

Burien / White Center

Area: 023

Residential Revalue for 2025 Assessment Roll



Photo from King County Housing Authority



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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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

Burien / White Center – Area 023

2025 Assessment Roll Year

The recommendation is made to post values for Area 023 to the 2026 tax roll:

This report is hereby accepted and the values described in the attached documentation for Area 023 should be posted to the 2026 tax roll.

Al Dams

John Wilson, King County Assessor

8/1/25

Date

Executive Summary

Burien / White Center - Area 023

Physical Inspection

Appraisal Date: 1/1/2025
Previous Physical Inspection: 2019
Number of Improved Sales: 419
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
2024 Value	\$219,200	\$367,400	\$586,600			7.38%
2025 Value	\$235,900	\$362,300	\$598,200	\$648,900	92.2%	6.26%
\$ Change	+\$16,700	-\$5,100	+\$11,600			
% Change	+7.6%	-1.4%	+2.0%			

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 6.26% is an improvement from the previous COD of 7.38%. 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 023 is a more heterogenous market 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
2024 Value	\$232,000	\$322,800	\$554,800
2025 Value	\$245,100	\$321,000	\$566,100
\$ Change	+\$13,100	-\$1,800	+\$11,300
% Change	+5.6%	-0.6%	+2.0%

Number of one to four-unit residences in the population: 5,498

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 023 – Burien / White Center, 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 023 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 023 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

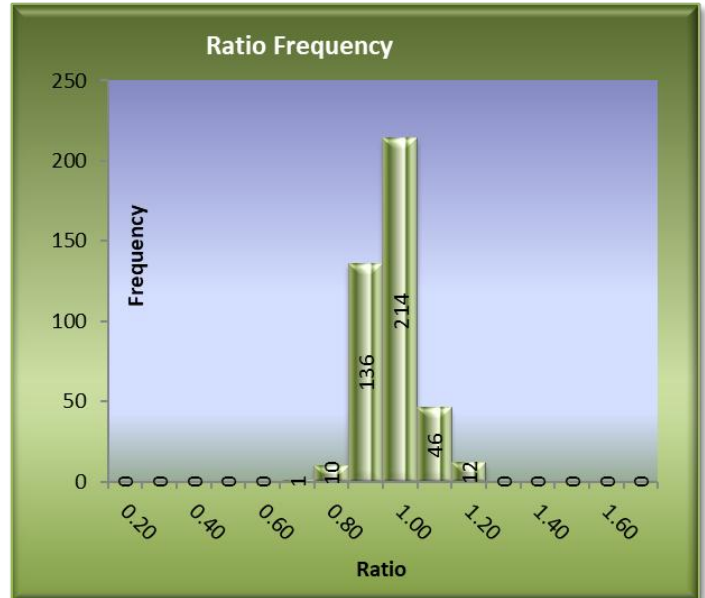
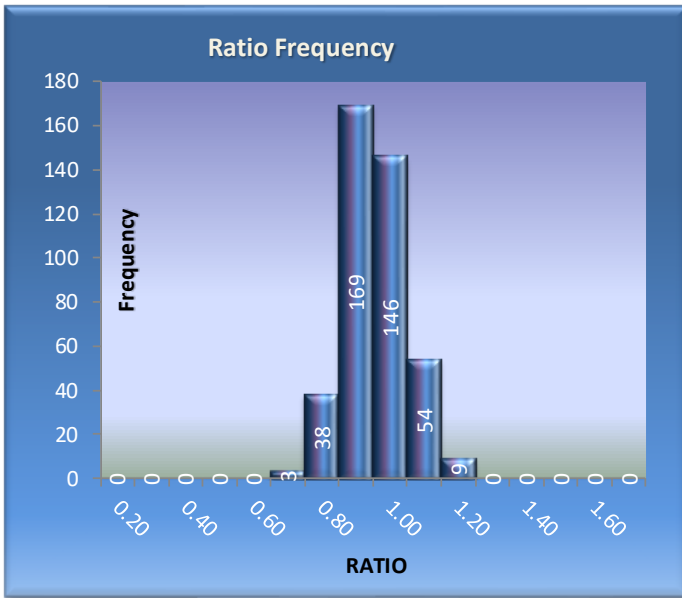
Pre-revalue ratio analysis compares time-adjusted sales from 2022 through 2024 in relation to the previously assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<i>Sample size (n)</i>	419
<i>Mean Assessed Value</i>	586,600
<i>Mean Adj. Sales Price</i>	648,900
<i>Standard Deviation AV</i>	132,641
<i>Standard Deviation SP</i>	148,189
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.908
<i>Median Ratio</i>	0.900
<i>Weighted Mean Ratio</i>	0.904
UNIFORMITY	
<i>Lowest ratio</i>	0.677
<i>Highest ratio:</i>	1.178
<i>Coefficient of Dispersion</i>	7.38%
<i>Standard Deviation</i>	0.086
<i>Coefficient of Variation</i>	9.48%
<i>Price Related Differential (PRD)</i>	1.004
<i>Price Related Bias (PRB)</i>	0.55%

