLAKE AVE
30-100	711750	0055	1810 COURT PL
30-100	864770	0000	1800 BOREN AVE
30-100	872974	0000	2200 WESTLAKE AVE
30-100	872975	0000	2200 WESTLAKE AVE
30-100	872976	0000	2201 WESTLAKE AVE
30-110	020900	0005	526 YALE AVE N
30-110	020900	0030	500 YALE AVE N
30-110	020900	0050	501 EASTLAKE AVE E
30-110	020900	0075	527 EASTLAKE AVE E
30-110	029005	0000	516 YALE AVE N
30-110	198320	0260	
30-110	198320	0270	
30-110	198320	0290	440 TERRY AVE N
30-110	198320	0325	551 BOREN AVE N
30-110	198320	0345	525 BOREN AVE N
30-110	198320	0350	511 BOREN AVE N
30-110	198320	0355	1016 REPUBLICAN ST
30-110	198320	0360	
30-110	198320	0375	550 TERRY AVE N
30-110	198320	0535	527 FAIRVIEW AVE N
30-110	198320	0540	527 FAIRVIEW AVE N
30-110	198320	0545	
30-110	198320	0560	501 FAIRVIEW AVE N
30-110	198320	0585	500 BOREN AVE N
30-110	198320	0605	1145 REPUBLICAN ST
30-110	198320	0610	REPUBLICAN ST
30-110	198320	0615	
30-110	198320	0625	
30-110	198320	0626	
30-110	198320	0635	400 BOREN AVE N
30-110	198320	0645	

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-110	198320	0655	424 BOREN AVE N
30-110	198620	0350	201 BOREN AVE N
30-110	198620	0370	
30-110	198620	0380	200 TERRY AVE N
30-110	198620	0410	301 BOREN AVE N
30-110	198620	0418	345 BOREN AVE N
30-110	198620	0420	
30-110	198620	0440	300 TERRY AVE N
30-110	198620	0450	310 TERRY AVE N
30-110	198620	0460	
30-110	198620	0525	
30-110	246740	0005	234 FAIRVIEW AVE N
30-110	246740	0006	222 FAIRVIEW AVE N
30-110	246740	0015	222 FAIRVIEW AVE N
30-110	246740	0035	205 MINOR AVE N
30-110	246740	0050	221 MINOR AVE N
30-110	246740	0055	229 MINOR AVE N
30-110	246740	0060	235 MINOR AVE N
30-110	246740	0065	318 FAIRVIEW AVE N
30-110	246740	0073	
30-110	246740	0080	318 FAIRVIEW AVE N
30-110	246740	0085	306 FAIRVIEW AVE N
30-110	246740	0090	300 FAIRVIEW AVE N
30-110	246740	0101	301 MINOR AVE N
30-110	246740	0115	1175 HARRISON ST
30-110	246740	0116	1165 HARRISON ST
30-110	246740	0120	400 FAIRVIEW AVE N
30-110	246740	0150	1170 HARRISON ST
30-110	246740	0155	417 MINOR AVE N
30-110	246740	0156	413 MINOR AVE N
30-110	246740	0167	1167 REPUBLICAN ST
30-110	246740	0181	1200 MERCER ST
30-110	246740	0190	603 PONTIUS AVE N
30-110	246740	0195	611 PONTIUS AVE N
30-110	246740	0210	
30-110	246740	0211	1201 MERCER ST
30-110	246740	0230	510 MINOR AVE N
30-110	246740	0235	502 MINOR AVE N
30-110	246740	0236	1206 REPUBLICAN ST
30-110	246740	0237	1206 REPUBLICAN ST
30-110	246740	0240	535 PONTIUS AVE N
30-110	246740	0267	430 MINOR AVE N

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-110	246740	0270	424 MINOR AVE N
30-110	246740	0285	1212 HARRISON ST
30-110	246740	0300	1212 HARRISON ST
30-110	246740	0305	1232 HARRISON ST
30-110	246740	0311	1232 HARRISON ST
30-110	246740	0315	425 PONTIUS AVE N
30-110	246740	0335	301 PONTIUS AVE N
30-110	246740	0400	1209 THOMAS ST
30-110	246740	0405	224 MINOR AVE N
30-110	246740	0410	222 MINOR AVE N
30-110	246740	0411	214 MINOR AVE
30-110	246740	0420	210 MINOR AVE N
30-110	246740	0430	207 PONTIUS AVE N
30-110	246740	0440	215 PONTIUS AVE N
30-110	246740	0441	219 PONTIUS AVE N
30-110	246740	0445	219 PONTIUS AVE N
30-110	246740	0450	221 PONTIUS AVE N
30-110	246740	0455	225 PONTIUS AVE N
30-110	246840	0005	116 FAIRVIEW AVE N
30-110	246840	0025	100 FAIRVIEW AVE N
30-110	246840	0035	
30-110	246840	0060	
30-110	246840	0070	133 PONTIUS AVE N
30-110	246840	0075	121 PONTIUS AVE N
30-110	269310	0010	1000 DENNY WAY
30-110	269310	0055	124 TERRY AVE N
30-110	269310	0065	122 BOREN AVE N
30-110	269310	0068	1120 DENNY WAY
30-110	269310	0100	
30-110	292504	9034	
30-110	292504	9038	528 PONTIUS AVE N
30-110	292504	9039	518 PONTIUS AVE N
30-110	292504	9094	1275 MERCER ST
30-110	292504	9097	601 EASTLAKE AVE E
30-110	292504	9098	617 EASTLAKE AVE E
30-110	348180	0010	1260 MERCER ST
30-110	348180	0055	624 YALE AVE N
30-110	684770	0005	434 YALE AVE N
30-110	684770	0015	422 YALE AVE N
30-110	684770	0030	400 YALE AVE N
30-110	684770	0035	401 EASTLAKE AVE E
30-110	684770	0040	409 EASTLAKE AVE E

PHYSICAL INSPECTION 2022 - AREA 30

Neighborhood	Major	Minor	Address
30-110	684770	0045	411 EASTLAKE AVE E
30-110	684770	0050	421 EASTLAKE AVE E
30-110	684770	0055	425 EASTLAKE AVE E
30-110	684770	0060	433 EASTLAKE AVE E
30-110	684770	0105	325 EASTLAKE AVE E
30-110	684770	0115	330 YALE AVE N
30-110	684920	0005	1255 HARRISON ST
30-110	684920	0065	420 PONTIUS AVE N
30-110	684920	0100	409 YALE AVE N
30-110	684920	0110	1265 REPUBLICAN ST
30-110	684970	0005	
30-110	684970	0055	111 YALE AVE N
30-110	684970	0075	117 YALE AVE N
30-110	684970	0085	145 YALE AVE N
30-110	684970	0100	224 PONTIUS AVE N
30-110	684970	0130	224 PONTIUS AVE N
30-110	684970	0145	223 YALE AVE N
30-110	684970	0155	223 YALE AVE N
30-110	684970	0165	223 YALE AVE N
30-110	684970	0175	223 YALE AVE N
30-110	684970	0205	200 YALE AVE N
30-110	684970	0280	1370 STEWART ST
30-110	684970	0290	110 YALE AVE N
30-110	684970	0295	108 YALE AVE N
30-110	684970	0305	1325 STEWART ST
30-110	684970	0325	101 EASTLAKE AVE E
30-110	684970	0326	1314 DENNY WAY
30-110	684970	0340	1331 STEWART ST
30-110	684970	0350	1333 STEWART ST
30-110	777675	0000	1170 REPUBLICAN ST
30-110	786350	0020	530 FAIRVIEW AVE N
30-110	786350	0040	500 FAIRVIEW AVE N
30-110	786350	0075	525 MINOR AVE N
30-110	786350	0100	1167 MERCER ST
30-110	869200	0000	300 BOREN AVE N

Improvement Sales for Area 035 with Sales Used

05/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
035	010	339110	0010	1,452	3002353	\$590,000	07/31/19	\$406.34	HOLGATE SQUARE CONDO	IG2 U/85	Industrial(Gen Pl	1	Y	
035	010	766620	2945	22,645	3101127	\$12,782,500	02/24/21	\$564.47	HONOLULU FREIGHT SERVICE	IG2 U/85	Terminal(Auto/B	1	69	Net Lease Sale; not in ratio
035	010	766620	3000	20,724	3096689	\$6,000,000	01/28/21	\$289.52	HONDA/TOYOTA DETAIL FACILITY/PARTS	IG2 U/85	Service Building	1	Y	
035	010	766620	3045	24,835	3152212	\$18,425,000	10/05/21	\$741.90	NISSAN DEALERSHIP-ECON UNIT WITH -3	IG2 U/85	Auto Showroom	6	Y	
035	010	766620	3150	21,310	3030441	\$5,650,000	01/14/20	\$265.13	BARCODES WEST	IG2 U/85	Warehouse	1	Y	
035	010	766620	3538	84,420	3150763	\$32,000,000	10/07/21	\$379.06	NORTH COAST LIGHTING	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	010	766620	3810	21,755	3020053	\$7,800,000	11/11/19	\$358.54	AIR TOUCH DIST CENTER	IG2 U/85	Warehouse	1	Y	
035	010	766620	4555	11,514	3140109	\$5,800,000	08/19/21	\$503.73	STADIUM OFFICE BUILDING	IG2 U/85	Office Building	1	69	Net Lease Sale; not in ratio
035	010	766620	4565	33,752	3145481	\$13,750,000	09/10/21	\$407.38	OB SODO PROPERTIES	IG2 U/85	Warehouse	2	69	Net Lease Sale; not in ratio
035	010	766620	4820	47,690	3056855	\$19,775,000	07/13/20	\$414.66	TURNER CONSTRUCTION	IC 85-175	Office Building	1	Y	
035	010	766620	5300	2,544	2997213	\$905,000	06/28/19	\$355.74	SUBWAY & OFC/ RETAIL BLDG	IG1 U/85	Restaurant(Fast	1	Y	
035	010	766620	5630	8,490	3056673	\$2,000,000	07/10/20	\$235.57	B.C.T.	IG1 U/85	Warehouse	2	Y	
035	010	766620	5882	14,488	3023351	\$3,460,000	11/27/19	\$238.82	HALF-WAY HOUSE	IG1 U/85	Industrial(Gen Pl	1	Y	
035	010	766620	6250	17,459	3003482	\$4,845,000	08/06/19	\$277.51	CARLSON AUDIO SYSTEMS	IG2 U/85	Industrial(Gen Pl	2	Y	
035	010	766620	7095	52,280	3095489	\$21,000,000	01/21/21	\$401.68	FILSON HEADQUARTERS (FMR STAR BUIL	IC-85 (M)	Office Building	1	Y	
035	010	766620	7155	41,224	3090015	\$7,250,000	12/15/20	\$175.87	O B WILLIAMS CO	IG2 U/85	Warehouse	1	Y	
035	010	766620	7270	4,440	3054334	\$1,750,000	06/12/20	\$394.14	ANALYTICAL 360	IG2 U/85	Warehouse	1	34	Use-change after sale; not in ratio
035	010	766620	7390	12,000	3139337	\$2,100,000	08/13/21	\$175.00	1ST AVE KITCHEN AND BATH	IG2 U/85	Warehouse	1	Y	
035	010	766620	7420	14,416	3078026	\$7,200,000	10/14/20	\$499.45	K.R. TRIGGER BLDG	IG2 U/85	Office Building	1	26	Imp changed after sale; not in ratio
035	010	766620	7503	31,131	3082925	\$4,000,000	11/13/20	\$128.49	NORTHWEST CASTING	IG1 U/85	Industrial(Gen Pl	1	Y	
035	010	766620	7585	16,300	3165207	\$3,300,000	12/14/21	\$202.45	PACIFIC OFFICE AUTOMATION WAREHO	IG1 U/85	Warehouse	1	Y	
035	010	766620	7605	33,462	3135488	\$5,520,000	07/28/21	\$164.96	NORTHSTAR CASTEEL ANNEX	IG1 U/85	Warehouse	1	Y	
035	010	766620	7610	34,950	3144620	\$10,325,000	09/08/21	\$295.42	HANFORD CNTR	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	010	766620	7611	81,199	3002217	\$8,500,000	07/30/19	\$104.68	SEATTLE POTTERY	IG1 U/85	Industrial(Gen Pl	1	Y	
035	030	172280	0035	12,960	3037401	\$4,965,000	02/27/20	\$383.10	OFFICE	IG2 U/85	Office Building	1	Y	
035	030	182404	9047	18,715	3042699	\$2,935,000	04/13/20	\$156.83	GUADAJARA	IG1 U/85	Warehouse	2	69	Net Lease Sale; not in ratio
035	030	182404	9058	64,056	3126404	\$22,000,000	06/17/21	\$343.45	RAINIER COLD STG/'E' & 'E' MEATS	IG1 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	182404	9099	11,100	3141674	\$3,926,000	08/24/21	\$353.69	Corfini Gourmet	IG1 U/85	Warehouse	1	Y	
035	030	357320	0040	20,832	3131330	\$5,100,000	07/06/21	\$244.82	BLOCH STEEL	IG1 U/85	Warehouse	1	Y	
035	030	357320	0135	14,759	3046773	\$5,611,300	05/08/20	\$380.20	ALL CITY FENCE CO	IG1 U/85	Industrial(Light)	1	Y	
035	030	357370	0408	40,238	3112506	\$12,300,000	04/20/21	\$305.68	OFFICE BUILDING	IG2 U/85	Office Building	1	Y	
035	030	395890	1255	24,415	3121704	\$6,750,000	05/27/21	\$276.47	EMERALD CITY BINDRY	IG1 U/85	Warehouse	2	Y	
035	030	395890	1356	12,895	3088871	\$2,800,000	12/14/20	\$217.14	PAPER MERCHANT/POWER DISTRIBUTING	IG1 U/85	Warehouse	1	Y	
035	030	526330	0050	8,008	3166959	\$2,290,000	12/28/21	\$285.96	BOTTLEWORKS	IG2 U/85	Service Building	1	69	Net Lease Sale; not in ratio
035	030	526330	0140	11,364	3002408	\$4,500,000	07/15/19	\$395.99	BRANOM INSTRUMENT CO	C1-75 (M)	Warehouse	1	Y	
035	030	526330	0350	8,240	3128500	\$2,900,000	06/14/21	\$351.94	SASE COMPANY	IG2 U/85	Warehouse	1	Y	
035	030	526330	0415	4,455	3143476	\$1,925,000	09/01/21	\$432.10	WASHINGTON STATE FACILITIES (SIGNS A	IG2 U/85	Warehouse	1	69	Net Lease Sale; not in ratio
035	030	526330	0575	19,344	3139513	\$4,700,000	08/16/21	\$242.97	BEDFORD BLDG	IG2 U/85	Warehouse	1	Y	
035	030	526330	0650	5,960	3030767	\$1,295,000	01/21/20	\$217.28	IMPRESSION PRINTING	IG2 U/85	Warehouse	1	26	Imp changed after sale; not in ratio
035	030	526330	0660	20,092	3137647	\$4,000,000	08/05/21	\$199.08	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Pl	1	Y	
035	030	526330	0985	24,682	3026503	\$3,800,000	12/20/19	\$153.96	WA MACH WORKS/WALASHEK INDUSTRI	IG2 U/85	Industrial(Gen Pl	1	26	Imp changed after sale; not in ratio
035	030	526330	0985	24,682	3121753	\$8,500,000	05/27/21	\$344.38	WA MACH WORKS/WALASHEK INDUSTRI	IG2 U/85	Industrial(Gen Pl	1	26	Imp changed after sale; not in ratio
035	030	536720	4670	17,280	3010474	\$4,300,000	09/11/19	\$248.84	COLLISION CARE CTR/A TILE TRADITION	IG2 U/85	Warehouse	1	Y	
035	030	737660	0753	16,108	3134524	\$3,100,000	07/22/21	\$192.45	MAGNUM	IG2 U/85	Warehouse	1	Y	
035	030	766670	0530	49,364	2991010	\$8,785,000	05/09/19	\$177.96	UNION MFG	IG1 U/85	Industrial(Gen Pl	1	26	Imp changed after sale; not in ratio

Improvement Sales for Area 035 with Sales Used

05/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
035	030	788610	0475	35,836	2996350	\$7,950,000	06/27/19	\$221.84	FMR LAIRD PLASTICS	IG2 U/85	Warehouse	1	Y	
035	030	788610	0605	5,242	3003875	\$2,165,001	08/02/19	\$413.01	RANEYS BAR AND GRILL	IG2 U/85	Restaurant(Fast	2	34	Use-change after sale; not in ratio
035	030	788610	1065	11,614	3085575	\$2,200,000	11/10/20	\$189.43	PRINTING N GO	IG2 U/85	Warehouse	1	Y	
035	030	788610	1215	25,871	3072857	\$5,425,000	09/30/20	\$209.69	TRADEMARK SIGN AND SUPPLY	IG2 U/85	Warehouse	1	26	Imp changed after sale; not in ratio
035	030	788610	1215	29,091	3162728	\$7,900,000	12/07/21	\$271.56	TRADEMARK SIGN AND SUPPLY	IG2 U/85	Warehouse	1	Y	
035	030	788610	1280	36,150	2979895	\$6,900,000	03/29/19	\$190.87	JOHN PERINE CO	IG2 U/85	Warehouse	1	Y	
035	050	386840	0190	19,800	2982160	\$4,250,000	04/12/19	\$214.65	PIONEER INDUSTRIES	IG2 U/85	Industrial(Gen P	3	Y	
035	060	141630	0130	7,579	3012372	\$2,500,000	09/27/19	\$329.86	McCULLOUGH ARCHITECTS/ARMORCLAD F	IG2 U/85	Warehouse	1	Y	
035	060	554430	0030	18,660	2985025	\$4,150,000	04/30/19	\$222.40	MONARCH TRADING CO.	IG2 U/85	Warehouse	2	Y	
035	060	692070	0010	8,624	2975890	\$2,300,000	02/21/19	\$266.70	INDUSTRIAL BLDGS	IB U/65	Industrial(Gen P	1	Y	
035	060	916610	0020	4,680	3122100	\$1,400,000	05/26/21	\$299.15	CANNA	NC3-55 (M)	Industrial(Light)	1	Y	
035	065	536720	2050	6,513	3037711	\$2,400,000	03/06/20	\$368.49	U.S. BANK	IG2 U/85	Bank	1	29	Seg/merge after sale; not in ratio
035	065	754980	2810	9,353	3143366	\$2,050,000	08/27/21	\$219.18	MARINE VACUUM SERVICE, INC.	IG2 U/85	Industrial(Gen P	1	Y	

Vacant Sales for Area 035 with Sales Used

05/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
035	010	132730	0015	47,700	2969688	\$5,250,000	01/07/19	\$110.06	PSF INDUSTRIES	IG1 U/85	Industrial(Gen Purpose)	1	Y	
035	010	766620	3165	8,100	3160816	\$1,300,000	11/24/21	\$160.49	SUN DELI-MART-CLOSED	IG2 U/85	Conv Store without Gas	1	Y	
035	010	766620	3295	100,800	3168218	\$14,494,000	12/28/21	\$143.79	US WEST	IG2 U/85	Utility, Public	1	Y	
035	010	766620	4545	32,400	3009385	\$7,128,000	09/09/19	\$220.00	STERNOD ENTERPRISES(OFFICE)/DOCKSIDE	IG2 U/85	Office Building	1	Y	
035	010	766620	4550	19,800	2979879	\$3,625,000	03/29/19	\$183.08	VACANT LAND	IG2 U/85	Vacant(Industrial)	2	Y	
035	010	766620	4745	134,009	3045003	\$42,000,000	04/30/20	\$313.41	SALVATION ARMY	IC 85-175	Vacant(Commercial)	3	Y	
035	010	766620	5290	26,854	3114965	\$3,000,000	04/23/21	\$111.72	PEP BOYS AUTO SERVICE	IG1 U/85	Service Building	1	Y	
035	010	766620	6255	8,000	3159948	\$1,550,000	11/11/21	\$193.75	PECOS PIT BBQ	IG2 U/85	Restaurant/Lounge	1	Y	
035	010	766620	7461	198,687	3002724	\$22,000,000	07/30/19	\$110.73	A O SMITH CORP	IG1 U/85	Industrial(Gen Purpose)	1	Y	
035	030	172280	1335	25,993	3155102	\$5,500,000	10/26/21	\$211.60	SYNESSO	C1-75 (M)	Warehouse	1	Y	
035	030	172280	1600	5,400	3027625	\$1,250,000	12/27/19	\$231.48	FUNKY FINDS	C1-75 (M)	Retail Store	2	Y	
035	030	192404	9001	39,578	3021306	\$2,850,000	11/15/19	\$72.01	INDUSTRIAL	IG2 U/85	Industrial(Gen Purpose)	1	Y	
035	030	395890	1315	316,169	3121745	\$46,200,000	05/27/21	\$146.12	Mac-MILLAN PIPER	IG1 U/85	Terminal(Auto/Bus/Other)	2	Y	
035	030	526330	0115	21,128	3010452	\$3,800,000	09/16/19	\$179.86	THE VAC SHACK	C1-75 (M)	Apartment(Mixed Use)	4	Y	
035	030	526330	0665	8,000	3166190	\$1,080,000	12/27/21	\$135.00	DRESSER-RAND COMPANY	IG2 U/85	Industrial(Gen Purpose)	1	Y	
035	030	766620	5805	50,075	2980376	\$2,000,000	03/27/19	\$39.94	VACANT LAND	IG1 U/85	Vacant(Industrial)	2	Y	
035	050	526330	0080	15,555	3155226	\$3,200,000	10/26/21	\$205.72	SFR - ARCHITECTURAL LANDSCAPE SUPPLY	C1-75 (M)	Office Building	1	Y	
035	060	273410	0635	16,000	2997182	\$2,500,000	06/27/19	\$156.25	Hope Christian Community Church	LR1 (M)	Church/Welfare/Relig Svc	2	Y	
035	060	700620	0430	12,000	3011500	\$1,000,000	09/17/19	\$83.33	AIRPORT WAY MARKET	C2-55 (M)	Grocery Store	1	Y	
035	060	700620	0465	4,500	2995525	\$500,000	06/20/19	\$111.11	VACANT LAND	NC3-40	Vacant(Commercial)	1	29	Seg/merge after sale; not in ratio
035	060	700620	0540	6,000	3152977	\$1,550,000	10/19/21	\$258.33	SHOP	C2-55 (M)	Industrial(Light)	1	Y	
035	065	000180	0058	96,700	3056965	\$3,700,000	07/13/20	\$38.26	VACANT LAND - FMR CHEMICAL PLANT	IG2 U/85	Vacant(Industrial)	1	Y	
035	065	213620	0641	690,795	2976848	\$13,756,461	03/08/19	\$19.91	CROWLEY MARINE SERVICES	IG1 U/85	Terminal(Marine/Comm F	1	Y	
035	065	346880	0476	3,584	3139248	\$350,000	08/13/21	\$97.66	VACANT LAND	C1-55 (M)	Vacant(Commercial)	1	Y	
035	065	536720	1295	96,362	3072248	\$8,720,761	09/22/20	\$90.50	SAWDUST SUPPLY COMPANY/Granite	IG2 U/85	Warehouse	1	Y	

