Area 11 – Magnolia
Area 12 – Queen Anne
Area 13 – Capitol Hill
Area 14 – Leschi/ Madison Park/ Mt. Baker
Area 16 – Alki
Area 17 – Fauntleroy
Area 18 – Delridge/ Georgetown/ South Park
Area 22 – Rainier Beach
Area 23 – White Center/ Burien
Area 24 – SeaTac/ Tukwila
Area 25 – Skyway/ Bryn Mawr/ Downtown Renton
Area 30 – Fairwood
Area 48 – West Seattle
Area 77 – High Point/ Highland Park/ Westwood
Area 79 – Beacon Hill
Area 81 – Seward Park
Area 85 – NW Renton Highlands/ Kennydale

Residential Revalue for 2026 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

King County
Department of Assessments
KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104

John Wilson
Assessor

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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 on implementing your feedback and ensuring that 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 incorporating your input as we make ongoing improvements to better 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 to 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, which 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 within the attached area report.

Requirements of State Law

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

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for general market areas. The areas listed and analyzed in this report represent groupings combined for the purposes of determining time trends. Each area was analyzed separately for the final assessment level analysis. 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
KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104

John Wilson
Assessor

2026 Assessment Roll Year

The recommendation is made to post values for Areas 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 30, 48, 77, 79, 81, and, 85 to the 2027 tax roll:

This report is hereby accepted, and the values described in the attached documentation for Areas 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 30, 48, 77, 79, 81, and 85 should be posted to the 2027 tax roll.

Al Dams

John Wilson, King County Assessor

6-23-26
Date

Executive Summary
Annual Update

Characteristics-Based Market Adjustment for the 2026 Assessment Roll

Appraisal Date: 1/1/2026
Area 11 Number of Improved Sales: 698
Area 12 Number of Improved Sales: 807
Area 13 Number of Improved Sales: 756
Area 14 Number of Improved Sales: 522
Area 16 Number of Improved Sales: 657
Area 17 Number of Improved Sales: 562
Area 18 Number of Improved Sales: 542
Area 22 Number of Improved Sales: 279
Area 23 Number of Improved Sales: 697
Area 24 Number of Improved Sales: 530
Area 25 Number of Improved Sales: 477
Area 30 Number of Improved Sales: 580
Area 48 Number of Improved Sales: 616
Area 77 Number of Improved Sales: 666
Area 79 Number of Improved Sales: 669
Area 81 Number of Improved Sales: 454
Area 85 Number of Improved Sales: 737
Range of Sale Dates: 1/1/2023 – 12/31/2025 Sales were time adjusted to 1/1/2026

Improved Valuation Change Summary – Sales and Population

Area	2025 Total Value	2026 Total Value	$ Change	% Change	Mean Sale Price	Ratio	2025 COD	2026 COD
Area 11 Sales	$1,417,400	$1,419,700	+$2,300	+0.2%	$1,554,500	92.0%	8.15%	8.10%
Area 11 Pop	$1,402,900	$1,409,300	+$6,400	+0.5%				
Area 12 Sales	$1,366,300	$1,355,700	-$10,600	-0.8%	$1,481,600	91.6%	9.18%	9.12%
Area 12 Pop	$1,416,100	$1,409,600	-$6,500	-0.5%				
Area 13 Sales	$1,363,800	$1,350,100	-$13,700	-1.0%	$1,482,200	91.9%	9.59%	9.45%
Area 13 Pop	$1,407,200	$1,400,000	-$7,200	-0.5%				
Area 14 Sales	$2,258,200	$2,236,500	-$21,700	-1.0%	$2,466,500	92.2%	10.45%	10.20%
Area 14 Pop	$2,230,700	$2,217,200	-$13,500	-0.6%				
Area 16 Sales	$1,220,900	$1,201,100	-$19,800	-1.6%	$1,315,900	91.8%	9.20%	9.17%
Area 16 Pop	$1,196,100	$1,178,500	-$17,600	-1.5%				
Area 17 Sales	$995,500	$989,700	-$5,800	-0.6%	$1,084,000	92.3%	8.36%	8.15%
Area 17 Pop	$985,400	$982,500	-$2,900	-0.3%				
Area 18 Sales	$673,600	$671,100	-$2,500	-0.4%	$736,500	92.3%	8.71%	8.17%
Area 18 Pop	$654,800	$656,100	+$1,300	+0.2%				

