

Skykomish

Area: 090

Residential Revalue for 2025 Assessment Roll



Photo courtesy of Christophe Corneloup, Appraiser I



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., KSC – AS – 0708

Seattle, WA 98104

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



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

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

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

In Service,

John Wilson
King County Assessor



How Property Is Valued

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

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 730,000 residential, commercial and industrial properties. More specifically for residential property, we break up King County into 89 residential market areas and annually develop market models from the sale of properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated homes within the same appraisal 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 area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will leave or mail a card requesting the property owner 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 Property Sales Used?

For the annual revaluation of residential properties, three years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, property type, and quality grade or residence age. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

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 large 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 are found in 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 for which a property can be legally used. 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.



King County

Department of Assessments
King Street Center
201 S. Jackson St., KSC-AS-0708
Seattle, WA 98104

John Wilson
Assessor

Skykomish – Area 090

2025 Assessment Roll Year

The recommendation is made to post values for Area 090r to the 2026 tax roll:

This report is hereby accepted and the values described in the attached documentation for Area 090 should be posted to the 2026 tax roll.

Al Dams

John Wilson, King County Assessor

7/10/25

Date

Executive Summary

Skykomish - Area 090

Physical Inspection

Appraisal Date: 1/1/2025
Previous Physical Inspection: 2019
Number of Improved Sales: 35
Range of Sale Dates: 1/1/2022 – 12/31/2024

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2024 Value	\$74,600	\$269,100	\$343,700			15.54%
2025 Value	\$148,800	\$322,900	\$471,700	\$517,800	90.9%	6.71%
\$ Change	+\$74,200	+\$53,800	+\$128,000			
% Change	+99.5%	+20.0%	+37.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2025 COD of 6.71% is an improvement from the previous COD of 15.54%. The lower the COD, the more uniform are the predicted assessed values. Refer to the table on page 3 of this report for more detail surrounding COD thresholds. Area 090 is a more rural or diverse area and the COD threshold prescribed by the IAAO should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2022 to 12/31/2024 (at a minimum) were considered in all analysis.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2024 Value	\$90,600	\$294,700	\$385,300
2025 Value	\$164,200	\$309,800	\$474,000
\$ Change	+\$73,600	+\$15,100	+\$88,700
% Change	+81.2%	+5.1%	+23.0%

Number of one to four-unit residences in the population: 430

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a six-year revaluation cycle. During the recent inspection of Area 090 – Skykomish, appraisers were in the area, confirming data characteristics, developing new valuation models, and selecting a new value for each property for the assessment year. For each subsequent year, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 090 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Area 090 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

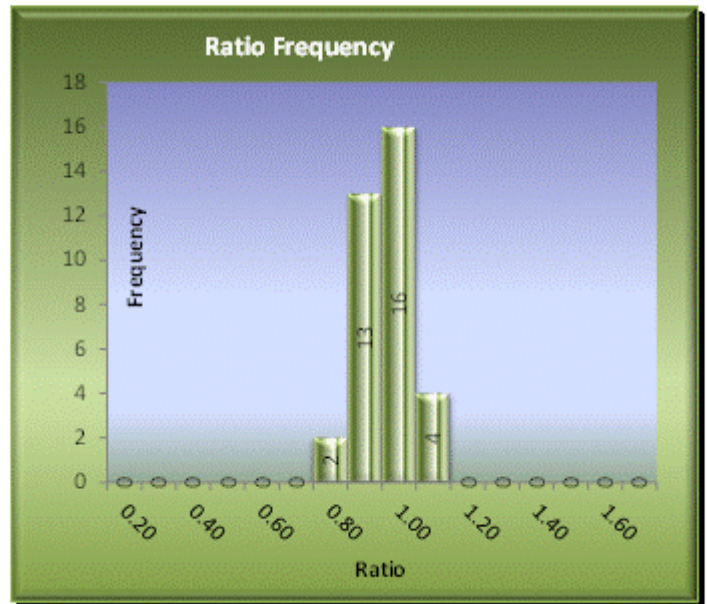
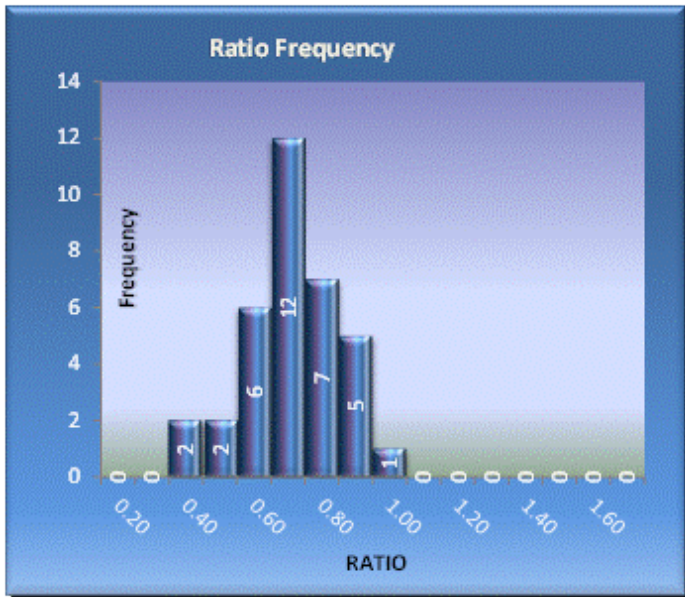
Pre-revalue ratio analysis compares time-adjusted sales from 2022 through 2024 in relation to the previously assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	35
<i>Mean Assessed Value</i>	343,700
<i>Mean Adj. Sales Price</i>	524,100
<i>Standard Deviation AV</i>	98,707
<i>Standard Deviation SP</i>	127,052
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.662
<i>Median Ratio</i>	0.673
<i>Weighted Mean Ratio</i>	0.656
UNIFORMITY	
<i>Lowest ratio</i>	0.387
<i>Highest ratio:</i>	0.904
<i>Coefficient of Dispersion</i>	15.54%
<i>Standard Deviation</i>	0.132
<i>Coefficient of Variation</i>	19.99%
<i>Price Related Differential (PRD)</i>	1.009
<i>Price Related Bias (PRB)</i>	12.86%