Improvement Sales for Area 035 with Sales not Used

05/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
035	010	132730	0004	32,676	3082009	\$2,700,000	11/06/20	\$82.63	ON SAFARI FOODS	IG1 U/85	Warehouse	1	15	No market exposure
035	010	132730	0045	30,599	3082010	\$2,669,500	11/06/20	\$87.24	NEMCO	IG1 U/85	Warehouse	1	51	Related party, friend, or neighbor
035	010	766620	2855	47,474	3116772	\$9,500,000	04/23/21	\$200.11	NW ENVIROSERVICE/EVERGREEN SVCS	IG2 U/85	Office Building	1	17	Non-profit organization
035	010	766620	3000	20,724	3096690	\$137,000	01/28/21	\$6.61	HONDA/TOYOTA DETAIL FACILITY/PARTS	IG2 U/85	Service Building	1	18	Quit claim deed
035	010	766620	4530	17,600	3076188	\$3,650,000	10/15/20	\$207.39	GROCERY OUTLET (M1 = #05541560)	IG2 U/85	Grocery Store	1	33	Lease or lease-hold
035	010	766620	5408	103,537	3052178	\$16,800,000	06/17/20	\$162.26	AMERICAN LIFE	IG1 U/85	Warehouse	3	51	Related party, friend, or neighbor
035	010	766620	5550	48,280	3056801	\$6,744,293	07/13/20	\$139.69	AMERICAN LIFE BUILDING	IG1 U/85	Industrial(Gen P	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5835	25,800	3032452	\$3,465,000	01/27/20	\$134.30	NEW J.R. ABBOTT BLDG-FMR CLYDE EQU	IG1 U/85	Industrial(Light)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6070	18,000	3114869	\$2,069,575	04/29/21	\$114.98	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6070	18,000	3114867	\$1,887,840	04/29/21	\$104.88	PHO CYCLO CAFE/RESTAURANT SUPPLY	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114868	\$1,069,800	04/29/21	\$104.88	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6075	10,200	3114870	\$1,172,785	04/29/21	\$114.98	SODO POKE AND MORE/CARPET TO GO	IG2 U/85	Warehouse	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114772	\$1,773,900	04/29/21	\$82.13	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6090	21,600	3114773	\$267,300	04/29/21	\$12.38	TILE FOR LESS	IG2 U/85	Retail Store	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	6270	6,695	3008996	\$4,300,000	08/30/19	\$642.27	1944 1ST AVE LLC	IG2 U/85	Retail Store	1	11	Corporate affiliates
035	030	172280	1430	1,700	3137514	\$700,000	08/02/21	\$411.76	FOOD PROCESSING	C1-75 (M)	Industrial(Light)	1	15	No market exposure
035	030	172280	1945	3,320	3092843	\$375,000	12/31/20	\$112.95	OMNI PACKING & SEAL	IG2 U/85	Warehouse	1	15	No market exposure
035	030	182404	9074	39,900	3165842	\$10,475,000	12/21/21	\$262.53	Grand Central Bakery	IG1 U/85	Industrial(Light)	1	64	Sales/leaseback
035	030	395890	1255	11,520	3088868	\$1,730,000	12/14/20	\$150.17	EMERALD CITY BINDRY	IG1 U/85	Warehouse	1	15	No market exposure
035	030	526330	0065	12,755	3155227	\$4,121,153	10/28/21	\$323.10	NORTHWEST SIGN SUPPLY	C1-75 (M)	Warehouse	2	36	Plottage
035	030	526330	0155	17,216	3108465	\$6,800,000	03/29/21	\$394.98	ALL - WEST	C1-75 (M)	Warehouse	1	67	Gov't to non-gov't
035	030	526330	0155	17,216	3016344	\$5,830,000	10/21/19	\$338.64	ALL - WEST	C1-75 (M)	Warehouse	1	68	Non-gov't to gov't
035	030	617290	0075	115,358	3124430	\$24,275,000	06/07/21	\$210.43	CASCADE DESIGNS INC	IG1 U/85	Warehouse	4	64	Sales/leaseback
035	030	788610	0917	4,100	3060455	\$2,594,000	07/30/20	\$632.68	M & R EQUIP	IG2 U/85	Warehouse	1	68	Non-gov't to gov't
035	030	788610	1010	4,885	3060536	\$1,550,000	07/31/20	\$317.30	AURIC AG	IG2 U/85	Industrial(Light)	2	68	Non-gov't to gov't
035	030	788610	1280	36,150	3121613	\$11,150,000	05/27/21	\$308.44	JOHN PERINE CO	IG2 U/85	Warehouse	1	36	Plottage
035	060	036000	0020	11,949	3066588	\$2,800,000	08/28/20	\$234.33	FUTURE CPC SOBERING CENTER	NC3-55 (M)	Church/Welfare	1	N	
035	060	346580	0070	12,448	3157909	\$1,650,000	11/05/21	\$132.55	INDUSTRIAL BLDG-WEST COAST INDUST	SF 5000	Industrial(Light)	1	15	No market exposure
035	060	346680	0077	4,000	3101096	\$743,000	02/18/21	\$185.75	"M" Produce, Inc.	IG2 U/85	Warehouse	1	46	Non-representative sale
035	060	535420	0080	19,886	3108487	\$6,800,000	03/30/21	\$341.95	AUTO QUEST	IG2 U/85	Industrial(Heavy	2	68	Non-gov't to gov't
035	060	554430	0115	22,789	3068414	\$30,000	08/09/20	\$1.32	ATWOOD ADHESIVES INC	IG2 U/85	Industrial(Gen P	1	33	Lease or lease-hold
035	065	000340	0029	3,440	3104706	\$2,887,000	03/11/21	\$839.24	RANDYS RESTAURANT	MIC/H	Restaurant/Lour	1	68	Non-gov't to gov't
035	065	213620	0606	2,437	3061536	\$6,000,000	07/28/20	\$2,462.04	ARCO AMPM	IG2 U/85	Conv Store with	1	1	Personal property included
035	065	536720	1275	11,610	3124921	\$2,880,000	06/09/21	\$248.06	MACHINISTS INC	IG2 U/85	Industrial(Gen P	2	15	No market exposure

Vacant Sales for Area 035 with Sales not Used

05/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
035	010	149830	0005	400	3137252	\$5,000	07/28/21	\$12.50	VACANT	IG2 U/85	Vacant(Industrial)	2	15	No market exposure
035	010	766620	2860	32,779	3011998	\$500,000	08/29/19	\$15.25	NW ENVIROSERVICES-vacant land	IG2 U/85	Vacant(Industrial)	4	52	Statement to dor
035	010	766620	5565	22,609	3078419	\$226,090	10/23/20	\$10.00	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	46	Non-representative sale
035	010	766620	5565	22,609	3082011	\$297,350	11/06/20	\$13.15	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	51	Related party, friend, or neighbor
035	010	766620	5565	22,609	3082012	\$652,650	11/06/20	\$28.87	VACANT-STG YARD	IG1 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	010	766620	5960	9,000	3051619	\$1,500,000	06/15/20	\$166.67	VACANT LAND	IG2 U/85	Vacant(Industrial)	1	65	Plans and permits
035	010	766620	6085	9,000	3114777	\$440,000	04/29/21	\$48.89	VACANT LAND	IG2 U/85	Vacant(Industrial)	1	22	Partial interest (1/3, 1/2, etc.)
035	030	766620	5807	14,400	3093336	\$10	01/08/21	\$0.00	LAND-ECON WITH 617290-0005	IG1 U/85	Vacant(Industrial)	2	31	Exempt from excise tax
035	050	386840	0165	6,500	3030820	\$260,000	01/22/20	\$40.00	PARKING	IG2 U/85	Parking(Assoc)	1	51	Related party, friend, or neighbor
035	050	386840	0176	6,500	3030819	\$260,000	01/22/20	\$40.00	Parking	IG2 U/85	Parking(Assoc)	1	51	Related party, friend, or neighbor

2022 PHYSICAL INSPECTION AREA 35

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	70	000160	0019	
35	70	000160	0049	8700 EAST MARGINAL WAY S
35	70	000180	0018	1000 S MYRTLE ST
35	65	000180	0028	6301 SWIFT AVE S
35	65	000180	0033	6500 URSULA PL S
35	65	000180	0039	6300 AIRPORT WAY S
35	65	000180	0046	6300 AIRPORT WAY S
35	65	000180	0058	
35	65	000180	0087	6900 FOX AVE S
35	65	000180	0089	
35	65	000180	0090	1622 S GRAHAM ST
35	65	000180	0104	6701 FOX AVE S
35	65	000180	0128	6701 FOX AVE S
35	65	000180	0137	
35	65	000180	0159	6801 EAST MARGINAL WAY S
35	65	000180	0161	6321 18TH AVE S
35	65	000180	0170	
35	65	000340	0029	10016 EAST MARGINAL WAY S
35	65	000340	0042	3301 S NORFOLK ST
35	65	000340	0046	3301 S NORFOLK ST
35	65	000520	0022	6310 AIRPORT WAY S
35	65	000520	0029	6310 AIRPORT WAY S
35	65	000520	0031	6400 AIRPORT WAY S
35	65	000520	0032	6300 AIRPORT WAY S
35	65	000520	0036	6500 AIRPORT WAY S
35	65	000520	0056	6600 URSULA PL S
35	65	000520	0110	6320 AIRPORT WAY S
35	65	000740	0005	8000 MILITARY RD S
35	65	000740	0015	8300 MILITARY RD S
35	65	000740	0024	8001 MILITARY RD S
35	70	000740	0032	
35	65	000740	0137	8300 MILITARY RD S
35	65	032304	9045	3301 S NORFOLK ST
35	65	032304	9058	3301 S NORFOLK ST
35	65	032304	9080	3301 S NORFOLK ST
35	65	032304	9171	3301 S NORFOLK ST
35	65	032304	9229	3301 S NORFOLK ST
35	65	032304	9230	3301 S NORFOLK ST
35	65	042304	9002	10215 EAST MARGINAL WAY S
35	65	042304	9051	10315 EAST MARGINAL WAY S
35	65	042304	9117	10325 EAST MARGINAL WAY S
35	65	042304	9194	
35	65	042304	9195	
35	65	175370	0235	1915 S CORGIAT DR

2022 PHYSICAL INSPECTION AREA 35

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	65	175370	0282	1915 S CORGIAT DR
35	65	175370	0330	1900 S CORGIAT DR
35	65	175370	0395	6400 S CORGIAT DR
35	65	213620	0005	7110 EAST MARGINAL WAY S
35	65	213620	0035	7130 8TH AVE S
35	65	213620	0075	7201 E MARGINAL WY S
35	65	213620	0210	7266 8TH AVE S
35	65	213620	0525	719 S MYRTLE ST
35	65	213620	0605	1001 S MYRTLE ST
35	65	213620	0606	7200 EAST MARGINAL WAY S
35	65	213620	0641	
35	65	213620	0666	7551 8TH AVE S
35	65	213620	0670	7401 8TH AVE S
35	65	213620	0681	7303 8TH AVE S
35	65	245590	0005	9000 AIRPORT WAY S
35	65	245590	1005	1300 MILITARY RD S
35	65	273410	0260	7047 EAST MARGINAL WAY S
35	65	273410	0270	730 S MYRTLE ST
35	70	282404	9007	6771 PERIMETER RD S
35	65	292404	9043	7343 EAST MARGINAL WAY S
35	65	292404	9045	7700 14TH AVE S
35	65	292404	9062	6431 CORSON AVE S
35	65	292404	9083	6701 FOX AVE S
35	65	292404	9091	
35	65	292404	9110	
35	70	332404	9011	9406 EAST MARGINAL WAY S
35	65	332404	9019	9404 EAST MARGINAL WAY S
35	65	346880	0317	
35	65	346880	0318	
35	65	346880	0319	
35	65	346880	0320	7150 S MYRTLE ST
35	65	346880	0335	950 S MYRTLE ST
35	65	346880	0475	6932 CARLETON AVE S
35	65	346880	0476	
35	65	346880	0477	
35	65	536720	0447	
35	65	536720	0725	6166 4TH AVE S
35	65	536720	0892	500 S MICHIGAN ST
35	65	536720	1060	560 S MICHIGAN ST
35	65	536720	1080	550 S MICHIGAN ST
35	65	536720	1270	751 S MICHIGAN ST
35	65	536720	1275	751 S MICHIGAN ST
35	65	536720	1295	6314 7TH AVE S
35	65	536720	1430	6316 6TH AVE S

2022 PHYSICAL INSPECTION AREA 35

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	65	536720	1445	6332 6TH AVE S
35	65	536720	1465	6346 6TH AVE S
35	65	536720	1475	6348 6TH AVE S
35	65	536720	1495	6362 6TH AVE S
35	65	536720	1500	6363 7TH AVE S
35	65	536720	1535	
35	65	536720	1545	6321 7TH AVE S
35	65	536720	1565	575 S MICHIGAN ST
35	65	536720	1570	551 S MICHIGAN ST
35	65	536720	1595	6516 5TH PL S
35	65	536720	1610	6530 5TH PL S
35	65	536720	1635	6540 5TH PL S
35	65	536720	1670	6363 6TH AVE S
35	65	536720	1695	6349 6TH AVE S
35	65	536720	1705	6345 6TH AVE S
35	65	536720	1725	6325 6TH AVE S
35	65	536720	1740	503 S MICHIGAN ST
35	65	536720	1770	6520 5TH AVE S
35	65	536720	1810	500 S RIVER ST
35	65	536720	1837	6565 5TH PL S
35	65	536720	1850	6545 5TH PL S
35	65	536720	1865	6535 5TH PL S
35	65	536720	1900	421 S MICHIGAN ST
35	65	536720	1920	401 S MICHIGAN ST
35	65	536720	1940	6520 4TH AVE S
35	65	536720	1945	6538 4TH AVE S
35	65	536720	1985	6555 5TH AVE S
35	65	536720	2000	5TH AVE S
35	65	536720	2035	6521 5TH AVE S
35	65	536720	2050	303 S MICHIGAN ST
35	65	536720	2055	
35	65	536720	2080	6519 4TH AVE S
35	65	536720	2085	6601 EAST MARGINAL WAY S
35	65	536720	2105	306 S RIVER ST
35	65	536720	2110	6615 EAST MARGINAL WAY S
35	65	536720	2120	6527 4TH AVE S
35	65	536720	2135	6519 4TH AVE S
35	65	536720	2145	6501 EAST MARGINAL WAY S
35	65	536720	2185	210 S RIVER ST
35	65	536720	2200	220 S RIVER ST
35	65	536720	2270	150 S RIVER ST
35	65	536720	2285	151 S MICHIGAN ST
35	65	536720	2310	101 S MICHIGAN ST
35	65	536720	2380	108 S RIVER ST

2022 PHYSICAL INSPECTION AREA 35

GeoArea	GeoNbhd	Major	Minor	AddrLine
35	65	536720	2390	
35	65	536720	2400	150 S RIVER ST
35	65	536720	3760	751 S MICHIGAN ST
35	65	536720	3965	6701 6TH AVE S
35	65	536720	3975	6701 6TH AVE S
35	65	536720	3991	551 S RIVER ST
35	65	536720	4010	6720 EAST MARGINAL WAY S
35	65	536720	4055	6714 EAST MARGINAL WAY S
35	65	536720	4100	303 S RIVER ST
35	65	536720	4160	171 S RIVER ST
35	65	536720	4180	121 S RIVER ST
35	65	536720	4200	117 S RIVER ST
35	65	536720	4210	101 S RIVER ST
35	65	542260	0010	
35	65	542260	0060	8801 EAST MARGINAL WAY S
35	65	542260	0124	
35	65	542260	0150	9100 EAST MARGINAL WAY S
35	70	542260	0160	
35	65	562420	0992	9401 EAST MARGINAL WAY S
35	65	572980	0010	9229 EAST MARGINAL WAY S
35	65	572980	0020	9229 EAST MARGINAL WAY S
35	65	573000	0010	
35	65	573000	0020	9303 EAST MARGINAL WAY S
35	70	700670	0570	6605 13TH AVE S
35	65	733840	3235	2720 S PORTLAND ST
35	65	733840	3240	6300 AIRPORT WAY S
35	65	733840	3245	6310 AIRPORT WAY S
35	65	733840	3250	6300 AIRPORT WAY S
35	65	733840	3260	6300 AIRPORT WAY S
35	65	733840	3285	6310 AIRPORT WAY S
35	65	754980	2668	1600 S GRAHAM ST
35	65	754980	2807	1516 S GRAHAM ST
35	65	754980	2810	1535 S ALBRO PL
35	65	789630	1120	9100 AIRPORT WAY S
35	65	789630	1200	9000 AIRPORT WAY S
35	65	815910	0110	7000 EAST MARGINAL WAY S

Improvement Sales for Area 036 with Sales Used

04/26/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
036	020	182404	9046	27,283	2982183	\$3,500,000	04/11/19	\$128.29	CONTINENTAL VAN LINES	SF 7200	Warehouse	2	Y	
036	020	284020	0490	4,032	3072561	\$673,000	09/27/20	\$166.91	EXPERT MARBLE AND GRANITE, INC.	SF 7200	Industrial(Light)	1	Y	
036	020	284020	0690	4,500	3064712	\$1,550,000	08/21/20	\$344.44	STORAGE/LITE MFG. WAREHOUSE	IG2 U/85	Warehouse	4	Y	
036	020	284020	1475	24,100	3023620	\$3,750,000	12/03/19	\$155.60	WHSE	IG2 U/85	Warehouse	1	Y	
036	020	284020	1500	10,978	3016436	\$2,500,000	10/21/19	\$227.73	FOG TITE METER SEAL CO	IG2 U/85	Industrial(Light)	2	Y	
036	020	302404	9005	25,500	3006213	\$4,995,000	08/14/19	\$195.88	CATHOLIC PRINTING, INC	IG2 U/85	Warehouse	2	Y	
036	040	000160	0016	7,056	3155188	\$1,700,000	10/23/21	\$240.93	Limousine Service	I	Industrial(Gen Purpos	1	Y	
036	040	302404	9026	50,034	3118037	\$14,325,000	05/13/21	\$286.31	MacDonald Miller	IB U/85	Warehouse	2	69	Net Lease Sale; not in ratio
036	040	562420	0410	10,000	2972977	\$3,810,600	02/08/19	\$381.06	STORAGE WAREHOUSE	RB	Warehouse	3	Y	
036	040	732790	3160	8,100	3003395	\$800,000	07/30/19	\$98.77	THE FAB SHOP	IG2 U/65	Industrial(Light)	1	Y	
036	040	732790	5855	1,872	2969896	\$650,000	01/11/19	\$347.22	VERSITILE DRILLING	IG1 U/65	Industrial(Light)	1	Y	
036	040	732790	6930	52,030	3094994	\$11,500,000	01/19/21	\$221.03	MV TRANSPORTATION	IB U/45	Industrial(Gen Purpos	3	Y	
036	040	732840	0740	6,500	3108605	\$2,100,000	03/31/21	\$323.08	GLITSA SWEDISH FLOOR FINISH	IG2 U/65	Warehouse	1	Y	
036	040	788360	0350	12,200	3097323	\$4,060,000	01/27/21	\$332.79	Coast Crane Company	IG2 U/65	Service Building	1	Y	
036	040	788360	0600	4,770	3097226	\$2,940,000	01/27/21	\$616.35	Ness Crane	IB U/45	Service Building	1	Y	
036	040	788360	8654	2,300	3007858	\$1,826,000	08/27/19	\$793.91	Napoli Pizza	NC3P-40	Restaurant/Lounge	1	34	Use-change after sale; not in ratio
036	050	110800	0310	2,409	3144879	\$945,000	09/09/21	\$392.28	MIXED USE RESTAURANT W/MULTI-FAMI	NC3-55 (M)	Restaurant/Lounge	1	Y	
036	050	144350	0430	2,513	3157244	\$950,000	11/03/21	\$378.03	RETAIL MARKET	NC2-55 (M)	Tavern/Lounge	1	Y	
036	050	333300	1610	4,896	2994923	\$1,000,000	06/10/19	\$204.25	SERVICE REPAIR GARAGE	NC2-55 (M)	Service Building	1	Y	
036	070	712930	4580	3,480	3166675	\$757,500	12/28/21	\$217.67	SFR with RETAIL FRONT	NC2-55 (M)	Single Family(C/I Zone	1	Y	
036	070	712930	4680	1,092	3049058	\$550,000	05/27/20	\$503.66	SAFARI AUTO SERVICE	NC1-55 (M)	Service Building	1	Y	
036	070	712930	4745	9,828	3118661	\$3,780,000	05/06/21	\$384.62	RAINIER BEACH AUTO ZONE STORE	NC2-55 (M)	Retail Store	1	69	Net Lease Sale; not in ratio
036	070	712930	4850	2,420	3102778	\$905,000	03/03/21	\$373.97	MIXED RETAIL/APTS	NC2-55 (M)	Apartment(Mixed Use	1	Y	
036	070	807000	0400	1,000	3063921	\$805,000	08/08/20	\$805.00	RESIDENCE \ SHED W\ 14 BOAT SLIPS	LR3	Single Family(C/I Zone	1	Y	
036	080	032304	9007	16,496	3001966	\$3,650,000	07/25/19	\$221.27	Northwest Kidney Center	C2-75 (M)	Warehouse	1	Y	
036	080	032304	9025	48,000	3070646	\$11,350,000	09/16/20	\$236.46	NOBLE, LTD., WORLD HEADQUARTERS	IG2 U/65	Warehouse	1	Y	
036	080	032304	9207	19,590	3000686	\$5,960,000	07/22/19	\$304.24	JANUARY CO	IG2 U/65	Warehouse	1	Y	
036	080	547680	0170	1,890	3029967	\$450,000	01/10/20	\$238.10	RAY'S AUTO CLINIC	RCC	Service Building	1	Y	
036	090	000300	0109	32,621	3020024	\$9,250,000	11/08/19	\$283.56	HUSKY INTERNATIONAL TRUCKS	C/LI	Auto Showroom and l	2	Y	
036	090	102304	9012	34,651	3000864	\$6,257,420	07/23/19	\$180.58	ELECTRICAL DISTRIBUTING INC	MIC/L	Warehouse	1	Y	
036	090	102304	9075	12,500	3092043	\$6,625,000	12/28/20	\$530.00	TRUCK TRAILER SALES	MIC/H	Warehouse	2	Y	
036	090	261320	0043	8,100	3134414	\$1,550,000	07/22/21	\$191.36	BRENNON HEATING	C/LI	Warehouse	1	Y	
036	090	261320	0055	6,424	3013850	\$1,450,000	10/01/19	\$225.72	Cardinal Aerospace	C/LI	Office Building	1	Y	
036	090	261320	0084	81,225	3012386	\$16,471,000	08/29/19	\$202.78	FOSTORIA NORTHSTREAM INDUSTRIAL PA	C/LI	Warehouse	1	Y	
036	090	334740	1330	39,084	3132260	\$3,200,000	07/14/21	\$81.87	Western Cascade	LDR	Industrial(Gen Purpos	2	Y	
036	090	734560	0766	6,028	2998061	\$2,300,000	07/05/19	\$381.55	BECKER TRANSFER	C/LI	Warehouse	2	Y	