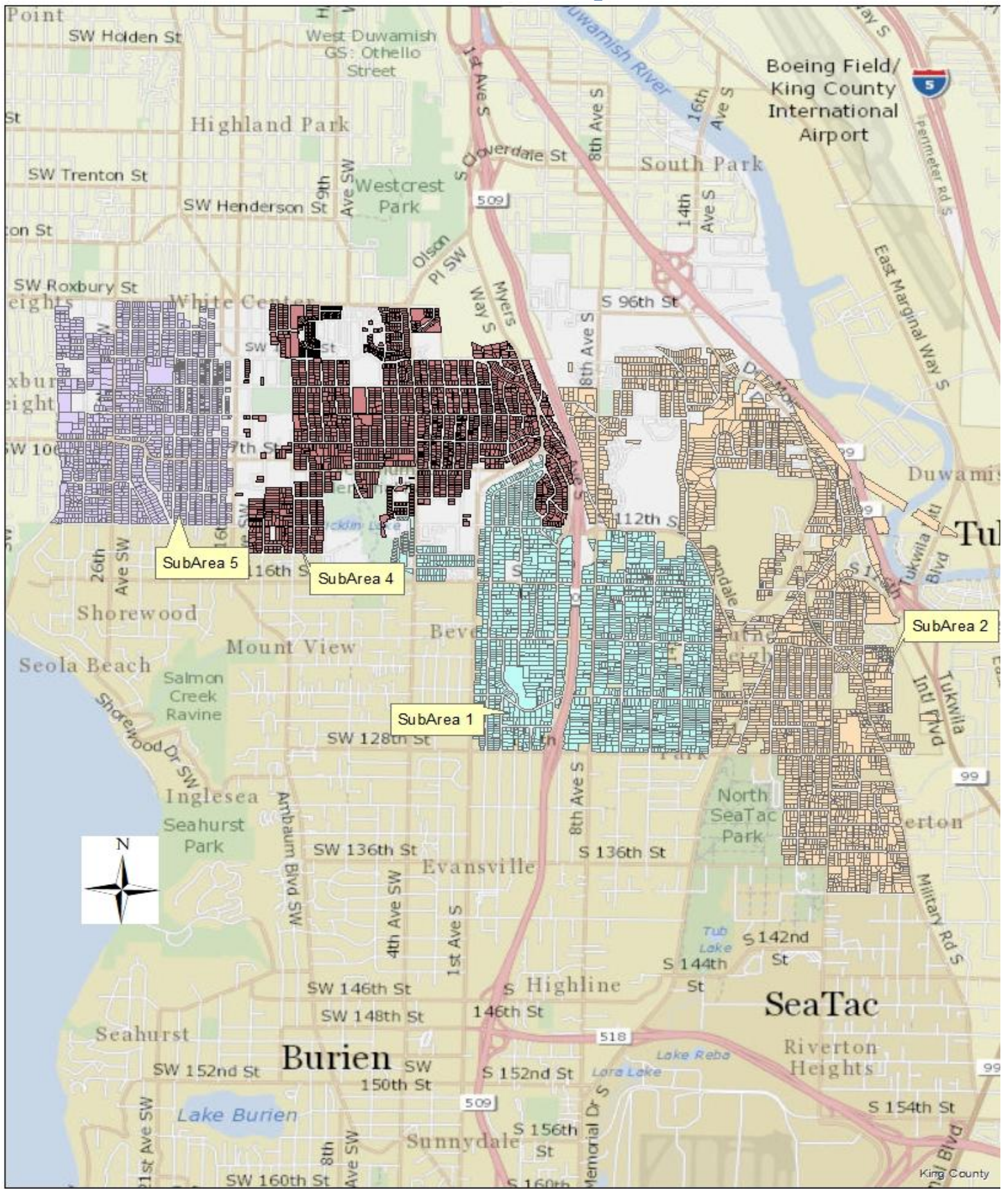
POST-REVALUE RATIO ANALYSIS

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>	419
<i>Mean Assessed Value</i>	598,200
<i>Mean Sales Price</i>	648,900
<i>Standard Deviation AV</i>	126,455
<i>Standard Deviation SP</i>	148,189
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.928
<i>Median Ratio</i>	0.922
<i>Weighted Mean Ratio</i>	0.922
UNIFORMITY	
<i>Lowest ratio</i>	0.689
<i>Highest ratio:</i>	1.168
<i>Coefficient of Dispersion</i>	6.26%
<i>Standard Deviation</i>	0.076
<i>Coefficient of Variation</i>	8.15%
<i>Price Related Differential (PRD)</i>	1.006
<i>Price Related Bias (PRB)</i>	-4.92%



Area 023 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.

Area Information

Name or Designation

Area 023 - Burien / White Center

Boundaries

Area 023 is bounded by SW Roxbury Street and S 96th Street to the north; Highway 99 and Military Road S to the east; S 138th Street, S 128th Street, SW 116th Street, and SW 112th Street to the south; and North SeaTac Park, 1st Avenue S, and 30th Avenue SW to the west.

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

Area 023 White Center / Burien is located directly south of the city of Seattle and north of SeaTac Airport. Most of the parcels in Area 023 are located in unincorporated King County (60%) or within Burien city limits (32%). A small portion of parcels are located within the city of SeaTac (7%). The remaining few parcels are located within the city of Seattle or Tukwila. This area includes several highways and major arterials including State Route 509 and Highway 99 providing convenient access to major employment, shopping centers and services.

Area 023 includes the neighborhoods of Roxbury Heights, White Center, Beverly Park, Glendale, Riverton-Boulevard Park, and Latona.

