

# Rainier Beach

Area: 022

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## *Residential Revalue for 2025 Assessment Roll*



Kubota Garden Foundation [kubotagarden.org](http://kubotagarden.org)



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

201 S. Jackson St., KSC – AS – 0708

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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](http://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*

**Rainier Beach – Area 022**  
**2025 Assessment Roll Year**

The recommendation is made to post values for Area 022 to the 2026 tax roll:

This report is hereby accepted and the values described in the attached documentation for Area 022 should be posted to the 2026 tax roll.

Al Dams  
\_\_\_\_\_  
John Wilson, King County Assessor

7/25/25  
\_\_\_\_\_  
Date

# Executive Summary

## Rainier Beach - Area 022

### Physical Inspection

**Appraisal Date:** 1/1/2025  
**Previous Physical Inspection:** 2019  
**Number of Improved Sales:** 192  
**Range of Sale Dates:** 1/1/2022 – 12/31/2024 Sales were time adjusted to 1/1/2025.

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2024 Value</b>	\$219,900	\$393,600	\$613,500			6.86%
<b>2025 Value</b>	\$311,500	\$338,100	\$649,600	\$705,900	92.8%	5.65%
<b>\$ Change</b>	+\$91,600	-\$55,500	+\$36,100			
<b>% Change</b>	+41.7%	-14.1%	+5.9%			

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 5.65% is an improvement from the previous COD of 6.86%. 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 22 is a heterogeneous area, and the COD threshold prescribed by the IAAO should be no more than 15%. 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. Sales were time adjusted to 1/1/2025.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2024 Value</b>	\$229,100	\$368,300	\$597,400
<b>2025 Value</b>	\$326,200	\$314,800	\$641,000
<b>\$ Change</b>	+\$97,100	-\$53,500	+\$43,600
<b>% Change</b>	+42.4%	-14.5%	+7.3%

Number of one to four-unit residences in the population: 3,376

#### 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 022 – Rainier Beach, 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 022 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.

Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time there has been a continuous increase in development throughout the area. Although many improvements are being remodeled, the trend is toward increasing density and land values are increasing with the need for more parcels to develop fully.

# Area 022 Physical Inspection Ratio Study Report

## PRE-REVALUE RATIO ANALYSIS

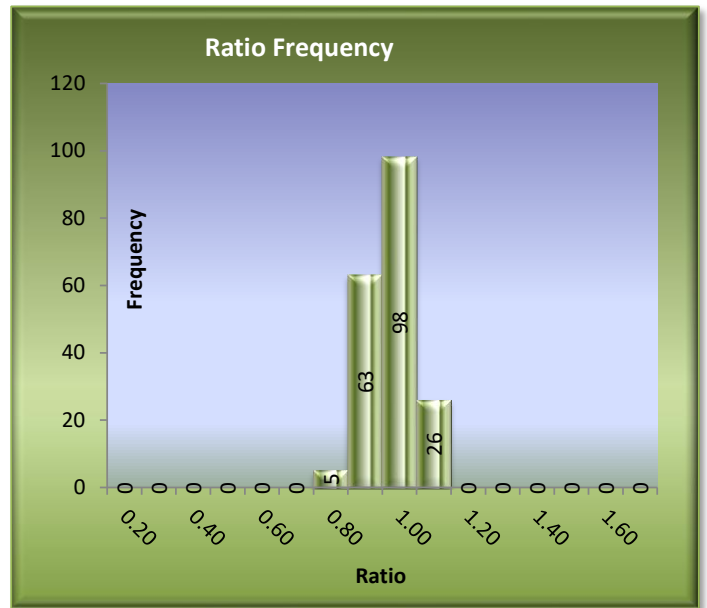
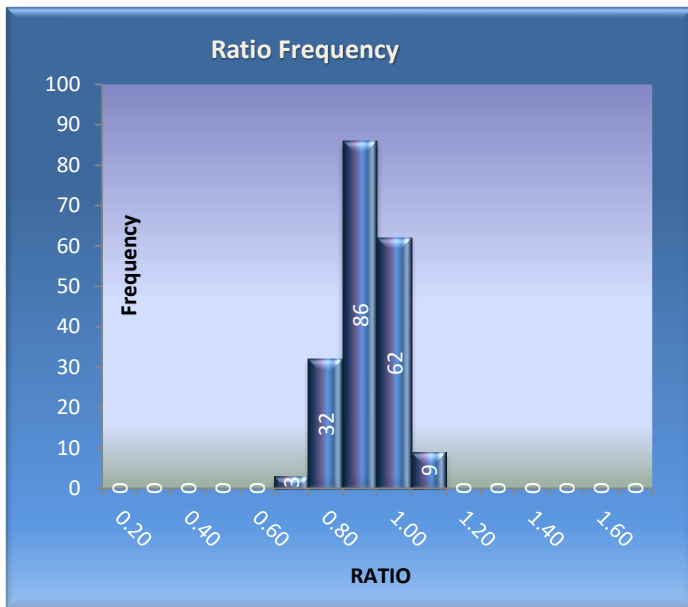
Pre-revalue ratio analysis compares time-adjusted sales from 2022 through 2024 in relation to the previously assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	192
<i>Mean Assessed Value</i>	613,500
<i>Mean Adj. Sales Price</i>	705,900
<i>Standard Deviation AV</i>	162,357
<i>Standard Deviation SP</i>	185,429
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.872
<i>Median Ratio</i>	0.875
<i>Weighted Mean Ratio</i>	0.869
UNIFORMITY	
<i>Lowest ratio</i>	0.672
<i>Highest ratio:</i>	1.096
<i>Coefficient of Dispersion</i>	6.86%
<i>Standard Deviation</i>	0.076
<i>Coefficient of Variation</i>	8.66%
<i>Price Related Differential (PRD)</i>	1.003
<i>Price Related Bias (PRB)</i>	1.02%