Vacant Sales for Area 036 with Sales Used

04/26/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
036	015	766670	6545	54,000	3021170	\$3,591,484	11/15/19	\$66.51	BERG SCAFFOLDING CO	IG2 U/85	Warehouse	1	Y	
036	015	766670	6545	54,000	3125748	\$6,250,000	06/11/21	\$115.74	BERG SCAFFOLDING CO	IG2 U/85	Shell Structure	1	Y	
036	020	182404	9083	39,895	3161832	\$1,800,000	12/01/21	\$45.12	SHOP	IG2 U/85	Shell Structure	4	Y	
036	020	192404	9073	71,003	3032056	\$1,850,000	01/30/20	\$26.06	SPLIT ZONING	SF 7200	Vacant(Single-family)	4	Y	
036	020	754730	0625	7,890	3018322	\$399,950	10/25/19	\$50.69	VACANT INDUSTRIAL	IB U/85	Vacant(Industrial)	2	Y	
036	040	322404	9008	22,556	3123336	\$1,350,000	05/27/21	\$59.85	Intl. Construction Equip.	IG2 U/65	Industrial(Light)	1	Y	
036	040	732790	1445	20,000	3156038	\$1,750,000	10/29/21	\$87.50	STORAGE YARD	IB U/45	Vacant(Industrial)	3	Y	
036	040	788360	0635	6,900	3007981	\$475,000	08/27/19	\$68.84	VACANT LAND	LR3 (M)	Vacant(Multi-family)	2	29	Seg/merge after sale; not in ratio
036	040	788360	4076	12,000	3125265	\$820,000	06/06/21	\$68.33	SOUTH PARK MISSIONARY BAPT	RSL (M)	Shell Structure	1	Y	
036	040	788360	8580	20,000	3164788	\$1,000,000	12/14/21	\$50.00	VACANT INDUSTRIAL	C2-75 (M)	Terminal(Auto/Bus/Other)	2	Y	
036	040	788410	0360	17,600	3062154	\$590,000	08/04/20	\$33.52	VACANT LAND	IG2 U/65	Vacant(Industrial)	2	Y	
036	050	100500	0201	14,631	3062891	\$2,675,000	08/11/20	\$182.83	GLORIA'S TRAVEL/LAW OFFICE	NC3P-95 (M)	Shell Structure	1	Y	
036	050	100500	0201	14,631	2985397	\$2,100,000	04/26/19	\$143.53	GLORIA'S TRAVEL/LAW OFFICE	NC3P-85	Vacant(Commercial)	1	Y	
036	050	110500	0182	21,221	3166442	\$1,350,000	12/23/21	\$63.62	RAINIER AUTO BODY	NC2-55 (M)	Service Building	1	Y	
036	050	144350	0045	10,480	3066428	\$795,000	08/27/20	\$75.86	VACANT SINGLE FAMILY RESIDENCE	LR3 RC (M)	Shell Structure	1	Y	
036	050	166250	0094	16,640	3146897	\$1,100,000	09/15/21	\$66.11	SAMOAN CHURCH ASSEMBLY OF GOD	RSL (M)	Shell Structure	1	Y	
036	050	333300	1126	21,959	3087244	\$2,750,000	12/02/20	\$125.23	SMALL OFFICE	NC2-55 (M)	Vacant(Commercial)	4	Y	
036	050	333300	1255	8,362	3002914	\$500,000	07/29/19	\$59.79	GRAND AUTO SALES	NC2-55 (M)	Office Building	1	Y	
036	050	333300	2130	14,174	3159977	\$1,449,950	11/10/21	\$102.30	VAC LAND	NC2-55 (M)	Vacant(Commercial)	1	Y	
036	050	339507	0210	27,025	3033849	\$2,600,000	02/14/20	\$96.21	SEATTLE HOUSING AUTHORITY - PARCEL A	NC3-95 (M1)	School(Public)	1	Y	
036	050	390410	0320	8,979	2985852	\$650,000	04/25/19	\$72.39	SINGLE FAMILY RESIDENCE	LR2	Office Building	1	Y	
036	050	512900	0005	41,986	2993971	\$4,830,000	06/17/19	\$115.04	RETAIL STORES	NC1-40 (M)	Retail(Line/Strip)	1	Y	
036	070	204540	0036	6,237	3013954	\$330,000	10/02/19	\$52.91	4-PLEX	R6P	4-Plex	1	Y	
036	070	204540	0036	9,933	3126813	\$500,000	06/16/21	\$50.34	4-PLEX	R6	4-Plex	1	Y	
036	070	712930	4500	24,188	3074709	\$1,850,000	10/07/20	\$76.48	ROSSOE OIL	NC2-55 (M)	Shell Structure	1	Y	
036	070	712930	4810	89,562	3014190	\$6,900,000	10/07/19	\$77.04	HONG KONG SEAFOOD REST	NC2-55 (M)	Restaurant/Lounge	7	Y	
036	070	712930	5164	143,656	3096722	\$7,500,000	01/27/21	\$52.21	THUNDERBIRD TREATMENT CENTER	LR2 (M)	Shell Structure	1	Y	
036	080	032304	9236	507,967	3138401	\$50,000,000	08/10/21	\$98.43	VACANT INDUSTRIAL	IG2 U/65	Warehouse	4	Y	
036	090	102304	9072	15,638	3131505	\$325,000	07/06/21	\$20.78	VACANT LAND	O	Vacant(Industrial)	2	Y	
036	090	261320	0087	1,528	3156159	\$2,000	10/27/21	\$1.31	VACANT LAND	C/LI	Vacant(Industrial)	1	Y	

Improvement Sales for Area 036 with Sales not Used

04/26/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
036	015	766670	2940	0	3090260	\$1,850,000	12/18/20	\$0.00	ARCO	IG1 U/85	Industrial(Light)	1	15	No market exposure
036	020	284020	0640	1,570	3060231	\$499,000	07/28/20	\$317.83	SINGLE FAMILY RESIDENCE	IG2 U/85	Single Family(C/I	1	17	Non-profit organization
036	020	766670	3885	5,556	3029405	\$900,000	01/07/20	\$161.99	Light Manufacturing Warehouse	IB U/85	Warehouse	3	51	Related party, friend, or neighbor
036	040	302404	9181	3,300	3109206	\$5,620,114	03/30/21	\$1,703.06	SHELL GAS STATION AND MINI MART	IG2 U/85	Conv Store with	1	2	1031 trade
036	040	538860	0041	31,604	3064073	\$7,950,000	08/18/20	\$251.55	HEARTWOOD	IG2 U/65	Industrial(Light)	1	15	No market exposure
036	040	732790	0340	0	3123272	\$600,000	05/28/21	\$0.00	WEST TRANSFER	IG2 U/65	Service Building	1	51	Related party, friend, or neighbor
036	040	732790	1195	0	3010867	\$1,000,000	09/11/19	\$0.00	DUWAMISH WATERWAY PK	IB U/45	Park, Public(Zoo)	1	63	Sale price updated by sales id group
036	040	732790	1215	10,244	3143687	\$3,850,000	09/03/21	\$375.83	UNITY ELECTRIC	IB U/45	Service Building	2	68	Non-gov't to gov't
036	040	732790	2250	4,000	3141573	\$1,400,000	08/25/21	\$350.00	SIDS MACHINE SHED	IG2 U/65	Industrial(Gen Pt	1	51	Related party, friend, or neighbor
036	040	732790	4315	4,000	3127750	\$150,000	06/18/21	\$37.50	Seattle Heat Treaters. Inc.	IG2 U/65	Industrial(Gen Pt	1	51	Related party, friend, or neighbor
036	040	732790	4510	2,080	3098348	\$435,000	02/05/21	\$209.13	COACH MAINTENACE	IG2 U/65	Industrial(Light)	2	15	No market exposure
036	040	788360	7565	4,040	3150281	\$1,499,900	10/04/21	\$371.26	Retail w/Apts	NC3P-55 (M)	Restaurant/Loun	1	15	No market exposure
036	050	265800	0160	1,689	3151907	\$680,000	10/11/21	\$402.61	ROSE MINI-MART & UNION STORE	NC2-55 (M)	Retail Store	1	15	No market exposure
036	050	512900	0040	1,118	2970105	\$519,480	01/13/19	\$464.65	VICTOR OISHI AUTO SERVICE	NC1-30	Service Building	1	22	Partial interest (1/3, 1/2, etc.)
036	070	212370	0370	6,255	3120076	\$2,650,000	05/21/21	\$423.66	SOUTHWEST MORTUARY	NC3P-55 (M)	Mortuary/Cemet	1	17	Non-profit organization
036	070	666780	0110	0	2988164	\$35,000	04/26/19	\$0.00	PARKSHORE MARINA CONDOMINIUM Bc	NC2-30	Marina	1	35	Open space designation continued/ok'
036	070	666780	0610	0	2976568	\$14,774	03/06/19	\$0.00	PARKSHORE MARINA CONDOMINIUM Bc	NC2-30	Marina	1	18	Quit claim deed
036	070	666780	0870	0	2987554	\$60,000	04/23/19	\$0.00	PARKSHORE MARINA CONDOMINIUM Bc	NC2-30	Marina	1	51	Related party, friend, or neighbor
036	070	712930	4925	3,500	3159686	\$1,300,000	11/11/21	\$371.43	RAINIER BEACH VETERINARY CLINIC	NC3-55 (M)	Vet/Animal Cont	1	N	
036	070	713130	0400	15,135	3113539	\$3,800,000	04/20/21	\$251.07	AMAZING GRACE LUTH CHURCH	SF 5000	Church/Welfare	1	17	Non-profit organization
036	070	806600	0111	3,480	3033236	\$160,000	02/07/20	\$45.98		LR2 (M)	Triplex	1	52	Statement to dor
036	080	032304	9092	0	3021040	\$722,650	11/15/19	\$0.00	IKAN II AUTO WRECKING	SF 7200	Retail Store	1	11	Corporate affiliates
036	080	032304	9103	2,400	2994058	\$7,600,000	06/17/19	\$3,166.67	EQUIPMENT STORAGE YARD	C2-75 (M)	Industrial(Light)	1	68	Non-gov't to gov't
036	090	261320	0003	15,250	3090836	\$2,700,000	12/21/20	\$177.05	FARWEST PAINTS	C/LI	Warehouse	1	15	No market exposure
036	090	870020	0020	20,520	2991550	\$2,400,000	05/27/19	\$116.96	FOSTORIA PARK - LOT B	C/LI	Warehouse	1	11	Corporate affiliates

Vacant Sales for Area 036 with Sales not Used

04/26/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
036	015	767180	0249	234,967	3183137	\$1,931,550	03/26/22	\$8.22	FUEL TERMINAL LEASE PP #17264680	IG1 U/85	Tideland, 1st Class	2	33	Lease or lease-hold
036	020	766670	4040	255,883	3064485	\$83,566	08/20/20	\$0.33	Birmingham Steel Storage Yard	IG2 U/85	Vacant(Industrial)	1	18	Quit claim deed
036	040	562420	0412	2,078	2973268	\$39,400	02/08/19	\$18.96	VACANT COML	RB	Vacant(Commercial)	1	18	Quit claim deed
036	040	788360	2745	5,300	3168239	\$355,000	01/06/22	\$66.98	VACANT LAND	NC2-55 (M)	Vacant(Commercial)	1		
036	050	339507	0230	39,129	3019198	\$5,430,000	11/06/19	\$138.77	SEATTLE HOUSING AUTHORITY	NC3P-95 (M)	Vacant(Multi-family)	1	67	Gov't to non-gov't

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	087700	0005	GRAHAM STREET GROCERY	2801 S GRAHAM ST
36-50	100500	0168	STATION AT OTHELLO PARK	4219 S OTHELLO ST
36-50	100500	0168	STATION AT OTHELLO PARK	4219 S OTHELLO ST
36-50	100500	0201	GLORIA'S TRAVEL/LAW OFFICE	7324 MARTIN LUTHER KING JR WAY S
36-50	100500	0220	CUBIX OTHELLO APARTMENTS	7339 43RD AVE S
36-50	100500	0225	10 UNIT APT	7338 MARTIN LUTHER KING JR WAY S
36-50	100500	0240	OTHELLO PARK (3 of 3)	
36-50	100500	0245	REX APTS	4200 SW WEBSTER ST
36-50	100500	0247	OTHELLO PARK (2 of 3)	
36-50	100500	0250	OTHELLO PARK (1 of 3)	7357 43RD AVE S
36-50	110200	0110	BIKUR CHOLIM MACHZIKAY----	5145 S MORGAN ST
36-50	110200	0138	GRAHAM HILL ELEMENTARY SCHOOL	5101 S GRAHAM ST
36-50	110200	0351	SEPHARDIC BIKUR HOLIM	6500 52ND AVE S
36-50	110200	1300	VAC LAND	5740 S WARSAW ST
36-50	110500	0105	GARDEN COURT APTS	6334 RAINIER AVE S
36-50	110500	0115	GRAHAM PLACE APTS	4601 S GRAHAM ST
36-50	110500	0125	Hair Salon	6326 RAINIER AVE S
36-50	110500	0182	RAINIER AUTO BODY	6355 RAINIER AVE S
36-50	110500	0201	SOUND OIL COMPANY	6346 RAINIER AVE S
36-50	110500	0203	VACANT LAND (PARKING AREA FOR ACCOUNT #110500)	6366 RAINIER AVE S
36-50	110500	0210	VACANT LAND	6370 RAINIER AVE S
36-50	110500	0235	RDLS COMMUNITY OF CHRIST RAINIER CONGREGATION	4820 S MORGAN ST
36-50	110500	0357	Rainier Mini Mart	6630 RAINIER AVE S
36-50	110500	0358	NEIGHBORHOOD GROCERY STORE - SFR CONVERSION	6622 RAINIER AVE S
36-50	110500	0359	VACANT MULTI-FAMILY	6608 RAINIER AVE S
36-50	110500	0361	Associated with 272404-9160	6600 RAINIER AVE S
36-50	110500	0400	SOUTHEAST SEATTLE SENIOR CENTER	4655 S HOLLY ST
36-50	110500	0460	BRIGHTON PLACE APTS	6727 RAINIER AVE S
36-50	110500	0460	BRIGHTON PLACE APTS	6727 RAINIER AVE S
36-50	110500	0520	LUCKY ONE FOOD STORE	6815 RAINIER AVE S
36-50	110500	0535	Brighton Beach Autobody	6824 RAINIER AVE S
36-50	110500	0536	MICHELLE MANOR	6814 RAINIER AVE S
36-50	110500	0545	RAINIER PLAZA APTS	6800 RAINIER AVE S
36-50	110500	0600	WILLOW APTS	4911 S WILLOW ST
36-50	110500	0615	S & M Auto Repair and Sale	6924 RAINIER AVE S
36-50	110500	0631	A-Chau Cafe & Deli	
36-50	110500	0633	APTS	6925 RAINIER AVE S
36-50	110500	0635	AUTO SERVICE GARAGES	6901 RAINIER AVE S
36-50	110500	0880	VACANT MULTI-FAMILY	4840 S MYRTLE ST
36-50	110500	0883	VACANT LAND	
36-50	110500	0884	Myrtlewood Apts	7001 RAINIER AVE S
36-50	110500	0895	THE 3BBB USED TIRES AND CADDYSHACK AUTO RENT	7000 RAINIER AVE S
36-50	110500	0899	Assoc Land (see 0900)	7010 RAINIER AVE S
36-50	110500	0900	MYRTLE STREET APTS	7020 RAINIER AVE S
36-50	110800	0195	CAO-DAI TEMPLE of WA	4833 S ORCHARD ST
36-50	110800	0200	SHELL STATION	7219 RAINIER AVE S
36-50	110800	0235	SIX UNIT APARTMENT	4830 S GARDEN ST

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	110800	0280	SFR on Commercial Land	5101 S ORCHARD ST
36-50	110800	0293	AUTO FITNESS-DETAILING	7216 RAINIER AVE S
36-50	110800	0295	AUTO DETAILING	
36-50	110800	0300	ROYAL CAFE	7216 RAINIER AVE S
36-50	110800	0310	MIXED USE RESTAURANT W/MULTI-FAMILY APT	7250 RAINIER AVE S
36-50	110800	0330	SEATTLE CANNABIS CO	7262 RAINIER AVE S
36-50	110800	0370	THE GOOD SHEPHERD CHURCH	4831 S GARDEN ST
36-50	110800	0380	VACANT LAND	4835 S GARDEN ST
36-50	110800	0391	VAC	7200 RAINIER AVE S
36-50	110800	0395	VACANT LAND	7200 RAINIER AVE S
36-50	110800	0400	Vacant	
36-50	110800	0405	VACANT COMMERCIAL	7200 RAINIER AVE S
36-50	110800	0415	DISCOUNT AUTO PARTS	7263 RAINIER AVE S
36-50	110800	0420	VAC	4832 S OTHELLO ST
36-50	110800	0425	VAC	4830 S OTHELLO ST
36-50	110800	0776	VALERO FOOD SHOP - MINI MART W/GAS	7301 RAINIER AVE S
36-50	110800	0785	VACANT LAND	7301 RAINIER AVE S
36-50	110900	0291	Fourplex	5110 S GARDEN ST
36-50	144350	0006	Rainier Beach Apartments	7827 RAINIER AVE S
36-50	144350	0030	SOMALI BANADIR COMMUNITY SERVICES	7821 RAINIER AVE S
36-50	144350	0040	VACANT LAND	7817 RAINIER AVE S
36-50	144350	0045	VACANT SINGLE FAMILY RESIDENCE	7809 RAINIER AVE S
36-50	144350	0060	LUXURY ADULT HOME CARE/APT	7801 RAINIER AVE S
36-50	144350	0061	VACANT COMMERCIAL LAND - SEGGED FROM MINC	
36-50	144350	0210	R/C MARKET	7729 RAINIER AVE S
36-50	144350	0210	R/C MARKET	7729 RAINIER AVE S
36-50	144350	0225	VACANT LAND	7721 RAINIER AVE S
36-50	144350	0230	VACANT LAND	7717 RAINIER AVE S
36-50	144350	0235	Vacant	
36-50	144350	0245	VACANT	7701 RAINIER AVE S
36-50	144350	0246	7 UNIT APT	4845 S HOLDEN ST
36-50	144350	0260	VACANT LAND	4843 S HOLDEN ST
36-50	144350	0270	Heka Apta	4837 S HOLDEN ST
36-50	144350	0430	RETAIL MARKET	7631 RAINIER AVE S
36-50	144350	0435	OFF/RETAIL	7627 RAINIER AVE S
36-50	144350	0445	RETAIL BUILDING	7623 RAINIER AVE S
36-50	144350	0455	9 UNIT APT	7619 RAINIER AVE S
36-50	144350	0505	VACANT LAND	
36-50	144350	0610	ADMIRAL APTS	7429 RAINIER AVE S
36-50	144350	0640		4840 S AUSTIN ST
36-50	144350	0642	2 ft. Strip vacant land	7419 RAINIER AVE S
36-50	144350	0645	Joy Ann Apt	4836 S AUSTIN ST
36-50	166250	0007	SAIGON RADIO	
36-50	166250	0007	SAIGON RADIO	
36-50	166250	0008	LEE'S APTS	3801 S WILLOW ST
36-50	166250	0009	VACANT MULTI-FAMILY	S WILLOW ST
36-50	166250	0010	APTS	3809 S WILLOW ST

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	166250	0015	4-PLEX	3816 S WILLOW ST
36-50	166250	0016	4-PLEX	3810 S WILLOW ST
36-50	166250	0017	FOURPLEX	3808 S WILLOW ST
36-50	166250	0018	4 PLEX	3800 S WILLOW ST
36-50	166250	0020	Maria Manor	3818 S WILLOW ST
36-50	166250	0045	SALIMA RESTAURANT	6727 MARTIN LUTHER KING JR WAY S
36-50	166250	0055	VACANT LAND	6720 38TH AVE S
36-50	166250	0056	THAI PALMS RESTAURANT	6711 MARTIN LUTHER KING JR WAY S
36-50	166250	0061		
36-50	166250	0094	SAMOAN CHURCH ASSEMBLY OF GOD	6757 38TH AVE S
36-50	212370	0010	EDEN'S ROCK APTS	8401 RAINIER PL S
36-50	212370	0012	EDEN'S ROCK II APTS	5001 S THISTLE ST
36-50	212370	0014	DUNLAP BAPTIST CHURCH	8445 RAINIER AVE S
36-50	212370	0035	Retail Building	8457 RAINIER AVE S
36-50	212370	0050	FIVE STAR REAL ESTATE	8407 RAINIER AVE S
36-50	212370	0060	NINA SALON	8401 RAINIER AVE S
36-50	212370	0220	SURVIVAL COGIC CHURCH	8459 50TH AVE S
36-50	212370	0235	DUNLAP ELEMENTARY SCHOOL (SEATTLE PUBLIC SC	4525 S CLOVERDALE ST
36-50	212370	0240	RAINIER COMMUNITY CENTER AND POOL	
36-50	212370	0250	SOUTH SHORE MIDDLE SCHOOL and ALTERNATIVE H	8601 RAINIER AVE S
36-50	258930	0006	PARKWAY HOUSE	7401 RAINIER AVE S
36-50	258930	0045	THE FONTANELLE	7325 RAINIER AVE S
36-50	258930	0056	VACANT LAND	7305 RAINIER AVE S
36-50	258930	0060	VACANT LAND	7303 RAINIER AVE S
36-50	262404	9017	Economic Unit with Minor #0225	
36-50	262404	9021	Economic Unit with Minor # 0225	
36-50	262404	9102	6 UNIT APT	7440 RAINIER AVE S
36-50	262404	9156	HEATHER APTS	7400 RAINIER AVE S
36-50	262404	9182	RANDO APARTMENTS	7410 RAINIER AVE S
36-50	265800	0005	VINCE & MIKE'S LAUNDROMAT	7903 RAINIER AVE S
36-50	265800	0015	MINI MART	7909 RAINIER AVE S
36-50	265800	0030	Somali Restaurant & Tax Office	7915 RAINIER AVE S
36-50	265800	0038	RAINIER FAMILY DENTISTRY	7923 RAINIER AVE S
36-50	265800	0055	VACANT LAND	
36-50	265800	0130	STAR NAILS AND PLUS STORE	8115 RAINIER AVE S
36-50	265800	0160	ROSE MINI-MART & UNION STORE	8139 RAINIER AVE S
36-50	272404	9001	THE ARCHES APTS	6601 RAINIER AVE S
36-50	272404	9002	Columbia Place	4628 S HOLLY ST
36-50	272404	9004	BUDDHIST CULTURAL CENTER	6924 42ND AVE S
36-50	272404	9004	BUDDHIST CULTURAL CENTER	6924 42ND AVE S
36-50	272404	9017	BANK OF AMERICA	7153 MARTIN LUTHER KING JR WAY S
36-50	272404	9018	VACANT COMMERCIAL	
36-50	272404	9026	VAC	4827 S MYRTLE ST
36-50	272404	9027	MARANATA S.D.A. CHURCH	7132 43RD AVE S
36-50	272404	9050	Holly Terrace	6730 RAINIER AVE S
36-50	272404	9053	VACANT COMMERCIAL	4828 S ORCHARD ST
36-50	272404	9059	TWO SYNAGOGUES, LLC	6701 51ST AVE S

