Bothell / West Kenmore

Area: 038

Residential Revalue for 2026 Assessment Roll

https://www.mcmenamins.com/andersonschool

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., Room 708, KSC – AS – 0708

Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

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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, uses 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, who is 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

Bothell / West Kenmore – Area 038

2026 Assessment Roll Year

The recommendation is made to post values for Area 038r to the 2027 tax roll:

This report is hereby accepted and the values described in the attached documentation for Area 038 should be posted to the 2027 tax roll.

Al Dams

John Wilson, King County Assessor

8-26-26

Date

Executive Summary
Bothell / West Kenmore - Area 038
Physical Inspection

Appraisal Date: 1/1/2026

Previous Physical Inspection: 2020

Number of Improved Sales: 602

Range of Sale Dates: 1/1/2023 – 12/31/2025 Sales were time adjusted to 1/1/2025.

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2025 Value	$663,200	$665,800	$1,329,000			7.58%
2026 Value	$572,600	$681,100	$1,253,700	$1,356,600	93.0%	6.50%
$ Change	-$90,600	+$15,300	-$75,300			
% Change	-13.7%	+2.3%	-5.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2026 COD of 6.50% is an improvement from the previous COD of 7.58%. The lower the COD, the more uniform the predicted assessed values. Refer to the table on page 3 of this report for more details surrounding COD thresholds. Area 038 is a more homogenous market area and the COD threshold prescribed by the IAAO should be no more than 10%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2023 to 12/31/2025 (at a minimum) were considered in all analysis. Sales are time adjusted to 1/1/2025.

Population - Improved Valuation Change Summary:

	Land	Improvements	Total
2025 Value	$691,700	$578,000	$1,269,700
2026 Value	$594,200	$588,400	$1,182,600
$ Change	-$97,500	+$10,400	-$87,100
% Change	-14.1%	+1.8%	-6.9%

Number of one-to-four-unit residences in the population: 5,199

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 038 – Bothell / West Kenmore, 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 038 indicated a slight 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 a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

Area 038 Physical Inspection Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

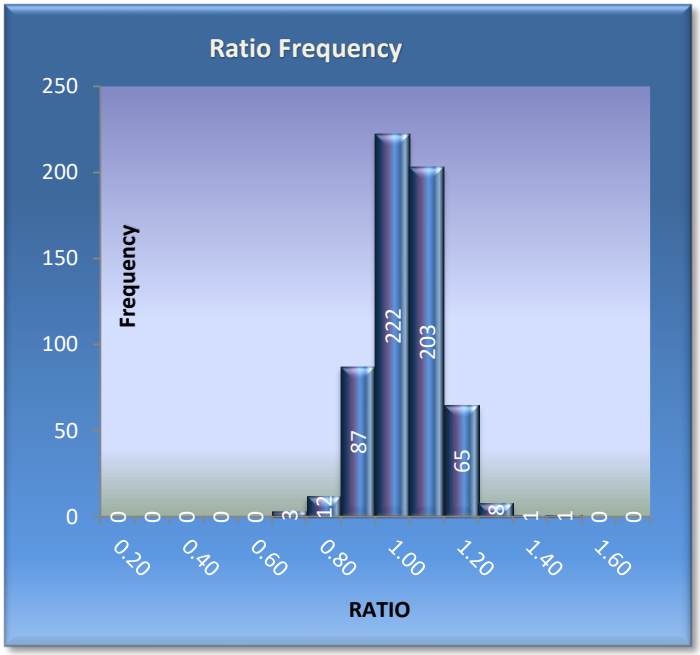
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previously assessed value as of 1/1/2025.

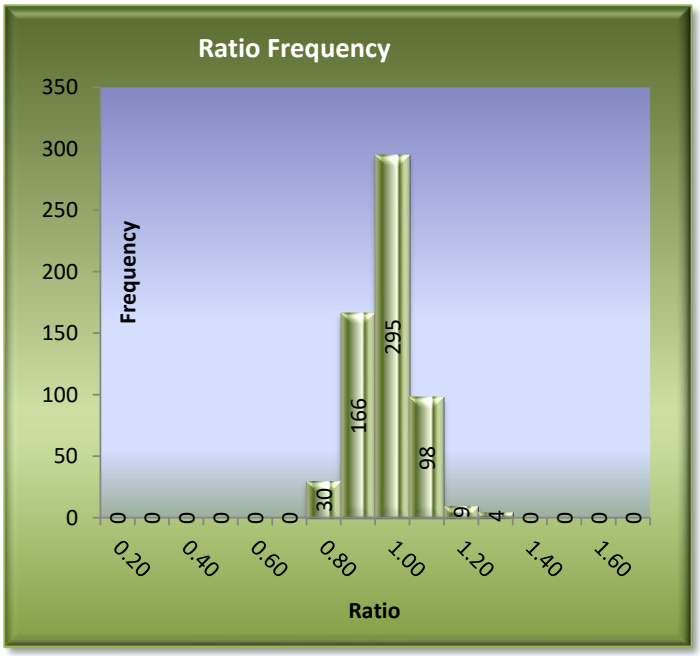
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	602
Mean Assessed Value	1,329,000
Mean Adj. Sales Price	1,356,600
Standard Deviation AV	372,273
Standard Deviation SP	415,639
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.992
Median Ratio	0.995
Weighted Mean Ratio	0.980
UNIFORMITY	
Lowest ratio	0.652
Highest ratio:	1.449
Coefficient of Dispersion	7.58%
Standard Deviation	0.097
Coefficient of Variation	9.81%
Price Related Differential (PRD)	1.013
Price Related Bias (PRB)	-7.20%

POST-REVALUE RATIO ANALYSIS

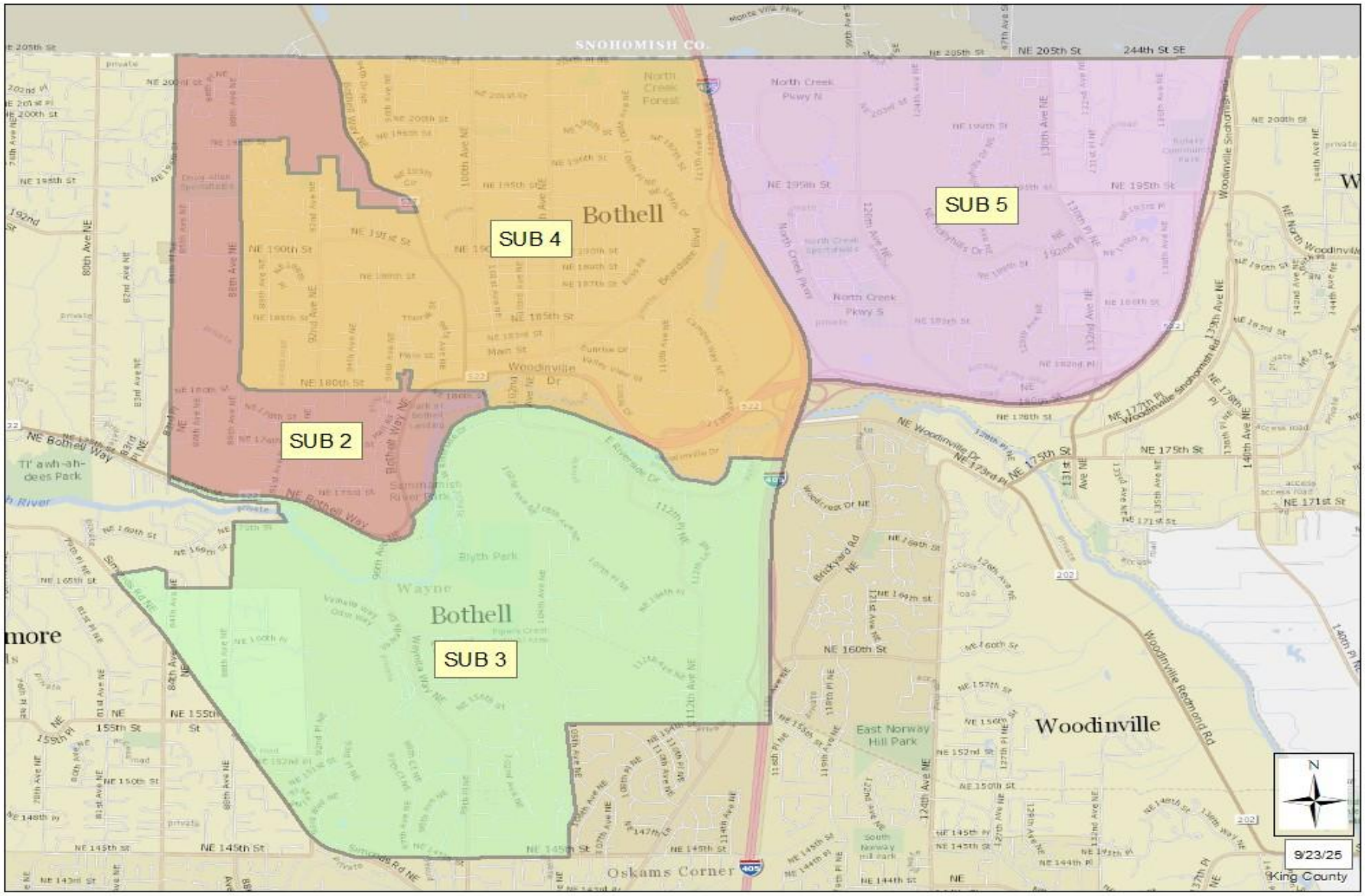
Post-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 and reflects the assessment level after the property has been revalued to 1/1/2026.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	602
Mean Assessed Value	1,253,700
Mean Sales Price	1,356,600
Standard Deviation AV	361,171
Standard Deviation SP	415,639
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.930
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.706
Highest ratio:	1.286
Coefficient of Dispersion	6.50%
Standard Deviation	0.080
Coefficient of Variation	8.54%
Price Related Differential (PRD)	1.008
Price Related Bias (PRB)	-3.78%