## 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>	192
<i>Mean Assessed Value</i>	649,600
<i>Mean Sales Price</i>	705,900
<i>Standard Deviation AV</i>	163,684
<i>Standard Deviation SP</i>	185,429
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.925
<i>Median Ratio</i>	0.928
<i>Weighted Mean Ratio</i>	0.920
UNIFORMITY	
<i>Lowest ratio</i>	0.788
<i>Highest ratio:</i>	1.076
<i>Coefficient of Dispersion</i>	5.65%
<i>Standard Deviation</i>	0.065
<i>Coefficient of Variation</i>	7.03%
<i>Price Related Differential (PRD)</i>	1.005
<i>Price Related Bias (PRB)</i>	-3.50%

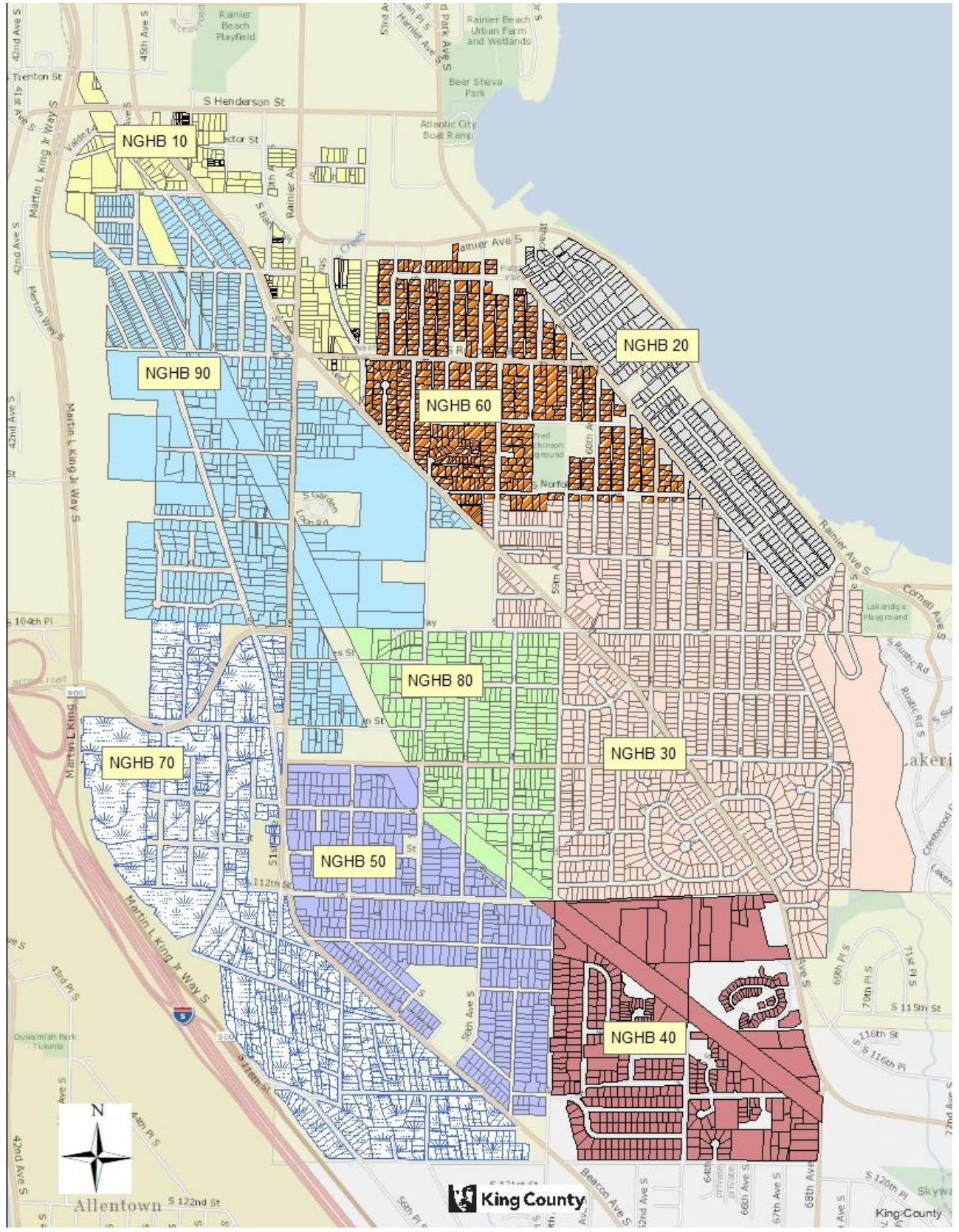


# Area 022 Map



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... Continued

### Boundaries

This area is bounded on the north by S. Henderson St., on the east by Rainier Ave S., on the west by Martin Luther King Jr Way S. and the I-5 corridors, and on the south by S Juniper St. and S 120<sup>th</sup> St.

### Maps

Two maps showing major divisions in the assessment area – sub area and neighborhood – are included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### Area Description

Area 022 - Rainier Beach Area is in SE Seattle and is divided into 4 sub areas. The majority of Area 22 area is located in the Seattle city limits with portions of Sub Area 2 and Sub Area 5 located in the City of Tukwila and King County jurisdictions, respectively.