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	272404	9062	VACANT LAND	MARTIN LUTHER KING JR WAY S
36-50	272404	9066	VACANT COMMERCIAL	
36-50	272404	9068	VACANT COMMERCIAL	
36-50	272404	9081	Columbia AUTO TOWING	
36-50	272404	9084	VACANT COMMERCIAL	RAINIER AVE S
36-50	272404	9085	VACANT COMMERCIAL	
36-50	272404	9095	ZESTO FAST FOOD RESTAURANT (NO FRANCISE/CHA	7111 RAINIER AVE S
36-50	272404	9096	Othello Center	7143 MARTIN LUTHER KING JR WAY S
36-50	272404	9100	Buddhist Cultural Center - Econ Unit for Minor #900	
36-50	272404	9101	King Square (bldg on mi 1930)	
36-50	272404	9102	SONNY AUTO BODY REPAIR	7100 RAINIER AVE S
36-50	272404	9103	SUB STATION	7110 RAINIER AVE S
36-50	272404	9105	KING PLAZA	7101 MARTIN LUTHER KING JR WAY S
36-50	272404	9116	RETAIL STORE	7119 MARTIN LUTHER KING JR WAY S
36-50	272404	9121	King Square (building on mi 9130)	
36-50	272404	9122	King Square (building on mi 9130)	7128 MARTIN LUTHER KING JR WAY S
36-50	272404	9127	SAFEWAY	3900 S OTHELLO ST
36-50	272404	9128	CHASE BANK	7100 MARTIN LUTHER KING JR WAY S
36-50	272404	9130	King Square (includes mimors 9121, 9122, & 9101)	7130 MARTIN LUTHER KING JR WAY S
36-50	272404	9136	RETAIL AND FAMILY DENTAL	
36-50	272404	9137	VACANT COMMERCIAL	
36-50	272404	9158	OTHELLO STATION NORTH APARTMENT	
36-50	272404	9160	THE EVERGREEN APTS	6600 RAINIER AVE S
36-50	272404	9164	Buddhist Cultural Center - Econ unit for Minor # 900	
36-50	272404	9165	Buddhist Cultural Center - Economic unit for Minor	
36-50	272404	9171	VAC	4825 S MYRTLE ST
36-50	272404	9180	VACANT MULTI-FAMILY	4841 S HOLLY ST
36-50	276020	0030	6 UNIT APT	6526 RAINIER AVE S
36-50	282404	9028	PUBLIC SCHOOL PLAYFIELD	
36-50	282404	9042	Vacant Land	7515 MILITARY RD S
36-50	333300	1085	SHELL	6600 MARTIN LUTHER KING JR WAY S
36-50	333300	1115	USED CAR SALES	
36-50	333300	1126	SMALL OFFICE	38TH AVE S
36-50	333300	1140	VAC LD	38TH AVE S
36-50	333300	1150	VAC LAND	S HOLLY ST
36-50	333300	1160	VACANT COMMERCIAL	
36-50	333300	1225	CAR WASH	6500 MARTIN LUTHER KING JR WAY S
36-50	333300	1255	GRAND AUTO SALES	6501 MARTIN LUTHER KING JR WAY S
36-50	333300	1280	IMPERIAL APTS	6512 MARTIN LUTHER KING JR WAY S
36-50	333300	1355	VACANT LAND	3801 S ANGEL PL
36-50	333300	1375	Morgan Plaza	3810 S MORGAN ST
36-50	333300	1482	Rainier Restaurant/Rainier BBQ	3803 S EDDY ST
36-50	333300	1605	4-PLEX	3809 S GRAHAM ST
36-50	333300	1610	SERVICE REPAIR GARAGE	3801 S GRAHAM ST
36-50	333300	1625	EVERGREEN CHIROPRACTIC & REHAB CLINIC	3800 S EDDY ST
36-50	333300	1680	STARBUCK'S DRIVE-THROUGH KIOSK	6310 MARTIN LUTHER KING JR WAY S
36-50	333300	1690	U-HAUL	6401 MARTIN LUTHER KING JR WAY S

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	333300	1695	MCDONALDS	6304 MARTIN LUTHER KING JR WAY S
36-50	333300	1755	VACANT RESIDENTIAL LAND	S GRAHAM ST
36-50	333300	1760	Co Lam Temple	3503 S GRAHAM ST
36-50	333300	2080	GREATER GLORY CHURCH OF GOD	6419 MARTIN LUTHER KING JR WAY S
36-50	333300	2091	GLORYLAND DAYCARE AND PRESCHOOL	6419 MARTIN LUTHER KING JR WAY S
36-50	333300	2120	RETAIL BUILDING	6501 38TH AVE S
36-50	333300	2130	VAC LAND	38TH AVE S
36-50	333300	2500	THE FAITH SAMOAN CHURCH	3610 S HOLLY ST
36-50	333300	2600	BRIGHTON DENTAL	6700 MARTIN LUTHER KING JR WAY S
36-50	333300	2603		
36-50	333300	2610	GRACE APOSTOLIC TEMPLE	MARTIN LUTHER KING JR WAY S
36-50	333300	2620	GRACE APOSTOLIC CHURCH	6718 MARTIN LUTHER KING JR WAY S
36-50	333300	2630	VAC LD	MARTIN LUTHER KING JR WAY S
36-50	333300	2640	RETAIL W/SFR HOUSE	
36-50	333300	2641	OTTO ROSENAV & ASS INC	6745 MARTIN LUTHER KING JR WAY S
36-50	333300	2651	Strip Retail	6754 MARTIN LUTHER KING JR WAY S
36-50	333300	2660	VISIONS OF BEAUTY	6753 MARTIN LUTHER KING JR WAY S
36-50	333300	2661	MING'S GLASS & WINDOW	6761 MARTIN LUTHER KING JR WAY S
36-50	333300	2820	SFR on Multi-Family Zoning	
36-50	333300	2825		
36-50	333300	2830	Vacant Multi-Family	4039 S WILLOW ST
36-50	333300	2831		
36-50	333300	2832		
36-50	333300	2833		
36-50	333300	2834		
36-50	333300	2835		
36-50	333300	2836		
36-50	333300	2837		
36-50	333300	2840	Vacant Multi-Family	6905 42ND AVE S
36-50	333300	2841		
36-50	333300	2842		
36-50	333300	2843		
36-50	333300	2844		
36-50	333300	2845		
36-50	333300	2846		
36-50	333300	2847		
36-50	333300	2850	Vacant Multi-Family	6911 42ND AVE S
36-50	333300	2890	King Plaza II	6951 MARTIN LUTHER KING JR WAY S
36-50	333300	2891	BUS STOP / SUBSTATION	6960 MARTIN LUTHER KING JR WAY S
36-50	333300	2960	ROSE PETALS RESTAURANT	
36-50	333300	2960	ROSE PETALS RESTAURANT	
36-50	333300	2980	SEATTLE HOUSING AUTHORITY - VACANT COMMERCIAL	
36-50	333300	2990		
36-50	333600	0005	CHURCH EPISCOPAL	5150 S CLOVERDALE PL
36-50	333600	0060	4 PLEX	8331 WABASH AVE S
36-50	333600	0065	4 PLEX	8327 WABASH AVE S
36-50	333600	0085	Apt & Retail	8320 RAINIER AVE S

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	333600	0090	RAINIER MALL	8334 RAINIER AVE S
36-50	333600	0125	Valley Commons	8340 RAINIER AVE S
36-50	333600	0125	Valley Commons	8340 RAINIER AVE S
36-50	333600	0141	Assoc Land (see 0125)	8350 RAINIER AVE S
36-50	333600	0145	Assoc Land (see 0125)	8360 RAINIER AVE S
36-50	333600	0150	Assoc Land (see 0125)	8370 RAINIER AVE S
36-50	333600	0275	Retail Bldg.	8300 WABASH AVE S
36-50	333600	0285	4 PLEX	8306 WABASH AVE S
36-50	333600	0310	FOURPLEX	8316 WABASH AVE S
36-50	333600	0330	4 PLEX	8330 WABASH AVE S
36-50	333600	1285	4-PLEX	8741 SEWARD PARK AVE S
36-50	333650	0055	Vacant Lot	8190 RAINIER AVE S
36-50	339504	0290	Holly Park Redevelopment	6501 SHAFFER AVE S
36-50	339504	0300	Two fourplexes & duplex	2902 S HOLLY ST
36-50	339504	0310	Holly Park Redevelopment	6502 SHAFFER AVE S
36-50	339504	0320	Holly Park Redevelopment	6501 SHAFFER AVE S
36-50	339504	0330		6532 SHAFFER AVE S
36-50	339504	0340		
36-50	339504	0600		3002 S HOLLY ST
36-50	339504	0610	Two duplexes & two fourplexes	
36-50	339504	0790		
36-50	339504	0960	Two fourplexes & Duplex	2901 S HOLLY ST
36-50	339504	0970	Holly Park Redevelopment	
36-50	339504	0980	Holly Park Redevelopment	
36-50	339504	0990		
36-50	339504	1000	Holly Park	3001 S HOLLY ST
36-50	339504	1010		
36-50	339504	1020		
36-50	339504	1030		
36-50	339504	1040	HOLLY PARK LOW INCOME HOUSING	
36-50	339504	1060		
36-50	339504	1070		
36-50	339504	1200	HOLLY PARK LOW INCOME HOUSING	
36-50	339504	1250		3117 S WILLOW ST
36-50	339506	0050		
36-50	339506	0060		
36-50	339506	0360	Providence Peter Claver House	7101 38TH AVE S
36-50	339506	0370	SEATTLE HOUSING AUTHORITY	
36-50	339506	0380	SEATTLE HOUSING AUTHORITY	
36-50	339506	0390	Esperanza Bld - independent living	6940 37TH AVE S
36-50	339506	0390	Esperanza Bld - independent living	6940 37TH AVE S
36-50	339506	0394	Park Place	6900 37TH AVE S
36-50	339506	0400		
36-50	339507	0010	HOLLY PARK	3701 S OTHELLO ST
36-50	339507	0020	HOLLY PARK	3735 S OTHELLO ST
36-50	339507	0030	HOLLY PARK	7309 38TH AVE S
36-50	339507	0140	HOLLY PARK	

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	339507	0160	HOLLY PARK	7312 38TH AVE S
36-50	339507	0170	4 Plex	3810 S HOLLY PARK DR
36-50	339507	0180	Duplex	7321 39TH AVE S
36-50	339507	0210	SEATTLE HOUSING AUTHORITY - PARCEL A	
36-50	339507	0420	SEATTLE HOUSING AUTHORITY	
36-50	339507	0460	SEATTLE HOUSING AUTHORITY	
36-50	339507	0580	DUPLEX & 1 SFR	3900 S AUSTIN ST
36-50	339507	0630	SEATTLE HOUSING AUTHORITY	
36-50	339507	0700	DUPLEX	3905 S HOLLY PARK DR
36-50	339507	0710	SFR, 4-PLEX, 6-PLEX	3911 S HOLLY PARK DR
36-50	339507	0720	7421 Rockery Rd S	
36-50	339507	0730	Public Right of Way	
36-50	339507	0740	6-PLEX, 4-PLEX, & 2 SFR	
36-50	339507	0750	PUBLIC RIGHT OF WAY / ROAD	
36-50	339507	0760	PUBLIC PARK / OPEN SPACE	
36-50	339507	0770	12 plex	7408 40TH AVE S
36-50	339507	0771	HOLLY PARK MULTI-FAMILY Site assoc. w/ -0770	
36-50	339507	0772	HOLLY PARK MULTI-FAMILY site assoc w/ -0770	
36-50	339507	0773	HOLLY PARK MULTI-FAMILY parcel assoc w/ -0770	
36-50	339507	0774	HOLLY PARK MULTI-FAMILY parcel assoc. w/ -0770	
36-50	339507	0775	HOLLY PARK MULIT-FAMILY parcel assoc w/ -0770	
36-50	339507	0790	SEATTLE HOUSING AUTHORITY	
36-50	339507	0800	SFR & TWO 4 PLEXES	7500 40TH AVE S
36-50	339507	0810	PAVED ALLEY	
36-50	339507	0820	SFR, 4-PLEX	4013 S WEBSTER ST
36-50	339507	0830	Two 4-Plexes	7508 MARTIN LUTHER KING JR WAY S
36-50	339507	0840	One SFR, Two 4-PLEXES	4012 S AUSTIN ST
36-50	339507	0850	SFR, TWO 4-PLEXES	4006 S AUSTIN ST
36-50	339507	0860	6 PLEX	7516 40TH AVE S
36-50	339507	0870	1 SFR, 1 duplex, Three 4-PLEXES	
36-50	339507	0880	Paved Alley	
36-50	339507	0890	1 duplex, 1 six PLEX	
36-50	339507	0900	SFR, 6-PLEX	4012 S HOLDEN ST
36-50	339507	1030	SEATTLE HOUSING AUTHORITY	
36-50	339507	1040	DUPLEX AND SFR	
36-50	339507	1180	Two SFRS, One four plex, One 6-PLEX	
36-50	339507	1190	SEATTLE HOUSING AUTHORITY	
36-50	339507	1200	7621 Rockery Dr S	
36-50	339507	1210	SFR, TRIPLEX, 6-PLEX	
36-50	339507	1570	1 SFR and 1 DUPLEX	
36-50	339507	1630	Two SFRs, Three 4-PLEXES	
36-50	339507	1640	SEATTLE HOUSING AUTHORITY	
36-50	339507	1650	SEATTLE HOUSING AUTHORITY	
36-50	339507	1660	SEATTLE HOUSING AUTHORITY	
36-50	339507	1670	SEATTLE HOUSING AUTHORITY	
36-50	339507	1680	SEATTLE HOUSING AUTHORITY	
36-50	339507	1690	SEATTLE HOUSING AUTHORITY	

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	339507	1700	SEATTLE HOUSING AUTHORITY	
36-50	339507	1710	SEATTLE HOUSING AUTHORITY	
36-50	342404	9052	Rose Street Auto Repair	8335 RAINIER AVE S
36-50	342404	9061	SEWARD PARK APTS	4911 S ROSE ST
36-50	352404	9010	Vacant Land	8706 RAINIER AVE S
36-50	352404	9011	STARLITER	8708 RAINIER AVE S
36-50	352404	9012	NEW STAR FOOD MART	8600 RAINIER AVE S
36-50	352404	9109	Beach Court	8630 RAINIER AVE S
36-50	352404	9109	Beach Court	8630 RAINIER AVE S
36-50	352404	9114	BALANCE CHIROPRACTIC CENTER	8704 RAINIER AVE S
36-50	352404	9133		
36-50	352404	9146	RAINIER BEACH HIGH SCHOOL	8815 SEWARD PARK AVE S
36-50	352404	9162	NORTHWEST TAP CONNECTION	8730 RAINIER AVE S
36-50	352404	9163	VACANT LOT	8800 RAINIER AVE S
36-50	352404	9164	VACANT LOT	8790 RAINIER AVE S
36-50	352404	9165	OFFICE BUILDING	5119 S CLOVERDALE PL
36-50	381240	0010	TIN TIN LAUNDROMAT PLUS RETAIL FRONTS	6301 RAINIER AVE S
36-50	381240	0023	QUEST COMMUNICATIONS	6315 RAINIER AVE S
36-50	381240	0035	STRIP RETAIL - 5 FRONTS	4433 S GRAHAM ST
36-50	381240	0063		6322 44TH AVE S
36-50	381240	0123	SEATTLE CHINESE ASSEMBLY OF GOD	4205 S GRAHAM ST
36-50	381240	0405		6516 42ND AVE S
36-50	381240	0550	MARTIN LUTHER KING JR ELEMENTARY SCHOOL	6725 45TH AVE S
36-50	381240	0555	MARTIN LUTHER KING JR ELEMENTARY SCHOOL	6725 45TH AVE S
36-50	381240	0700	MARTIN LUTHER KING JR ELEMENTARY SCHOOL	6725 45TH AVE S
36-50	381240	0705	MARTIN LUTHER KING JR ELEMENTARY SCHOOL	6725 45TH AVE S
36-50	381240	0823	VAN HANH BUDDHIST TEMPLE - SFR	4229 S WILLOW ST
36-50	381240	0835	VAN HANH BUDDHIST TEMPLE - SFR	4223 S WILLOW ST
36-50	387040	0005	APT 17 UNIT	8416 RAINIER AVE S
36-50	387040	0010	VACANT	8418 RAINIER AVE S
36-50	387040	0015	VACANT	8420 RAINIER AVE S
36-50	387040	0020	VACANT	8422 RAINIER AVE S
36-50	387040	0025	VACANT	8424 RAINIER AVE S
36-50	387040	0030	VACANT	8428 RAINIER AVE S
36-50	387040	0035	ETHIO MARKET	8432 RAINIER AVE S
36-50	387040	0040	VALLEY CITIES MEDICAL CENTERr	8444 RAINIER AVE S
36-50	387040	0050	ELE SUBSTATION	5150 S CLOVERDALE PL
36-50	387040	0051	VACANT LAND	5132 S CLOVERDALE PL
36-50	387040	0070	VACANT MULTI-FAMILY	5162 S CLOVERDALE ST
36-50	390410	0255	18 UNIT APT	7500 RENTON AVE S
36-50	390410	0260	JIM'S MART	7500 MARTIN LUTHER KING JR WAY S
36-50	390410	0267	4 PLEX	7516 RENTON AVE S
36-50	390410	0269	4 PLEX	7520 RENTON AVE S
36-50	390410	0275	VACANT COMMERCIAL	
36-50	390410	0287	GOLDEN SANDS APTS	7532 RENTON AVE S
36-50	390410	0290	APARTMENT (10 UNITS) & MADINA MINI MARKET	7544 MARTIN LUTHER KING JR WAY S
36-50	390410	0290	APARTMENT (10 UNITS) & MADINA MINI MARKET	7544 MARTIN LUTHER KING JR WAY S

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	390410	0305	ROSEHILL BAPTIST CHURCH	7550 MARTIN LUTHER KING JR WAY S
36-50	390410	0306	ABE & DEX BARBERSHOP, LLC.	7565 RENTON AVE S
36-50	390410	0320	SINGLE FAMILY RESIDENCE	7712 MARTIN LUTHER KING JR WAY S
36-50	390410	0325	4 PLEX	7714 MARTIN LUTHER KING JR WAY S
36-50	400600	0013	FASIKA GROCERY	7900 RENTON AVE S
36-50	400600	0040	THE HELEN HICKS BUILDING	8318 RENTON AVE S
36-50	400600	0041	TINY TOTS DEVELOPMENT CENTER	8302 1/2 RENTON AVE S
36-50	400600	0042	Unity Church	8302 RENTON AVE S
36-50	400600	0105	FIRST SAMOAN CONGREGATIONAL	8447 RENTON AVE S
36-50	400600	0340	M.L. KING WAY APTS	7923 MARTIN LUTHER KING JR WAY S
36-50	400600	0340	M.L. KING WAY APTS	7923 MARTIN LUTHER KING JR WAY S
36-50	400600	0598	WING LUKE ELEMENTARY SCHOOL	
36-50	419490	0075	BEACON AVENUE CHURCH OF GOD	7225 BEACON AVE S
36-50	428140	0190	Vacant Land	3945 S BOZEMAN ST
36-50	428140	0195	Kenyon House	3936 S KENYON ST
36-50	428140	0240	Vacant land assoc. w/ -0195	
36-50	428140	0250	Assoc Land w/ -0195	
36-50	428140	0260	Assoc Land w/ -0195	
36-50	428140	0270	WATLAO DHAMMACETIYRAM	3946 S KENYON ST
36-50	434130	0005	PUBLIC PARK (VACANT LAND)	50 S CLOVERDALE ST
36-50	512900	0040	VICTOR OISHI AUTO SERVICE	7100 BEACON AVE S
36-50	512900	0050	VAN ASSELT SCHOOL	7201 BEACON AVE S
36-50	573350	0015	13 UNIT APT	6511 RAINIER AVE S
36-50	573350	0025	VACANT	6525 RAINIER AVE S
36-50	573350	0030	6 UNIT APT	6527 RAINIER AVE S
36-50	713630	0005	SAMOAN CONGREGATION CHURCH	7100 43RD AVE S
36-50	713630	0006	HOLLY PARK COMMUNITY CHURCH	4300 S OTHELLO ST
36-50	713630	0008	Vacant Multi Family	
36-50	713630	0009	VACANT MULTI-FAMILY/RESIDENTIAL	
36-50	724350	0095	4-PLEX	8426 BEACON AVE S
36-50	724350	0150	Vacant Land	
36-50	724350	0160	VACANT LAND	
36-50	724350	0195		
36-50	724350	0200	Vacant Land	
36-50	724350	0210	VACANT RESIDENTIAL	
36-50	724350	0215	VACANT RESIDENTIAL LAND	
36-50	724350	0220	Vacant Land	
36-50	724350	0225	Vacant Land	
36-50	724350	0230	African American Acadamy	8311 BEACON AVE S
36-50	724350	0235	Vacant Land	
36-50	724350	0240	Vacant Land	
36-50	733840	1040	ALOHA MARKET	7762 BEACON AVE S
36-50	733840	1085	SONG AUTO REPAIR	7750 BEACON AVE S
36-50	737860	0265	UNION GOSPEL MISSION ASSN / HOPE PLACE	3800 S OTHELLO ST
36-50	737860	0265	UNION GOSPEL MISSION ASSN / HOPE PLACE	3800 S OTHELLO ST
36-50	770140	0010	PARKING LOT	7906 RAINIER AVE S
36-50	770140	0025	ANDERSON APT	7906 RAINIER AVE S

PHYSICAL INSPECTION 2022- AREA 36

Nghbd	Major	Minor	PropName	AddrLine
36-50	770140	0030	ANDERSON APTS	7908 RAINIER AVE S
36-50	770760	0005	Evergreen	6300 BEACON AVE S
36-50	770760	0055	STORAGE YARD	6309 BEACON AVE S
36-50	770760	0056	9-UNIT APT	2419 S GRAHAM ST
36-50	770760	0060	LARRYS VOLVO REPAIR & RETAIL	6301 BEACON AVE S
36-50	770760	0064	FOUR PLEX	2417 S GRAHAM ST
36-50	785700	2030	VAN ASSELT PLAYGROUND	2820 S MYRTLE ST
36-50	785700	2115	SOUTH PRECINCT #3	3001 S MYRTLE ST
36-50	785700	3150	VACANT RESIDENTIAL LAND	7350 BEACON AVE S
36-50	785700	3160	BEACON UNITED METHODIST CHURCH	7301 BEACON AVE S
36-50	880000	0005	IGLESTA NI CRISTO	7100 42ND AVE S
36-50	880000	0035	OTHELLO STATION NORTH APARTMENT	4200 S OTHELLO ST
36-50	880000	0035	OTHELLO STATION NORTH APARTMENT	4200 S OTHELLO ST
36-50	884240	0090	SAMAKI COMMONS - ECONOMIC UNIT WITH MINOR	3908 S KENYON ST
36-50	884240	0090	SAMAKI COMMONS - ECONOMIC UNIT WITH MINOR	3908 S KENYON ST
36-50	884240	0091	SAMAKI COMMONS - ECONOMIC UNIT WITH MINOR	39TH AVE S
36-50	884240	0095	Community Center	3925 S BOZEMAN ST
36-50	884240	0095	Community Center	3925 S BOZEMAN ST
36-50	884240	0100	SAMAKI COMMONS - ECONOMIC UNIT WITH MINOR	
36-50	941240	0005	Retail Offices	7636 RAINIER AVE S
36-50	941240	0025		
36-50	941240	0035	Emerald City Outreach Ministries with Health Club	
36-50	941240	0036	Emerald City Church	7728 RAINIER AVE S
36-50	941240	0036	Emerald City Church	7728 RAINIER AVE S
36-50	941240	0045	Associated Parking for 0036.	7742 RAINIER AVE S
36-50	941240	0045	Associated Parking for 0036.	7742 RAINIER AVE S
36-50	941240	0046	KENYON CENTER	7820 RAINIER AVE S
36-50	941240	0225	CAROLINE KLINE GALLAND HOME	7500 SEWARD PARK AVE S
36-50	941290	0008	BILMAR MANOR	7318 RAINIER AVE S
36-50	941290	0015	LOS TINOS MEXICAN RESTAURANT	7300 RAINIER AVE S
36-50	941290	0016	8-UNIT APT	7310 RAINIER AVE S