Parcels located east of Hwy 509 are located under the flight path for SeaTac airport, but it should be noted that there is a group of residential properties located to the south from area 23 that are closer to Highway 518 and the airport. Planes therefore are somewhat higher in elevation as they pass over area 023. The method for measuring and administering the magnitude of market impact from airport nuisance is to narrowly define market areas. This is accomplished by creating narrowly defined market areas, sub areas, neighborhoods, and plats that are all similarly situated and by extension similarly impacted. In lieu of creating an additive market adjustment for the nuisance (e.g. less 25% for airport nuisance), this method allows the market to reflect the nuisance in the sale prices of the properties sold within the defined market boundaries.

The majority of improvements are single family residences of grade 6 to 7 quality in average condition. The Greenbridge mixed income housing development is in the north end of this area, and includes a community center, an elementary school and a library. Seola Gardens, another mixed income level housing project is located nearby. Seola Gardens amenities include a community center along with parks and trails. Arbor Heights and Boulevard Manor, subsidized housing under KC Housing programs, are also located in this area.

Historically, the sub-area boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate workloads for appraisal teams. Area 023 is divided into 4 subareas which are shown on the Area Map.

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 023 contains 7,806 parcels of which approximately 6% are vacant. Location, views, topography, wetlands or other environmental impacts, lot size, and traffic are primary influences on land values. The predominant zoning in this area is single-family residential. 20 land sales in this area in the last 3 years were used to develop the land model for Area 023. Both vacant sites and tear down sales, where the purchaser intended to remove the improvement, were utilized to develop a model for the valuation of each land parcel. The Sales Comparison approach was utilized to determine land value. This was supplemented by extracted land values from improved sales, allocation of land values from improved properties for townhouses, and paired sales analysis for land characteristic adjustments.

The available vacant land parcels in Area 023 tend to be impacted by topography, wetlands or other environmental impacts, or is deemed right-of way or easements. There has been a recent trend of development of new sites and new construction taking place in some of the neighborhoods, predominantly in Neighborhood 50.

A typical improved site in Area 023 ranges from 5,000sf to 12,000sf. Adjustments were considered for views, traffic, topography, wetlands, etc. A typical improved site in the area has an average value range between \$142,000 and \$325,000 depending on size, location, nuisances and view amenity.

A separate analysis was done for Townhouse improved properties. The land value for Townhouses was primarily developed using the allocation method. Although the lots varied in size no adjustments were made for size as the larger lots typically had parking pads or ingress/ egress paths or driveways. Adjustments for views and traffic considerations, etc. were done in the same manner as single-family zoned properties. A typical non-view, Townhouse parcel with no land problems has a base land value of \$200,000.

There are five waterfront parcels in the area all fronting Arbor Lake, in Burien. There were no waterfront sales. The waterfront parcels were valued using the uplands schedule with a 40% adjustment applied for the waterfront amenity, then the net adjustment was applied for view amenities and other land characteristics if applicable.

Neighborhoods

Based primarily on location and building grade, 7 neighborhoods have been identified within Area 023. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. A map of these neighborhoods is included in this report.

Parcels improved with townhouse dwellings have received an additional neighborhood coding in the last place digit of the neighborhood code. Only townhouses have this coding. This coding is for the parcel's position within the plat as an end unit, middle unit, or stand-alone unit, and will be described in more detail in the land value model calibration portion.

Land Valuation... Continued

Neighborhood 10

Neighborhood 10 is generally located on the southeast portion of Area 023, in the jurisdiction of SeaTac. Homes in this neighborhood are typically Grade 6's and 7's; though there are some higher grades represented. Most homes in this neighborhood were built in 1940's thru the 1960's.

Neighborhood 20

Neighborhood 20 is located directly north of Neighborhood 10 and is bounded on the west by Hwy 509. Almost all of the parcels are located in Burien. Homes in this neighborhood are typically Grade 6's and 7's, most of which were built in the 1940's and 1950's.

Neighborhood 30

Neighborhood 30 is located across from Neighborhood 20, on the west side of Hwy 509. More than half of the parcels are located in Burien, with the remainder in Unincorporated King County. This neighborhood includes the King County mixed income development Seola Gardens. Homes in this neighborhood are typically Grade 6's and 7's with the majority built in the 1940's and 1950's.

Neighborhood 40

Neighborhood 40 is directly north of Neighborhood 20 and is bounded on the west by Hwy 509. The majority of the parcels are located in unincorporated King County, and most of the remainder are located in Burien, with one parcel located in Tukwila. Homes in this neighborhood are typically Grade 6's and 7's which were built in 1940's thru the 1960's.

Neighborhood 50

Neighborhood 50 is directly across Hwy 509 from Neighborhood 40 and the east side of the neighborhood is bounded by Hwy 509. This neighborhood includes the King County mixed income housing development of Greenbridge. Homes in this neighborhood are typically Grade 6's and 7's, and a strong representation of Grade 8's. All but one of the parcels are located in Unincorporated King County, with the remaining parcel in Seattle. This neighborhood includes the Greenbridge mixed income housing development. This neighborhood has the highest concentration of newer built homes.

Neighborhood 60

Neighborhood 60 is west of Neighborhood 50. Homes in this neighborhood are typically Grade 6's and 7's but includes a majority of the higher grade improvements. All but five of the parcels are located in unincorporated King County, with the remaining parcels in Seattle.