Area 22 is bounded by S Henderson to the North, Rainier Avenue S to the East, and Martin Luther King Junior Way S to the West. The Southern boundary includes portions of Skyway, Lakeridge and Unincorporated King County. Area 22 is located near I-5 which gives good access to nearby downtown Seattle to the north or the Southcenter shopping area to the south. The Rainier Beach Light Rail Station is also located on the west boundary of Area 22. Other major attributes include the proximity to Lake Washington; some neighborhoods have Lake Washington views as well as the surrounding territory which may include the City of Seattle Skyline and Mercer Island. There are several parks in the area such as Beer Sheva Park along Lake Washington, Atlantic City Boat Ramp, Kubota Gardens, and Lakeridge Park and playground. Additionally, nearby to the east is the city of Renton which is home to Boeing's Renton Factory, Lake Washington's Gene Coulon Memorial Beach Park, and The Landing shopping center.

The housing population of Area 22 consists of mostly single-family residences. Townhomes are less than 2% of the housing stock. Mixed throughout the area are accessories, vacant land and some manufactured homes.

**Sub Area 2:** The northern portion of sub area 2 includes the Seattle's Dunlap neighborhood. The south portion of sub area 2 is located in the City of Tukwila. The Seattle City Light electrical transmission lines traverse portions of this sub area. Traffic noise also impacts a number of parcels along the I-5 corridor.

**Sub Area 3:** This is one of the largest sub areas in Area 22. It is in the Rainier Beach neighborhood and follows Renton Ave South from S Henderson St to the east portion of the Rainier View neighborhood which includes Lakeridge Park. There are some commercial/retail properties at the northern end of this sub area.

**Sub Area 4:** This sub area is bordered by Rainier Ave to the east and Waters Ave to the west. This sub area is the smallest sub area in Area 22 and more than 65% of the parcels have views of Lake Washington.

**Sub Area 5:** This is the largest sub area, it is part of the Rainier beach neighborhood and includes the west portion of the Rainier View neighborhood. It also encompasses

## Area Information... Continued

unincorporated King County properties. The Seattle City Light electrical transmission lines split the sub area.

# 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.

*In all cases, appraiser judgment was used in selecting the land value for each parcel.*

Area 22 contains 4,527 parcels, of which approximately 12% are vacant. Many of the vacant land parcels are owned by various jurisdictions and utilities, others are impacted by lack of sewer or septic availability. Vacant sales and tear-down sales from 1/2022 to 1/2024 were utilized in Area 22 to develop a model for the valuation of each land parcel.

Due to the many possible combinations of adjustments for location, views, lot size, topography, traffic, etc., improved sales were also used as supporting information for land value and land characteristic adjustments. Extracted land values from improved sales were utilized in adjusting the view, traffic, and neighborhood adjustments through paired sales analysis.

The results of the land analysis are reflected in the following land tables. In addition, topography influences are reflected based upon the appraiser's estimate of the percent impacted of each parcel after physical inspection and review of the topographical and critical area impacted maps. In all cases, appraiser judgment is applied.

The land model, for example, adds 50% to the Base Land Value for properties with an excellent Lake Washington view. As the view decreases, so does the adjustment; a Fair Lake Washington view would only be adjusted upwards by 20%. These adjustments were based on extracted land values of improved sales together with paired sales analysis.

Available land sales were limited to 16; 14 were true vacant sales, and 2 were teardown sales. 14 of these sales were zoned single-family, and 1 was zoned multi-family. Land values were determined for the entire Area 22; then, factors were applied for neighborhood differences to create the land table included in this report.

## **Land Table – Single Family Zoning:**

The predominant zoning in this area is single-family residential (R). Seattle Neighborhood Residential designations are NR1, NR2, NR3 and RSL (M). R6, R6P, R8, R-8, R8P, R-10, R12 and R-14 were used for single family residential in Unincorporated King County. Tukwila's single Family Residential zoning is LDR.

Land value was determined from available data of vacant and time-adjusted teardown sales, together with consideration for neighborhood influences. Neighborhood adjustments were determined by examining land sales and supplemented by the analysis of allocated land values from improved properties. Adjustments for land characteristics such as views and traffic were made in a similar manner.

Actual lot square footage was rounded down to the next Land Schedule grouping. Thus, a 5,200 SF lot would go to the 5,000 SF level on the table. Parcels smaller than 500 SF and lots

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larger than the enclosed table were valued according to the appraiser's judgment, with a note explaining the valuation reasoning and methodology on the individual parcel records.

**Land Table – Multi-Family/Commercial Zoning:**

The Seattle multi-family residential designations are coded with various Low Rise density (LR). Unincorporated King County has Zoning over R14 and RM-F and Tukwila uses HDR. Commercially zoned parcels were valued on a case by case bases.

A separate analysis was done for land other than single-family zoning. There was only one Multi-Family/Commercial zoned land sale in Area 22, so sales from commercial land were analyzed as well. This analysis included Multi-Family and various commercial-zoned properties where the highest and best use has been determined to be residential use. This analysis resulted in a land table based on square footage as well as the number of buildable sites available from the original lot. Adjustments for neighborhood, views, traffic considerations, etc., were done in the same manner as single-family zoned properties.

The actual lot square footage was rounded down to the next land schedule grouping. Thus, a 4,200-square-foot, non-single-family zoned lot would go to the 4,000-square-foot level on the land table. Parcels smaller than 500 SF and lots larger than the enclosed table were valued according to the appraiser's judgment, with a note explaining the valuation reasoning and methodology on the individual parcel records.

**Land Table – Townhouse Plats**

A separate analysis was done for townhouse-improved properties. Since there were so few Multi-Family sales the extraction method was used to determine townhouse land values. Although the lots varied in size no adjustments were made for size as the larger sites typically include parking areas or ingress/egress paths. Adjustments for views and traffic considerations, etc., were done in the same manner as single-family zoned properties. Townhouse parcels were given a base land value of \$200,000. Extracted land values from improved sales were utilized in adjusting the view, traffic, and neighborhood adjustments through paired sales analysis.