Improvement Sales for Area 040 with Sales Used

05/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
040	010	332000	0240	10,750	2972112	\$3,250,000	01/30/19	\$302.33	The Melding Pot	NC3P-40	Industrial(Light)	1	Y	
040	060	170290	1665	3,768	2973788	\$1,330,000	02/11/19	\$352.97	Columbia City Ale House	NC3P-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	060	170290	1055	12,143	2973787	\$2,775,000	02/12/19	\$228.53	Seward Pl. Art Studio, Garde Rail Gallery,	NC3P-40	Retail Store	1	Y	
040	050	159460	0115	7,420	2988532	\$2,299,000	05/13/19	\$309.84	LIBERTY SIDECARS	C1-65	Warehouse	1	Y	
040	060	811310	0330	7,392	2991941	\$2,450,000	05/31/19	\$331.44	LINE RETAIL	C1-65	Retail(Line/Strip)	1	69	Net Lease Sale; not in ratio
040	010	332000	0265	12,800	2993566	\$2,650,000	06/12/19	\$207.03	OFFICE	NC3P-40	Office Building	1	Y	
040	010	713430	0390	34,463	2997814	\$8,500,000	06/24/19	\$246.64	Color Graphics	IC-65	Industrial(Gen Purpos)	1	Y	
040	010	982670	0929	2,068	3013171	\$803,000	09/27/19	\$388.30	Live/Work Unit	NC1-40	Townhouse Plat	1	Y	
040	060	170290	0955	1,600	3025494	\$825,000	12/11/19	\$515.63	Live - work units	NC2-40	Townhouse Plat	1	Y	
040	060	170290	1775	4,809	3026757	\$2,200,000	12/18/19	\$457.48	Saltded Sea/Root Yoga	NC3P-40	Restaurant/Lounge	1	Y	
040	060	170290	0900	5,362	3031711	\$1,800,000	01/29/20	\$335.70	Retail Building	NC3-40	Retail Store	1	69	Net Lease Sale; not in ratio
040	010	713230	0370	110,220	3035271	\$26,750,000	02/25/20	\$242.70	1130 Building	NC3-75 (M1)	Office Building	1	29	Seg/merge after sale; not in ratio
040	040	396440	0221	1,495	3037445	\$635,000	03/03/20	\$424.75	Live/Work Townhouse	NC1P-55 (M)	Townhouse Plat	1	Y	
040	010	982670	0695	2,065	3061048	\$953,000	07/15/20	\$461.50	Live/Work Townhouse	NC1-55 (M)	Townhouse Plat	1	Y	
040	060	811310	0880	2,376	3066007	\$500,000	08/26/20	\$210.44	Moonlite Inc. - Retail	LR3 (M)	Retail Store	1	Y	
040	060	333050	0441	1,446	3081567	\$522,500	10/27/20	\$361.34	Live/Work Townhouse	NC2-40	Townhouse Plat	1	Y	
040	060	170290	0961	1,600	3082196	\$850,000	11/10/20	\$531.25	Live/Work Unit	NC2-40	Townhouse Plat	1	Y	
040	060	333050	0453	1,290	3092214	\$499,950	12/04/20	\$387.56	Live/Work Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	010	982670	0939	2,483	3090494	\$875,000	12/18/20	\$352.40	Live/Work Unit	NC1-55 (M)	Townhouse Plat	1	Y	
040	070	415430	4605	3,493	3092051	\$1,500,000	12/31/20	\$429.43	FLYING SQUIRREL PIZZA RESTAURANT/BC	NC1-40 (M)	Restaurant/Lounge	1	Y	
040	040	060600	0030	2,760	3095460	\$950,000	01/07/21	\$344.20	HAIR SKILL DESIGNS & APTS	NC1P-55 (M)	Apartment(Mixed Use)	1	Y	
040	060	333050	0975	2,182	3101566	\$849,950	02/14/21	\$389.53	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0976	1,622	3101565	\$774,950	02/14/21	\$477.77	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0452	1,290	3101799	\$515,000	02/22/21	\$399.22	Live/Work Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	170290	1035	2,187	3101844	\$800,000	02/25/21	\$365.80	HOME MATERNITY SERVICE	NC2P-55 (M)	Medical/Dental Office	1	Y	
040	010	684365	0040	1,383	3104581	\$540,000	03/12/21	\$390.46	PONTEDEIRA CONDOMINIUM	NC3-75 (M)	Condominium(Mixed U	1	Y	
040	060	333050	0442	1,290	3106927	\$519,950	03/15/21	\$403.06	Live/Work Townhouse	NC2-40	Townhouse Plat	1	Y	
040	060	333050	0978	1,520	3106920	\$749,950	03/15/21	\$493.39	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0451	1,290	3109689	\$529,950	03/23/21	\$410.81	Live/Work	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	0977	1,499	3110498	\$759,950	03/23/21	\$506.97	Townhouse	NC2-55 (M)	Townhouse Plat	1	Y	
040	060	333050	1805	8,170	3118100	\$2,495,050	05/07/21	\$305.39	RAINIER FOODS	NC2P-55 (M)	Conv Store without Ga	1	Y	
040	060	160460	1530	3,600	3123311	\$1,025,000	06/02/21	\$284.72	Crossfit RE	NC2-55 (M)	Service Building	1	Y	
040	060	234130	0150	3,680	3129477	\$2,000,000	06/25/21	\$543.48	7-Eleven MLK @ S Orcas	NC2-55 (M)	Conv Store without Ga	1	Y	

Vacant Sales for Area 040 with Sales Used

05/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld.	Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
040	010	331950	1535	4,800	2969390	\$850,000	01/07/19	\$177.08		VACANT LAND	LR2	Vacant(Multi-family)	1	Y	
040	060	392940	0070	17,878	2972718	\$2,950,000	02/05/19	\$165.01		Pho Rainier Restaurant	NC2-40	Shell Structure	1	Y	
040	060	945920	0135	8,430	2981512	\$875,000	04/04/19	\$103.80		GARAGE STORAGE BUILDING	C1-40	Shell Structure	2	Y	
040	010	806100	0025	24,000	2983534	\$7,500,000	04/16/19	\$312.50		CURTAIN MFG	NC3P-65	Shell Structure	2	Y	
040	010	806100	0005	23,433	2983564	\$5,500,000	04/17/19	\$234.71		GARAGE	NC3P-65	Shell Structure	2	Y	
040	050	754830	1000	17,122	2982953	\$4,111,000	04/18/19	\$240.10		OBERTOS	C1-65	Shell Structure	2	Y	
040	060	333050	0440	13,566	2983633	\$1,650,000	04/18/19	\$121.63		DAYSPRING & FITCH FUNERAL HOME	NC2-40	Shell Structure	3	Y	
040	010	000760	0132	5,439	2983716	\$1,196,580	04/22/19	\$220.00		VACANT LAND	NC2-40	Vacant(Commercial)	1	Y	
040	010	331950	0045	28,359	2983714	\$7,031,545	04/22/19	\$247.95		ARMORED TRANSPORT	NC2-55 (M)	Shell Structure	4	Y	
040	060	333200	0375	10,425	2985202	\$350,000	04/26/19	\$33.57		Jubilee Christian Center	SF 5000	Shell Structure	2	Y	
040	060	392990	0090	13,588	2986514	\$1,550,000	05/07/19	\$114.07		VAC LD	LR3	Vacant(Multi-family)	3	Y	
040	010	859190	0215	9,600	2988564	\$3,500,000	05/17/19	\$364.58		12th & Main Bldg.	NC2-65	Vacant(Multi-family)	1	Y	
040	010	982200	0330	47,815	2988565	\$19,099,740	05/17/19	\$399.45		Vacant	LR3	Vacant(Multi-family)	1	Y	
040	010	982200	0370	38,441	2988597	\$14,550,260	05/17/19	\$378.51		Vacant	LR3	Vacant(Multi-family)	1	Y	
040	060	392990	0010	74,400	2990563	\$13,354,400	05/29/19	\$179.49		OFFICE BUILDING (ASSOCIATE PARCEL W/A	NC2P-40	Shell Structure	2	Y	
040	040	138980	0005	12,800	3005452	\$2,940,000	08/13/19	\$229.69		2 FOURPLEXES	NC2-65	Shell Structure	1	Y	
040	020	872810	0645	11,512	3027899	\$1,600,000	12/06/19	\$138.99		CHRISTIAN RESTORATION CENTER	LR2 (M)	Shell Structure	1	Y	
040	050	149830	2300	4,500	3032378	\$1,200,000	01/31/20	\$266.67		SKEETER'S AUTO REBUILD	NC3-75 (M)	Shell Structure	1	Y	
040	010	713230	0435	8,000	3035273	\$1,500,000	02/25/20	\$187.50		WEEZEE'S PLUMBING	NC3-75 (M1)	Shell Structure	1	Y	
040	010	713230	0445	8,000	3035272	\$1,500,000	02/25/20	\$187.50		San Fernando Roasted Chicken	NC3-75 (M1)	Shell Structure	1	Y	
040	040	885000	0190	2,979	3049002	\$190,000	05/27/20	\$63.78		VACANT LAND	LR2 (M)	Vacant(Multi-family)	1	Y	
040	060	212404	9279	12,488	3059095	\$1,200,000	07/20/20	\$96.09		MOBILE HOME - CHURCH/DAY CARE	LR3 (M1)	Shell Structure	1	Y	
040	050	149830	3056	67,500	3066650	\$10,250,000	08/27/20	\$151.85		VACANT COMMERCIAL	C1-75 (M1)	Vacant(Commercial)	7	Y	
040	010	331950	0575	4,800	3079989	\$875,000	10/22/20	\$182.29		VACANT LAND	LR3 (M)	Parking(Assoc)	1	Y	
040	010	331950	0565	9,856	3079990	\$1,725,000	10/23/20	\$175.02		WASHINGTON MEDICAL CLINIC	LR3 (M)	Shell Structure	1	Y	
040	060	392990	0090	5,547	3088361	\$1,082,478	11/30/20	\$195.15		VAC LD	LR3 (M)	Vacant(Multi-family)	1	Y	
040	060	392990	0095	5,506	3088368	\$428,000	11/30/20	\$77.73		VAC LD	LR3 (M)	Vacant(Multi-family)	1	Y	
040	010	332050	0210	32,051	3092119	\$6,960,000	12/28/20	\$217.15		WEST COAST PRINTING	NC2-75 (M)	Shell Structure	1	Y	
040	050	149830	2010	30,000	3091952	\$4,550,000	12/29/20	\$151.67		Smart Foodservice Warehouse Stores	C1-75 (M)	Shell Structure	4	Y	
040	050	149830	2305	25,500	3092062	\$4,350,000	12/29/20	\$170.59		AQUA MEDIA CORP	NC3-75 (M)	Shell Structure	1	Y	
040	040	713330	0230	4,000	3109884	\$710,000	03/29/21	\$177.50		VACANT	LR2 (M)	Vacant(Multi-family)	1	Y	
040	010	713230	0305	4,000	3113176	\$800,000	04/22/21	\$200.00		VACANT LAND (ASSOCIATE PARCEL W/ACC	NC3-55 (M)	Vacant(Commercial)	1	Y	
040	060	333050	0975	904	3116793	\$858,950	04/26/21	\$950.17		Townhouse	NC2-55 (M)	Tideland, 2nd Class	1	Y	
040	010	331950	1400	9,553	3120392	\$2,900,000	05/21/21	\$303.57		WAREHOUSE	NC3P-55 (M)	Warehouse	2	Y	
040	060	335740	0085	12,960	3129780	\$995,000	05/24/21	\$76.77		AUTOMOTIVE IMPORTS & DISTRIBUTOR	LR2 RC (M)	Shell Structure	1	Y	
040	050	149830	2615	8,122	3122020	\$1,000,000	05/26/21	\$123.12		Rainier Farmer Market	NC3-75 (M)	Shell Structure	1	Y	
040	060	564960	0035	51,533	3134559	\$7,700,000	07/20/21	\$149.42		CRESCENT APTS	NC2-55 (M)	Apartment	2	Y	
040	040	090700	0135	3,517	3140476	\$1,300,000	08/19/21	\$369.63		THE CHOP HOUSE HAIR SALON	NC2P-75 (M1)	Shell Structure	1	Y	
040	010	332000	0580	9,600	3161968	\$3,350,000	12/01/21	\$348.96		VACANT	DMR/C 75/75-95	Vacant(Commercial)	2	Y	
040	020	690920	0085	11,880	3165239	\$2,550,000	12/14/21	\$214.65		Former service station at 1301 31st Ave S	LR2 (M)	Vacant(Commercial)	1	Y	

Improvement Sales for Area 040 with Sales Not Used

05/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
040	010	331950	0096	5,520	3091835	\$80,000	12/25/20	\$14.49	SEATTLE KOYASAN CHURCH	LR3 (M)	Church/Welfare	1	52	Statement to dor
040	010	332050	0030	4,800	3001832	\$2,570,000	07/24/19	\$535.42	R S AUTO REPAIR	DMR/C 75/75-170	Service Building	1	15	No market exposure
040	010	392740	0005	6,730	2984993	\$50,000	04/30/19	\$7.43	WAREHOUSE	NC3P-65	Retail Store	1	51	Related party, friend, or neighbor
040	010	713430	0595	8,000	3013182	\$959,000	09/27/19	\$119.88	Central Bark	IC-65	Warehouse	1	3	Contract or cash sale
040	010	982670	0565	77,260	3149998	\$13,840,000	10/04/21	\$179.14	KEIRO NORTHWEST	NC1-55 (M)	Nursing Home	1	17	Non-profit organization
040	020	125020	1420	1,008	3163253	\$10	10/29/21	\$0.01	CHURCH - EXEMPT	SF 5000	Church/Welfare	1	51	Related party, friend, or neighbor
040	020	982770	0090	5,520	3169627	\$1,590,000	12/31/21	\$288.04	CENTRAL AREA YOUTH CENTER	LR3 (M)	Governmental Se	1	17	Non-profit organization
040	040	059700	0535	1,680	3012632	\$1,000,000	09/27/19	\$595.24	VALERO	NC2P-40	Conv Store with	1	51	Related party, friend, or neighbor
040	040	365010	0010	1,420	3147957	\$1,140,000	09/21/21	\$802.82	Joseph McKinstry Construction Company	NC1P-55 (M)	Single Family(Res	1	15	No market exposure
040	040	396440	0295	7,658	3140079	\$1,300,000	08/16/21	\$169.76	Denise Louie Educational Center	NC1P-55 (M)	Office Building	1	44	Tenant
040	040	754980	0515	5,288	3169415	\$1,700,000	01/19/22	\$321.48	Church	NC1-40 (M)	Apartment(Mixe	1		
040	040	754980	2075	1,100	2973044	\$263,000	01/30/19	\$239.09	PARIS BAKERY	NC1-30	Restaurant(Fast f	1	15	No market exposure
040	040	912200	0345	4,420	3165905	\$2,000,000	12/15/21	\$452.49	WASH GARDEN CLUB HQ	LR2 (M)	Governmental Se	1	30	Historic property
040	050	000360	0055	3,198	3047175	\$2,545	05/14/20	\$0.80	AUTO DETAILING	NC1-75 (M1)	Service Station	2	24	Easement or right-of-way
040	050	000360	0074	7,326	3048446	\$25,400	05/20/20	\$3.47	Vien Thong	NC1-55 (M)	Retail(Line/Strip)	2	24	Easement or right-of-way
040	050	149830	2560	4,026	3033748	\$1,275,000	02/10/20	\$316.69	M & M AUTO REPAIR	NC3-75 (M)	Service Building	1	15	No market exposure
040	050	149830	2880	12,459	3073400	\$4,950,000	09/29/20	\$397.30	Live/Work Townhouse	NC3-75 (M1)	Apartment	1	15	No market exposure
040	060	170290	0820	2,585	3079910	\$1,100,000	10/16/20	\$425.53	La Medusa Sicilian Food	NC3P-40	Historic Prop(Ret	1	44	Tenant
040	060	170290	1075	4,690	3177839	\$2,350,000	03/15/22	\$501.07	Geraldine's Counter/ El Sombrero	NC3P-40	Retail Store	1		
040	060	234130	0030	2,432	2995402	\$700,000	06/14/19	\$287.83	ABU-BAKR MOSQUE	C1-40	Church/Welfare	1	15	No market exposure
040	060	333050	0945	2,760	3088839	\$1,050,000	12/07/20	\$380.43	Black & Tan Hall	NC2P-55 (M)	Tavern/Lounge	1	44	Tenant
040	060	335740	0085	8,088	3149293	\$2,000,000	09/21/21	\$247.28	AUTOMOTIVE IMPORTS & DISTRIBUTOR	LR2 RC (M)	Warehouse	1		
040	060	795030	0850	1,528	3172576	\$900,000	02/04/22	\$589.01	MORIAH BAPTIST CHURCH	SF 5000	Church/Welfare	1	17	Non-profit organization
040	060	795030	1650	1,500	3045397	\$709,999	04/23/20	\$473.33	Retail Store	C2-55 (M)	Retail Store	1	N	

Vacant Sales for Area 040 with Sales not Used

05/05/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
040	010	000760	0133	4,083	2985418	\$3,050,000	04/24/19	\$747.00	VACANT LAND	NC2-40	Vacant(Commercial)	7	65	Plans and permits
040	010	193730	0075	2,360	3015109	\$1,280,000	09/25/19	\$542.37	VACANT	LR2 (M)	Vacant(Multi-family)	2	65	Plans and permits
040	010	219760	0610	6,892	3068406	\$1,290,729	09/09/20	\$187.28	St. Francis House-Supportive Housing (mai	NC3P-75 (M)	Warehouse	1	52	Statement to dor
040	010	392740	0051	15,921	2984992	\$50,000	04/30/19	\$3.14	CHURCH	NC3P-65	Parking(Assoc)	1	71	Parking easement
040	010	806100	0025	47,433	3044227	\$20,000,000	04/24/20	\$421.65	CURTAIN MFG	NC3P-75 (M)	Shell Structure	4	65	Plans and permits
040	010	817010	0015	16,500	2978983	\$53,600	03/20/19	\$3.25	VACANT LAND (PARKING LOT TO ACCTS #8	DMR/C 75/75-95	Parking(Assoc)	3	24	Easement or right-of-way
040	010	982200	0700	24,794	3161522	\$6,000,000	11/30/21	\$241.99	Northwest Kidney Centers	LR3	Vacant(Commercial)	1	67	Gov't to non-gov't
040	010	982200	0730	70,879	3093175	\$36,250,000	01/07/21	\$511.43	Kaiser Medical Office Building	LR3	Vacant(Commercial)	4	67	Gov't to non-gov't
040	020	605860	0305	7,499	3073737	\$2,600,000	09/10/20	\$346.71	DEP Homes	NC1-40 (M)	Shell Structure	2	65	Plans and permits
040	050	000360	0025	25,306	3031506	\$1,412,500	01/28/20	\$55.82	Parking	LR3 (M)	Vacant(Multi-family)	1	N	
040	050	388190	0515	36,760	3150918	\$5,480,925	10/05/21	\$149.10	VACANT LAND	NC3-75 (M)	Vacant(Commercial)	4	52	Statement to dor
040	050	388190	0515	41,820	3169896	\$15,000	01/14/22	\$0.36	VACANT LAND	NC3-75 (M)	Vacant(Commercial)	5	24	Easement or right-of-way
040	050	754830	1155	4,815	3049713	\$1,800,000	06/01/20	\$373.83	AUTO BODY REPAIR SHOP	NC3-75 (M)	Shell Structure	1	15	No market exposure
040	060	234130	0245	450	2979890	\$17,500	03/21/19	\$38.89	VACANT	C1-40	Vacant(Commercial)	1	15	No market exposure
040	060	266050	0247	16,807	3118169	\$2,250,000	05/12/21	\$133.87	5022 Martin Luther King Jr. Way S.	LR3 RC (M)	Vacant(Multi-family)	1	51	Related party, friend, or neighbor
040	060	505830	0135	9,836	3025762	\$1,875,184	11/21/19	\$190.64	MINUTE MART	SM-NR 95 (M)	Shell Structure	1	65	Plans and permits
040	070	558320	0080	5,681	3014252	\$1,100,000	10/01/19	\$193.63	Vacant	NC1-30	Vacant(Multi-family)	1	65	Plans and permits

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	000360	0012	3116 RAINIER AVE S
40	60	000360	0027	3121 RAINIER AVE S
40	60	000360	0028	2939 S MOUNT BAKER BLVD
40	60	000360	0028	2939 S MOUNT BAKER BLVD
40	60	000360	0035	2931 S MOUNT BAKER BLVD
40	60	000360	0040	3100 RAINIER AVE S
40	60	128230	0064	3208 MCCLINTOCK AVE S
40	60	128230	0165	3201 WETMORE AVE S
40	60	128230	0175	WETMORE AVE S
40	60	128230	0185	3200 WETMORE AVE S
40	60	128230	0195	WETMORE AVE S
40	60	128230	0215	3230 RAINIER AVE S
40	60	128230	0240	3226 RAINIER AVE S
40	60	128230	0260	3208 RAINIER AVE S
40	60	128230	0270	RAINIER AVE S
40	60	128230	0285	2815 S HANFORD ST
40	60	128230	0310	3207 RAINIER AVE S
40	60	128230	0320	3215 RAINIER AVE S
40	60	128230	0335	3221 RAINIER AVE S
40	60	128230	0345	3229 RAINIER AVE S
40	60	128230	0349	3235 RAINIER AVE S
40	60	128230	0365	2910 S BYRON ST
40	60	128230	0370	2900 S BYRON ST
40	60	128230	0420	3212 CLAREMONT AVE S
40	60	128230	0440	2807 S HANFORD ST
40	60	128230	0445	2801 S HANFORD ST
40	60	128230	0450	3300 MARTIN LUTHER KING JR WAY S
40	60	128230	0460	3300 MARTIN LUTHER KING JR WAY S
40	60	128230	0490	2805 S BYRON ST
40	60	128230	0510	3315 CLAREMONT AVE S
40	60	128230	0518	3321 CLAREMONT AVE S
40	60	128230	0555	3430 RENTON PL S
40	60	128230	0590	3320 MARTIN LUTHER KING JR WAY S
40	60	128230	0610	3301 RAINIER AVE S
40	60	128230	0630	3315 RAINIER AVE S
40	60	128230	0669	3320 CLAREMONT AVE S
40	60	128230	0825	3330 RAINIER AVE S
40	60	128230	0840	3324 RAINIER AVE S
40	60	128230	0850	3320 RAINIER AVE S
40	60	128230	0860	No Situs Address
40	60	128230	0875	3300 RAINIER AVE S
40	60	128230	1030	3300 WETMORE AVE S
40	60	128230	1210	3333 GALE PL S
40	60	128230	1295	3031 S WALDEN ST
40	60	128230	1335	3430 RAINIER AVE S
40	60	128230	1345	RAINIER AVE S