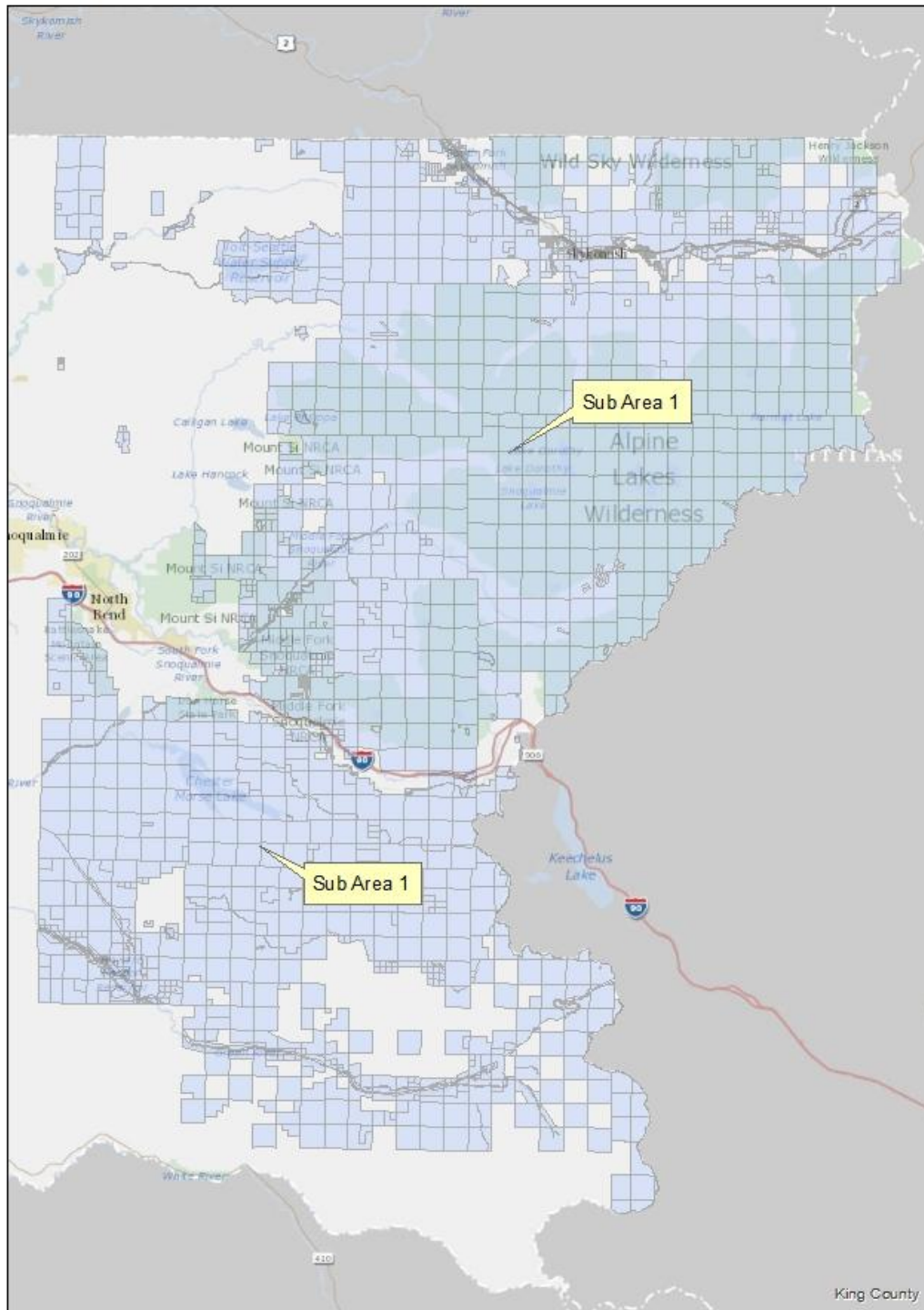
POST-REVALUE RATIO ANALYSIS

Post-revalue ratio analysis compares time-adjusted sales from 2022 through 2024 and reflects the assessment level after the property has been revalued to 1/1/2025.