For all townhouses, the unit location is indicated by the last (third) digit of the neighborhood code (0=middle unit, 2=end unit, 3=stand-alone unit). For example, 100 indicates a middle unit, 102 indicates an end unit, and 103 indicates a stand-alone unit.

### Land Model

#### **Model Development, Description and Conclusions**

In considering the many property types within Area 22, the land model analysis incorporated additional support and validation from the land allocation and land abstraction methods. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values. Additional adjustments to all sites were applied for positive attributes, such as views and negative adjustments for inferior attributes such as traffic nuisance, topography, sewer access, high voltage transmission lines, and other impacts. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area.

For example, vacant sales in Area 22 indicated a 20% upward adjustment for a fair Lake Washington view versus a non-view site. Conversely, if a parcel is considered to have 20% topography a downward adjustment is applied.

# Land Value Model Calibration

Single Family Land		Single Family Land		Multi-Family Land		Multi-Family Land	
Lot Size	Value	Lot Size	Value	Lot Size	Value	Lot Size	Value
1	\$1,000	36,000	\$732,000	1	\$1,000	34,000	\$1,044,000
500	\$10,000	37,000	\$743,000	500	\$14,000	35,000	\$1,062,000
1,000	\$100,000	38,000	\$754,000	1,000	\$145,000	36,000	\$1,079,000
1,500	\$150,000	39,000	\$765,000	1,500	\$290,000	37,000	\$1,096,000
2,000	\$235,000	40,000	\$776,000	2,000	\$340,000	38,000	\$1,113,000
2,500	\$249,000	41,000	\$784,000	2,500	\$361,000	39,000	\$1,130,000
3,000	\$258,000	42,000	\$792,000	3,000	\$374,000	40,000	\$1,146,000
3,500	\$267,000	43,000	\$800,000	3,500	\$387,000	41,000	\$1,162,000
4,000	\$275,000	44,000	\$808,000	4,000	\$398,000	42,000	\$1,178,000
4,500	\$284,000	45,000	\$816,000	4,500	\$411,000	43,000	\$1,193,000
5,000	\$293,000	46,000	\$824,000	5,000	\$424,000	44,000	\$1,208,000
5,500	\$303,000	47,000	\$833,000	5,500	\$439,000	45,000	\$1,222,000
6,000	\$313,000	48,000	\$841,000	6,000	\$453,000	46,000	\$1,236,000
6,500	\$324,000	49,000	\$849,000	6,500	\$469,000	47,000	\$1,249,000
7,000	\$336,000	50,000	\$858,000	7,000	\$487,000	48,000	\$1,262,000
8,000	\$347,000	51,000	\$866,000	7,500	\$503,000	49,000	\$1,274,000
9,000	\$360,000	52,000	\$875,000	8,000	\$522,000	50,000	\$1,286,000
10,000	\$372,000	53,000	\$884,000	8,500	\$539,000	51,000	\$1,297,000
11,000	\$385,000	54,000	\$893,000	9,000	\$558,000	52,000	\$1,308,000
12,000	\$399,000	55,000	\$902,000	10,000	\$578,000	53,000	\$1,318,000
13,000	\$413,000	56,000	\$911,000	11,000	\$598,000	54,000	\$1,328,000
14,000	\$427,000	57,000	\$920,000	12,000	\$619,000	55,000	\$1,337,000
15,000	\$442,000	58,000	\$924,000	13,000	\$640,000	56,000	\$1,346,000
16,000	\$456,000	59,000	\$929,000	14,000	\$661,000	57,000	\$1,354,000
17,000	\$469,000	60,000	\$934,000	15,000	\$681,000	58,000	\$1,361,000
18,000	\$483,000	61,000	\$938,000	16,000	\$702,000	59,000	\$1,367,000
19,000	\$497,000	62,000	\$943,000	17,000	\$722,000	60,000	\$1,372,000
20,000	\$510,000	63,000	\$948,000	18,000	\$742,000	61,000	\$1,377,000
21,000	\$524,000	64,000	\$952,000	19,000	\$762,000	62,000	\$1,382,000
22,000	\$537,000	65,000	\$957,000	20,000	\$782,000	63,000	\$1,387,000
23,000	\$551,000	66,000	\$962,000	21,000	\$802,000	64,000	\$1,392,000
24,000	\$566,000	67,000	\$967,000	22,000	\$822,000	65,000	\$1,397,000
25,000	\$580,000	68,000	\$972,000	23,000	\$841,000	66,000	\$1,402,000
26,000	\$594,000	69,000	\$976,000	24,000	\$860,000	67,000	\$1,407,000
27,000	\$609,000	70,000	\$981,000	25,000	\$879,000	68,000	\$1,412,000
28,000	\$624,000	65,000	\$957,000	26,000	\$898,000	69,000	\$1,417,000
29,000	\$640,000	66,000	\$962,000	27,000	\$917,000	70,000	\$1,422,000
30,000	\$656,000	67,000	\$967,000	28,000	\$936,000	71,000	\$1,427,000
31,000	\$672,000	68,000	\$972,000	29,000	\$954,000	72,000	\$1,432,000
32,000	\$689,000	69,000	\$976,000	30,000	\$972,000	73,000	\$1,437,000
33,000	\$700,000	70,000	\$981,000	31,000	\$990,000	74,000	\$1,442,000
34,000	\$710,000	71,000	\$986,000	32,000	\$1,008,000	75,000	\$1,447,000
35,000	\$721,000	72,000	\$991,000	33,000	\$1,026,000		

Land Values were not interpolated between square foot lot sizes.