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	128230	1350	RAINIER AVE S
40	60	128230	1360	RAINIER AVE S
40	60	128230	1370	RAINIER AVE S
40	60	128230	1375	No Situs Address
40	60	128230	1380	3400 RAINIER AVE S
40	60	128230	1395	3401 RAINIER AVE S
40	60	128230	1400	3417 RAINIER AVE S
40	60	128230	1435	3427 RAINIER AVE S
40	60	128230	1445	3435 RAINIER AVE S
40	60	128230	1630	2801 S WALDEN ST
40	60	128230	1809	3500 RAINIER AVE S
40	60	128230	1820	No Situs Address
40	60	142630	0036	3425 MARTIN LUTHER KING JR WAY S
40	60	142630	0055	2702 S WALDEN ST
40	60	142630	0104	3200 MARTIN LUTHER KING JR WAY S
40	60	142630	0125	No Situs Address
40	60	142630	0170	3760 MARTIN LUTHER KING JR WAY S
40	60	142630	0305	2701 S WALDEN ST
40	60	142630	0340	3700 ANTHONY PL S
40	60	142630	0380	3700 ANTHONY PL S
40	60	142630	0385	S DELLA ST
40	60	142630	0630	2601 S HINDS ST
40	60	142630	0645	No Situs Address
40	60	142630	0650	No Situs Address
40	60	142630	0675	27TH AVE S
40	60	152404	9002	3301 S HORTON ST
40	60	152404	9012	3800 RAINIER AVE S
40	60	160460	0731	4401 RAINIER AVE S
40	60	160460	0740	4407 RAINIER AVE S
40	60	160460	0745	No Situs Address
40	60	160460	0755	4417 RAINIER AVE S
40	60	160460	0765	4423 1/2 RAINIER AVE S
40	60	160460	0775	4427 RAINIER AVE S
40	60	160460	0795	4435 RAINIER AVE S
40	60	160460	0800	4437 RAINIER AVE S
40	60	160460	0805	No Situs Address
40	60	160460	1354	4229 LETITIA AVE S
40	60	160460	1358	4231 LETITIA AVE S
40	60	160460	1362	4233 LETITIA AVE S
40	60	160460	1365	4235 LETITIA AVE S
40	60	160460	1380	4248 LETITIA AVE S
40	60	160460	1395	4246 LETITIA AVE S
40	60	160460	1400	4150 LETITIA AVE S
40	60	160460	1405	4242 LETITIA AVE S
40	60	160460	1410	4240 LETITIA AVE S
40	60	160460	1420	4238 LETITIA AVE S

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	160460	1425	4236 LETITIA AVE S
40	60	160460	1430	4232 LETITIA AVE S
40	60	160460	1440	4226 LETITIA AVE S
40	60	160460	1455	4200 LETITIA AVE S
40	60	160460	1460	4201 RAINIER AVE S
40	60	160460	1470	4205 RAINIER AVE S
40	60	160460	1475	4215 RAINIER AVE S
40	60	160460	1490	4225 RAINIER AVE S
40	60	160460	1500	No Situs Address
40	60	160460	1520	4237 RAINIER AVE S
40	60	160460	1530	4239 RAINIER AVE S
40	60	160460	1640	4069 RAINIER AVE S
40	60	160460	1665	4103 RAINIER AVE S
40	60	160460	1775	4057 LETITIA AVE S
40	60	160460	1790	4069 LETITIA AVE S
40	60	160460	1795	4073 LETITIA AVE S
40	60	160460	2205	RAINIER AVE S
40	60	160460	2210	RAINIER AVE S
40	60	160460	2215	RAINIER AVE S
40	60	160460	2220	RAINIER AVE S
40	60	160460	2235	4029 RAINIER AVE S 98118
40	60	160510	0010	No Situs Address
40	60	162404	9029	27TH AVE S
40	60	162404	9040	2821 S WALDEN ST
40	60	162404	9101	4008 MARTIN LUTHER KING JR WAY S
40	60	162404	9147	4689 MARTIN LUTHER KING JR WAY S
40	60	162404	9158	No Situs Address
40	60	162404	9161	1635 S COLUMBIAN WAY
40	60	162404	9195	3650 RENTON AVE S
40	60	162404	9208	3006 S ALASKA ST
40	60	162404	9219	4018 MARTIN LUTHER KING JR WAY S
40	60	162404	9229	3711 RAINIER AVE S
40	60	162404	9248	3630 RENTON AVE S
40	60	162404	9282	4000 MARTIN LUTHER KING JR WAY S
40	60	162404	9294	No Situs Address
40	60	170990	0005	3701 S OREGON ST
40	60	170990	0020	4501 RAINIER AVE S
40	60	170990	0030	4515 RAINIER AVE S
40	60	170990	0040	4525 RAINIER AVE S
40	60	170990	0045	4527 RAINIER AVE S 98118
40	60	170990	0048	4531 RAINIER AVE S A
40	60	170990	0049	4531 B RAINIER AVE S
40	60	170990	0050	4529 A RAINIER AVE S
40	60	170990	0051	4529 B RAINIER AVE S
40	60	170990	0065	4543 RAINIER AVE S
40	60	170990	0070	4547 RAINIER AVE S

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	170990	0075	4551 RAINIER AVE S
40	60	170990	0085	RAINIER AVE S
40	60	170990	0095	4567 RAINIER AVE S
40	60	194480	0005	S HORTON ST
40	60	194480	0010	3315 MARTIN LUTHER KING JR WAY S
40	60	194480	0020	3321 MARTIN LUTHER KING JR WAY S
40	60	194480	0170	2600 S HINDS ST
40	60	238170	0085	2010 S BRADFORD ST
40	60	238170	0125	3925 MARTIN LUTHER KING JR WAY S
40	60	238170	0140	3901 MARTIN LUTHER KING JR WAY S
40	60	253950	0060	3904 MARTIN LUTHER KING JR WAY S
40	60	308500	2295	3111 27TH AVE S
40	60	335740	0125	3642 33RD AVE S
40	60	335740	0125	3642 33RD AVE S
40	60	335740	0140	3758 RAINIER AVE S
40	60	335740	0211	3736 RAINIER AVE S
40	60	335740	0240	3757 RAINIER AVE S
40	60	393790	0125	3046 S BRADFORD ST
40	60	393790	0130	3070 S BRADFORD ST
40	60	393790	0135	3080 S BRADFORD ST
40	60	393790	0140	3090 S BRADFORD ST
40	60	505830	0005	No Situs Address
40	60	505830	0025	2716 S HANFORD ST
40	60	505830	0030	2720 S HANFORD ST
40	60	505830	0045	No Situs Address
40	60	505830	0070	No Situs Address
40	60	505830	0080	S WINTHROP ST
40	60	505830	0100	2711 S WINTHROP ST
40	60	505830	0110	2705 S WINTHROP ST
40	60	505830	0125	No Situs Address
40	60	505830	0135	No Situs Address
40	60	560900	0005	No Situs Address
40	60	560900	0135	3851 RAINIER AVE S
40	60	560900	0145	3847 RAINIER AVE S
40	60	560900	0165	RAINIER AVE S
40	60	560900	0205	3815 RAINIER AVE S
40	60	560900	0215	3809 RAINIER AVE S
40	60	560900	0235	3800 LETITIA AVE S
40	60	560900	0240	3807 LETITIA AVE S
40	60	570000	2905	3201 HUNTER BLVD S
40	60	605610	0020	2902 S DAKOTA ST
40	60	605610	0170	2916 S DAKOTA ST
40	60	605610	0180	4101 MARTIN LUTHER KING JR WAY S
40	60	605610	0210	2912 S ADAMS ST
40	60	605610	0220	2901 S DAKOTA ST
40	60	605610	0270	2802 S NEVADA ST

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	605610	0280	2801 S NEVADA ST
40	60	605610	0360	4407 29TH AVE S
40	60	605610	0390	2813 S NEVADA ST
40	60	605610	0420	2818 S NEVADA ST
40	60	605610	0430	2910 S NEVADA ST
40	60	605610	0440	2917 S ADAMS ST
40	60	605610	0450	4303 MARTIN LUTHER KING JR WAY S
40	60	605610	0460	2905 S NEVADA ST
40	60	605610	0470	2906 S GENESEE ST
40	60	605610	0480	No Situs Address
40	60	605610	0490	4410 29TH AVE S
40	60	605610	0520	2900 S COLUMBIAN WAY
40	60	605610	0530	2901 S COLUMBIAN WAY
40	60	605610	0570	No Situs Address
40	60	605610	0600	4515 29TH AVE S
40	60	605610	0610	2917 S SNOQUALMIE ST
40	60	605610	0620	No Situs Address
40	60	605611	0020	3000 S ALASKA ST
40	60	605611	0030	No Situs Address
40	60	605611	0040	No Situs Address
40	60	605611	0050	4520 MARTIN LUTHER KING JR WAY S
40	60	605611	0260	No Situs Address
40	60	605611	1050	4441 31ST AVE S
40	60	605611	1060	4484 MARTIN LUTHER KING JR WAY S
40	60	605611	1060	4484 MARTIN LUTHER KING JR WAY S
40	60	787940	0005	3525 WETMORE AVE S
40	60	787940	0030	3700 RAINIER AVE S
40	60	787940	0030	3700 RAINIER AVE S
40	60	787940	0046	No Situs Address
40	60	787940	0046	No Situs Address
40	60	787940	0080	3530 RAINIER AVE S
40	60	787940	0090	RAINIER AVE S
40	60	787940	0100	3518 RAINIER AVE S
40	60	787940	0110	3520 RAINIER AVE S
40	60	787940	0125	3501 RAINIER AVE S
40	60	787940	0140	3507 RAINIER AVE S
40	60	787940	0155	3513 RAINIER AVE S
40	60	795030	0850	4055 38TH AVE S
40	60	795030	1240	4058 RAINIER AVE S
40	60	795030	1450	4100 RAINIER AVE S
40	60	795030	1480	No Situs Address
40	60	795030	1485	No Situs Address
40	60	795030	1640	4204 RAINIER AVE S
40	60	795030	1645	4200 RAINIER AVE S
40	60	795030	1650	4116 RAINIER AVE S
40	60	795030	1680	4103 37TH AVE S

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	795030	1760	S ADAMS ST
40	60	795030	1790	3615 S ADAMS ST
40	60	795030	1800	4200 36TH AVE S
40	60	795030	1825	4220 36TH AVE S
40	60	795030	1845	4226 36TH AVE S
40	60	795030	1850	4236 36TH AVE S
40	60	795030	1855	3604 S GENESEE ST
40	60	795030	1865	3616 S GENESEE ST
40	60	795030	1875	4233 37TH AVE S
40	60	795030	1885	4229 37TH AVE S
40	60	795030	1890	4221 37TH AVE S
40	60	795030	1891	No Situs Address
40	60	795030	1905	4211 37TH AVE S
40	60	795030	2030	3700 S GENESEE ST
40	60	795030	2050	37TH AVE S
40	60	795030	2375	4100 39TH AVE S
40	60	795030	3700	4400 37TH AVE S
40	60	795030	3714	3607 S GENESEE ST
40	60	795030	3715	4420 36TH AVE S
40	60	795030	3735	3605 S GENESEE ST
40	60	795030	3755	4422 36TH AVE S
40	60	795030	3765	4426 36TH AVE S
40	60	795030	3766	3600 S OREGON ST
40	60	795030	3785	No Situs Address
40	60	795030	3795	4400 36TH AVE S
40	60	795030	3805	4400 36TH AVE S
40	60	795030	3810	4400 36TH AVE S
40	60	795030	3820	4400 36TH AVE S
40	60	795030	3830	4429 36TH AVE S
40	60	795030	3840	4429 36TH AVE S
40	60	795030	3845	4437 36TH AVE S
40	60	795030	3850	4436 RAINIER AVE S
40	60	795030	3870	4412 RAINIER AVE S
40	60	795030	3905	4400 RAINIER AVE S
40	60	795030	4225	38TH AVE S
40	60	795030	4230	4630 38TH AVE S
40	60	811610	0005	3201 MARTIN LUTHER KING JR WAY S
40	60	811610	0015	3211 MARTIN LUTHER KING JR WAY S
40	60	811610	0035	3219 MARTIN LUTHER KING JR WAY S
40	60	811610	0162	3201 MORSE AVE S
40	60	811610	0163	3203 MORSE AVE S
40	60	811610	0164	3205 MORSE AVE S
40	60	811610	0165	3205 MORSE AVE S
40	60	811610	0187	3223 MORSE AVE S
40	60	811610	0200	S HORTON ST
40	60	983420	0580	3300 YORK RD S

Physical Inspection 2022 - Area 40

Geo	Nghd	Major	Minor	AddrLine
40	60	983420	0585	3608 YORK RD S
40	60	983420	0615	3301 YORK RD S
40	60	983420	0821	3327 34TH AVE S
40	60	983420	1265	3614 COURTLAND PL S
40	60	983420	1270	3651 S SPOKANE ST
40	60	983420	1505	3656 35TH AVE S
40	60	983420	1505	3656 35TH AVE S
40	60	983420	1515	3820 RAINIER AVE S
40	60	983520	0005	No Situs Address
40	60	983520	0005	No Situs Address
40	60	983520	0050	3605 34TH AVE S
40	60	983520	0170	3616 34TH AVE S
40	60	983520	0170	3616 34TH AVE S
40	60	983520	0200	No Situs Address
40	60	160460	2225	4025 RAINIER AVE S

Improvement Sales for Area 045 with Sales Used

04/29/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	025	095200	2170	4,640	3164585	\$1,860,000	12/10/21	\$400.86	EDWARD JONES INVEST.& APTS	LR3 RC (M)	Apartment(Mixed Use)	1	Y	
045	005	177310	1577	1,977	3162695	\$770,000	11/29/21	\$389.48	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	045	797320	2655	10,420	3160567	\$1,400,000	11/22/21	\$134.36	LA MEXICANA FOODS	CB50	Warehouse	3	Y	
045	025	149530	0040	3,196	3159720	\$1,650,000	11/17/21	\$516.27	TAQUERIA GUAYMAS	NC3P-95 (M)	Restaurant/Lounge	1	Y	
045	035	165760	0010	643	3158731	\$309,500	11/09/21	\$481.34	COBBLESTONE COURT	NC2-40 (M)	Condominium(Mixed Use)	1	Y	
045	045	345100	0020	2,343	3154275	\$820,000	10/18/21	\$349.98	SUBWAY RESTAURANT	CB50	Retail Store	1	Y	
045	015	935290	1000	15,960	3152553	\$1,250,000	10/15/21	\$78.32	WAREHOUSE STORAGE	NC2P-55 (M)	Warehouse	1	Y	
045	025	338990	0355	1,172	3148685	\$510,000	09/28/21	\$435.15	Triangle Building	NC2-55 (M)	Office Building	1	Y	
045	035	762570	3350	1,287	3149656	\$690,000	09/24/21	\$536.13	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	040	095200	4047	2,550	3146385	\$975,000	09/17/21	\$382.35	BUDGET BLINDS	NC3-75 (M)	Retail Store	1	Y	
045	015	935290	1015	2,130	3146420	\$800,000	09/10/21	\$375.59	MEINEKE CAR CARE	NC2P-55 (M)	Service Building	1	Y	
045	010	911875	0010	2,294	3144027	\$1,025,000	09/03/21	\$446.82	WALKER RESIDENTIAL CONDOMINIUM	NC2P-55 (M)	Condominium(Mixed Use)	1	Y	
045	025	149530	0010	6,228	3143131	\$2,700,000	08/27/21	\$433.53	PHARMACA/GREAT HARVEST BREAD/BIN 41	NC3P-95 (M)	Retail Store	1	Y	
045	005	177310	1780	3,511	3139690	\$1,070,000	08/18/21	\$304.76	B & P LAB ENVIROMENTAL CONTROL	NC2P-55 (M)	Warehouse	1	Y	
045	030	079500	1735	5,440	3138893	\$975,000	08/11/21	\$179.23	Industrial Warehouse	CB50	Industrial(Light)	2	Y	
045	020	122403	9033	2,001	3137529	\$1,000,000	08/02/21	\$499.75	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	035	246190	0045	2,760	3135126	\$2,000,000	07/21/21	\$724.64	CANNA WEST SEATTLE	NC2-40 (M)	Retail Store	1	Y	
045	040	762870	0299	1,092	3132367	\$549,000	06/25/21	\$502.75	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	040	762870	0300	1,066	3134577	\$585,000	06/23/21	\$548.78	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	025	095200	2151	1,378	3128799	\$679,000	06/22/21	\$492.74	LIVE/WORK TOWNHOME	LR3 RC (M)	Single Family(C/I Use)	1	Y	
045	015	534720	0205	5,000	3127125	\$1,650,000	06/16/21	\$330.00	ROXBURY PLAZA	NC2P-55 (M)	Retail(Line/Strip)	1	Y	
045	005	327830	0074	1,041	3129150	\$565,000	06/14/21	\$542.75	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	040	762870	0294	1,066	3128056	\$539,950	06/09/21	\$506.52	LIVE/WORK TOWNHOMES	C1-55 (M)	Townhouse Plat	1	Y	
045	015	789980	0075	4,360	3123320	\$1,300,000	06/02/21	\$298.17	Mtn of Transfiguration Alofa Tunoa Pentecostal Church	SF 5000	Church/Welfare/Relig Svc	1	Y	
045	005	327830	0072	1,042	3123852	\$550,000	05/21/21	\$527.83	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0073	1,042	3124213	\$559,000	05/21/21	\$536.47	LIVE/WORK TOWNHOME	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	005	327830	0071	1,140	3122262	\$579,000	05/18/21	\$507.89	Live/work Townhome	NC2P-55 (M)	Single Family(C/I Use)	1	Y	
045	020	122403	9037	1,899	3112927	\$735,000	04/19/21	\$387.05	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	045	721140	1395	3,000	3112056	\$800,000	04/13/21	\$266.67	RETAIL BUILDING	CB50	Medical/Dental Office	1	Y	
045	015	329870	1065	2,776	3110678	\$489,000	04/08/21	\$176.15	Office Building	NC2P-55 (M)	Medical/Dental Office	1	Y	
045	005	327830	0075	1,366	3097027	\$660,000	01/20/21	\$483.16	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	
045	005	327830	0077	1,381	3095605	\$624,000	01/14/21	\$451.85	Townhouse	NC2P-55 (M)	Townhouse Plat	1	Y	
045	005	327830	0076	1,385	3092748	\$660,000	12/28/20	\$476.53	Townhome	NC2P-55 (M)	Townhouse Plat	1	Y	
045	035	762570	3351	1,297	3087494	\$630,000	12/02/20	\$489.51	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	045	310740	0110	4,992	3084214	\$801,000	11/20/20	\$160.46	BANK OF AMERICA	CB50	Bank	1	Y	
045	020	122403	9034	1,899	3087765	\$739,000	11/19/20	\$389.15	LIVE/WORK TOWNHOME	C1-55 (M)	Single Family(C/I Use)	1	Y	
045	035	787250	0076	1,409	3084290	\$570,000	11/18/20	\$404.54	LIVE/WORK TOWNHOME	NC2-55 (M)	Single Family(C/I Use)	1	Y	
045	045	721140	1375	2,575	3076490	\$770,000	10/08/20	\$299.03	WHITE CENTER PIZZA	CB50	Restaurant/Lounge	1	Y	
045	045	062304	9285	12,965	3071948	\$1,850,000	09/23/20	\$142.69	Northmart	CB50	Retail Store	1	Y	
045	045	345100	0035	1,974	3070463	\$325,000	09/16/20	\$164.64	PIZZA HUT - TAKE OUT PIZZA	CB50	Retail Store	1	Y	
045	020	889530	0020	2,000	3070247	\$580,000	09/10/20	\$290.00	VERGE	C1-55 (M)	Condominium(Mixed Use)	1	Y	
045	015	211470	0565	1,526	3070655	\$315,000	09/08/20	\$206.42	GROCERY STORE	NC1-40 (M)	Grocery Store	1	Y	
045	005	177360	0170	4,118	3067658	\$2,595,480	09/02/20	\$630.28	MICRO APARMENTS - FOOTPRINT DELRIDGE	LR2 (M)	Congregate Housing	1	Y	
045	040	929730	1840	12,856	3067527	\$6,994,400	08/27/20	\$544.06	MICRO APARTMENTS - FOOTPRINT AVALON I	MR (M)	Apartment	1	Y	
045	035	762570	3346	1,527	3060318	\$620,000	07/28/20	\$406.02	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	

Improvement Sales for Area 045 with Sales Used

04/29/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	025	286300	0230	1,400	3057260	\$600,000	07/15/20	\$428.57	GRANADA CONDOMINIUM	NC2-75 (M)	Condominium(Residential)	1	Y	
045	005	177310	1576	1,600	3056703	\$659,950	07/07/20	\$412.47	TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	030	079500	0025	10,833	3052542	\$1,040,000	06/19/20	\$96.00	AZTECA WHSES	CBSO	Warehouse	1	Y	
045	035	757770	0119	1,634	3052961	\$750,000	06/05/20	\$459.00	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I Use)	1	Y	
045	005	177310	1578	1,491	3041846	\$665,000	03/24/20	\$446.01	SFR	NC2P-55 (M)	Single Family(Res Use/Zone)	1	Y	
045	045	345100	0403	3,690	3037149	\$799,000	03/03/20	\$216.53	SW CHIRO CLINIC W/SFR RENTAL	R48	Medical/Dental Office	1	Y	
045	025	390210	0220	2,160	3036735	\$2,925,000	02/28/20	\$1,354.17	7-11 STORE	NC2-75 (M)	Conv Store without Gas	1	69	Net Lease Sale; not in ratio
045	025	095200	2152	1,320	3036367	\$635,000	02/26/20	\$481.06	LIVE/WORK TOWNHOME	LR3 RC (M)	Townhouse Plat	1	Y	
045	035	790520	0070	4,100	3036050	\$2,425,000	02/25/20	\$591.46	LEGAL OFFICE	LR3 RC (M)	Office Building	1	Y	
045	005	177310	1574	1,977	3036527	\$669,950	02/20/20	\$338.87	LIVE/WORK TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	045	310740	0060	16,416	3034961	\$4,400,000	02/14/20	\$268.03	O'REILLY AUTO PARTS/CHILDRENS ACADEMY	CBSO	Retail Store	1	Y	
045	005	177310	1577	1,977	3034319	\$634,950	02/10/20	\$321.17	LIVE/WORK TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	025	095200	2150	1,378	3033880	\$619,000	02/05/20	\$449.20	LIVE/WORK TOWNHOME	LR3 RC (M)	Townhouse Plat	1	Y	
045	020	514280	0030	894	3032923	\$525,000	02/04/20	\$587.25	MARCUS PLACE	NC2-75 (M)	Condominium(Mixed Use)	1	Y	
045	030	089200	0043	13,696	3032272	\$1,400,000	01/29/20	\$102.22	ROY'S AUTO PARTS	CBSO	Retail Store	2	Y	
045	025	149530	0035	3,134	3031081	\$1,500,000	01/24/20	\$478.62	POGGIE TAVERN	NC3P-95 (M)	Tavern/Lounge	1	Y	
045	045	320380	0165	3,960	3029356	\$825,000	01/09/20	\$208.33	PHO Rest/DAVES CREDIT JEWELRY	CBSO	Office Building	1	Y	
045	025	095200	6550	9,200	3027839	\$5,100,000	12/27/19	\$554.35	42ND MEDICAL DENTAL BLDG	NC3-75 (M)	Medical/Dental Office	1	Y	
045	020	514280	0030	894	3025615	\$525,000	12/11/19	\$587.25	MARCUS PLACE	NC2-75 (M)	Condominium(Mixed Use)	1	Y	
045	045	062304	9215	6,400	3026172	\$850,000	12/02/19	\$132.81	WAREHOUSE	ISO	Warehouse	1	Y	
045	025	286300	0240	1,400	3024363	\$630,000	11/26/19	\$450.00	GRANADA CONDOMINIUM	NC2-75 (M)	Condominium(Residential)	1	Y	
045	045	721140	1140	4,256	3024778	\$630,000	11/22/19	\$148.03	Khmer Community of Seattle-KC/Refugee Federation service	CBSO	Office Building	2	Y	
045	005	343850	0100	2,610	3021581	\$625,000	11/19/19	\$239.46	GU-WI GUTTERS AND WINDOWS	SF 7200	Warehouse	1	Y	
045	045	630340	0330	2,690	3016766	\$720,000	10/18/19	\$267.66	KOCH MACHINE	CBSO	Service Building	1	Y	
045	045	721140	1375	2,575	3008588	\$785,000	08/28/19	\$304.85	WHITE CENTER PIZZA	CBSO	Restaurant/Lounge	1	Y	
045	030	062304	9048	13,167	3002730	\$1,500,000	07/30/19	\$113.92	WPMC	CBSO	Office Building	1	Y	
045	005	177310	1573	1,977	3002706	\$705,000	07/24/19	\$356.60	LIVE/WORK TOWNHOME	NC2P-55 (M)	Townhouse Plat	1	Y	
045	035	129430	0010	2,119	3000227	\$950,000	07/11/19	\$448.32	LARRY'S TAVERN	NC2-55 (M)	Restaurant/Lounge	1	Y	
045	030	079500	1525	2,400	3000715	\$570,000	07/08/19	\$237.50	AFFORDABLE APPLIANCES	CBSO	Retail Store	1	Y	
045	035	762570	3297	1,230	2995221	\$599,000	06/13/19	\$486.99	LIVE WORK TOWNHOME	NC2-40 (M)	Townhouse Plat	1	Y	
045	035	762570	3375	1,492	2991863	\$775,000	05/31/19	\$519.44	LIVE/WORK TOWNHOME	NC2-40 (M)	Single Family(C/I Use)	1	Y	
045	015	935290	1210	5,850	2990912	\$810,000	05/30/19	\$138.46	VACANT OFFICE	NC2P-40	Office Building	1	34	Use-change after sale; not in ratio
045	005	177310	1575	1,565	2988258	\$699,950	05/13/19	\$447.25	Townhome	NC2P-40	Townhouse Plat	1	Y	
045	035	082600	0035	2,400	2979817	\$1,325,000	03/22/19	\$552.08	THUNDER ROAD GUITARS/THE BASS SHOP/WASH DOG	NC3-55 (M1)	Restaurant/Lounge	1	Y	
045	030	079500	0020	2,175	2979294	\$510,000	03/21/19	\$234.48	REVOLUTION MOTORSPORTS	CBSO	Warehouse	1	Y	
045	015	534720	0205	5,000	2978902	\$1,150,000	03/21/19	\$230.00	ROXBURY PLAZA	NC2P-55 (M)	Retail(Line/Strip)	1	26	Imp changed after sale; not in ratio
045	045	745400	0095	1,742	2976537	\$525,000	03/05/19	\$301.38	Growing Smart Kidz	SF 5000	Daycare Center	1	Y	
045	045	797320	2800	34,801	2973171	\$5,625,000	02/08/19	\$161.63	McLendon's Hardware Store	CBSO	Retail Store	3	Y	