Area 038Map



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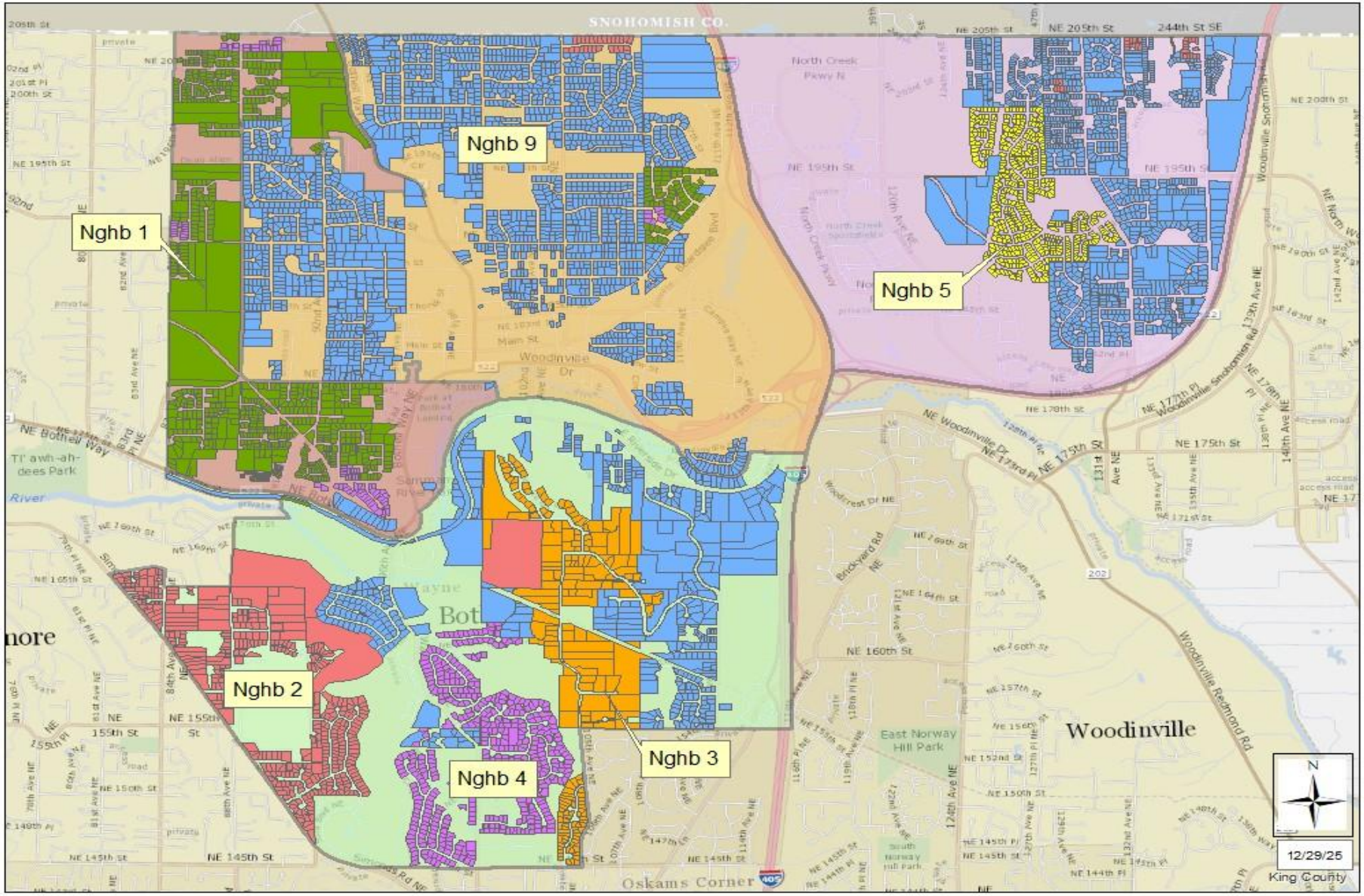
Neighborhood Map



Area Information

Name or Designation

Area 038 - Bothell / West Kenmore

Boundaries

This area is in North King County and includes portions of the municipalities of Bothell, Kenmore and Woodinville. The borders are on the North along the King-Snohomish County Line; then on the West along 84th Ave NE (between 80th Ave NE and 88th Ave NE); then on the South along HWY 522 (NE Bothell Way), Simonds Rd. NE and NE 145th St. then on the East along Interstate 405 and HWY 522 (Adjacent to Woodinville-Snohomish Rd NE).

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 Street Center.

Area Description

Area 038 is in the Northeastern area of King County, is considered homogeneous and suburban in nature and has excellent freeway access to Interstate 405 and State Highway 522. It includes portions of the incorporated municipalities of Kenmore, Bothell and Woodinville. There is a small portion of waterfront parcels located on the North and South side of the Sammamish slough all within the municipality of Bothell. All the slough waterfront parcels are either low or medium bank. Though Interstate 405 bifurcates the area between sub areas 4 and 5, the commercial buffer at North Creek Parkway, University Campus and some natural topography mitigate most of the traffic noise impact on residential parcels.

Major recreational attributes in this area include Wallace Swamp Creek Park which is a 25-acre passive open space preserved nature area, The Park at Bothell Landing, Sammamish River Park, the Burke-Gilman Trail, West Hill Park, William Penn Park and the "Former Wayne Golf Course" which is now an 89-acre open space park with trails.

The entire area is located within the Northshore School District, which includes Bothell High School, Woodinville High School and Inglemoor High School in Kenmore. There are several Elementary, Junior High and private schools within the three communities. A campus that includes The University of Washington in Bothell and Cascadia Community College is conveniently located at the crossroads of Interstate 405 and State Route 522 in Bothell.

This area also includes the Bothell Landing Central Business District; a now well-established revitalization and redevelopment project that was started in 2010. It has created a broader variety of pedestrian recreation, shopping and services. The project also improves the traffic flow through the business corridor and the major traffic arteries of Interstate 405, and State routes 522 and 527 to better attract and serve adjacent neighboring communities. The City of Bothell has updated much of the zone classification in the downtown area to allow for higher density housing such as mixed-use multi-family apartments above retail shops, condominiums and townhomes.

Area 038 is divided into four sub areas.

Sub area 2 is in the westerly portion of Bothell on the border of Kenmore. It includes several newer grade 8 and 9 single family residential and townhouse plat developments.

Sub area 3 is in the southern portion of area 38 bordering Riverside Dr. and portions of the Sammamish River to the north; 88th Ave NE and Simonds Rd NE to the west. It includes a portion of the Inglemoor neighborhood in Kenmore. Norway Hill and Promontory Point in Bothell are in the easterly portion and offer larger sites with better views. Several higher grade plats along Waynita Way NE and 100th Ave NE have been developed over the last 20 years.

Sub area 4 is adjacent to sub area 2 to the west; NE 205th St and the Snohomish County line to the north; 112th Ave NE and Interstate 405 to the east and Riverside Dr. and NE 180th St on the south. It is a well-established area primarily consisting of older average quality mid-20th century homes conveniently located near the Bothell Business District, shopping, schools and major highways.

Sub area 5 is adjacent to sub area 4 on the west; borders Snohomish County to the north at NE 205th St. and borders State Route 522 on the south and east. It is in the northeastern portion of Bothell. Holly Hills Mobile Home Park, an "All Ages Community" consisting of 514 home sites is located here. It is also comprised of 649 parcels from the northwestern portion of Woodinville and includes Woodinville High School.