## Land Value Model Calibration... Continued

Neighborhood	Adjustment	Sm Lk/Rvr/Crk		Sewer System	Factor		
1	0.80	none	1.00	(none)	0.80		
2	1.20	Average	1.05	Private	1.00		
3	1.20	Good	1.10	Private Restricted	0.20		
4	0.80	Excellent	1.15	Public	1.00		
5	0.70	<b>Seattle Skyline</b>		Public Restricted	0.80		
6	1.00	none	1.00	<b>Deed Restrictions (-5%)</b>			
7	0.80	Average	1.10				
8	0.90	Good	1.20	0	1.00		
9	0.90	Excellent	1.30	Y	0.95		
*Nghb adjustment is to be applied to both Single Family & Multi-Family/Commercial zoned parcels.		<b>Lake Washington</b>		<b>Power Lines</b>			
		none	1.00	0	1.00		
		Fair	1.20	Y	.95 to .05		
		Average	1.40				
<b>Townhouse Plat (no nghb adjustment to be applied)</b>		Good	1.45	<b>Easement</b>			
		Excellent	1.50	0	1.00		
				Y	.95 to 0		
<b>Neighborhood</b>	<b>TH Plat Value</b>	<b>Other (Fair Seattle/Bellevue)</b>		<b>Water Problems (-10%)</b>			
1	\$200,000	none	1.00				
2	\$200,000	Average	1.05	0	1.00		
3	\$200,000			Y	0.90		
4	\$200,000	<b>Access</b>	<i>Adjustment</i>	<b>Other Problem</b>			
5	\$200,000	(none)	0.70	0	1.00		
6	\$200,000	Restricted	0.70	Y	.95 to .05		
7	\$200,000	Legal/Undeveloped	0.80	<b>Other Nuisance</b>			
8	\$200,000	Walk In	0.80	0	1.00		
9	\$200,000	Private	1.00	Y	.95 to .05		
*Townhouse location is indicated by the last digit of the Nghb (0=middle unit, 2=end unit, 3=stand alone unit). Ex: 100 indicates a middle unit, 102 indicates end unit, 103 indicates stand alone unit.		Public	1.00	<b>Stream</b>			
		<b>Traffic</b>	<i>Adjustment</i>	0	1.00		
		(none)	1.00	Y	.95 to 0		
		Moderate	0.90	<b>Landslide Designation (-10%)</b>			
<b>Mount Rainier</b>		High	0.85				
<b>Cascades/</b>		Extreme	0.75	0	1.00		
<b>Olympics</b>	<i>Adjustments</i>	Topography (-% reduction, effective lot size, or no impact to market value)		Y	0.90		
none	1.00	0	1.00	<b>Wetland Designation</b>			
Average	1.05	Y	.95 to 0	Case by Case Per Appraiser Judgement			
Good	1.10	*Negative Adjustments are cumulative except unbuildable which is to be applied after net positive & negative. If total net adjustment is -90% or less, equalize to unbuildable.				<b>Unbuildable (-90%)</b>	
Excellent	1.15						
<b>Territorial</b>							
none	1.00					0	1.00
Average	1.05	Y	0.10	<b>Restrictive Size/Shape (-20%)</b>			
Good	1.10			0	1.00		
Excellent	1.15			Y	0.80		



## Supplemental Model Land Only Parcels... Continued

### Supplemental Model Land Only Parcels

**Commercial and Multi Family with Private or Private Restricted Sewer:** Value as Single-Family Lots

**Vacant Single Family Parcels less than 1,500 sf:** Value as if unbuildable.

**Vacant Parcels less than 12,000 sf with no access to sewer and septic not on parcel:** Value as if unbuildable.

**Deed Restricted Tract Parcel:** Value at \$499

# 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. Sales were time-adjusted to 1/1/2025.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Lake Washington Views, Good and Very Good Condition Improvements, Heavy Traffic, Neighborhood 20 (the neighborhood located between Rainier Avenue S and Waters Avenue S), high voltage transmission lines, and the availability of sewer for vacant parcels were influential in the market.

# Improved Parcel Total Value Model Calibration

Variable	Definition
BldgRcnC	Building Reconstruction Cost New
BaseLandC	2025 Adjusted Base Land Value
+ Accy Rcnld (constrained)	Accessory Cost New Less Depreciation
AgeC_Ren	Age
Good YN	Good Condition
Grade>8	Grades greater than 8
Hvy Traffic YN	Traffic
LDR	Low Density Zoning
Lake Washington fair/avg	Lake Washington Views = fair or average
Lake Washington good/ex	Lake Washington Views = good or excellent
NH20	Neighborhood 20
NH50	Neighborhood 50
NH80	Neighborhood 80
Present Use 29	Townhouse
VGood	Very Good Condition
R6	R6 zoning
R8	R8 zoning

## Multiplicative Model

$$(1-0.075) * \text{EXP}(\text{INT}((.925)*(4.25390002737859 - 0.128830347105154 * \text{AgeC\_Ren} + 0.0989085597150624 * \text{BaseLandC} + 0.393171132713525 * \text{BldgRcnC} + 0.0569271420014765 * \text{GoodYN} + 0.0653355269092248 * \text{Gradeover8} - 0.024647223104732 * \text{HvyTrafYN} - 0.0954021756029249 * \text{LDR} + 0.0896724673982458 * \text{LkWaVFairAvg} + 0.185857267179297 * \text{LkWaVGoodEx} + 0.0636294776541106 * \text{Nghb20YN} - 0.0576619967694746 * \text{Nghb50YN} - 0.0412046843299726 * \text{Nghb80YN} - 0.242084226515977 * \text{PresentUseTH} + 0.141874095299372 * \text{VGoodYN} - 0.0470415754445188 * \text{ZoneR6} - 0.133308428191813 * \text{ZoneR8})*1000$$

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.