Vacant Sales for Area 045 with Sales Used

05/03/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	015	775050	0155	13,740	3167057	\$1,450,000	12/27/21	\$105.53	MORNING STAR MINI MART	NC1-40 (M)	Conv Store without Gas	1	Y	
045	015	343850	3350	47,487	3153036	\$300,000	10/08/21	\$6.32	VACANT LAND	LR2 (M)	Vacant (Multi-family)	1	Y	
045	045	300480	0380	5,119	3099518	\$235,000	02/12/21	\$45.91	Vacant Lot	CBSO	Warehouse	1	Y	
045	025	095200	6010	11,500	3097454	\$2,100,000	01/22/21	\$182.61	WEST SEATTLE CHRISTIAN CHURCH	NC2-55 (M)	Church/Welfare/Relig Srvc	1	Y	
045	035	246190	0025	7,500	3081431	\$1,150,000	11/05/20	\$153.33	West Seattle Holistic Health Center Parking/Cmty pay parking	NC2-40 (M)	Parking (Commercial Lot)	1	Y	
045	005	343850	3410	65,238	3065836	\$295,000	08/25/20	\$4.52	VACANT LAND	LR2 (M)	Vacant (Multi-family)	2	Y	
045	025	338990	0290	5,850	3054790	\$1,000,000	06/24/20	\$170.94	CDE Software	NC2-55 (M)	Office Building	1	Y	
045	015	935290	0451	10,372	3039868	\$2,100,000	03/19/20	\$202.47	GOOD E'S AUTOMOTIVE / Z RIMZ & TIREZ	NC3-55 (M)	Retail Store	2	Y	
045	005	798540	0445	12,887	3035700	\$300,000	02/27/20	\$23.28	VACANT	C1-55 (M)	Vacant (Commercial)	1	Y	
045	005	798540	0480	17,268	3035701	\$950,000	02/27/20	\$55.02	TUG TAVERN	C1-55 (M)	Shell Structure	1	Y	
045	035	762570	1311	5,999	3035733	\$1,250,000	02/14/20	\$208.37	VACANT LAND	NC2-40 (M)	Vacant (Commercial)	1	Y	
045	040	132403	9105	32,305	3032659	\$1,000,000	02/03/20	\$30.95	VACANT LAND	C1-55 (M)	Vacant (Commercial)	1	Y	
045	040	095200	4525	5,750	3032237	\$1,500,000	01/31/20	\$260.87	DOG CITY DAYCARE	NC3-75 (M)	Warehouse	1	Y	
045	005	006500	0035	6,040	3032457	\$800,000	01/30/20	\$132.45	NCOMPASS CONSTRUCTION/BARRE BOHEMIAN	NC2-55 (M)	Retail Store	1	Y	
045	045	345100	0235	63,300	3032344	\$3,725,000	01/23/20	\$58.85	YARINGTONS FUNERAL HOME	CB	Mortuary/Cemetery/Crematory	2	Y	
045	015	249220	0655	6,870	3018112	\$870,000	10/30/19	\$126.64	HOWDEN KENNEDY FUNERAL HOME	NC2P-55 (M)	Single Family (C/I Use)	1	Y	
045	020	798740	0130	16,036	3016126	\$2,171,780	10/14/19	\$135.43	VACANT	C1-55 (M)	Vacant (Commercial)	3	Y	
045	015	436570	0600	15,506	3003134	\$1,350,000	08/01/19	\$87.06	5 PLEX	LR3	Apartment	2	Y	
045	025	390210	0220	7,098	2987225	\$1,750,000	05/07/19	\$246.55	7-11 STORE	NC2-65	Conv Store without Gas	1	Y	

Improvement Sales for Area 045 with Sales not Used

04/29/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	030	052304	9034	2,592	3165346	\$675,000	12/14/21	\$260.42	CRAFT BUILT	CBSO	Warehouse	1	46	
045	045	312380	0055	0	3149026	\$900,000	09/21/21	\$0.00	VACANT LOT (FORMER CHURCH) - FUTUR	NC1-40 (M)	Church/Welfare/	1	65	Plans and permits
045	045	345100	0234	2,730	3137739	\$1,850,000	08/04/21	\$677.66	Single Family Residence	CB	Single Family(C/I)	1	24	Easement or right-of-way
045	035	757770	0140	1,656	3130326	\$138,723	07/02/21	\$83.77	LIVE/WORK TOWNHOME	NC1-40 (M)	Single Family(C/I)	1	18	Quit claim deed
045	015	436570	0060	9,604	3130239	\$3,150,000	07/01/21	\$327.99	Wa State Driver Licensing	NC3-55 (M)	Office Building	1	59	Bulk portfolio sale
045	010	927620	0040	2,350	3125129	\$730,000	06/09/21	\$310.64	WISEMAN'S APPLIANCE & TV	NC2P-55 (M)	Retail Store	1	51	Related party, friend, or neighbor
045	030	079500	0270	5,293	3119873	\$500,000	05/17/21	\$94.46	SCOTT'S AUTO BODY	CBSO	Service Building	2	12	Estate administrator, guardian, or e
045	015	329870	1140	14,490	3119107	\$4,100	04/06/21	\$0.28	WALGREENS DRUGSTORE	NC2P-55 (M)	Retail Store	1	67	Gov't to non-gov't
045	015	126320	0070	2,116	3088222	\$450,000	12/09/20	\$212.67	Masjid Al Tawhid Southwest seattle Islam	SF 5000	Club	1	64	Sales/leaseback
045	045	345100	0228	11,340	3094224	\$6,330	07/20/20	\$0.56	SERVICE KING AUTO COLLISION REPAIR CE	CBSO	Service Building	1	68	Non-gov't to gov't
045	045	320380	0105	7,748	3070649	\$7,000	07/13/20	\$0.90	TEXACO FOOD MART/SERVICE	CBSO	Conv Store with	1	68	Non-gov't to gov't
045	045	320380	0005	12,480	3107063	\$181	07/06/20	\$0.01	BARTELL DRUG STORE	CBSO	Retail Store	1	67	Gov't to non-gov't
045	020	532310	0005	4,836	3039578	\$1,420,500	03/19/20	\$293.73	PHOENECIA RESTAURANT, ALKI CLEANERS	NC1-40 (M)	Apartment(Mixe	1		
045	015	249120	1060	3,131	3046303	\$150,000	03/02/20	\$47.91	DERE AUTO	NC2P-55 (M)	Service Building	1	52	Statement to dor
045	035	762570	1280	1,110	3031107	\$675,000	01/23/20	\$608.11	SALON EF-FEKTS'	NC2-40 (M)	Single Family(C/I)	1	36	Plottage
045	045	345100	0290	3,528	3025796	\$216,287	12/13/19	\$61.31	BARRAZA LAW OFFICE	CB	Retail Store	1	52	Statement to dor
045	035	431570	0008	1,200	3026204	\$875,000	12/05/19	\$729.17	CAFE LADRO	LR2 RC (M)	Retail Store	1	10	Tear down
045	045	345100	0242	0	3011263	\$200,000	09/20/19	\$0.00	KING COUNTY LIBRARY	O	Single Family(C/I)	1	67	Gov't to non-gov't
045	035	762570	1278	1,448	3010111	\$900,000	09/06/19	\$621.55	OUTWEST BAR	NC2-40 (M)	Tavern/Lounge	1	36	Plottage
045	045	012303	9465	11,180	3004315	\$1,850,000	08/09/19	\$165.47	VACANT CHURCH	R8	Church/Welfare/	3	22	Partial interest (1/3, 1/2, etc.)
045	045	797320	2575	560	2989265	\$499,000	05/21/19	\$891.07	Taqueria La Fondita	ISO	Warehouse	1	44	Tenant
045	045	012303	9001	4,140	2985957	\$805,000	05/03/19	\$194.44	Noble Barton	CBSO	Restaurant/Loun	1	N	
045	035	762570	1415	1,383	2986317	\$612,000	04/25/19	\$442.52	SEATTLE WELLNESS PROGRAMS	LR3 RC	Office Building	1	22	Partial interest (1/3, 1/2, etc.)
045	035	431570	0008	2,815	2980327	\$3,150,000	03/28/19	\$1,119.01	CAFE LADRO	LR2 RC	Retail Store	4	58	Preliminary shortplat approval
045	045	300480	0380	2,070	2972899	\$253,000	01/15/19	\$122.22	ATLAS ELECTRIC	CBSO	Warehouse	1	N	
045	025	095200	6550	9,200	2969366	\$1,300,000	01/05/19	\$141.30	42ND MEDICAL DENTAL BLDG	NC3-65	Medical/Dental	1	22	Partial interest (1/3, 1/2, etc.)

Vacant Sales for Area 045 with Sales not Used

05/03/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
045	015	329870	0580	12,918	3015420	\$580,000	10/10/19	\$44.90	AUTO & BRAKE SERVICE - NO GAS	LR3 RC (M)	Service Building	1	12	Estate administrator, guardian, or e
045	045	721140	0945	1,729,240	3012311	\$8,000	09/27/19	\$0.00	PARKING LOT	R24	Parking (Assoc)	2	43	Development rights parcel to prvt se
045	020	927220	2400	2,500	2972618	\$2,333,333	01/17/19	\$933.33	VACANT	MR (M)	Vacant (Multi-family)	1	36	Plottage

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	10	005400	0000	ADMIRAL CONDOMINIUM	2331 42ND AVE SW
45	10	005450	0000	ADMIRAL COURT	2125 CALIFORNIA AVE SW
45	10	005480	0000	ADMIRAL NORTH	2116 CALIFORNIA AVE SW
45	10	005510	0000	ADMIRAL SOUTHWEST	2110 CALIFORNIA AVE SW
45	10	011700	0215	AVEDA SPA/SALON & W SEATTLE YOGA	2140 CALIFORNIA AVE SW
45	10	011700	0225	Samsara Apartments	2132 CALIFORNIA AVE SW
45	10	011700	0240	JAMES APTS - 23 UNITS	2124 CALIFORNIA AVE SW
45	10	011700	0305	CONVERTED HOUSE -- 5 PLEX	2217 42ND AVE SW
45	10	011700	0320	ARCTIC MANOR	2229 42ND AVE SW
45	10	011700	0335	ANYTIME FITNESS	2222 CALIFORNIA AVE SW
45	10	011700	0365	SUPERFOOD CAFE	2214 CALIFORNIA AVE SW
45	10	011700	0375	CLICK & APTS./HARRAH AUTO	2210 CALIFORNIA AVE SW
45	10	011700	0380	LIVE/WORK TOWNHOME	2206 A CALIFORNIA AVE SW
45	10	011700	0381	LIVE/WORK TOWNHOME	2206 B CALIFORNIA AVE SW
45	10	011700	0390	APT 9-UNIT	2200 CALIFORNIA AVE SW
45	40	032100	0000	AVALON CONDOMINIUM	3256 SW AVALON WAY
45	40	032105	0000	AVALON HOUSE	3271 SW AVALON WAY
45	40	032150	0000	AVALON PLACE CONDOMINIUM	3112 SW AVALON WAY
45	10	059170	0000	BAYWATCH	1613 CALIFORNIA AVE SW
45	40	095200	3895	4 - PLEX	4141 36TH AVE SW
45	40	095200	3900	VACANT LAND - ECONOMIC UNIT W/	4141 36TH AVE SW
45	40	095200	3905	4 - PLEX	4147 36TH AVE SW
45	40	095200	3915	THE LIMCREST	3600 SW GENESEE ST
45	40	095200	3990	MONTISI APARTMENTS	4122 36TH AVE SW
45	40	095200	4005	BIRCH TREE APARTMENTS	4130 36TH AVE SW
45	40	095200	4030	6-UNIT APT	4142 36TH AVE SW
45	40	095200	4035	4 - PLEX W/ SFR	4146 36TH AVE SW
45	40	095200	4047	METROPOLIS	3518 SW GENESEE ST
45	40	095200	4048	SIMA MARTIAL ARTS	4159 FAUNTLEROY WAY SW
45	40	095200	4049	BUDDHA RUSKA RESTAURANT	3520 SW GENESEE ST
45	40	095200	4180	RETAIL STRIP CENTER	4151 FAUNTLEROY WAY SW
45	40	095200	4216	TACO TIME	3500 SW AVALON WAY
45	40	095200	4250	THE HABIT	3501 SW AVALON WAY
45	40	095200	4280	AURA WEST SEATTLE (Associated M	4435 35TH AVE SW
45	40	095200	4285	AURA WEST SEATTLE (Primary -4280	
45	40	095200	4300	AURA WEST SEATTLE (Primary -4280	
45	40	095200	4310	AURA WEST SEATTLE (Primary -4280	4457 35TH AVE SW
45	40	095200	4319	STARBUCKS W/DRIVE THRU	4408 FAUNTLEROY WAY SW
45	40	095200	4340	ALKI LUMBER	
45	40	095200	4355	ALKI LUMBER	4406 36TH AVE SW
45	40	095200	4420	PARKING FOR MI 4435	SW GENESEE ST
45	40	095200	4435	W. SEATTLE BREWING CO./JONES BR	4415 FAUNTLEROY WAY SW
45	40	095200	4465	ALKI LUMBER	4440 FAUNTLEROY WAY SW
45	40	095200	4475	ALKI LUMBER (bldg carried on -4465	FAUNTLEROY WAY SW
45	40	095200	4494	ALKI LUMBER	

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	40	095200	4495	ALKI LUMBER	
45	40	095200	4525	DOG CITY DAYCARE	4457 36TH AVE SW
45	40	095200	4580	PEP BOYS	4441 FAUNTLEROY WAY SW
45	40	095200	4620	RUDY'S BARBERSHOP	4480 FAUNTLEROY WAY SW
45	40	095200	4640	WEST SEATTLE BRAKE/SHOE REPAIR	4450 37TH AVE SW
45	40	095200	4645	TOM'S AUTOMOTIVE (w econ unit o	3616 SW OREGON ST
45	40	095200	4655	STORAGE LOT FOR TOM'S AUTOMO	3616 SW OREGON ST
45	40	095200	4765	CHINOOK APARTMENTS	4431 37TH AVE SW
45	40	095200	4790	VACANT MUFFLER SHOP	4457 FAUNTLEROY WAY SW
45	40	095200	6850	HOMESTREET BANK	4022 SW ALASKA ST
45	40	095200	6880	JIFFY LUBE/ZOOM+ CARE	4000 SW ALASKA ST
45	40	095200	6935	FOURPLEX	4517 40TH AVE SW
45	40	095200	7220	WEST SEATTLE BOWL/HIGH STRIKE C	4501 39TH AVE SW
45	40	095200	7350	EASTRIDGE CHRISITAN ASSEMBLY	3817 SW OREGON ST
45	40	095200	7370	Trader Joes	4545 FAUNTLEROY WAY SW
45	40	095200	7430	SHELL FOOD MART	4580 FAUNTLEROY WAY SW
45	40	095200	7460	SERVICE KING COLLISION REPAIR CE	4501 38TH AVE SW
45	40	095200	7485	PARKING LOT	4527 FAUNTLEROY WAY SW
45	40	095200	7490	PARKING LOT	4533 FAUNTLEROY WAY SW
45	40	095200	7545	CHI FRANCISCAN HEALTH MEDICAL C	4550 FAUNTLEROY WAY SW
45	40	095200	7600	FAUNTLEROY CHIROPRACTIC CENTE	4520 FAUNTLEROY WAY SW
45	40	095200	7615	WEST SEATTLE CLEANERS	4528 FAUNTLEROY WAY SW
45	40	095200	7660	Link Apartments (Imps on 7715)	4536 38TH AVE SW
45	40	095200	7675	Link Apartments (Imps on 7715)	
45	40	095200	7685	Link Apartments (Imps on 7715)	38TH AVE SW
45	40	095200	7695	Link Apartments (Imps on 7715)	38TH AVE SW
45	40	095200	7705	Link Apartments (Imps on 7715)	
45	40	095200	7715	Link Apartments	4550 38TH AVE SW
45	40	095200	7725	WARDROBE CLEANERS	4500 FAUNTLEROY WAY SW
45	40	095200	7745	OFFICE/TRIPLEX	4513 37TH AVE SW
45	40	095200	7750	WAREHOUSE	4517 37TH AVE SW
45	40	095200	7755	WAREHOUSE-ECONOMIC UNIT-7750	37TH AVE SW
45	40	095200	7785	FOREIGN CAR WORKSHOP	4601 37TH AVE SW
45	40	095200	7795	DOYLES AUTO REPAIR	4607 37TH AVE SW
45	40	095200	7796	UTILITY SHED/PARKING FOR AUTO R	4613 37TH AVE SW
45	40	095200	7815	SEA PINES PHYSICAL THERAPY	4617 37TH AVE SW
45	40	095200	7820	OFFICE BLDG.	4619 37TH AVE SW
45	40	095200	7825	PLAYGROUND	4627 37TH AVE SW
45	40	095200	7830	LIEN ANIMAL CLINIC	3710 SW ALASKA ST
45	40	095200	7845	YMCA	3622 SW SNOQUALMIE ST
45	40	095200	7920	SK FOOD GROUP/LSG SKY CHEF	4600 37TH AVE SW
45	40	095200	7960	AMERICAN LEGION POST 160	3618 SW ALASKA ST
45	40	095200	8015	YMCA/IMP ON -7845	4515 36TH AVE SW
45	40	095200	8025	YMCA/BLDG ON -7845	4515 36TH AVE SW
45	40	095200	8040	DAYCARE - YMCA	4601 36TH AVE SW

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	40	095200	8050	Unique Services Incorporated/Cateri	4609 36TH AVE SW
45	40	095200	8090	ALKI ARTISIAN WORKS	4623 36TH AVE SW
45	40	095200	8105	QUALITY AUTO BUFF	4623 36TH AVE SW
45	40	095200	8107	KNOCK-OUT AUTO REPAIR	3600 SW ALASKA ST
45	40	095200	8111	MOUNTAIN TO SOUND OUTFITTERS	3606 SW ALASKA ST
45	40	095200	8112	MOUNTAIN TO SOUND OUTFITTERS	3604 SW ALASKA ST
45	40	095200	8120	BARI APTS	4500 36TH AVE SW
45	40	095200	8165	Nova Apartments (with -8170)	4600 36TH AVE SW
45	40	095200	8170	Nova Apartments (Imps on -8165)	
45	40	095200	8175	THE GROVE MOTEL	3512 SW ALASKA ST
45	40	095200	8240	FAIRWAY APARTMENTS	4511 35TH AVE SW
45	40	095200	8285	BROOKDALE - WEST SEATTLE	4611 35TH AVE SW
45	40	095200	8345	Advanced Back + Neck Pain Clinic/SV	4621 35TH AVE SW
45	40	095200	8355	OFFICE BLDG	3500 SW ALASKA ST
45	40	102990	0000	BRADFORD COURT CONDOMINIUM	3022 SW BRADFORD ST
45	10	128780	0000	CAL-PALM COURT Condominiums	1728 CALIFORNIA AVE SW
45	10	129830	0000	CALIFORNIA SUITE	1627 CALIFORNIA AVE SW
45	40	132403	9010	Transitional Resources-Halfway Hou	2970 SW AVALON WAY
45	40	132403	9093	PUBLIC STORAGE	2964 SW AVALON WAY
45	40	132403	9102	CITY VIEWS APTS	3021 SW BRADFORD ST
45	40	132403	9105	VACANT LAND	3905 SW AVALON WAY
45	10	168405	0000	COLLEGE PARK WEST	4118 SW COLLEGE ST
45	10	230155	0000	ELEMENT 42	2641 42ND AVE SW
45	40	232403	9001	PROVIDENCE MT ST VINCENT	4831 35TH AVE SW
45	40	232403	9005	RIGHT OF WAY	
45	40	232403	9049	JENNIFER RYAN	5200 FAUNTLEROY WAY SW
45	40	232403	9084	SOUND BREEZE	5034 FAUNTLEROY WAY SW
45	40	232403	9137	8 UNIT APT BLDG	5201 38TH AVE SW
45	40	232403	9148	4-PLEX	5007 38TH AVE SW
45	40	232403	9149	4 Plex	5013 38TH AVE SW
45	40	232403	9150	FOURPLEX	5017 38TH AVE SW
45	40	249060	0000	FAUNTLEROY LANDING	4831 FAUNTLEROY WAY SW
45	40	249270	0000	FAUNTLEROY TERRACE	4800 FAUNTLEROY WAY SW
45	40	253930	0000	5218 FAUNTLEROY	5218 FAUNTLEROY WAY SW
45	40	257016	0000	5000 FAUNTLEROY	5000 FAUNTLEROY WAY SW
45	40	260787	0000	41ST AVENUE CONDOMINIUM	4752 41ST AVE SW
45	10	305750	0000	HAMILTON VISTA	1512 CALIFORNIA AVE SW
45	40	325940	0045	4-PLEX	5215 38TH AVE SW
45	40	325940	0055	4-PLEX	5221 38TH AVE SW
45	10	443260	0005	ADMIRAL APTS	2203 CALIFORNIA AVE SW
45	10	443260	0015	ALL ABOUT KIDS CHILDCARE	2207 CALIFORNIA AVE SW
45	10	443260	0020	SANTA CRUZ APTS	2215 CALIFORNIA AVE SW
45	10	443260	0030	PAILIN THAI CUISINE	2223 CALIFORNIA AVE SW
45	10	443260	0035	LA-PREMIERE APT/OFC 1ST FLR	2225 CALIFORNIA AVE SW
45	40	445877	0000	LUNA COURT	3221 SW AVALON WAY