Land Valuation

Vacant sales from 1/1/2023 to 12/31/2025 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2026.
Vacant land and teardown sales were analyzed in the valuation of land. In addition to the market data approach the allocation technique was also utilized to support these values. Calculations of future platted developments were also analyzed to further support these values. Though there are numerous separately recognizable neighborhoods within area 38, six neighborhoods with differing levels of value have been identified and valued following extensive sales analysis. Though commonly described with different legal descriptions, many similar competing neighborhoods may be valued at the same level. The starting base land value for a typical 7,200 square foot lot with no attributes or nuisances is $540,000 for a Single-Family Residential site and $340,000 for a Townhome site.

Land Model

Model Development, Description and Conclusions

Overall, area 38 is a good example of a Suburban Single Family bedroom community. 5825 of 6245 parcels have either a site built home or mobile home on them or approximately 93%. Recent trend activity for vacant sales is for the purpose of single site or multi-parcel development. 6174 of the 6245 parcels (99%) are zoned Residential with varying degrees of density. 63 of these residential parcels are classified as Townhomes. There are 219 parcels with development and or deed restrictions that have a posted value of $499. Examples of these “NGHB 449” parcels may be parcels with easements, used as buffers, have a restricted size or shape, used as water retention ponds and Municipal Government properties used for the public benefit. There are 63 parcels that are zoned Commercial. These commercially zoned properties were valued in accordance with highest and best use principle with an applied price per square foot rates established by the Commercial Division of the King County Department of Assessments and documented in the notes of each parcel. The last time the land was inspected and sales analyzed by a Commercial appraiser was in 2025.

Plats are generally homogeneous in lot size, quality level (grade) and amenities with some market differences. A building site value has been developed for each plat with market adjustments between plats.

The predominant factors influencing land value in this area were location, lot size, external nuisances (such as traffic) and environmental issues. There are 1,204 parcels that have been identified with environmental nuisances (such as topography, streams and wetlands) that may potentially affect value. Extensive updating of parcel land characteristics was done utilizing local Municipal and King County GIS technologies. A positive view amenity and negative traffic noise nuisance additionally influenced values. Adjustments for views and traffic were developed using paired sales analysis and application of past appraisal experience. Positive view amenity adjustment was applied as “best view” and not compounded. Primary view is Lake Washington. Secondary views are described as mountain, territorial and river views. A list of vacant sales used and those considered not reflective of market is included in the following sections. These characteristics as well as others such as zoning, highest and best use as if vacant classification, external nuisance and known easements were checked for accuracy and considered in the land valuation.

No additional value was applied for location amenities to greenbelts, golf course fairways or water bodies due to insufficient market data.

Though there are numerous separately recognizable neighborhoods within area 37, six neighborhoods with differing levels of value have been identified and valued following extensive sales analysis. Though commonly described with different legal descriptions, many similar competing neighborhoods may be valued at the same level.

Neighborhood 9 may be described as the "Generic Population" in this area and is quite suburban in nature. It is spread abroad and is Area 38 basis for land value. 101 homogenous plats have been identified in this neighborhood. The average lot size outside of plats is 18,000 sf and the source of much of this area's future development.

Neighborhood 1 is the Westhill and Magnolia Farms area. 29 homogenous plats have been identified in Nghb 1. Some desirable Lake Washington views may be found here due to the higher elevation. The large acreage Magnolia cattle farm located upland at NE 183rd ST and 88th AVE NE also provides for a rural environment of open space within this area.

Neighborhood 2 is primarily the Inglewood area (Kenmore) located in the western portion of sub area 3 located along Simonds Rd. 12 homogenous plats have been identified. Inglemoor High School is centrally located within this neighborhood.

Neighborhood 3 is Norway View, Norway Hill and Promontory Point. They are primarily located in sub area 3 north of NE 145th St starting at 104th Ave. NE and fluctuating northerly up the hill to its apex at Promontory Point. There are no plats within this neighborhood. It features some larger estate size acreage sites with better quality dwellings and better views of both the Cascade and Olympic mountains.

Neighborhood 4 is the area described as Pipers Glen, Bentley, Caulfield and Bridlewood. It primarily consists of 18 identified homogeneous plats. It is located within sub area 3 north of NE 145th St along the corridor of 100th Ave NE northerly to Waynita Way NE. Its location in Bothell is centrally located near Kirkland, Kenmore and Woodinville. It is also very convenient to the 405 freeway. The area has the existing plat of Bridlewood located off Waynita Way at NE 155th St which was first developed in the early 1990s. It consists almost exclusively of grade 9 dwellings. Extensive plat development over the past 15 years has resulted in the subdivision of Bentley, Caulfield (Hopkins Farm) and Pipers Glen.

Neighborhood 5 may be described as the 9 divisions of Holly Hills. This comprises the plat of mobile homes located in sub area 5 accessible via NE 195th St west of State Route 522. Typical lot size is 5200 square feet and approximately 86% of the mobile homes here are rated as average in class primarily in average condition. There is currently a total of 507 parcels of which 514 are improved with a mobile home.

Plats:
Area 38 has 169 separate homogenous plats that were identified and analyzed via market sales with "plat" base land values ascribed to them (refer to Platted Lot Value Chart below). Values were assigned to each plat independently and lots were equalized independent of lot size within the described plat to maintain homogeneity. Plats were analyzed for such (lot size, improvement grade and year built were primary drivers). A plat "key" was applied based on neighborhood influence and lot size and to determine the "Plat Variable".

Examples:
A plat within neighborhood **1** with a typical lot size of **7**,500 square feet would be coded "**107**".
A plat within neighborhood **4** with a typical lot size of **10**,500 square feet would be coded "**410**".

Land Value Model Calibration

Vacant Land Schedule (Single Site)

NGHB ADJUST---->	Base	+ $50,000	+ $100,000	+ $150,000	+ $200,000	Holly Hills MH
LOT SIZE	NGHB 9	NGHB 1	NGHB 2	NGHB 3	NGHB 4	NGHB 5
TH < 2001	$340,000	$390,000	$440,000	$490,000	$540,000	
2001-3000	$490,000	$540,000	$590,000	$640,000	$690,000	
3001-4000	$500,000	$550,000	$600,000	$650,000	$700,000	
4001-5000	$510,000	$560,000	$610,000	$660,000	$710,000	
5001-6000	$520,000	$570,000	$620,000	$670,000	$720,000	$340,000
6001-7000	$530,000	$580,000	$630,000	$680,000	$730,000	
7001-8000	$540,000	$590,000	$640,000	$690,000	$740,000	
8001-9000	$550,000	$600,000	$650,000	$700,000	$750,000	
9001-10000	$560,000	$610,000	$660,000	$710,000	$760,000	
10001-12000	$570,000	$620,000	$670,000	$720,000	$770,000	
12001-14000	$580,000	$630,000	$680,000	$730,000	$780,000	
14001-16000	$590,000	$640,000	$690,000	$740,000	$790,000	
16001-18000	$600,000	$650,000	$700,000	$750,000	$800,000	
18001-20000	$610,000	$660,000	$710,000	$760,000	$810,000	
20001-22000	$620,000	$670,000	$720,000	$770,000	$820,000	
22001-26000	$630,000	$680,000	$730,000	$780,000	$830,000	
26001-30000	$640,000	$690,000	$740,000	$790,000	$840,000	
30001-34000	$650,000	$700,000	$750,000	$800,000	$850,000	
34001-38000	$660,000	$710,000	$760,000	$810,000	$860,000	
38001-44000	$670,000	$720,000	$770,000	$820,000	$870,000	
44001-50000	$680,000	$730,000	$780,000	$830,000	$880,000	

For All Above Schedules:
Add $1 For Every 1 Square Foot Greater Than 50,000

Sammamish Slough Waterfront

General Neighborhood 9 With No Adjustment / Dry Land / No View Adjustment

Add Waterfront Feet X Bank Schedule

Low Bank	$1,600
Medium Bank	$1,200
High Bank	$1,000

Positive View Adjustment

Lake Washington View Adjustments (non WF)	
Fair	+15%
Average	+20%
Good	+30%
Excellent	+50%

View Adjustment (If Not Lake Washington)

Mountain/Territorial/Slough Views (only if non-lake views)	
Fair	$0
Average	+15%
Good	+20%
Excellent	+25%

Potential Positive Adjustment

Amenity Adjustment	
Adjacent to Golf Fairway	N/A
Adjacent to Green Belt	N/A
Sammamish Slough Beach Access	N/A

Negative Adjustment Nuisance

Traffic Adjustments	
Moderate Arterial	-5%
High Arterial	-10%
Extreme Arterial	-15%

Environmental and Other Nuisances	
Topography	-5% to -40%
Documented as Unbuildable	-75% to -90%
Easements / Access / Power Lines	-5 to-10%
Streams/Wetland	-10% to -40%
Other Environmental	Up to -50%

Plats

Plat Key

NGHB	NGHB Code	Lot Size	Size Code
9	9	Townhomes	01
1	1	2001-3000	02
2	2	3001-4000	03
3	3	4001-5000	04
4	**4**	5001-6000	05
5	5	6001-7000	**06**
		7001-8000	07
		8001-9000	08
		9001-10000	09
		10001-12000	10
		12001-14000	12