# Improved Parcel Total Value Model Calibration...

## Continued

### **EMV values were not generated for:**

- Building two or greater. (EMV is generated for building one only.)
- Lot size less than 400 square feet
- Manufactured Homes
- Accy Only Parcels

Of the improved parcels in the population, 3,458 parcels increased in value. They were comprised of 40 single family residences on commercially zoned land and 3274 single family residences or other parcels.

Of the vacant land parcels greater than \$1,000, 217 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Adjustment Parameter	Adjustment
Accessory Only Improvement	Base Land Value + Total RCNLD (Appraiser judgment prevails)
Multiple Improvements	EMV for Bldg 1 and associated Accys + RCNLD of remaining improvements and their accessories. (Appraiser judgment prevails)
Total EMV < Base Land Value	Base Land Value + \$1,000 (Appraiser judgment prevails)
Percent Complete > 0	(Base Land Value) + (IMP EMV*Pcnt Complete)
Percent Net Condition > 0	(Base Land Value) + (IMP EMV*Pcnt Net Condition)
Obsolescence > 0	(Base Land Value)+( Imp EMV*(100%-% Obs))
Mobile Home	Base Land Value + Mobile Home valued per MH Calculator + RCNLD of associated Accessories
Townhouses	EMV or Appraiser Judgement
Economic Unit	Primary Parcel Value stays the same. Combine lot square footages, value per land schedule, subtract primary land value. The difference is the contributory parcel land value. (Appraiser Judgment Prevails.)

### Supplemental Model Built into EMV

Adjustment Parameter	Adjustment
Grade=11	If IMP EMV>\$1,000, IMP EMV*1.03
Grade=12	If IMP EMV>\$1,000, IMP EMV*1.03
Grade=13	If IMP EMV>\$1,000, IMP EMV*1.03
Cond=Fair	If IMP EMV>\$1,000, IMP EMV*0.70
Cond=Poor	IMP=\$1,000
Grade=5	If IMP EMV>\$1,000, IMP EMV*0.90
Grade=4	If IMP EMV>\$1,000, IMP EMV*0.75
Grade<4	IMP=\$1,000
Present Use=4	If IMP EMV>\$1,000, IMP EMV*1.05
Present Use=5	If IMP EMV>\$1,000, IMP EMV*1.20

# Physical Inspection Process

***Effective Date of Appraisal: January 1, 2025***

***Date of Appraisal Report: July 9, 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.

- Kathlene Moreno – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Brad Cooper – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Amenia Trotter – 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.

## Physical Inspection Process... Continued

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.

## Area 022 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time. Market conditions prevalent in the last three years indicated that the best methodology for tracking market movement through time is a modeling technique using splines. Put simply, this is a way of drawing best fit lines through the data points in situations where there may be several different trends going on at different times. Splines are the use of two or more straight lines to approximate trends and directions in the market. Splines are best suited to react to the sudden market changes. To create larger and more reliable data sets for time trending, it was necessary in most instances to combine geographic areas that were performing similarly in the marketplace. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2025**.

The time adjustment formula for **Error! Reference source not found.** is:

$$(1.35416707600911-0.000409587582067189*((SaleDate\leq 44696)*SaleDate+(SaleDate>44696)*44696-45658)+0.00100275816017544*((SaleDate\geq 44696)*(SaleDate\leq 44805)*SaleDate+(SaleDate<44696)*44696+(SaleDate>44805)*44805-45658)-4.95228627594555E-05*((SaleDate\geq 44805)*SaleDate+(SaleDate<44805)*44805-45658))/(1.35416707600911-0.000409587582067189*(-962)+0.00100275816017544*(-853))$$

For example, a sale of \$500,000 which occurred on October 1, 2022, would be adjusted by the time trend factor of 1.045, resulting in an adjusted value of \$523,000 (\$500,000 \* 1.045=\$522,500) – truncated to the nearest \$1000.

## Area 022 Market Value Changes Over Time

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2022	0.986	1.4%
2/1/2022	0.972	2.8%
3/1/2022	0.959	4.1%
4/1/2022	0.945	5.5%
5/1/2022	0.931	6.9%
6/1/2022	0.944	5.6%
7/1/2022	0.978	2.2%
8/1/2022	1.012	-1.2%
9/1/2022	1.047	-4.7%
10/1/2022	1.046	-4.6%
11/1/2022	1.044	-4.4%
12/1/2022	1.042	-4.2%
1/1/2023	1.041	-4.1%
2/1/2023	1.039	-3.9%
3/1/2023	1.037	-3.7%
4/1/2023	1.036	-3.6%
5/1/2023	1.034	-3.4%
6/1/2023	1.032	-3.2%
7/1/2023	1.031	-3.1%
8/1/2023	1.029	-2.9%
9/1/2023	1.027	-2.7%
10/1/2023	1.025	-2.5%
11/1/2023	1.024	-2.4%
12/1/2023	1.022	-2.2%
1/1/2024	1.020	-2.0%
2/1/2024	1.019	-1.9%
3/1/2024	1.017	-1.7%
4/1/2024	1.015	-1.5%
5/1/2024	1.014	-1.4%
6/1/2024	1.012	-1.2%
7/1/2024	1.010	-1.0%
8/1/2024	1.008	-0.8%
9/1/2024	1.007	-0.7%
10/1/2024	1.005	-0.5%
11/1/2024	1.003	-0.3%
12/1/2024	1.002	-0.2%
1/1/2025	1.000	0.0%