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	10	501950	0005	WALNUT MANOR	2600 41ST AVE SW
45	40	528820	0030	Vocational Consulting Inc.	3515 SW ALASKA ST
45	40	528820	0040	WESTSIDE MEDICAL	4700 36TH AVE SW
45	40	528820	0051	VFW HALL	3601 SW ALASKA ST
45	40	528820	0060	4 PLEX	4705 36TH AVE SW
45	40	528820	0065	WEST SEATTLE MEDICAL ARTS	3623 SW ALASKA ST
45	10	608710	0145	CHEVRON EXTRA MILE	4100 SW ADMIRAL WAY
45	10	608710	0165	WEST SEATTLE LIBRARY BRANCH - A	2306 42ND AVE SW
45	10	608710	0195	METROPOLITAN MARKET	2320 42ND AVE SW
45	10	608710	0353	4-PLEX	2311 42ND AVE SW
45	10	608710	0445	DEBONAIR CLEANERS/CROSSFIT/MU	4200 SW ADMIRAL WAY
45	10	608710	0450	VACANT CAFE/VIDIOT	4210 SW ADMIRAL WAY
45	10	608710	0505	YEN WOR VILLAGE/ADMIRAL PUB/R	2300 CALIFORNIA AVE SW
45	10	608710	0525	DAYCARE/APTS	2310 CALIFORNIA AVE SW
45	10	608710	0535	ELLINWOOD APTS	2318 CALIFORNIA AVE SW
45	10	608710	0540	BROOKDALE - ADMIRAL HEIGHTS	2326 CALIFORNIA AVE SW
45	10	608710	0595	WELLS FARGO BANK/RETAIL	2358 CALIFORNIA AVE SW
45	10	608710	0625	LINDA'S FLOWERS/ALKI BIKE & BOA	2600 CALIFORNIA AVE SW
45	10	608710	0640	CHASE BANK	2610 CALIFORNIA AVE SW
45	10	608710	0660	LINE RETAIL/UMPQUA BANK	2620 CALIFORNIA AVE SW
45	10	608710	0775	JACK IN THE BOX	4203 SW ADMIRAL WAY
45	10	608710	0800	Assoc Parking (Econ. Unit for Safewa	
45	10	608710	0910	SAFEWAY GAS STATION	4115 SW ADMIRAL WAY
45	10	608710	0925	7 UNIT APT. BLDG	2610 42ND AVE SW
45	10	608710	0935	Admiral House-Plymouth Housing	2614 42ND AVE SW
45	10	608710	0955	APT	2622 42ND AVE SW
45	10	608710	0975	APT	2632 42ND AVE SW
45	10	608710	0985	7 UNIT APT	2638 42ND AVE SW
45	10	608710	0995	4 PLEX	2642 42ND AVE SW
45	10	608710	1025	SANCTUARY AT ADMIRAL	2656 42ND AVE SW
45	10	608710	1040	GYRO HEROES	4111 SW ADMIRAL WAY
45	10	608710	1045	STARBUCKS COFFEE	4111 SW ADMIRAL WAY
45	40	612660	0005	FIRE STATION #32	4700 38TH AVE SW
45	40	612660	0025	VACANT LOT/PARKING FOR LIEN AN	
45	40	612660	0036	MARY NORTH TRAVEL STORE	3701 SW ALASKA ST
45	40	612660	0235	LES SCHWAB TIRES	4700 FAUNTLEROY WAY SW
45	40	612660	0275	51 unit Apartment (2020)	3721 38TH AVE SW
45	40	612660	0330	VACANT LOT	4700 38TH AVE SW
45	40	612660	0340	VACANT LOT	4745 38TH AVE SW
45	40	612660	0370	THE HUXLEY (Fauntleroy Way Apts -	4754 FAUNTLEROY WAY SW
45	40	612660	0380	Fauntleroy Way Apts - Econ Unit -03	4748 FAUNTLEROY WAY SW
45	40	612660	0400	Legacy at Fauntleroy (Econ unit -043	
45	40	612660	0410	Legacy at Fauntleroy (Econ unit -043	
45	40	612660	0435	MARIS	4722 FAUNTLEROY WAY SW
45	40	612660	0735	MASONIC TEMPLE (938-3554 BLDG	4736 40TH AVE SW

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	40	612660	0800	LIV FAUNTLEROY 53 UNITS	4801 FAUNTLEROY WAY SW
45	40	612660	0815	THUNDERBIRD APTS	4821 FAUNTLEROY WAY SW
45	40	612660	0890	4-PLEX	4845 FAUNTLEROY WAY SW
45	40	612660	0900	FOURPLEX	4849 FAUNTLEROY WAY SW
45	40	612660	0910	THE MACKAY	4857 FAUNTLEROY WAY SW
45	40	612660	0990	FOURFLEX	4820 40TH AVE SW
45	40	612660	1010	ORIGINS/EVOFIT	4800 40TH AVE SW
45	40	612660	1200	GARDEN TERRACE APTS	4830 FAUNTLEROY WAY SW
45	10	613070	0000	North Admiral Landing	1919 44TH AVE SW
45	10	637950	0005	WEST 206 APARTMENTS	4301 SW COLLEGE ST
45	10	637950	0025	ARTHOR'S BREAKFAST & BAR	2311 CALIFORNIA AVE SW
45	10	637950	0035	N ADMIRAL APTS/MIXED USE	2319 CALIFORNIA AVE SW
45	10	637950	0050	MISSION RESTAURANT/LOUNGE	2325 CALIFORNIA AVE SW
45	10	637950	0055	ADMIRAL TWIN THEATER/COPPER C	2343 CALIFORNIA AVE SW
45	10	637950	0056	CHEVRON EXTRA MILE/CAR WASH	2347 CALIFORNIA AVE SW
45	10	637950	0135	7-11 STORE	4312 SW ADMIRAL WAY
45	10	637950	0245	KINGDOM HALL CHURCH	4409 SW COLLEGE ST
45	10	637950	0350	BOARDING HOUSE	4408 SW ADMIRAL WAY
45	10	637950	0360	ADMIRAL CREST APTS 15 UNITS	4420 SW ADMIRAL WAY
45	10	661530	0000	PALM VISTA CONDOMINIUM	1546 PALM AVE SW
45	10	664100	0000	PARK ADMIRAL	2115 CALIFORNIA AVE SW
45	40	756900	0000	SAUSALITO CONDOMINIUM	3015 SW AVALON WAY
45	40	757920	0265	BANK OF AMERICA PARKING	4001 SW ALASKA ST
45	40	757920	0295	CITY WATCH APTS	4744 41ST AVE SW
45	40	757920	0375	BROADSTONE WEST SEATTLE- bld on	
45	40	757920	0385	BROADSTONE WEST SEATTLE-bld on	
45	40	757920	0395	BROADSTONE SKY (Associated Mino	4745 40TH AVE SW
45	40	757920	0415	BROADSTONE WEST SEATTLE-bbld o	
45	40	757920	0425	VACANT	4731 40TH AVE SW
45	40	757920	0445	VACANT LAND	
45	40	757920	0465	BANK OF AMERICA DRIVE UP/ATTAC	4001 SW ALASKA ST
45	40	757920	0470	BANK OF AMERICA	4001 SW ALASKA ST
45	40	757920	0755	APTS	4001 SW EDMUNDS ST
45	40	762570	0021	4 PLEX	5221 FAUNTLEROY WAY SW
45	40	762570	0024	4 - PLEX	5225 FAUNTLEROY WAY SW
45	40	762570	0025	4-Plex	5229 FAUNTLEROY WAY SW
45	40	762570	0035	4 PLEX	5233 FAUNTLEROY WAY SW
45	40	762570	0040	6 UNIT APT BLDG	5237 FAUNTLEROY WAY SW
45	40	762570	0045	2 BLDGS - EACH 2 PLEXS	5249 FAUNTLEROY WAY SW
45	40	762870	0015	VACANT LAND	3024 SW MANNING ST
45	40	762870	0120	MACGINNIS CONSTRUCTION	2906 SW AVALON WAY
45	40	762870	0135	JUKEBOX CITY & LUNA PK CAFE	2916 SW AVALON WAY
45	40	762870	0150	VACANT	
45	40	762870	0260	JAVA BEAN	2920 SW AVALON WAY
45	40	762870	0274		

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	40	762870	0275	ALKI AUTO REPAIR	2938 SW AVALON WAY
45	40	762870	0290	4-PLEX	3022 SW CHARLESTOWN ST
45	40	762870	0294	LIVE/WORK TOWNHOME	3026 A SW CHARLESTOWN ST
45	40	762870	0295	LIVE/WORK TOWNHOME	3026 B SW CHARLESTOWN ST
45	40	762870	0296	LIVE/WORK TOWNHOME	3026 C SW CHARLESTOWN ST
45	40	762870	0297	LIVE/WORK TOWNHOME	3026 D SW CHARLESTOWN ST
45	40	762870	0298	LIVE/WORK TOWNHOME	3026 E SW CHARLESTOWN ST
45	40	762870	0299	LIVE/WORK TOWNHOME	3026 F SW CHARLESTOWN ST
45	40	762870	0300	LIVE/WORK TOWNHOME	3026 G SW CHARLESTOWN ST
45	40	762870	0395	DUOS/OLA SALON	2940 SW AVALON WAY
45	40	762870	0410	PET CARE CENTER	2950 SW AVALON WAY
45	40	762870	0425	VACANT	
45	40	773280	0000	SHEIRBON CONDOMINIUM (A.K.A. C	3000 SW AVALON WAY
45	40	780967	0000	SKYLINE APARTMENTS	3210 SW AVALON WAY
45	40	794204	0000	SPRUCE WEST SEATTLE	4555 39TH AVE SW
45	10	800960	0020	Admiral PCC Parking (Imps. carried c	SW STEVENS ST
45	10	801010	0245	LYMAN BUILDING	2701 CALIFORNIA AVE SW
45	10	801010	0255	WEST COAST ENTERTAINMENT	2705 CALIFORNIA AVE SW
45	10	801010	0260	RETAIL/OFFICE/APT	2707 CALIFORNIA AVE SW
45	10	801010	0270	Apartment Bldg. Under Const. (#027	
45	10	801010	0280	Apartment Bldg. Under Const. (#027	
45	10	801010	0290	SALON CASTILLO/STUDIO GREENE/I	2727 CALIFORNIA AVE SW
45	10	801010	0300	CALIFORNIA PLACE	2735 CALIFORNIA AVE SW
45	10	801010	0330	Orion Bldg	2743 CALIFORNIA AVE SW
45	10	801010	0340	LUNA APTS & ADMIRAL PCC (Econ. U	2745 CALIFORNIA AVE SW
45	10	813794	0000	SUNSET VIEW WEST SEATTLE	2316 44TH AVE SW
45	40	860223	0000	3001 (0005) CONDOMINIUM	3001 SW AVALON WAY
45	40	864425	0000	TIBURON BY THE BAY	3202 SW AVALON WAY
45	10	872979	0000	2625 47Th Ave SW Condominium	2625 47TH AVE SW
45	10	873120	0000	TWIN CEDARS	2316 49TH AVE SW
45	10	873240	0000	TWO THOUSAND CALIF. AVE SW(000	2000 CALIFORNIA AVE SW
45	10	889410	0000	VENETIAN	1527 CALIFORNIA AVE SW
45	10	911870	0000	MIOPOSTO / WEST SEATTLE GROUND	2141 CALIFORNIA AVE SW
45	10	911875	0000	WALKER RESIDENTIAL CONDOMINIUM	
45	40	927010	0000	WEST POINT PLACE	3507 SW ALASKA ST
45	10	927220	0890	5 - PLEX	1330 CALIFORNIA AVE SW
45	10	927220	1340	VILLA ANDORA	1520 CALIFORNIA AVE SW
45	10	927220	1465	FOURPLEX	4215 SW SEATTLE ST
45	10	927220	1475		
45	10	927220	1505	FOURPLEX	1618 CALIFORNIA AVE SW
45	10	927220	1545	6-PLEX	1634 CALIFORNIA AVE SW
45	10	927220	1660	RENTON APTS	1700 CALIFORNIA AVE SW
45	10	927220	1670	THE CHARENE	1706 CALIFORNIA AVE SW
45	10	927220	2790	MARSHALL RESERVE	1103 CALIFORNIA WAY SW
45	10	927320	0015	APT	1425 PALM AVE SW

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	10	927420	0030	5-PLEX	1514 44TH AVE SW
45	10	927420	0050	44TH AV APTS	1526 44TH AVE SW
45	10	927420	0075	FOURPLEX	1533 CALIFORNIA AVE SW
45	10	927420	0115	APARTMENTS	1519 CALIFORNIA AVE SW
45	10	927420	0145	PARK HAMILTON	1501 CALIFORNIA AVE SW
45	10	927420	0250	4-PLEX APTS	1637 CALIFORNIA AVE SW
45	10	927420	0280	Angeline Apartments	1621 CALIFORNIA AVE SW
45	10	927420	0430	PARK WEST CARE CENTER	1729 CALIFORNIA AVE SW
45	10	927420	0550	ADMIRAL CONGREGATIONAL CHURCH	4312 SW HILL ST
45	10	927420	0590	MARY HAVEN APTS	2007 CALIFORNIA AVE SW
45	10	927420	0630	NORTH ADMIRAL COURT	1901 CALIFORNIA AVE SW
45	10	927420	0660	VACANT	20xx CALIFORNIA AVE SW
45	10	927420	0665	12 UNIT APT	2109 CALIFORNIA AVE SW
45	10	927420	0920	FIRE STATION	2139 FERRY AVE SW
45	10	927420	3805	Bayview Apartments	1914 FERRY AVE SW
45	10	927420	4490	WINDHILL	2100 CALIFORNIA AVE SW
45	10	927420	4525	WEST HILL APTS	4203 SW HILL ST
45	10	927570	1850	4 DUPLEXES & 5 UNIT APT	2515 BELVIDERE AVE SW
45	10	927570	3365	DENTAL OFFICE	4000 SW ADMIRAL WAY
45	10	927570	3430	14 UNIT APT	4050 SW ADMIRAL WAY
45	10	927620	0005	CLEANERS/MAX&QUINN'S ATOMIC	2601 CALIFORNIA AVE SW
45	10	927620	0010	CIRCA RESTAURANT	2605 CALIFORNIA AVE SW
45	10	927620	0020	B-SALON/LOCKSMITH SERVICES	2609 CALIFORNIA AVE SW
45	10	927620	0025	MUD BAY	2611 CALIFORNIA AVE SW
45	10	927620	0035	SOUND ORTHODONTICS	2617 CALIFORNIA AVE SW
45	10	927620	0040	WISEMAN'S APPLIANCE & TV	2619 CALIFORNIA AVE SW
45	10	927620	0045	PORTION OF LAFAYETTE SCHOOL	2621 CALIFORNIA AVE SW
45	10	927620	0050	APTS	2616 44TH AVE SW
45	10	927620	0060	CONTESSA APT	2610 44TH AVE SW
45	10	927620	0070	BANK OF AMERICA	4323 SW ADMIRAL WAY
45	10	927620	0090	NELSONIAN APT	4403 SW ADMIRAL WAY
45	10	927620	0110	APT	2611 44TH AVE SW
45	10	927620	0130	PLAYGROUND	4408 SW LANDER ST
45	10	927620	0231	LIMROCK APT	4501 SW ADMIRAL WAY
45	10	927620	0720	MAILING CENTER / APARTMENTS	4701 SW ADMIRAL WAY
45	10	927620	0910	Aegis Living of West Seattle	4700 SW ADMIRAL WAY
45	10	927720	0005	LAFAYETTE ELEM SCHOOL	1580 SW LANDER ST
45	10	928120	0170	4 Plex	2334 49TH AVE SW
45	40	929730	0630	Avalon Mutual Housing	2980 SW AVALON WAY
45	40	929730	0640	16-UNIT LOW INCOME APARTMENT	2980 SW AVALON WAY
45	40	929730	0650	OFFICE	2992 SW AVALON WAY
45	40	929730	0710	WEST SEATTLE CHURCH OF GOD	3025 SW AVALON WAY
45	40	929730	0765	THE EDGE APARTMENTS	3101 SW AVALON WAY
45	40	929730	0807	THE SPAR APTS	4209 30TH AVE SW
45	40	929730	0845	4-PLEX	3018 SW AVALON WAY

GEO AREA 45 - 2022 PHYSICAL INSPECTION

Geo Area	Geo Nbhd	Major	Minor	PropName	AddrLine
45	40	929730	0860	FOURPLEX	3032 SW AVALON WAY
45	40	929730	0870	Hamilton	3040 SW AVALON WAY
45	40	929730	0875	WEST NINE 9-UNIT APT	3046 SW AVALON WAY
45	40	929730	0885	MICRO HOUSING	3050 SW AVALON WAY
45	40	929730	0895	Avalon 3060	3060 SW AVALON WAY
45	40	929730	0920	4-PLEX	3074 SW AVALON WAY
45	40	929730	1815	PECOS BBQ PIT	4400 35TH AVE SW
45	40	929730	1820	7-ELEVEN	4414 35TH AVE SW
45	40	929730	1835	MICRO APARTMENTS	3268 SW AVALON WAY
45	40	929730	1840	MICRO APARTMENTS - FOOTPRINT	3266 SW AVALON WAY
45	40	929730	1855	AVALON WEST	3250 SW AVALON WAY
45	40	929730	1865	8 UNIT APT	3246 SW AVALON WAY
45	40	929730	1880	Westside II	3236 SW AVALON WAY
45	40	929730	1885	TERRACE VILLA	3230 SW AVALON WAY
45	40	929730	1925	GOLDEN TEE APTS	3201 SW AVALON WAY
45	40	929730	1930	GOLDEN TEE APTS	3211 SW AVALON WAY
45	40	929730	1976	WESTSIDE FLATS	3233 SW AVALON WAY
45	40	929730	1995	THE MARQ-Assoc	
45	40	929730	2000	THE MARQ-Assoc	
45	40	929730	2005	THE MARQ-Assoc	
45	40	929730	2010	THE MARQ-Assoc	
45	40	929730	2015	The Marq	3261 SW AVALON WAY
45	40	929730	2045	Residences at 3295	3295 SW AVALON WAY
45	40	930600	0000	WESTMONT CONDOMINIUM	3120 SW GENESEE ST
45	40	935800	0450	STOR-MORE	2850 SW YANCY ST
45	40	935800	0465	VACANT	SW YANCY ST
45	40	935800	0505	Rise at Yancy St (imps on -0515)	
45	40	935800	0515	Rise at Yancy (main)	2821 SW YANCY ST
45	40	935800	0540	Rise at Yancy (imps on -0515)	
45	40	935800	0615	4-PLEX	4060 30TH AVE SW
45	40	935800	1245	ARBOR APT	4101 28TH AVE SW
45	40	935800	1345	6 UNIT APT BLDG	2851 SW DAKOTA ST
45	40	935800	1600	4 - PLEX	4200 30TH AVE SW
45	40	935800	2260	4 plex	2821 SW NEVADA ST
45	40	935800	2320	Galaxy Townhomes	2855 SW NEVADA ST
45	40	935800	2330	Galaxy Townhomes	
45	40	935800	2340	Galaxy Townhomes	4316 30TH AVE SW
45	40	937970	0000	WHITTAKER THE	4755 FAUNTLEROY WAY SW
45	40	939670	0060	FAIRMOUNT PLAYGROUND	5400 FAUNTLEROY WAY SW

Improvement Sales for Area 047 with Sales Used

05/25/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
047	010	302303	9061	1,520	3067042	\$450,000	08/26/20	\$296.05	LUNA BELLA'S CONSIGNMENT/SAYRE LAV	CBPSO	Retail Store	1	Y	
047	010	302303	9160	1,425	3103856	\$415,000	02/04/21	\$291.23	LAW OFFICE	CBPSO	Office Building	1	Y	
047	020	312303	9010	3,590	3148752	\$866,575	09/27/21	\$241.39	ISLAND FUNERAL SERVICES	CBPSO	Mortuary/Cemetery/Cremat	1	Y	
047	020	322303	9019	5,576	3132378	\$630,000	07/01/21	\$112.98	RED BICYCLE BISTRO	CBPSO	Tavern/Lounge	1	Y	
047	020	322303	9021	1,688	3046532	\$640,000	05/07/20	\$379.15	ISLAND INSURANCE & PERRY'S VASHON B	CBPSO	Retail Store	1	Y	
047	020	322303	9048	1,680	3076872	\$750,000	10/16/20	\$446.43	DIG	CBPSO	Greenhse/Nrsry/Hort Svc	1	Y	
047	020	322303	9103	5,175	2969399	\$868,000	01/03/19	\$167.73	GIRAFFE/SPIDER'S SKI & SPORT	CBPSO	Office Building	2	Y	
047	020	773207	0200	1,209	3170798	\$204,650	01/25/22	\$169.27	J T Sheffield Industrial Park	IPSO	Warehouse	2	Y	
047	040	888700	0260	3,576	3136896	\$1,000,000	04/01/21	\$279.64	THE WILD MERMAID/LAW SEMINARS INT	NB	Restaurant/Lounge	1	Y	
047	040	888700	0660	2,256	3120357	\$200,000	05/21/21	\$88.65	VASHON MAURY GRANGE	RA5	Club	1	Y	
047	050	132202	9055	15,768	3143686	\$500,000	08/18/21	\$31.71	WAX ORCHARDS (FORMER)	RA5P	Warehouse	1	Y	
047	050	192203	9016	4,048	2972534	\$699,125	01/31/19	\$172.71	HARBOR MERCANTILE	NB	Retail Store	1	Y	

Vacant Sales for Area 047 with Sales Used

05/02/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code
047	010	085550	0170	23,100	3141489	\$185,000	08/24/21	\$8.01	VACANT	R12SO	Vacant(Multi-family)	3	Y
047	020	284620	0050	15,194	3018348	\$525,000	10/25/19	\$34.55	VACANT	CBPSO	Vacant(Commercial)	2	Y

Improvement Sales for Area 047 with Sales not Used

04/05/2022

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
047	030	062203	9077	8,235	3100513	\$800	02/08/21	\$0.10	DEPT OF PUBLIC WORKS	IPSO	Utility, Public	1	24	Easement or right-of-way
047	040	182303	9057	969	2982906	\$1,500	03/13/19	\$1.55	HEIGHTS WATER CORPORATION	RA5	Utility, Public	1	24	Easement or right-of-way
047	040	202303	9043	17,701	3148602	\$3,069,550	09/28/21	\$173.41	KOMO TRANSMITTER STATION	RA10	Utility, Private(R	6	59	Bulk portfolio sale

Vacant Sales for Area 047 with Sales not Used

05/02/2022

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Present Use	Par. Ct.	Ver. Code	Remarks
047	010	292303	9199	1,683	3156713	\$4,324	11/02/21	\$2.57	ALLEY	R12PSO	Right of Way/Utility, Road	1	67	Gov't to non-gov't