Combine NGHB Code with Size Code

Homogeneous Plat Values are coded by "NGHB and Plat Lot Size".
Example: Plat coded NGHB 4 with "Average" typical Lot Size between
6001-7000 is: 406

Plat Schedule

Land Value Model Calibration… Continued

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	NGHB Variable	NGHB PLAT	Indicated Scheduled BLV	Year Built	Grade
AMBER LANE	020035	005	9	8	7214	Base	907	**$540,000**	2004	9
AMBER MEADOWS SUBDIVISION	020045	003	2	12	9,999	+100K	209	**$660,000**	1996-1998	9
AMBER RIDGE DIV NO 01	020050	003	2	73	9,202	+100K	209	**$660,000**	1988-1989	9
AMBER RIDGE DIV NO 02	020051	003	2	64	9,190	+100K	209	**$660,000**	1989-1992	9
AMBER RIDGE DIV NO 03	020052	003	2	25	8,548	+100K	209	**$660,000**	1990-1992	9
ANDALUSIA	020770	005	9	26	4740	Base	904	**$510,000**	2007	8
ASPEN HILL	029373	002	1	9	8999	+50K	108	**$600,000**	1997-1998	8-9
B J'S 100TH AVE TRACTS	034850	004	9	4	9788	Base	909	**$560,000**	1968	6
BENBROOK ESTATES	073100	004	9	21	10,999	Base	910	**$570,000**	1985-1987	8
BENTLEY DIV I	074550	003	4	48	10,241	+200K	409	**$760,000**	2008-2011	9
BENTLEY DIV II PH 1	074551	003	4	7	9,740	+200K	409	**$760,000**	2011	9
BENTLEY DIV II PH 2	074552	003	4	22	9,900	+200K	409	**$760,000**	2011-2012	9
BENTLEY DIV II PH 3	074553	003	4	48	9,900	+200K	409	**$760,000**	2013	9
BERGS WEST VIEW	076500	002	1	12	9,999	+50K	109	**$610,000**	1959-1960	7
BEROLINA	077550	004	4	9	10,143	+200K	410	**$770,000**	2018	9
BLUEBERRY HILLS	086940	002	4	14	5,524	+200K	405	**$720,000**	2017	8
BOTHELL HEIGHTS ADD	096800	002	1	16	10,401	+50K	110	**$620,000**	1962	7
BRIDLEWOOD DIV NO 01	108880	003	4	142	9,999	+200K	409	**$760,000**	1990-1995	8-9-11
BRIDLEWOOD DIV NO 02	108881	003	4	24	9,999	+200K	409	**$760,000**	1990-1996	8-9
BRIDLEWOOD DIV NO 03	108882	003	4	12	9,999	+200K	409	**$760,000**	2000-2001	9
BRIDLEWOOD SOUTH	108970	003	4	22	9,999	+200K	409	**$760,000**	1995-1996	9
CASCADE VIEW CIRCLE	142720	005	9	11	7,200	Base	907	**$540,000**	1993-1995	7
CASSWOOD ESTATES	143753	005	9	12	7,450	Base	907	**$540,000**	2005-2006	9
CEDAR GROVE 2	144400	004	9	20	8,600	Base	908	**$550,000**	1978	7
CEDAR PARK NORTH	144630	005	9	42	8,650	Base	908	**$550,000**	1989-1992	9
CEDAR POND VILLAGE	146000	004	9	10	8,150	Base	908	**$550,000**	1986-1987	7
CONIFER VIEW	173730	004	9	46	9,550	Base	909	**$560,000**	1968-1977	8
CONIFER VIEW #2	173731	004	9	14	11,200	Base	909	**$560,000**	1973-1976	8
CONIFER VIEW #3	173732	004	9	41	9,050	Base	909	**$560,000**	1976-1977	8
CONIFER VIEW #4	173733	004	9	34	8,850	Base	909	**$560,000**	1991-1994	9
CONIFER VIEW EAST	173750	004	9	8	9,450	Base	909	**$560,000**	1996-1998	9
CORT RIDGE	176280	003	2	8-9	3,150	+100K	203	**$600,000**	2002-2004	8
CREEKSIDE II	182236	005	9	8	6,450	Base	906	**$490,000**	2003-2004	8
CRESTWOOD	184280	004	9	6	8,999	Base	908	**$550,000**	1985	7
DWIGHT-PACK	213800	004	9	17	9,800	Base	909	**$560,000**	1962-1966	7
EDALLAN PARK	224800	004	9	10	7,950	Base	907	**$540,000**	1959-1961	7
ELLIOT ESTATES	231370	002	4	13	7,560	+200K	407	**$740,000**	2021-2022	8
EVERGREEN COURT	241250	004	9	6	9,700	Base	909	**$560,000**	1992	9
FALCON VIEW	247540	005	9	15	6,999	Base	906	**$490,000**	2001-2002	8
59 RIDGE HOMES	253931	002	1	59	1,433	+50K	101	**$390,000**	2023-2025	8
GABRIELE'S LANDING	267500	004	9	10	9,450	Base	909	**$560,000**	1998	8
GATEWOOD COURT	271750	005	9	16	7,600	Base	907	**$540,000**	1993-1996	8
GEORGIAN HEIGHTS	273860	005	9	26	4,050	Base	905	**$520,000**	2003-2005	8
GEORGIAN HEIGHTS PH 02	273861	005	9	12	4,050	Base	905	**$520,000**	2003-2004	8
GEORGIAN HEIGHTS PH 03	273863	005	9	15	7,600	Base	905	**$520,000**	2005-2006	9
GEORGIAN HEIGHTS PH 04	273864	005	9	51	4,800	Base	905	**$520,000**	2006-2007	9
GEORGIAN HEIGHTS PH 05	273865	005	9	9	4,700	Base	905	**$520,000**	2007-2008	9
GLENMOOR	279760	003	2	6	6,850	+100K	206	**$630,000**	2017	8

Land Value Model Calibration… Continued

GLENWOOD ESTATES	280680	004	9	38	7,600	Base	907	**$540,000**	1977-1978	7
GLENWOOD ESTATES DIV # 2	280690	004	9	20	8,650	Base	907	**$540,000**	1977-1978	7
HADDEN PARK	298800	002	1	20	9,550	+50K	109	**$610,000**	1960-1961	7
HAZELWOOD	320490	003	9	9	10,999	Base	910	**$570,000**	1999-201	9
HEMLOCK ACRES NO 12 DIV # 1	323520	004	9	15	8,400	Base	908	**$550,000**	1971-1972	7
HEMLOCK ACRES #12 DIV #2	323521	004	9	24	9,400	Base	908	**$550,000**	1973-1976	7
HEMLOCK ACRES # 12 DIV # 3	323522	004	9	23	11,700	Base	908	**$550,000**	1976-1977	7
HIDDEN CREEK HEIGHTS	327511	002	1	8	4,007	+50K	104	**$560,000**	2018	8
HOLLYHILLS DIV # 1	339540	005	5	99	4,400	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV # 2	339541	005	5	58	5,800	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV # 3	339542	005	5	46	5,450	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV # 4	339543	005	5	87	5,250	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV # 5	339544	005	5	33	5,250	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV NO 06	339545	005	5	84	5,350	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV NO 07	339546	005	5	58	5,600	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV NO 08	339547	005	5	34	6,200	+200K	505	**$340,000**	N/A	MH
HOLLYHILLS DIV NO 09	339548	005	5	11	4,270	+200K	505	**$340,000**	N/A	MH
HOPKINS GARDEN	345800	003	4	32	9,900	+200K	409	**$760,000**	2012-2013	9
JESSICA MEADOWS	370950	002	1	19	6,400	+50K	106	**$580,000**	2003	8
JULIETTE ADD	377530	004	9	26	10,800	Base	910	**$570,000**	1962-1968	7
KLEINS SUBDIV	390610	004	9	7	7,350	Base	907	**$540,000**	1959-1963	7
LANSDOWNE HEIGHTS	418830	002	1	19	5,950	+50K	105	**$570,000**	2009-2012	9
LECKNER	424940	005	9	32	5,500	Base	905	**$520,000**	1997-1998	8
LOMA VISTA ADD	439850	002	1	15	9,950	+50K	109	**$610,000**	1955-1960	7
LUANA PARK	445070	005	9	4	9,800	Base	909	**$560,000**	1976	7
MADISON HILL	501200	002	1	20	8,250	+50K	108	**$600,000**	2007-2012	10
MAPLEWOOD RUN	512890	004	9	16	10,350	Base	910	**$570,000**	1980-1985	7
MAYWOOD HILL DIV # 1	525500	004	9	43	8,900	Base	908	**$550,000**	1959-1963	7-8
MAYWOOD HILL DIV # 2	525510	004	9	35	9,900	Base	908	**$550,000**	1960-1963	7-8
MAYWOOD HILL DIV # 3	525520	004	9	27	8,600	Base	908	**$550,000**	1961-1967	7-8
MAYWOOD HILL DIV # 4	525530	004	9	25	8,600	Base	908	**$550,000**	1962-1964	7
MAYWOOD HILL DIV # 5	525540	004	9	16	9,000	Base	908	**$550,000**	1977-1978	7-8
MAYWOOD HILL DIV # 6	525550	004	9	32	8,500	Base	908	**$550,000**	1965-1968	7-8
MAYWOOD HILL DIV # 7	525560	004	9	31	9,550	Base	908	**$550,000**	1967-1987	7-8
MAYWOOD HILL DIV # 9-A	525569	004	9	18	8,550	Base	908	**$550,000**	1977-1980	7-8
MAYWOOD HILLS #8	525570	004	9	19	9,800	Base	908	**$550,000**	1968-1984	7-8
MAYWOOD HILLS #9	525571	004	9	17	9,900	Base	908	**$550,000**	1976-1977	7-8
MAYWOOD HILLS #10	525572	004	9	7	9,400	Base	908	**$550,000**	1972-1975	8
MAYWOOD HILLS # 10-B	525573	004	9	19	9,900	Base	908	**$550,000**	1973-1975	8
MAYWOOD HILLS # 10-C	525574	004	9	5	9,300	Base	908	**$550,000**	1975-1976	7-8
MAYWOOD VIEW	525680	004	9	19	8,450	Base	908	**$550,000**	1981-1983	8
MAYWOOD VISTA	525700	004	9	18	8,999	Base	908	**$550,000**	1968-1972	7-8
MEMORY LANE	544000	002	1	11	9,700	+50K	109	**$610,000**	2006-2007	10
MIGLIORES 2ND ADD TO BOTHELL	551860	004	9	6	12,500	Base	912	**$580,000**	1955-1960	7
Milam's Hidden Terrace	552510	004	9	14	9,500	Base	909	**$560,000**	2023-2025	9
MORNINGSIDE DIV NO 01	565100	005	9	39	4,600	Base	904	**$510,000**	1987-1988	7
MORNINGSIDE DIV NO 02	565101	005	9	38	4,800	Base	904	**$510,000**	1988-1989	7
MUNGERS ADD TO BOTHELL	572000	004	9	50	9,700	Base	909	**$560,000**	1959-1961	7-8
NEILSON RIDGE	601900	004	9	46	3,437	Base	903	**$500,000**	2021 +	8
NEW SUNRISE ADD DIV # 2	605770	004	9	14	8,999	Base	908	**$550,000**	1967-1975	7