POST REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	35
<i>Mean Assessed Value</i>	471,700
<i>Mean Sales Price</i>	524,100
<i>Standard Deviation AV</i>	112,054
<i>Standard Deviation SP</i>	127,052
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.905
<i>Median Ratio</i>	0.909
<i>Weighted Mean Ratio</i>	0.900
UNIFORMITY	
<i>Lowest ratio</i>	0.724
<i>Highest ratio:</i>	1.076
<i>Coefficient of Dispersion</i>	6.71%
<i>Standard Deviation</i>	0.078
<i>Coefficient of Variation</i>	8.57%
<i>Price Related Differential (PRD)</i>	1.006
<i>Price Related Bias (PRB)</i>	-2.65%

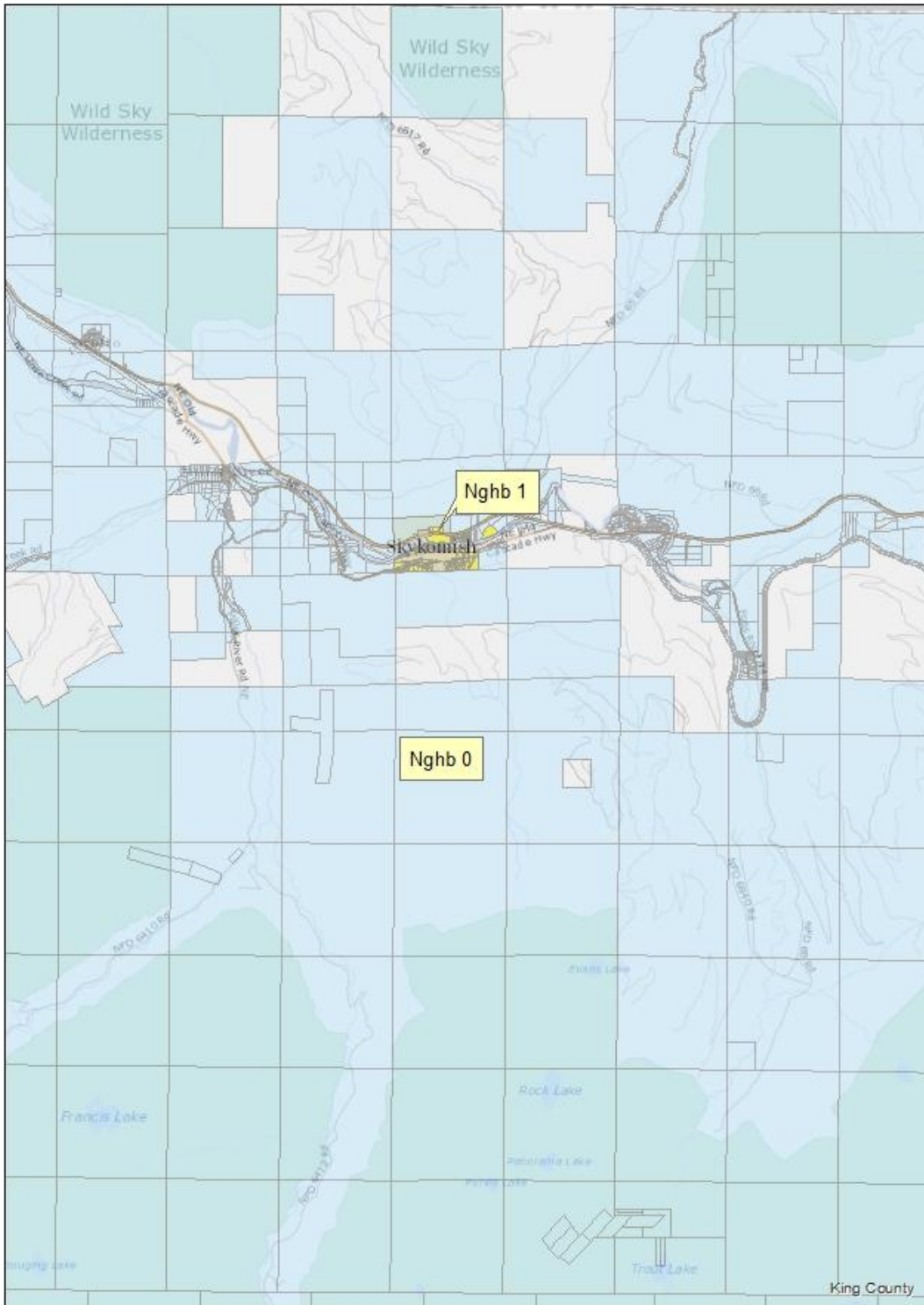


Area 090 Map



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

Neighborhood Map



Area Information

Name or Designation

Area 090 - Skykomish

Boundaries

Area 90 is bounded to the north by the King-Snohomish County line, to the east by the King-Chelan and King-Kittitas County lines, to the south by the township 20-8, 20-9, 20-10, 20-11, 20-12 and 20-13 which run along the King-Pierce County line, and to the west by the Snoqualmie Valley.

Maps

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

Area Description

Skykomish, located in the northeast corner of King County along Highway 2 and Interstate 90, sits in the heart of the Cascade Mountain Range and Mount Baker-Snoqualmie National Forest. This small historic railroad town serves as a gateway to year-round outdoor adventures such as hiking, fishing, rafting, and skiing. It is particularly renowned for its easy access to Stevens Pass Ski Resort and the Skykomish River.