# Sales Sample Representation of Population

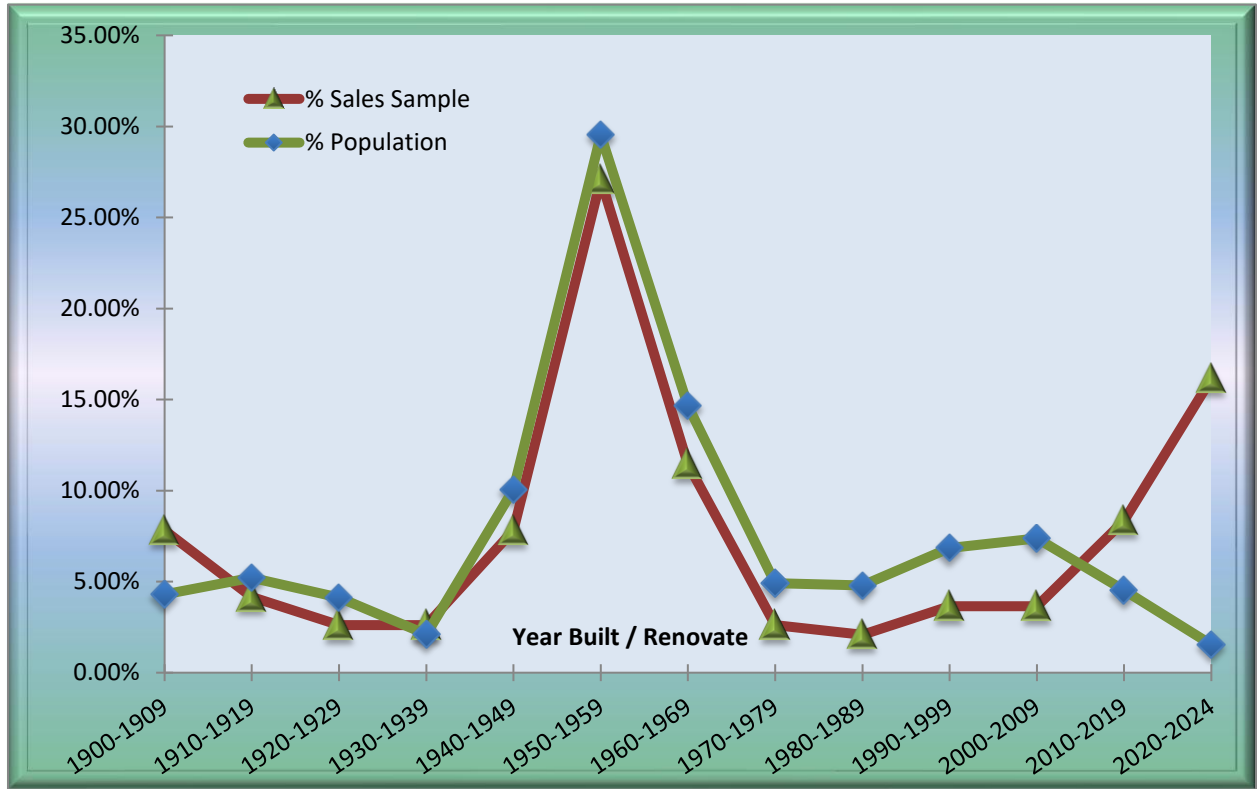
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	15	7.81%
1910-1919	8	4.17%
1920-1929	5	2.60%
1930-1939	5	2.60%
1940-1949	15	7.81%
1950-1959	52	27.08%
1960-1969	22	11.46%
1970-1979	5	2.60%
1980-1989	4	2.08%
1990-1999	7	3.65%
2000-2009	7	3.65%
2010-2019	16	8.33%
2020-2024	31	16.15%
192		

### Population

Year Built/Ren	Frequency	% Population
1900-1909	145	4.30%
1910-1919	176	5.21%
1920-1929	139	4.12%
1930-1939	71	2.10%
1940-1949	340	10.07%
1950-1959	997	29.53%
1960-1969	495	14.66%
1970-1979	166	4.92%
1980-1989	162	4.80%
1990-1999	231	6.84%
2000-2009	249	7.38%
2010-2019	153	4.53%
2020-2024	52	1.54%
3,376		



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

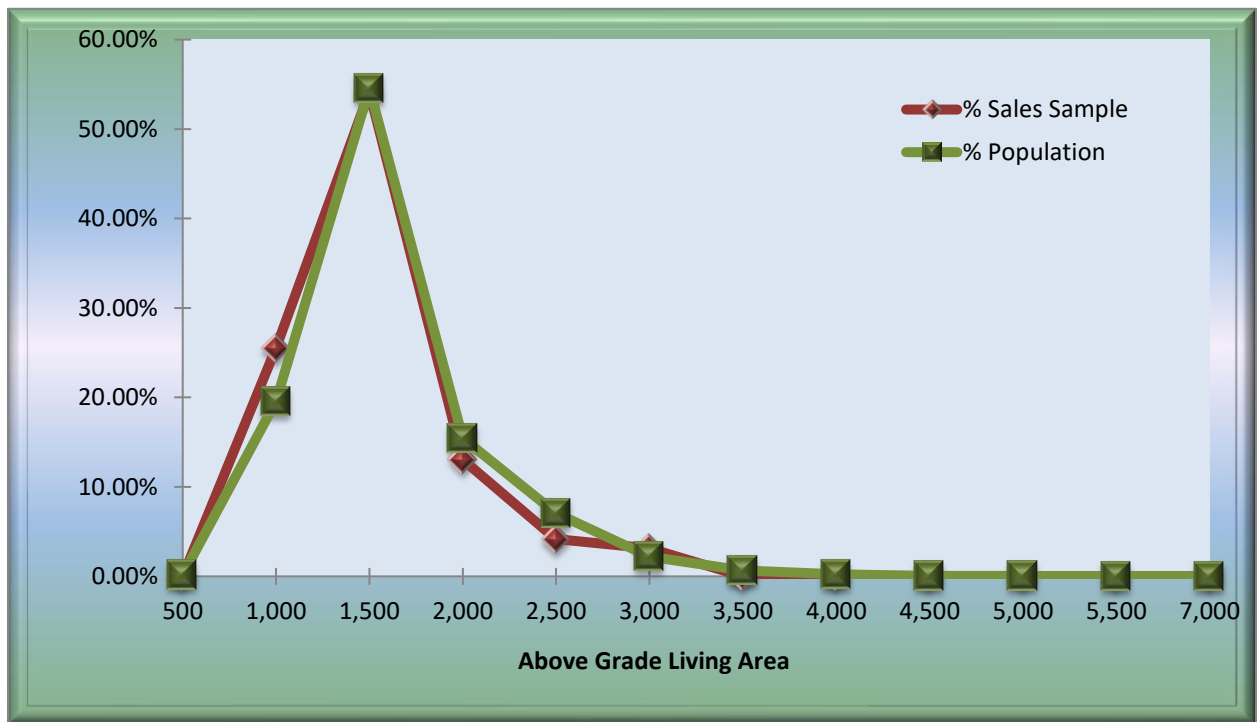
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	49	25.52%
1,500	104	54.17%
2,000	25	13.02%
2,500	8	4.17%
3,000	6	3.13%
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%
7,000	0	0.00%
192		