Land Value Model Calibration… Continued

NEWTONS ADD	607500	002	1	7	10,450	+50K	110	**$620,000**	1967-1977	7-8
NORTHSHORE RIDGE	619053	003	2	12	7,001	+100K	207	**$640,000**	2018-2019	8
NORWAY KNOLL	620405	003	9	19	5,001	Base	905	**$520,000**	2006-2007	8
NORWAY MEADOWS	620410	003	9	35	10,999	Base	910	**$570,000**	1987-1989	8
PAISLEY COURT	660450	002	4	21	4,220	+200K	404	**$710,000**	2024?	8?
PARK AT INGLEMOOR	664102	003	2	24	8,600	+100K	208	**$650,000**	1996	8
PARK AT INGLEMOOR II	664103	003	2	15	8,999	+100K	208	**$650,000**	2001-2003	9
PARKHURST BOTHELL	666210	004	1	59	9,650	+50K	109	**$610,000**	2015-2017	9
PARKHURST GARDENS	666240	005	9	18	9,999	Base	909	**$560,000**	1974-2004	7-8
PARKHURST GARDENS # 2	666241	005	9	25	9,999	Base	909	**$560,000**	1977	7-8
PARKWOOD TERRACE	667308	005	9	15	6,001	Base	906	**$530,000**	2018	8
PENN PLACE	670580	004	9	16	10,350	Base	910	**$570,000**	1989-1990	8-9
PIONEER HEIGHTS	680450	005	9	7	5,700	Base	905	**$520,000**	2018	8
PIONEER HILLS	680460	005	9	100	9,999	Base	909	**$560,000**	1980-1988	7-8
PIONEER MEADOWS	680600	005	9	15	9,999	Base	909	**$560,000**	1984-1985	8
PIPERS GLEN 1	681040	003	4	51	10,200	+200K	410	**$770,000**	2016-2018	9
PIPERS GLEN 2	681041	003	4	31	9,750	+200K	410	**$770,000**	2017-2018	9
QUAILRIDGE	698050	003	2	6	5,400	+100K	205	**$620,000**	2007-2011	8-9
RAVENS RIDGE	718130	002	1	12	8,250	+50K	108	**$600,000**	2018	8
RIDGELINE ESTATES	730860	005	9	34	10,050	Base	910	**$570,000**	2014	9
RIVERSIDE GLEN	734050	003	9	28	6,800	Base	906	**$530,000**	2000-2001	8
ROSEWOOD	743622	004	1	11	10,001	+50K	110	**$620,000**	2016-2017	9
SEVEN CEDARS	769780	004	9	27	10,050	Base	908	**$560,000**	1979-1981	8
SHASTA ESTATES	772350	005	9	14	6,290	Base	906	**$530,000**	2025	8
SONOMA PLACE	785996	005	9	32	7,300	Base	907	**$540,000**	2004-2005	8
SONOMA PARK	785998	004	9	18	9,150	Base	908	**$550,000**	2006-2007	10
SPRING RIDGE DIV 1	793880	002	1	16	4,793	+50K	104	**$560,000**	2021	8
SPRING RIDGE DIV 2	793881	002	1	19	8,194	+50K	108	**$600,000**	2021	8
STONE HILL MEADOWS	802965	005	9	18	3,500	Base	903	**$500,000**	1999	7
STONEBROOK MEADOWS	803050	005	9	24	4,780	Base	904	**$510,000**	2003	8
STONEY GLEN	803568	002	4	5	7,999	+200K	407	**$740,000**	2023	8
SUMMER PLACE	807837	005	9	7	7,550	Base	907	**$540,000**	2003	8
SUMMIT I	808045	005	9	22	5,112	Base	905	**$520,000**	2025	8
SUMMIT II	808046	005	9	11	5,161	Base	905	**$520,000**	2025	8
SUNLAKE ADD	809650	002	1	10	9,600	+50K	109	**$610,000**	1965-1968	7
SUNLAKE ADD DIV # 2	809660	002	1	14	9,550	+50K	109	**$610,000**	1968	7
SUNNY DELL	809730	004	9	18	8,900	Base	908	**$550,000**	1961-1963	7
SUNNY DELL MANOR	809750	004	9	19	8,999	Base	908	**$550,000**	1963-1966	7
SUNRISE VISTA DIV NO. 1	812530	004	9	15	10,500	Base	910	**$570,000**	1973-1976	8
SUNRISE VISTA DIV # 2	812531	004	9	12	10,350	Base	910	**$570,000**	1975-1976	8
TALON RIDGE	856075	002	4	32	10,001	+200K	410	**$770,000**	2018-2019	9
TAPESTRY	856495	002	1	60	5,000	+50K	105	**$570,000**	2003-2006	8-9
TAYLOR PUD (HILLTOP HEIGHTS)	856761	002	1	10	7,001	+50K	107	**$590,000**	2018	8
TAYLORWOOD DIV 1	857380	003	2	6	11,600	+100K	210	**$670,000**	2005-2006	9
TRILLIUM NINE	868210	002	1	9	5,050	+50K	105	**$570,000**	2012-2013	8-10
TURNER PROPERTY	871580	003	2	6	4,650	+100K	204	**$610,000**	2009	8
UPLAND VIEW	883535	005	9	34	7,700	Base	907	**$540,000**	1991-1993	9
VERDE AT BOTHELL	889446	003	4	26	6,999	+200K	406	**$730,000**	2015-2017	9
WALLS ADD	914430	005	9	14	9,600	Base	909	**$560,000**	1969	7
WEATHERFIELD	920255	002	1	16	8,300	+50K	108	**$600,000**	2000-2001	9