The area is designated as sub-area 90-1, which includes properties along Highway 2 stretching from Baring to Stevens Pass. It is further divided into two neighborhoods: 90-1-1 encompasses the town of Skykomish, the only incorporated municipality in Area 90, while 90-1-0 consists of the surrounding unincorporated communities, including Baring, Grotto, and Scenic.

Nearly half of the properties in Area 90 are situated on or near waterfronts, offering scenic views and access to water-related activities. However, development in these locations faces challenges due to floodplain and floodway regulations, as well as restrictions imposed by the Critical Areas Ordinance. Many of these sites remain undeveloped but still serve as valuable recreational spaces. A significant portion of improved properties in the region are seasonal cabins or vacation homes, drawing visitors year-round. Their proximity to ski areas and Sno-Parks enhances their appeal, supporting both winter recreation and summer leisure.

Land Valuation

Vacant sales from 1/1/2022 to 12/31/2024 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2025. Area 90 contains a total of 2,898 parcels, with 1,358 classified as taxable (non-exempt). Nearly half of these taxable parcels are vacant. Of the 1,358 non-exempt parcels, 618 are tax lots, while the rest are platted. The Land Valuation Model primarily assesses tax lots and serves as a foundation for valuing platted parcels, considering attributes and proximity factors that influence value.

All land sales were verified and researched using GIS mapping, with efforts made to contact buyers, sellers, and agents involved in transactions. Sales data and other Area 90 information are accessible on the Assessor's website, which provides sales lists, eSales, and Localscape resources. Additional data can be found in the Assessor's Real Property Database, procedural documents, field maps, the Revalue Plan, separate studies, and legal statutes.

A base land schedule is used to account for common value impacts within the area. Two schedules were created—one for neighborhood 90-1-0 and another for neighborhood 90-1-1. These schedules aim to assess the value of tax lots and most platted subdivisions in those sub areas. Key factors affecting property values include topography, flood plains, floodways, wetlands, streams, traffic nuisances, and power lines.

An analysis of unbuildable property sales in Area 90 indicated typical value reductions of 75% to 90% from the base land schedule. To be classified as unbuildable, properties generally require documentation confirming they are non-developable. Examples of such sites include those entirely within a floodway, wetlands, or steep terrain, those with failed percolation tests, or those where development rights have been sold or no feasible access exists.

For platted lots under half an acre, typical values range from \$62,000 to \$247,000 in neighborhood 0, and from \$56,000 to \$222,000 in neighborhood 1, depending on lot size and location. Most tax lots and non-platted parcels undergo some level of adjustment based on impacts and amenities.

Land Model

Model Development, Description and Conclusions

The land model is composed of two components: the land schedule and the adjustment table. The land schedule was developed using vacant land sales adjusted for different characteristics. The adjustment table was developed through a matched-pair analysis of current and historical sales. Characteristics such as traffic, views, and waterfront footage. Improved sales were reviewed and supported the vacant sales analysis. Again, appraiser judgement was applied where an exception was warranted, or sales data was limited.

Land Value Model Calibration

Neighborhoods			
Acres	Square Feet	0	1
0.05	2,178	\$62,000	\$56,000
0.1	4,356	\$88,000	\$79,000
0.15	6,534	\$113,000	\$102,000
0.2	8,712	\$139,000	\$125,000
0.25	10,890	\$165,000	\$149,000
0.3	13,068	\$191,000	\$172,000
0.35	15,246	\$218,000	\$196,000
0.4	17,424	\$245,000	\$220,000
0.45	19,602	\$247,000	\$222,000
0.5	21,780	\$249,000	\$224,000
0.55	23,958	\$250,000	\$225,000
0.6	26,136	\$252,000	\$227,000
0.65	28,314	\$253,000	\$228,000
0.7	30,492	\$255,000	\$229,000
0.75	32,670	\$256,000	\$230,000
0.8	34,848	\$257,000	\$231,000
0.85	37,026	\$258,000	\$232,000
0.9	39,204	\$259,000	\$233,000
0.95	41,382	\$260,000	\$234,000
1	43,560	\$261,000	\$235,000
1.25	54,450	\$265,000	\$239,000
1.5	65,340	\$268,000	\$242,000
1.75	76,230	\$271,000	\$244,000
2	87,120	\$274,000	\$246,000
2.25	98,010	\$276,000	\$248,000
2.5	108,900	\$278,000	\$250,000
2.75	119,790	\$279,000	\$251,000
3	130,680	\$281,000	\$253,000
3.25	141,570	\$282,000	\$254,000
3.5	152,460	\$284,000	\$255,000