Neighborhood 70

Neighborhood 70 is a small neighborhood directly south of Neighborhood 60. Homes in this neighborhood are typically Grade 6's and 7's most of which were built in the 1950's. All of the parcels are located in Unincorporated King County.

Airport Noise

The method for measuring and administering the magnitude of market impact from airport nuisance is to narrowly define market areas. This is accomplished by creating narrowly defined market areas, sub areas, neighborhoods, and plats that are all similarly situated and by extension similarly impacted. In lieu of creating an additive market adjustment for the nuisance (e.g. less 25% for airport nuisance), this method allows the market to reflect the nuisance in the sale prices of the properties sold within the defined market boundaries.

Land Valuation... Continued

Topography Adjustments

Adjustments for topography were made either as a Land Value Percent adjustment or Percent Unusable based on the effective lot size. In either case, the Topography field is checked "Yes". During the physical inspection process, the assigned appraiser determined if each parcel's value was impacted by topography; if a parcel is coded with topography and no adjustment was deemed necessary, the appraiser has included an explanation in the note field of Real Property.

Land Table

Land value was determined from available data of vacant and time-adjusted tear down sales, together with consideration for neighborhood influences. There was a lack of representation for Multi-Family and Commercial zoning land sales, these were considered along with the single family zoned land sales. In some cases, parcels with commercial zoning were equalized to surrounding commercial land values based on appraiser judgement and knowledge of the area. Neighborhood adjustments were determined by examining land sales, which were supplemented by the analysis of extracted land values from improved properties.

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 1,000 SF and lots larger than the enclosed table were valued as appraiser selects.

Land Model

Model Development, Description and Conclusions

The land model is composed of four components: the land schedule, neighborhood schedule, townhouse plat schedule and the land characteristic adjustment table. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Tear-down sales were a major consideration in the development of the Area 023 land model in addition to true vacant land sales. The neighborhood schedule was determined through the sales comparison approach, supplemented by extraction analysis. The townhouse schedule was determined through allocation analysis. The adjustment table for characteristics such as traffic, topography, and views was developed through a matched-pair analysis along with years of appraisal experience and knowledge in the area.

Appraiser judgment was applied where an exception was warranted. In some cases, the land value for commercial zoned parcels with a single-family improvement was equalized to nearby commercial values. A note for the valuation method was included in these cases. For a complete list of sales in the Area, please visit eSales or Localscape.

The following base land schedule is used for single-site parcels. Valuations are continuous in relation to lot size and are not interpolated between established land values.

In some cases, the land value for commercial zoned parcels with a single-family improvement was equalized to nearby commercial values. A note for the valuation method was included in these cases.

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

Land Value Model Calibration

Land Schedule (all zoning)	
Lot Size	Value
1	\$70,000
500	\$70,000
1000	\$200,000
1500	\$200,000
2000	\$203,000
2500	\$204,000
3000	\$208,000
3500	\$209,000
4000	\$210,000
4500	\$211,000
5000	\$212,000
5500	\$213,000
6000	\$214,000
6500	\$215,000
7000	\$220,000
7500	\$225,000
8000	\$230,000
8500	\$235,000
9000	\$240,000
9500	\$245,000
10000	\$250,000
11000	\$255,000
12000	\$260,000
13000	\$265,000
14000	\$270,000
15000	\$275,000
16000	\$280,000
17000	\$285,000
18000	\$290,000
19000	\$295,000
20000	\$300,000
21000	\$305,000
22000	\$310,000
23000	\$315,000
24000	\$320,000
25000	\$325,000
26000	\$330,000
27000	\$335,000
28000	\$340,000
29000	\$345,000
30000	\$350,000

Land values are not interpolated between square foot sizes.

Neighborhood	Factor	% Adjustment
10	0.85	-15%
20	0.90	-10%
30	1.00	0%
40	0.95	-5%
50	1.20	20%
60	1.20	20%
70	1.25	25%

Nghb adjustment is to be applied to both Single Family & Multi-Family/Commercial zoned parcels.

Neighborhood	Townhouse Plat (no nghb adjustment to be applied)
20	\$200,000
50	\$200,000
60	\$200,000

Townhouse Plats: Lots were equalized to account for larger parcels being impacted by parking or access for small lots within the plat.

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 an end unit, 103 indicates a stand alone unit.

Arbor Lake Waterfront Footage		
FrontFoot	Factor	Positive % Adj
80	1.40	40%
100	1.40	40%
175	1.40	40%

Applied in addition to view adjustment.

Percent Unusable
Applied to the lot size to determine base land value from the land schedule before any adjustments; Not to be included in negative adjustments.

Land Value Model Calibration ... Continued

Mountain (Mt Rainier/ Cascades/ Olympics)	Positive % Adjustment
Average	5%
Good	10%
Excellent	15%
Territorial	
Average	5%
Good	10%
Excellent	15%
Sm Lk/Rvr/Crk	
Average	10%
Good	15%
Excellent	20%
Seattle Skyline	
Average	15%
Good	25%
Excellent	35%
Puget Sound	
Fair	15%
Average	25%
Good	35%
Excellent	45%
*Views are not cumulative. If there are multiple views only the highest adjustment is applied.	