Land Value Model Calibration… Continued

WEDGEFIELD 10	921040	005	9	10	6,200	Base	906	**$530,000**	2018	8
WELLINGTON HEIGHTS	923845	005	9	54	9,950	Base	909	**$560,000**	1963-1986	7
WEST HILL HEIGHTS	926926	002	1	52	4,400	+50K	104	**$560,000**	2000-2001	6-7
WEST VIEW TRACTS NO 03	928682	004	9	7	9,800	Base	909	**$560,000**	1981	7
WESTHILL VILLAGE	929550	002	1	23	7,900	+50K	107	**$590,000**	1999-2000	9
WESTON	930780	002	1	5	8,001	+50K	108	**$600,000**	2017	9
WHEAT R J ADD	934380	004	9	4	12,600	Base	912	**$580,000**	1969-1988	7-8
WISTFUL VISTA DIV A	949200	004	9	21	8,600	Base	908	**$550,000**	1964-1966	7
WISTFUL VISTA DIV B	949210	004	9	21	8,999	Base	908	**$550,000**	1964-1967	7
WITSOE ADD	949320	004	9	6	8,200	Base	908	**$550,000**	1955-1956	7
WOODCREST RIDGE	951140	004	1	7	9,100	+50K	109	**$610,000**	2020	8
WOODINGLEN	951650	005	9	19	10,150	Base	910	**$570,000**	1976-1977	8
WOODINGLEN DIV 2	951651	005	9	10	10,999	Base	910	**$570,000**	1977	8
WOODLAND	952090	005	9	8	6,150	Base	906	**$530,000**	2014-2015	8
WOODLARK GREEN DIV 01	952730	005	9	28	4,050	Base	904	**$510,000**	2004	8
WOODLARK GREEN DIV 02	952731	005	9	24	4,150	Base	904	**$510,000**	2004-2005	8
WOODMARK	953200	005	9	56	4,050	Base	904	**$510,000**	2008-2013	8
WOODSIDE HEIGHTS	955760	002	1	32	5,700	+50K	105	**$570,000**	2002-2004	8
WOODSIDE PLACE	955890	002	1	18	5,800	+50K	105	**$570,000**	2001-2003	8
WOODYS 1ST ADD	956780	004	9	5	958	Base	901	**$340,000**	2024	8
WYNWOOD GREEN	957815	005	9	10	6,550	Base	906	**$530,000**	1999	9

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 1970s. 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:
All sales were field verified and characteristics updated before model development. Sales were time-adjusted to 1/1/2026.

A cost-based regression model was developed for valuing the majority of the parcels in area 38. The model was applied to detached single family residences as well as townhome style improvements. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the model was not deemed accurate. The valuation model was applied to the population after all the parcels were field inspected. Based on the sales an overall assessment level of 93.0% was achieved. The uniformity of assessment improved as the COD was reduced from 7.58% to 6.50%.

The model was applicable to all grade homes, all ages and all conditions except for "poor". It was not applicable to multiple building sites, parcels with more than one house, homes with unfinished areas, homes less than 100% complete, total value exceeds the base land value or parcels with net condition or obsolescence.

The regression model included the following variables that affected the valuation of detached single-family residences: land value, grade, condition, year built or year renovation, high grade, building replacement cost new, accessory replacement cost new less depreciation (including Townhouses), located in sub-area 2 but not Townhouse, located in sub-area 5 Bothell, Townhouse located in sub-area 2, Townhouse located in sub-area 4, and parcels located in Jurisdiction of Kenmore.

Improved Parcel Total Value Model Calibration

Variable	Definition
AgeC_Ren	Year Built or Renovated of Improvements
BaseLandC	2026 Base Land Value
GoodYN	Condition is Good
BldgRcnC	Building Replacement Cost if New
VGoodYN	Condition is Very Good
HiGradeYN	Building Grade is Greater Than 10
Sub2YNNotTH	Located In Sub Area 2 and a Not Townhouse
Sub5Bothell	Located in Sub 5-Bothell
TownhouseSub2	Townhouse Located in Sub Area 2
Jurisdiction Kenmore	Located in Kenmore
TownhouseSub4	Townhouse Located in Sub Area 4
+ Accy Rcnld (constrained)	Accessory Cost New Less Depreciation

Multiplicative Model

(0.925) * EXP(3.00123234728242 - 0.193672764128469 * AgeC_Ren + 0.219924238553858 * BaseLandC + 0.066155458766723 * GoodYN + 0.558694291767157 * BldgRcnC + 0.13782626997 * VGoodYN + 0.203620042721425 * HiGradeYN - 0.0389734859052169 * Sub2YNNotTH - 0.0638442802225575 * Sub5Bothell - 0.341164823734409 * TownhouseSub2 - 0.0698669188660027 * JurisdictionKenmore - 0.181765972348459 * TownhouseSub4) * 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 on request.

EMV values were not generated for:

- Buildings with grades less than 3
- Building two or more. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Obsolescence > “0”
- Net Condition > “0”
- Percent Complete is less than 100%

Of the improved parcels in the population, 853 parcels increased in value. They were comprised of 17 single-family residences on commercially zoned land and 836 single-family residences or other parcels.

Of the vacant land parcels greater than $1,000, 41 parcels increased in value. Tax-exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

General Supplemental	Adjustment
Poor Condition	BLV + $1,000 Imps w/99% Obsolescence
Multiple Improvements	EMV Imp 1 + RCNLD Imp 2
Base Land Greater Than EMV	BLV + $1,000 Imps w/99% Obsolescence
Commercial Land > Residential Base Land Value	EMV with Commercial Land Value – Apply Obsolescence toward Improvements
Holly Hills - Model 1 - Mobile Home / Year Built Less Than 1977 / Double Wide / Class 2	(BLV + RCNLD) x 1.114
Holly Hills - Model 2 - Mobile Home / Year Built Less Than 1977 / Double Wide / Class 3	(BLV + RCNLD) x 0.940
Holly Hills - Model 3 - Mobile Home / Year Built Greater Than or Equal to 1977 / Single Wide / All Classes	(BLV + RCNLD) x 1.150
Holly Hills - Model 4 - Mobile Home / Year Built Greater Than or Equal to 1977 / Double Wide / All Classes	(BLV + RCNLD) x 1.200
Mobile Homes (General Population)	BLV + RCNLD

Supplemental Plats	Adjustment
Plat Name	**Factor**
NEILSON RIDGE (601900)	EMV x 0.93
PIPERS GLEN (681040)	EMV x 1.07
PIPERS GLEN (681041)	EMV x 1.07
RIVERSIDE GLEN (734050)	EMV x 1.13
SEVEN CEDARS (769780)	EMV x 0.93

King County Assessor Mobile Home Valuation

Mobile Home 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. Sales are listed in the Area's Sales Available List. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from September prior to the Assessment year (i.e. Marshall & Swift's September 2022 update for the 2023 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New Less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

Model Development, Description and Conclusions:

All sales were field verified and characteristics updated prior to model development. Sales are time-adjusted to 1/1/2026.

The Holly Hills community of mobile homes is described as neighborhood 505. All land within the 9 divisions of Holly Hills is valued as a plat and can be viewed in the "Plat Schedule" on page 18. The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. The characteristics that influenced value were Age (Pre or Post Hud 1977), Mobile Home Size (Single or Double Wide) and Class (Quality).
There were 5 additional sites with mobile homes outside of the influence of Holly Hills. Insufficient sales data precluded applying modeling for these homes and these parcels were valued using RCNLD (reconstruction cost new less depreciation).

Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes within plat/NGHB 505.

Year Built Less Than 1977 / Double Wide / Class 2	**RCNLD x 1.114**
Year Built Less Than 1977 / Double Wide / Class 3	**RCNLD x 0.940**
Year Built >=1977 / Single Wide / All Classes	**RCNLD x 1.150**
Year Built >=1977 / Double Wide / All Classes	**RCNLD x 1.200**

There are 513 parcels in Holly Hills NGHB 505, improved with a mobile home and 58 sales used in the valuation. Sales used were from 1/1/2023 to 12/31/2025.

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed, and a value is 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 characteristics and conditions as they occur in the valuation area.

The assessment level target for all areas in King County, including this area, is 92.5%. The actual assessment level for this area is 0.921%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2026 assessment year (taxes payable in 2027) results in an average total change from the 2026 assessments of - 1.01%. This decrease 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 2026 recommended values. This study benchmarks the prior assessment level using 2025 posted values (1/1/2025) compared to current adjusted sale prices (1/1/2026). The study was also repeated after the application of the 2026 recommended values. The results are displayed in the *Mobile Home Ratio Study Report* page included in this report showing an improvement in the COD from 12.98% to 11.09%

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, 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 038 Mobile Home Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

Pre-revalue ratio analysis compares time adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2026.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	58
Mean Assessed Value	436,100
Mean Adj. Sales Price	473,000
Standard Deviation AV	79,131
Standard Deviation SP	89,114
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.940
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.665
Highest ratio:	1.287
Coefficient of Dispersion	12.98%
Standard Deviation	0.156
Coefficient of Variation	16.59%
Price Related Differential (PRD)	1.018

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2023 through 2025 and reflects the assessment level after the property has been revalued to 1/1/2026.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	58
Mean Assessed Value	433,300
Mean Sales Price	473,000
Standard Deviation AV	54,466
Standard Deviation SP	89,114
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.935
Median Ratio	0.921
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.649
Highest ratio:	1.268
Coefficient of Dispersion	11.09%
Standard Deviation	0.133
Coefficient of Variation	14.18%
Price Related Differential (PRD)	1.021

Physical Inspection Process

Effective Date of Appraisal: January 1, 2026
Date of Appraisal Report: August 13, 2026

Appraisal Team Members and Participation

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

- Christopher Coviello – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Tiffany Blanchard – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Brenna Akers – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Shayla Thompson – 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 that are removed before 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 2025
5. Existing residences where the data for 2025 is significantly different than the data for 2026 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Short sales, financial institution re-sales, and foreclosure sales verified or appearing not to be 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, indicates 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 believe that the present improvements produce higher value for the property than if the site were vacant. In appraisal theory, the present use is, therefore, the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

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

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to 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 1/1/2023 to 12/31/2025 (at a minimum) were considered in all analysis.
- Sales were time-adjusted to 1/1/2026.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 & 6.