Land Value Model Calibration... Continued

Neighborhoods			
Acres	Square Feet	0	1
3.75	163,350	\$285,000	\$257,000
4	174,240	\$286,000	\$257,000
4.25	185,130	\$287,000	\$258,000
4.5	196,020	\$288,000	\$259,000
4.75	206,910	\$289,000	\$260,000
5	217,800	\$290,000	\$261,000
5.5	239,580	\$292,000	\$263,000
6	261,360	\$293,000	\$264,000
6.5	283,140	\$295,000	\$265,000
7	304,920	\$296,000	\$267,000
7.5	326,700	\$297,000	\$268,000
8	348,480	\$299,000	\$269,000
8.5	370,260	\$300,000	\$270,000
9	392,040	\$301,000	\$271,000
9.5	413,820	\$302,000	\$272,000
10	435,600	\$303,000	\$272,000
11	479,160	\$304,000	\$274,000
12	522,720	\$306,000	\$275,000
13	566,280	\$307,000	\$277,000
14	609,840	\$309,000	\$278,000
15	653,400	\$310,000	\$279,000
16	696,960	\$311,000	\$280,000
17	740,520	\$312,000	\$281,000
18	784,080	\$313,000	\$282,000
19	827,640	\$314,000	\$283,000
20	871,200	\$315,000	\$284,000
25	1,089,000	\$319,000	\$287,000
30	1,306,800	\$322,000	\$290,000
35	1,524,600	\$325,000	\$293,000
40	1,742,400	\$328,000	\$295,000
Plus \$2,000 per acre over 40 acres			
*Land values are interpolated.			

Land Value Model Calibration... Continued

Area 90 Land Model Adjustments		
Topography		
Mild impact	Less 0 to 15%	<1/3 of parcel affected little to no impact to general use of parcel.
Moderate impact	Less 20 to 30%	0% to -10%
Extreme impact	Less 35 to 50%	0% to 5%
Traffic Noise		
Moderate (feathered back from high)		Less 10%
High (HWY 2 & feathered back from Extreme, HWY 90)		Less 15%
Extreme (HWY 90)		Less 25%
Railroad Proximity	Less 10 to 25%	Adjacent to parcel or along parcel edge, or heavy impact/bisecting parcel
Powerlines		
Mild impact (no pole on parcel, impacting edge of property)		Less 10 to 15%
Heavy impact (power pole on parcel, bisecting property)		Less 20 to 30%
Difficult/Restricted/Undeveloped Access		
Special vehicle required, washed out/seasonal roads, no road		Less 10 to 30%
Restrictive Shape/Size	Less 5 to 50%	Minor adjustment for larger parcels or where it is a drainage tract or conservation easement cut out. 15% adjustment for extreme impact with little to no other environmental impacts.
Environmental Impacts		
Mild	Less 0 to 15%	Small portion of parcel is impacted, most of parcel is usable
Moderate	Less 20% to 30%	Buildable with limited use of rest of parcel
High	Less 35 to 50%	Building site exists but most of parcel is impacted
<p>*The table and notes are to be used as a guideline only; appraiser judgement is used to determine the total land adjustment to each parcel. Other land impacts may exist that are not listed in this table.</p> <p>**Adjustments are aggregated (e.g. -10% adjustment for topography and -10% adjustment for traffic = -20% total land adjustment).</p>		

Land Value Model Calibration... Continued

Area 90 Land Model Adjustments		
Native Growth Protection Easement	Less 0 to 10%	Code if present, only adjust if not already encumbered by other impacts.
Questionable building site	Less 50%	Questionable per appraiser, heavily impacted, alteration exception required, etc.
Extreme impact	Less 35 to 50%	0% to 5%
Floodway Adjustments (Coded and adjusted under "Other Problems")		
<i>% Impacted</i>	<i>Vacant</i>	<i>Improved</i>
<15%	No adjustment	No adjustment
15-29%	Less 10 to 15%	Less 5%
30-50%	Less 20 to 25%	Less 10%
>50%	Less 30%	Less 15%
Floodplain Adjustments (*Floodplain/floodway adjustment takes precedent over combined environmental impacts.)		
<i>% Impacted</i>	<i>Vacant</i>	<i>Improved</i>
<15%	No adjustment	No adjustment
15-29%	Less 10 to 15%	Less 5%
30-50%	Less 20 to 25%	Less 10%
>50%	Less 30%	Less 15%
Unbuildable		
Some recreational use or enjoyment	Less 75%	
No recreational use or enjoyment	Less 90%	
Views (Territorial/Cascade)		
Average	No Adjustment	
Good	Plus 10%	
Excellent	Plus 15%	
River (Non-Waterfront)	*River is the dominant view. Views are not cumulative. Apply % adjustment for dominant view only.	
Average		
Good		
Excellent		
Plus 15%		

Land Value Model Calibration... Continued

Waterfront Base Land +\$55,000 +\$ per front foot	
1' – 50'	Plus \$250 per front foot
51' – 100'	Plus \$150 per front foot
101' – 200'	Plus \$100 per front foot
201' – 300'	Plus \$50 per front foot
>301'	No Adjustment
Waterfront Proximity	Base land +\$5,000
Waterfront Parcel Views	
No Water View	Less 5%
Average Water View	Plus 5%
Good Water View	Plus 10%
Excellent Water View	Plus 15%
*The table and notes are to be used as a guideline only; appraiser judgement is used to determine the total land adjustment to each parcel. Other land impacts may exist that are not listed in this table.	
**Adjustments are aggregated (e.g. -10% adjustment for topography and -10% adjustment for traffic = -20% total land adjustment).	