Ex: Excellent PS / Good City / Good Oly=1.45

Ex: Excellent PS / Good Oly=1.45

Adjacent Golf Fairway	Positive % Adjustment
Yes	5%

Access	Negative %
(none)	-30%
Restricted	-30%
Legal/Undeveloped	-20%
Walk In	-20%
Private	0%
Public	0%
Sewer System	
(none)	-20%
Private	0%
Private Restricted	-80%
Public	0%
Public Restricted	-20%
Unbuildable	
Yes	-90%
Restrictive Size/Shape	
Yes	-20%
Other Problems	
Yes	-5% to -95%
Other Nuisance	
Yes	-5% to -95%
Topography	
Yes	-5% to -95%
Traffic	
Moderate	-5%
High	-10%
Extreme	-15%

Deed Restrictions	Negative %
Yes	-5%
Easement	
Yes	0%
Power Lines	
Yes	-10%
Water Problems	
Yes	-10%
Stream (if no value % then effective lot size utilized)	
Yes	-90%
Steep Slope Designation (only to be applied if no topography or %unusable adjustment)	
Yes	-5%
Landslide Designation	
Yes	0%
Wetland Designation	
Case by Case Per Appraiser Judgement	

***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.**

Land Value Model Calibration ... Continued

Land Value Calculation Example 1 (Multi-Family/Commercial Zoning)

Zoning: R48
 Lot Size: 12500
 Neighborhood: 30
 Townhouse: N
 Traffic: High
 Topography: None
 View: None

Calculation

Land w/ NBHD Adj	\$260,000*1.00=\$260,000
Total Negative Adj	-10%
Total Positive Adj	+0%
Net Adj	-10%
New BLV=	\$260,000*.90=\$234,000

Land Value Calculation Example 2 (Single Family Zoning)

Zoning: RS-7200
 Lot Size: 11700
 Neighborhood: 40
 Townhouse: N
 Traffic: None
 Topography: None
 View: Average Territorial

Calculation

Land w/ NBHD Adj	\$255,000*.95=\$242,000
Total Negative Adj	0%
Total Positive Adj	+5%
Net Adj	+5%
New BLV=	\$242,000*1.05=\$254,000

Land Value Calculation Example 3 (Townhouse Plat)

Zoning: R18
 Lot Size: 1484
 Neighborhood: 500
 Townhouse: Y
 Traffic: Moderate
 Topography: None
 View: None

Calculation

Land w/ NBHD Adj	\$200,000
Total Negative Adj	-5%
Total Positive Adj	0%
Net Adj	-5%
New BLV=	\$200,000*.95=\$190,000

Land Value Calculation Example 4 (Waterfront)

Zoning: RS-7200
 Dry Lot Size: 14216
 Neighborhood: 30
 Townhouse: N
 Traffic: None
 Topography: N
 View: Average Territorial & Good Lk/Rvr/Crk
 Waterfront Ft: 80
 Bank: Low

Calculation

Land w/ NBHD Adj	\$270,000*1.00=\$270,000
Waterfront Adjustment	1.40
	\$270,000*1.40=\$378,000
Total Negative Adj	0%
Total Positive Adj	+15% (only the highest view adj is applied)
Net Adj	+15%
New BLV=	\$378,000*1.15=\$434,000

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. A multiplicative model was developed for this area using market sales data adjusted to 1/1/2025. The model is cost based.

Sales from 1/1/2022 to 12/31/2024 were used to value a majority of the improved 1-4 unit parcels in Area 023. The sales sample represented the population well for most characteristics. Data used in the valuation models reflects the property characteristics at the time of the sale. There may be some properties where the current data is different than the sales data due to the property being remodeled or changed in some manner and those properties were not included in this analysis.

There were some cases where the valuation model was not applicable. Those tended to be where the population was not adequately represented by the sales samples. Other valuation tools such as cost and cost less depreciation were available to aid in selecting a value for these types of properties. In all cases, appraiser judgment was used in selecting the value for each parcel and when EMV was not used a note was left in Real Property describing the valuation method.

There are 144 mobile homes as primary residences in Area 023. Because of the lack of sales within Area 023 (i.e. only 14 good market sales between 1/1/2022 to 12/31/2024), a supplemental model was developed. All the manufactured homes were field-reviewed, and characteristics were updated.

Improved Parcel Total Value Model Calibration

Variable	Definition
AgeC_Ren	Age or Renovated Age of Improvement
AglaGreaterThan2000YN	Above Grade Living Area 2,000 SqFt or greater
BaseLandC	2025 Adjusted Base Land Value
BldgRcnC	Building Cost New
FairYN	Fair Condition
GoodYN	Good Condition
LotsizeC	Non-Townhouse; Lot Size
Nghb50YN	Non-Townhouse and Neighborhood 50; Townhouse excluding Neighborhood 500
PoorYN	Poor Condition
Sub1excludingNghb50YN	Res Sub Area 1 excluding Neighborhood 50
Sub5YN	Non-Townhouse and Res Sub Area 5
VGoodYN	Very Good Condition
+ Accy Rcnld (constrained)	Accessory Cost New Less Depreciation

Multiplicative Model

$$(1-0.075) * \text{EXP}(3.74550424741979 - 0.135388868196093 * \text{AgeC_Ren} + 0.000110295371991645 * \text{AglaGreaterThan2000YN} + 0.171538015126247 * \text{BaseLandC} + 0.343176461605971 * \text{BldgRcnC} - 0.196729554013626 * \text{FairYN} + 0.1109623207865 * \text{GoodYN} + 0.0272968159169619 * \text{LotsizeC} + 0.0304059344201903 * \text{Nghb50YN} - 0.433863372090473 * \text{PoorYN} - 0.0178183616775544 * \text{Sub1excludingNghb50YN} + 0.0652172657453326 * \text{Sub5YN} + 0.174489620542634 * \text{VGoodYN}) * 1000 + \text{AccyRCNLD}$$