Area 038 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust the 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, 2026**.

The time adjustment formula for 038 is:

(0.816374824395747-0.000386289474282186*((SaleDate<=45458)*SaleDate+(SaleDate>45458)*45458-46023)+0.000118927763595661*((SaleDate>=45458)*SaleDate+(SaleDate<45458)*45458-46023))/(0.816374824395747-0.000386289474282186*(-565))

For example, a sale of $1,200,000 which occurred on October 1, 2024, would be adjusted by the time trend factor of 0.947, resulting in an adjusted value of $1,136,400 ($1,200,000 * 0.947=$$1,136,000) – truncated to the nearest $1000.

Area 038 Market Value Changes Over Time

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2023	1.133	13.3%
2/1/2023	1.122	12.2%
3/1/2023	1.111	11.1%
4/1/2023	1.100	10.0%
5/1/2023	1.089	8.9%
6/1/2023	1.077	7.7%
7/1/2023	1.066	6.6%
8/1/2023	1.054	5.4%
9/1/2023	1.043	4.3%
10/1/2023	1.031	3.1%
11/1/2023	1.020	2.0%
12/1/2023	1.009	0.9%
1/1/2024	0.997	-0.3%
2/1/2024	0.985	-1.5%
3/1/2024	0.975	-2.5%
4/1/2024	0.963	-3.7%
5/1/2024	0.952	-4.8%
6/1/2024	0.940	-6.0%
7/1/2024	0.937	-6.3%
8/1/2024	0.940	-6.0%
9/1/2024	0.944	-5.6%
10/1/2024	0.947	-5.3%
11/1/2024	0.951	-4.9%
12/1/2024	0.954	-4.6%
1/1/2025	0.958	-4.2%
2/1/2025	0.962	-3.8%
3/1/2025	0.965	-3.5%
4/1/2025	0.968	-3.2%
5/1/2025	0.972	-2.8%
6/1/2025	0.975	-2.5%
7/1/2025	0.979	-2.1%
8/1/2025	0.982	-1.8%
9/1/2025	0.986	-1.4%
10/1/2025	0.989	-1.1%
11/1/2025	0.993	-0.7%
12/1/2025	0.996	-0.4%
1/1/2026	1.000	0.0%

Area 038 Market Value Changes Over Time

Townhouse Residences

In a changing market, recognition of a sales trend to adjust the 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, 2026**.

The time adjustment formula for townhouse style residences in Area 39 is:

(0.905965736502051-0.000137661358485325*((SaleDate<=45474)*SaleDate+(SaleDate>45474)*45474-46023)+9.79508464466262E-05*((SaleDate>=45474)*SaleDate+(SaleDate<45474)*45474-46023))/(0.905965736502051-0.000137661358485325*(-549))

For example, a sale of $800,000 which occurred on October 1, 2024, would be adjusted by the time trend factor of 0.954, resulting in an adjusted value of $763,000 ($800,000 * 0.954=$763,200) – truncated to the nearest $1,000.

Area 038 Market Value Changes Over Time

Townhouse Residences

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2023	1.022	2.2%
2/1/2023	1.018	1.8%
3/1/2023	1.014	1.4%
4/1/2023	1.009	0.9%
5/1/2023	1.005	0.5%
6/1/2023	1.001	0.1%
7/1/2023	0.997	-0.3%
8/1/2023	0.992	-0.8%
9/1/2023	0.988	-1.2%
10/1/2023	0.984	-1.6%
11/1/2023	0.979	-2.1%
12/1/2023	0.975	-2.5%
1/1/2024	0.971	-2.9%
2/1/2024	0.966	-3.4%
3/1/2024	0.962	-3.8%
4/1/2024	0.958	-4.2%
5/1/2024	0.954	-4.6%
6/1/2024	0.949	-5.1%
7/1/2024	0.945	-5.5%
8/1/2024	0.948	-5.2%
9/1/2024	0.951	-4.9%
10/1/2024	0.954	-4.6%
11/1/2024	0.957	-4.3%
12/1/2024	0.960	-4.0%
1/1/2025	0.964	-3.6%
2/1/2025	0.967	-3.3%
3/1/2025	0.969	-3.1%
4/1/2025	0.973	-2.7%
5/1/2025	0.976	-2.4%
6/1/2025	0.979	-2.1%
7/1/2025	0.982	-1.8%
8/1/2025	0.985	-1.5%
9/1/2025	0.988	-1.2%
10/1/2025	0.991	-0.9%
11/1/2025	0.994	-0.6%
12/1/2025	0.997	-0.3%
1/1/2026	1.000	0.0%

Sales Sample Representation of Population

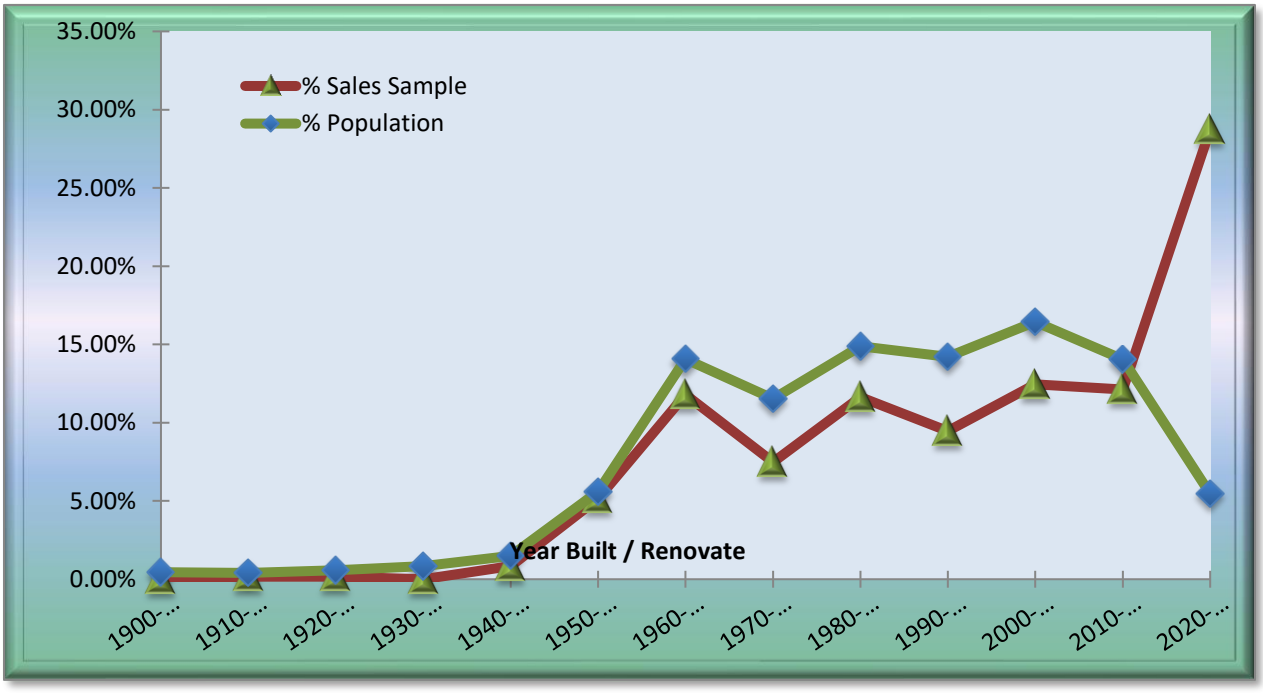
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1900-1909	0	0.00%
1910-1919	1	0.17%
1920-1929	1	0.17%
1930-1939	0	0.00%
1940-1949	5	0.83%
1950-1959	31	5.15%
1960-1969	71	11.79%
1970-1979	45	7.48%
1980-1989	70	11.63%
1990-1999	57	9.47%
2000-2009	75	12.46%
2010-2019	73	12.13%
2020-2025	173	28.74%
	602	

Population

Year Built/Ren	Frequency	% Population
1900-1909	23	0.44%
1910-1919	21	0.40%
1920-1929	30	0.58%
1930-1939	44	0.85%
1940-1949	78	1.50%
1950-1959	291	5.60%
1960-1969	731	14.06%
1970-1979	599	11.52%
1980-1989	774	14.89%
1990-1999	739	14.21%
2000-2009	855	16.45%
2010-2019	730	14.04%
2020-2025	284	5.46%
	5,199	



Sales of new homes built over the last few years are over-represented in this sample.