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Available sales and additional Area information can be viewed on the Assessor's website with [sales lists](#), [eSales](#) and [Localscape](#). Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first-floor area, second-floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for the quality of construction. Reconstruction Cost New (RCN) is calculated by adding up the cost of each component. Depreciation is then applied by means of a percent good table, which is based on year built, grade, and condition, resulting in Reconstruction Cost New Less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances, etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

Due to the limited number of sales in Area 90 there was no time trend for the three-year sales period. In addition to standard physical property characteristics, the analysis showed that homes located in the Timberland Village plat were influential in the market.

Manufactured Homes:

There were five manufactured home sales within the valuation period between 1/1/2022 and 12/31/2024, insufficient to create a reliable statistical model for valuation and traditional measures of accuracy and uniformity are not reliable. The market for manufactured housing is not as robust as that for single family dwellings.

Improved Parcel Total Value Model Calibration

Variable	Definition
BaseLandC	2024 Adjusted Base Land Value
BldgRcnldC	Building Reconstruction Cost New Less Depreciation
TimberLane	(Major= 864940)
+Accy Rcnld (constrained)	Accessory Cost New Less Depreciation

Multiplicative Model

$(1-0.1) * \text{EXP}(4.17514924462809 + 0.0845788350538558 * \text{BaseLandC} + 0.33263447231144 * \text{BldgRcnldC} + 0.208821337117396 * \text{TimberLane}) * 1000 + \text{AccyRCNLD}$

The information provided on this page serves as a basic illustration of the regression model and its components. This page is not intended to serve as a guide or framework for re-creating the regression model. More detailed information on the regression model, its components and variable transformations is available upon request.

EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 514 parcels increased in value. They were comprised of 2 single family residences on commercially zoned land and 558 single family residences or other parcels.

Of the vacant land parcels greater than \$1,000, 695 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

EMV Exceptions NOT PROGRAMMED INTO EMV	
Accessory Only	BaseLandVal + TotalRCNLD
Multiple Buildings	EMV Bldg1 + RCNLD of remaining improvements and accessories
Building Grade < 4	BaseLandVal + \$1,000 imp
Building condition = Poor	BaseLand + \$1,000 + RCNLD of remaining improvements and accessories.
Lot size < 1000sf	Appraiser Judgement
Total EMV < BaseLandVal	BaseLandVal + \$1000
Percent Complete	IMP EMV*PcntComplete+BaseLandVal
Obsolescence	IMP EMV*(100%-%Obsolescence)+BaseLandVal
Percent Net Condition	IMP EMV* PcntNetCondition+BaseLandVal

Supplemental Models Programmed into EMV	
Fair Condition	EMV *.85
Grade ≥ 9	EMV*1.25
Nghb 4	EMV*1.20

Manufactured Home Model

Manufactured Home Model	
Year built > 1976, Class > 1, Condition= Excellent	(MH RCNLD*1.5) + \$80,000 + Accy RCNLD
Year built > 1976, Class > 1, Condition =Average or Good	(MH RCNLD*1.5) + \$30,000 + Accy RCNLD
Year built < 1977, Condition >1 or Class =1 or Condition = Fair	(MH RCNLD+ACCY RCNLD)
Condition = Poor	(\$1,000 + ACCY RCNLD)

Physical Inspection Process

Effective Date of Appraisal: January 1, 2025

Date of Appraisal Report: May 12, 2025

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Scott McTavish – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Bryan Cranney – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Loren Hanson – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor’s analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2024
5. Existing residences where the data for 2024 is significantly different than the data for 2025 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values less than \$1,000 posted for the 2024 Assessment Roll
8. Short sales, financial institution re-sales, and foreclosure sales verified or appearing to be not at market

(Available sales and additional Area information can be viewed from [sales lists](#), [eSales](#) and [Localscape](#))

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single-family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is, therefore, the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller, or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor’s residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore, the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner-occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2022 to 12/31/2024 (at minimum) were considered in all analyses.
- Sales were time-adjusted to 1/1/2025.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 & 6.