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.)
- Lot size less than 100 square feet
- Buildings with Net Condition, Obsolescence, or Percent Complete

Supplemental Models and Exceptions

Variable	Supplemental
Accessory Improvement Only	RCNLD (Reconstruction Cost New Less Depreciation) or \$1,000
Multiple Improvements	Land + (Imp 1 EMV + RCNLD for each additional improvement)
Improvements with an additional Mobile Home	Land + (Imp 1 EMV + Mobile Home RCNLD)
Net Condition > 0	Land + (Imp EMV * % Net Condition)
Obsolescence > 0	Land + (Imp EMV *(100% - % Obsolescence))
Percent Complete > 0	Land + (Imp EMV * % Complete); If Imp count > 1 then: Land + (Imp 1 EMV * % Complete) + (Imp 2 RCNLD)
Total Living 7,000sf or greater	Total EMV *.80

Mobile Home Supplemental Model

Variable	Definition
Year Built before 1977	Land + (MH RCNLD + Accy RCNLD)
Single Wide	Land + (MH RCNLD + \$50,000 + Accy RCNLD)
Double Wide & Triple Wide in Average Condition	Land + (MH RCNLD + \$100,000 + Accy RCNLD)
Double Wide & Triple Wide in Good Condition	Land + (MH RCNLD + \$150,000 + Accy RCNLD)
Double Wide & Triple Wide in Very Good or Excellent Condition	Land + (MH RCNLD + \$225,000 + Accy RCNLD)
2000+ Year built Double & Triple wide MH/VG or EXC condition	Land + (MH RCNLD + \$250,000 + Accy RCNLD)

For parcels with more than one MH, the primary MH is valued according to the MH model above, the additional mobile homes are valued using RCNLD (cost less depreciation).

***Appraiser judgment prevails.**

Physical Inspection Process

Effective Date of Appraisal: January 1, 2025

Date of Appraisal Report: July 24, 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.

- Jennifer Lizotte – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Larry Swegle – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Nancy Wiggins – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Megan Persian – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Jim Eckels – 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 023 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 Area 023 is:

$$(0.947230023818748-0.000520634304651297*((SaleDate\leq 44682)*SaleDate+(SaleDate>44682)*44682-45658)+0.000647389785366242*((SaleDate\geq 44682)*(SaleDate\leq 44835)*SaleDate+(SaleDate<44682)*44682+(SaleDate>44835)*44835-45658)-9.01511765381611E-05*((SaleDate\geq 44835)*SaleDate+(SaleDate<44835)*44835-45658))/(0.947230023818748-0.000520634304651297*(-976)+0.000647389785366242*(-823))$$

For example, a sale of \$600,000 which occurred on October 1, 2022, would be adjusted by the time trend factor of 1.080, resulting in an adjusted value of \$648,000 ($\$600,000 * 1.080 = \$648,000$) – truncated to the nearest \$1,000.

Area 023 Market Value Changes Over Time

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2022	1.041	4.1%
2/1/2022	1.023	2.3%
3/1/2022	1.007	0.7%
4/1/2022	0.990	-1.0%
5/1/2022	0.973	-2.7%
6/1/2022	0.995	-0.5%
7/1/2022	1.016	1.6%
8/1/2022	1.038	3.8%
9/1/2022	1.059	5.9%
10/1/2022	1.080	8.0%
11/1/2022	1.077	7.7%
12/1/2022	1.074	7.4%
1/1/2023	1.071	7.1%
2/1/2023	1.068	6.8%
3/1/2023	1.066	6.6%
4/1/2023	1.063	6.3%
5/1/2023	1.060	6.0%
6/1/2023	1.057	5.7%
7/1/2023	1.054	5.4%
8/1/2023	1.051	5.1%
9/1/2023	1.048	4.8%
10/1/2023	1.045	4.5%
11/1/2023	1.042	4.2%
12/1/2023	1.039	3.9%
1/1/2024	1.036	3.6%
2/1/2024	1.033	3.3%
3/1/2024	1.030	3.0%
4/1/2024	1.027	2.7%
5/1/2024	1.024	2.4%
6/1/2024	1.021	2.1%
7/1/2024	1.018	1.8%
8/1/2024	1.015	1.5%
9/1/2024	1.012	1.2%
10/1/2024	1.009	0.9%
11/1/2024	1.006	0.6%
12/1/2024	1.003	0.3%
1/1/2025	1.000	0.0%