This is a common occurrence because most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population

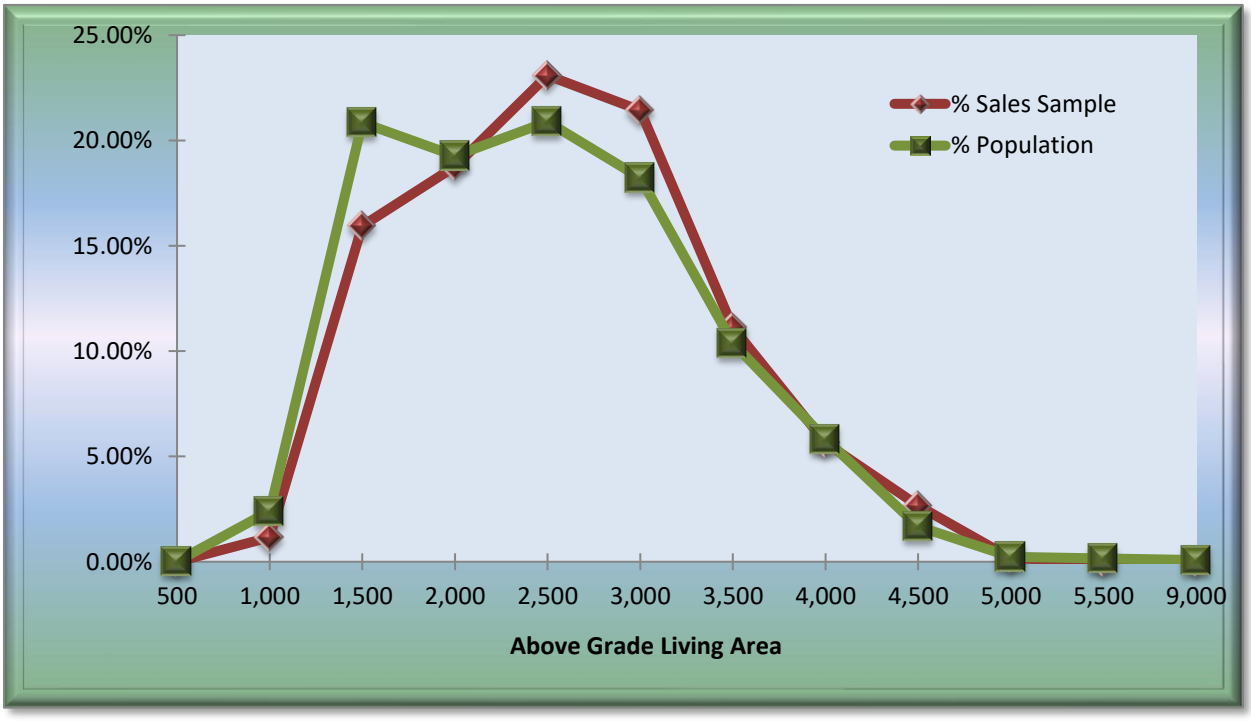
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	7	1.16%
1,500	96	15.95%
2,000	113	18.77%
2,500	139	23.09%
3,000	129	21.43%
3,500	67	11.13%
4,000	34	5.65%
4,500	16	2.66%
5,000	1	0.17%
5,500	0	0.00%
9,000	0	0.00%
	602	

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	125	2.40%
1,500	1,084	20.85%
2,000	1,002	19.27%
2,500	1,086	20.89%
3,000	947	18.22%
3,500	540	10.39%
4,000	303	5.83%
4,500	87	1.67%
5,000	12	0.23%
5,500	8	0.15%
9,000	4	0.08%
	5,199	



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

Sales Sample Representation of Population

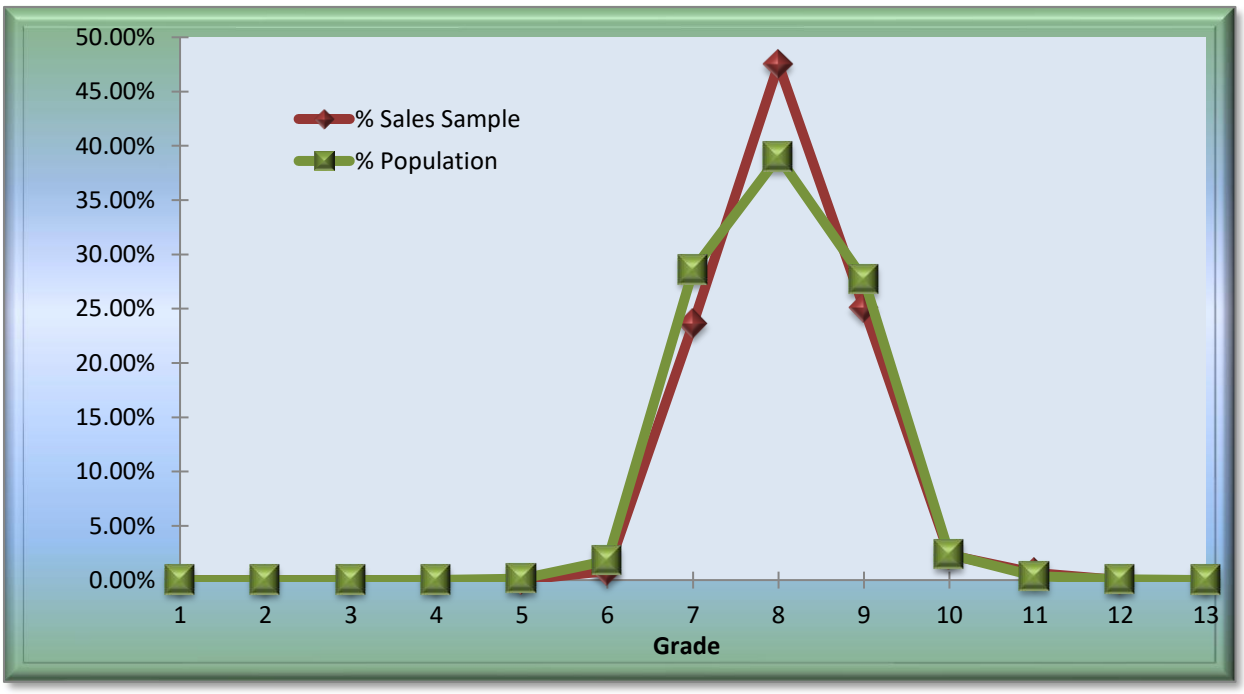
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	0.83%
7	142	23.59%
8	286	47.51%
9	151	25.08%
10	14	2.33%
11	4	0.66%
12	0	0.00%
13	0	0.00%
	602	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	7	0.13%
6	92	1.77%
7	1,486	28.58%
8	2,027	38.99%
9	1,440	27.70%
10	124	2.39%
11	19	0.37%
12	3	0.06%
13	0	0.00%
	5,199	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grades. This distribution is ideal 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 93.0%.

Application of these recommended values for the 2025 assessment year (taxes payable in 2027) results in an average total change from the 2025 assessments of -6.9%. This decrease 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 2026 recommended values. This study benchmarks the prior assessment level using 2025 posted values (1/1/2025) compared to current adjusted sale prices (1/1/2026). The study was also repeated after the application of the recommended values of 2025. The results show an improvement in the COD from 7.58% to 6.50%.

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 038 Housing Profile

Grade 6 / 1950 Year Built / Total Living Area 1070 SF

Grade 7/ Year Built 1977 / Total Living Area 2000 SF

Grade 8 / Year Built 1993 / Total Living Area 2580 SF

Grade 9/ Year Built 2018 / Total Living Area 3670 SF

Grade 10 / Year Built 2006 / Total Living Area 4010 SF

Grade 11 / Year Built 2008 / Total Living Area 6300 SF

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 an inferior structure.
Grade 4	Generally older low 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 finish.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high-quality features. Finishing 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, analysis, 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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan, and 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 the Washington State Department of Revenue. The Revaluation Plan is subject to 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 the 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 such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

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

> *Unless specifically provided otherwise by statute, all property shall be valued based on 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 a 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 consummated before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed, then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

Absolute ownership is 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 conducted 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 the provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accordance 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 and 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 affect the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from 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 the 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 a 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, are listed adjacent to 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:
    - Tiffany Blanchard, Brenna Akers, Shayla Thompson
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Physical Inspection
    - 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, are 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:
    - Christopher Coviello
    - 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

08/13/2026

Appraiser II — Date

King County **Department of Assessments**
King Street Center.
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 2026 property assessments, it is helpful to remember that the mission and work of the Assessor's Office set 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, 2026, 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