Sales Sample Representation of Population

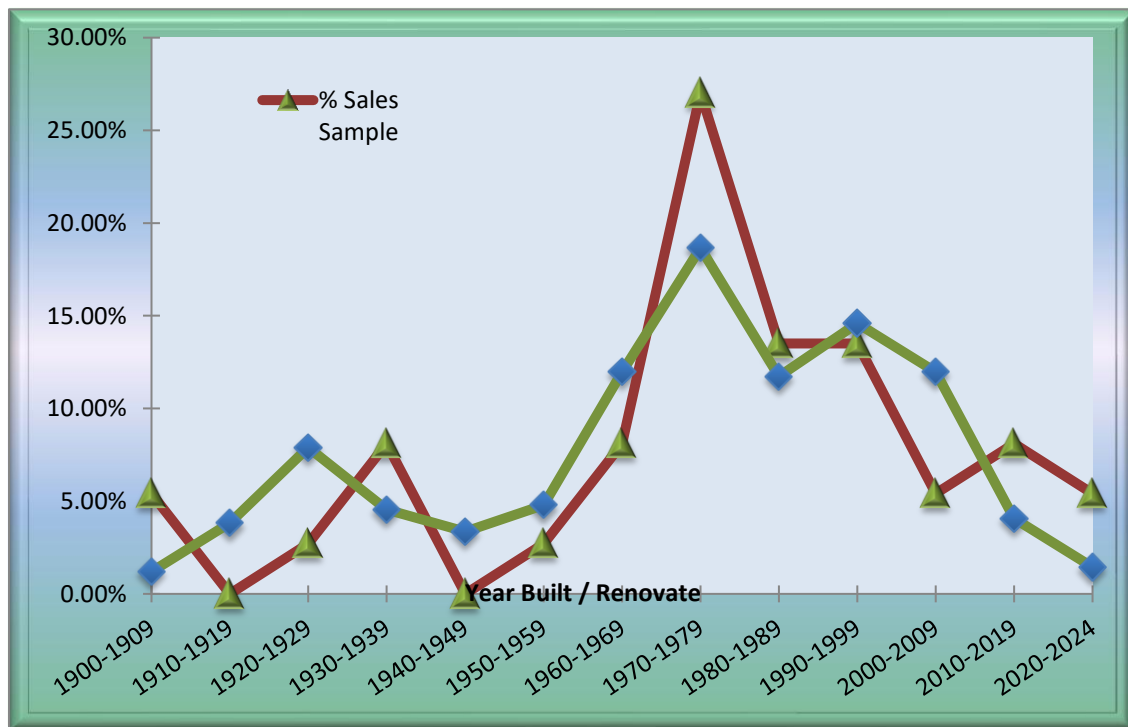
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	2	5.71%
1910-1919	0	0.00%
1920-1929	1	2.86%
1930-1939	2	5.71%
1940-1949	0	0.00%
1950-1959	1	2.86%
1960-1969	3	8.57%
1970-1979	10	28.57%
1980-1989	4	11.43%
1990-1999	5	14.29%
2000-2009	2	5.71%
2010-2019	3	8.57%
2020-2024	2	5.71%
	35	

Population

Year Built/Ren	Frequency	% Population
1900-1909	7	1.53%
1910-1919	16	3.49%
1920-1929	34	7.41%
1930-1939	21	4.58%
1940-1949	14	3.05%
1950-1959	21	4.58%
1960-1969	54	11.76%
1970-1979	90	19.61%
1980-1989	55	11.98%
1990-1999	66	14.38%
2000-2009	52	11.33%
2010-2019	20	4.36%
2020-2024	9	1.96%
	459	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population

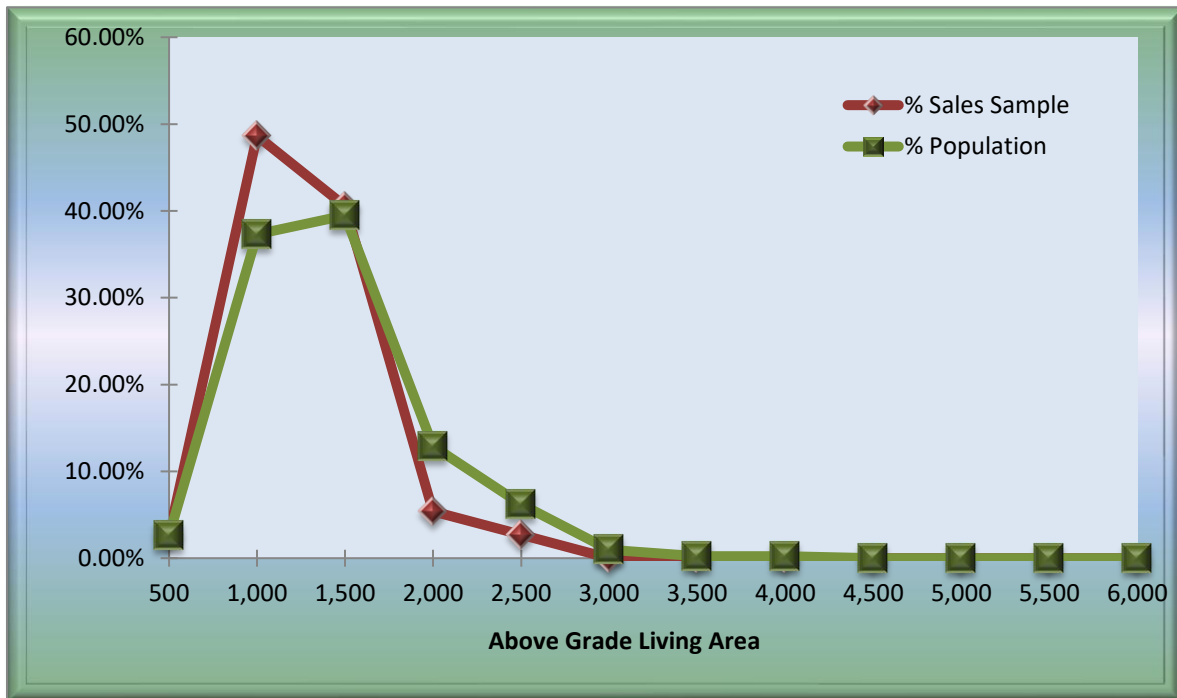
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	1	2.86%
1,000	16	45.71%
1,500	15	42.86%
2,000	2	5.71%
2,500	1	2.86%
3,000	0	0.00%
3,500	0	0.00%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	35	

Population

AGLA	Frequency	% Population
500	12	2.61%
1,000	174	37.91%
1,500	183	39.87%
2,000	57	12.42%
2,500	27	5.88%
3,000	4	0.87%
3,500	1	0.22%
4,000	1	0.22%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	459	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population