Sales Sample Representation of Population

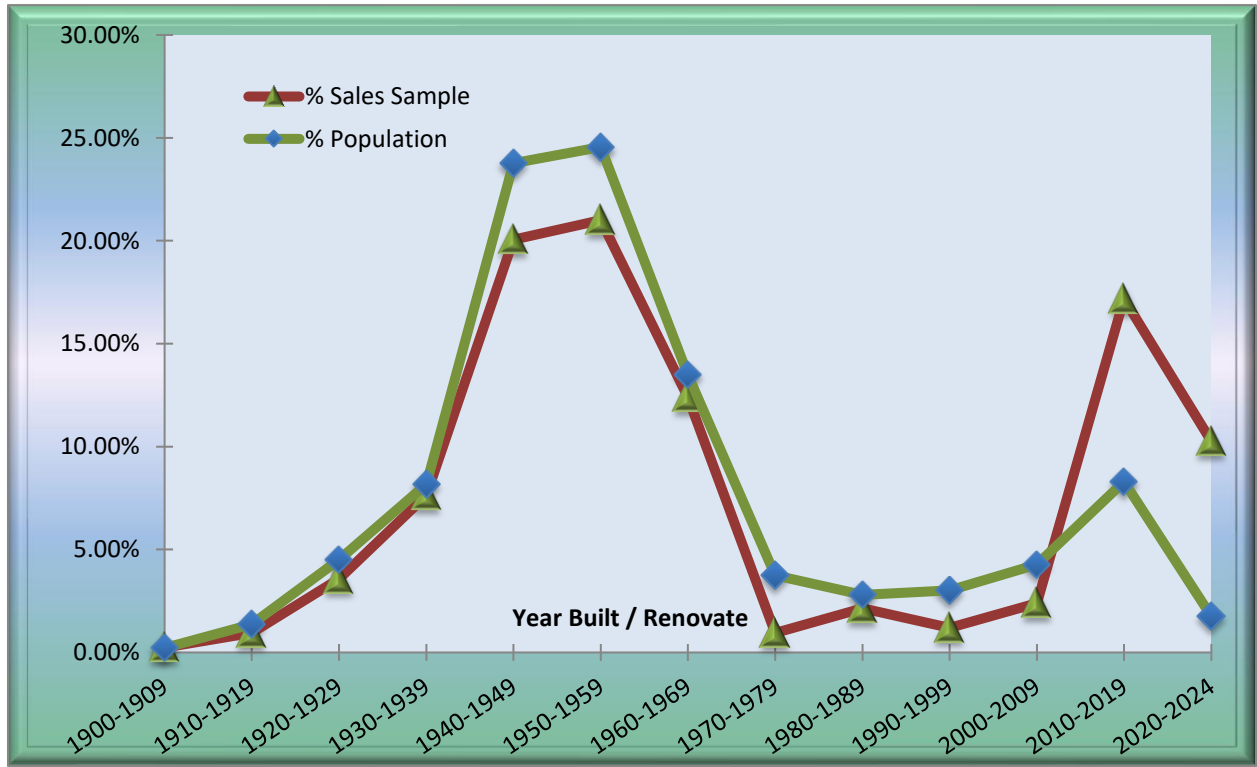
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	1	0.24%
1910-1919	4	0.95%
1920-1929	15	3.58%
1930-1939	32	7.64%
1940-1949	84	20.05%
1950-1959	88	21.00%
1960-1969	52	12.41%
1970-1979	4	0.95%
1980-1989	9	2.15%
1990-1999	5	1.19%
2000-2009	10	2.39%
2010-2019	72	17.18%
2020-2024	43	10.26%
	419	

Population

Year Built/Ren	Frequency	% Population
1900-1909	12	0.22%
1910-1919	75	1.36%
1920-1929	248	4.51%
1930-1939	450	8.18%
1940-1949	1,307	23.77%
1950-1959	1,350	24.55%
1960-1969	742	13.50%
1970-1979	206	3.75%
1980-1989	154	2.80%
1990-1999	166	3.02%
2000-2009	235	4.27%
2010-2019	456	8.29%
2020-2024	97	1.76%
	5,498	



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

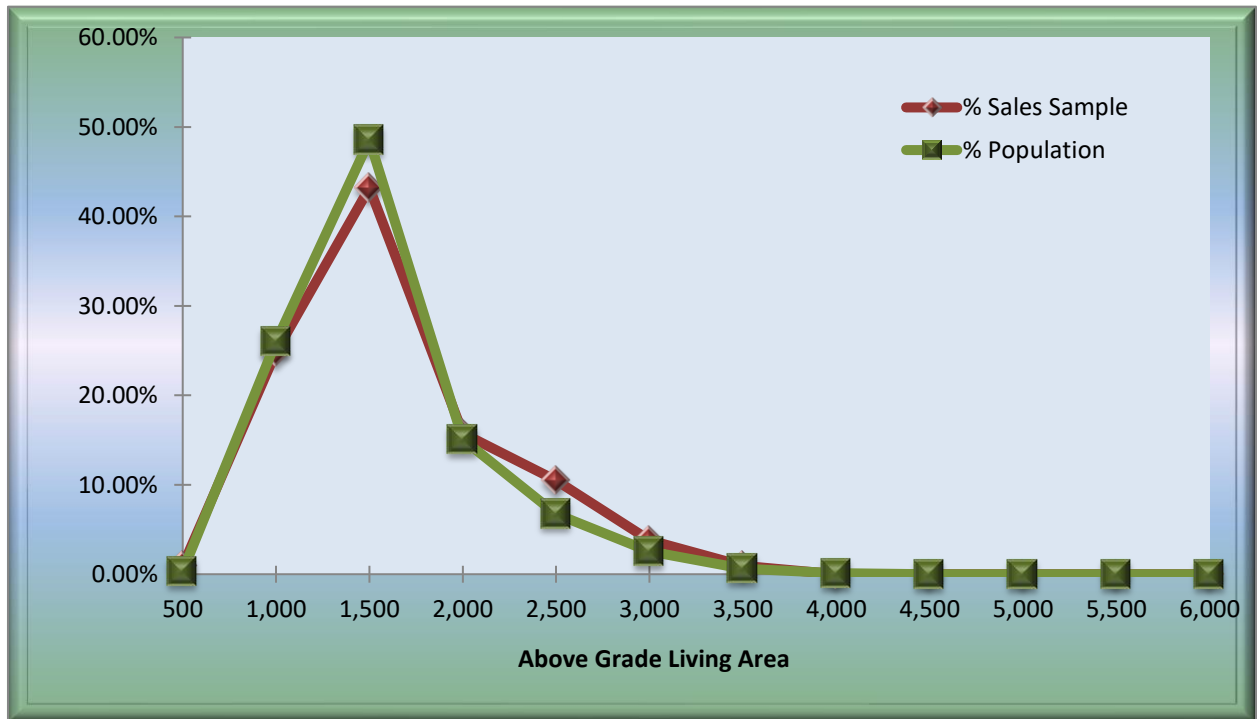
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	4	0.95%
1,000	104	24.82%
1,500	181	43.20%
2,000	66	15.75%
2,500	44	10.50%
3,000	16	3.82%
3,500	4	0.95%
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%
	419	