### Population

AGLA	Frequency	% Population
500	6	0.18%
1,000	660	19.55%
1,500	1,842	54.56%
2,000	521	15.43%
2,500	238	7.05%
3,000	74	2.19%
3,500	22	0.65%
4,000	8	0.24%
4,500	2	0.06%
5,000	2	0.06%
5,500	0	0.00%
7,000	1	0.03%
3,376		



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

# Sales Sample Representation of Population

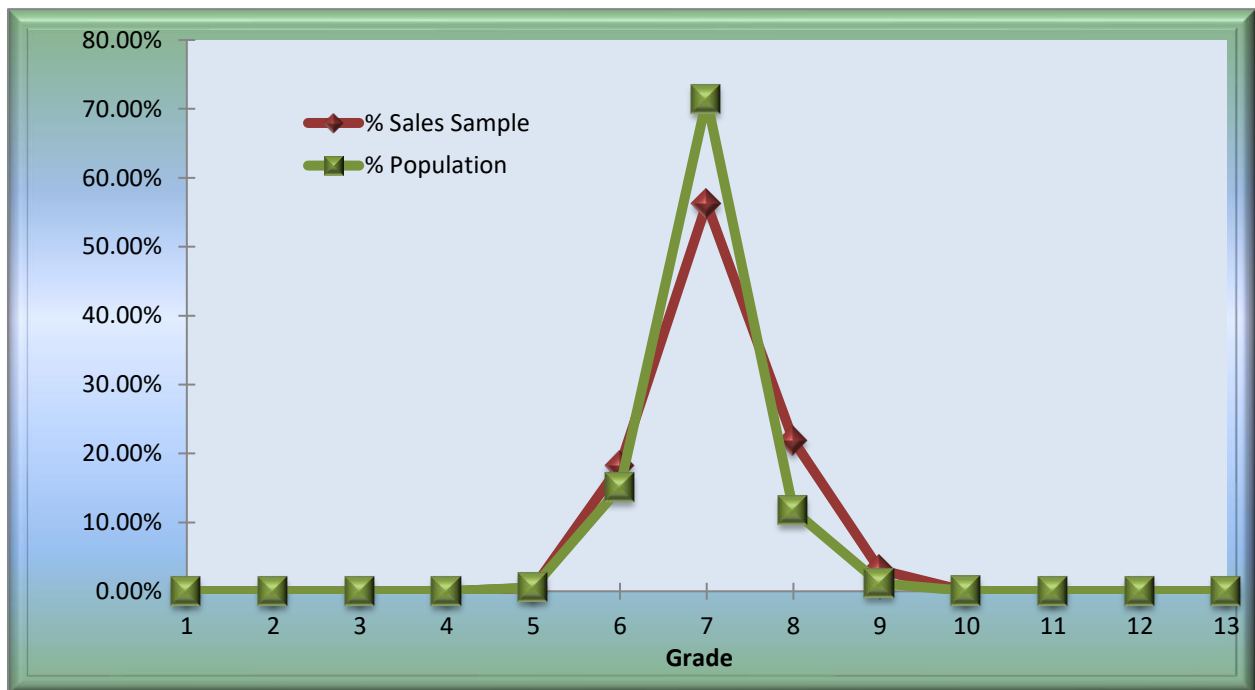
## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.52%
6	35	18.23%
7	108	56.25%
8	42	21.88%
9	6	3.13%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	192	

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	0.56%
6	510	15.11%
7	2,411	71.42%
8	396	11.73%
9	39	1.16%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	3,376	



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 92.8% .

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 +7.3%. 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 6.86% to 5.65%.

*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 022 Housing Profile



Grade 5/ Year Built 1945/ Total Living Area 550



Grade 6/ Year Built 1952/ Total Living Area 860



Grade 7/ Year Built 1958/ Total Living Area 2,120



Grade 8/ Year Built 2007/ 2,130 Total Living Area



Grade 9/ Year Built 2018/ Total Living Area 4,140

# 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:

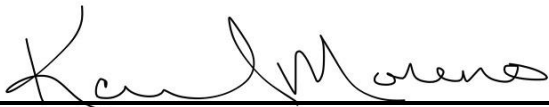
I certify that, to the best of my knowledge and belief:

- 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,

## USPAP Compliance...Continued

the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

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



7/21/25

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](mailto: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