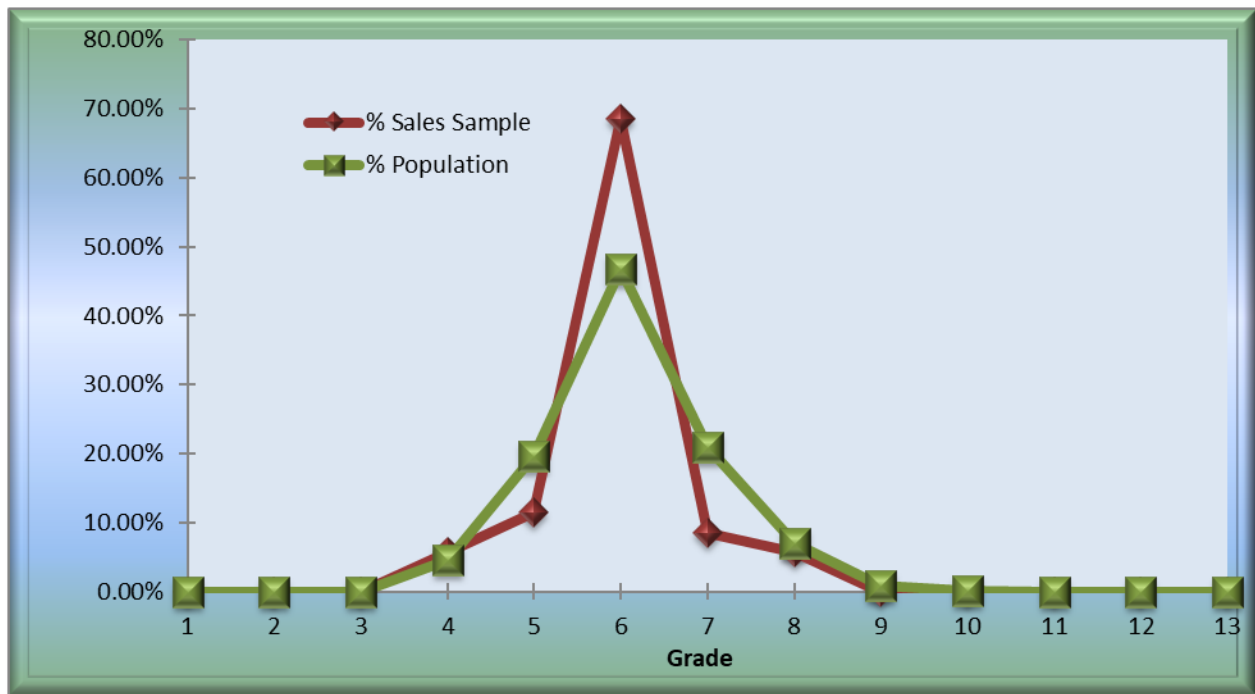
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	5.71%
5	4	11.43%
6	24	68.57%
7	3	8.57%
8	2	5.71%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	35	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	21	4.58%
5	90	19.61%
6	215	46.84%
7	96	20.92%
8	32	6.97%
9	4	0.87%
10	1	0.22%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	459	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The assessment level target for all Residential areas in King County, including this area, is 0.925. The International Association of Assessing Officers recommends a range of 0.90 to 1.10. Due to rounding or other statistical influences the median for a particular area may be slightly above or below this target. The median assessment level for this area is 90.1%.

Application of these recommended values for the 2025 assessment year (taxes payable in 2026) results in an average total change from the 2024 assessments of $-/+24.2\%$. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2025 recommended values. This study benchmarks the prior assessment level using 2024 posted values (1/1/2024) compared to current adjusted sale prices (1/1/2025). The study was also repeated after the application of the 2025 recommended values. The results show an improvement in the COD from 12.86% to 6.71%.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Area 90 Housing Profile



Grade 4/ Year built 1980/ Total Living Area 480



Grade 5/ Year Built 1964/ Total Living Area 690



Grade 6/ Year built 2006/ Total Living Area 660



Grade 7/ Year built 2017/ Total Living Area 1,570



Grade 8/ Year built 2014/ Total Living Area 2,740



Grade 9/ Year built 2005/ Total Living Area 2,570



Grade 10/ Year built 2000/ Total Living Area 2,480

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

USPAP Compliance...Continued

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

USPAP Compliance...Continued

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

USPAP Compliance...Continued

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

Scope of Work Performed:

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

Certification:

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

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

USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Bryan Cranney- Appraiser I: Data collection, Sales verification, Appeals Response/Review, Appeal Hearing Attendance, Land and Total Valuation, New Construction Evaluation

Loren Hanson – Appraiser I: Data collection, Sales verification, Appeals Response/Review, Land and Total Valuation, New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Scott McTavish: Annual Up-Date Model Development and Report Preparation, Data Collection, Sales Verification, Appeals Response Preparation/Review, Physical Inspection Model Development and Report Preparation, Land and Total Valuation, New construction Evaluation.



5/12/2025

Appraiser II

Date



King County

Department of Assessments

King County Administration Bldg.
201 S. Jackson St., Room 708, 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 2025 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2025, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson
King County Assessor