Population

AGLA	Frequency	% Population
500	19	0.35%
1,000	1,428	25.97%
1,500	2,669	48.54%
2,000	829	15.08%
2,500	371	6.75%
3,000	140	2.55%
3,500	35	0.64%
4,000	7	0.13%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	5,498	



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

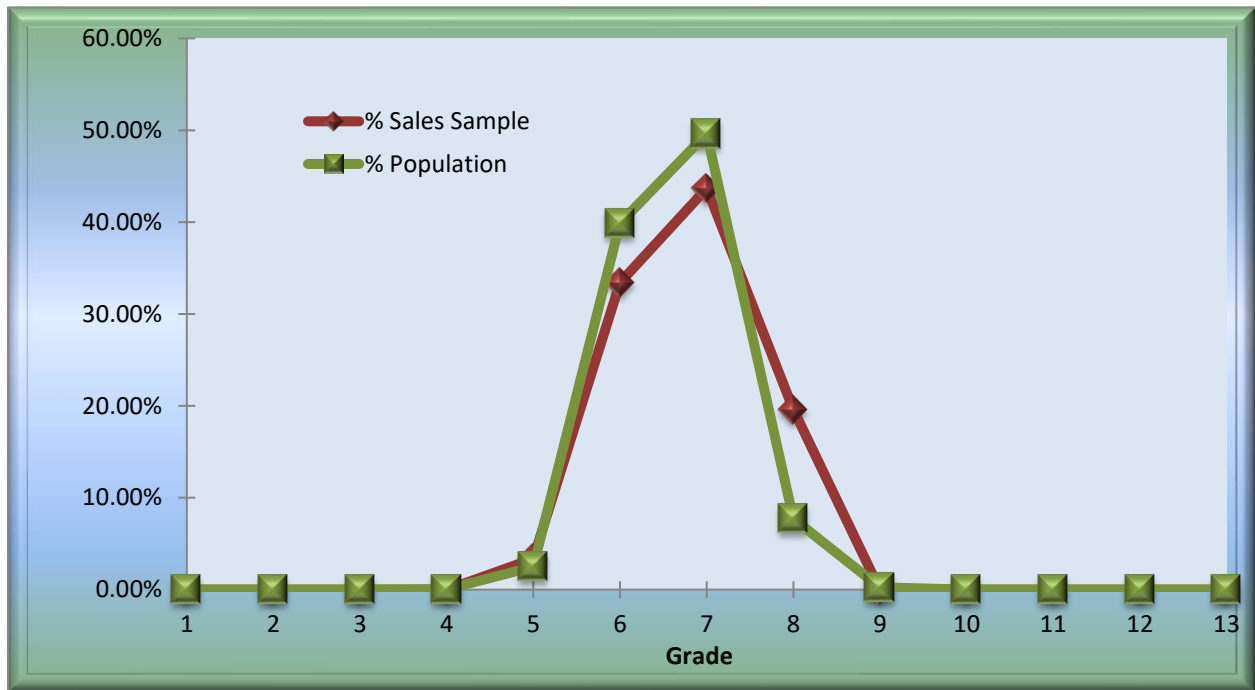
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	14	3.34%
6	140	33.41%
7	183	43.68%
8	82	19.57%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
419		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	137	2.49%
6	2,193	39.89%
7	2,728	49.62%
8	423	7.69%
9	15	0.27%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,498		



The sales sample frequency distribution follows the population distribution relatively 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 92.2% .

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 +2.0%. 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 7.38% to 6.26%.

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 023 Housing Profile



Grade 5/ Year Built 1922/ TLA 580



Grade 8/ Year Built 2013/ TLA 1870



Grade 6/ Year Built 1949/ TLA 800



Grade 9/ Year Built 2022/ TLA 2950



Grade 7/ Year Built 1952/ TLA 860



Grade 10/ Year Built 2018/ TLA 3230

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:
 - Larry Swegle, Nancy Wiggins, Megan Persian, Jim Eckels
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - 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:
 - Jennifer Lizotte
 - 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

Jennifer Lizotte

7/24/2025

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