Area	2025 Total Value	2026 Total Value	$ Change	% Change	Mean Sale Price	Ratio	2025 COD	2026 COD
Area 22 Sales	$664,200	$660,100	-$4,100	-0.6%	$718,600	92.3%	6.61%	6.38%
Area 22 Pop	$649,700	$647,800	-$1,900	-0.3%				
Area 23 Sales	$642,400	$634,400	-$8,000	-1.2%	$689,900	92.5%	6.52%	6.22%
Area 23 Pop	$585,300	$574,800	-$10,500	-1.8%				
Area 24 Sales	$617,100	$604,600	-$12,500	-2.0%	$659,400	92.2%	6.69%	6.68%
Area 24 Pop	$613,500	$601,600	-$11,900	-1.9%				
Area 25 Sales	$691,200	$672,800	-$18,400	-2.7%	$734,100	91.7%	7.31%	7.37%
Area 25 Pop	$649,100	$631,800	-$17,300	-2.7%				
Area 30 Sales	$704,300	$687,600	-$16,700	-2.4%	$747,900	92.2%	5.97%	5.84%
Area 30 Pop	$692,700	$675,000	-$17,700	-2.6%				
Area 48 Sales	$940,100	$930,500	-$9,600	-1.0%	$1,019,600	92.1%	7.87%	7.90%
Area 48 Pop	$928,500	$922,000	-$6,500	-0.7%				
Area 77 Sales	$654,400	$649,100	-$5,300	-0.8%	$706,400	92.4%	7.34%	6.48%
Area 77 Pop	$632,400	$634,100	+$1,700	+0.3%				
Area 79 Sales	$765,400	$744,100	-$21,300	-2.8%	$818,900	91.8%	9.74%	8.99%
Area 79 Pop	$761,300	$749,400	-$11,900	-1.6%				
Area 81 Sales	$1,105,500	$1,081,800	-$23,700	-2.1%	$1,186,300	92.6%	9.52%	9.44%
Area 81 Pop	$1,077,000	$1,058,000	-$19,000	-1.8%				
Area 85 Sales	$942,400	$927,000	-$15,400	-1.6%	$1,009,200	92.3%	7.74%	7.48%
Area 85 Pop	$865,400	$853,500	-$11,900	-1.4%				

The Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. Areas 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 30, 48, 77, 79, 81, and 85 are more heterogeneous market areas, and the COD threshold prescribed by the International Association of Assessing Officers should be no more than 15%. The resulting COD meets or exceeds the industry assessment standards.

The International Association of Assessing Officers recommends a range of 0.90 to 1.10. The resulting assessment level meets or exceeds the industry assessment standards and has improved since the previous year.

Area 11 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

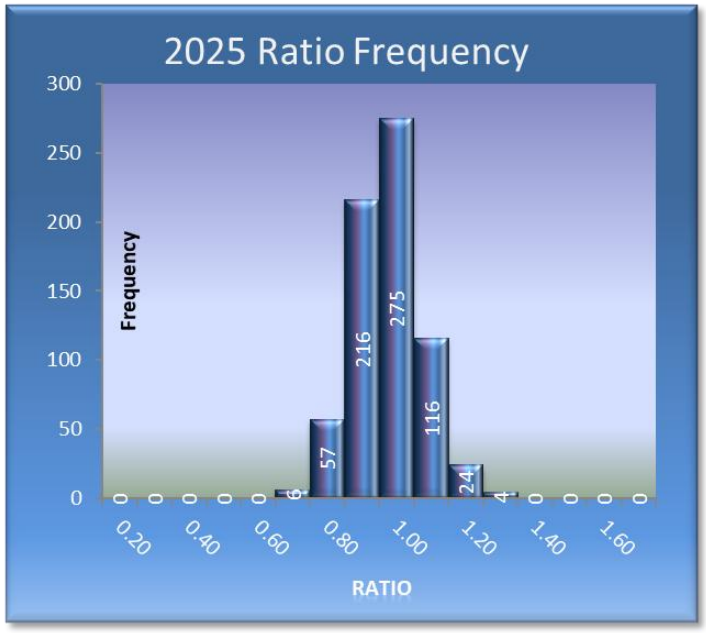
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

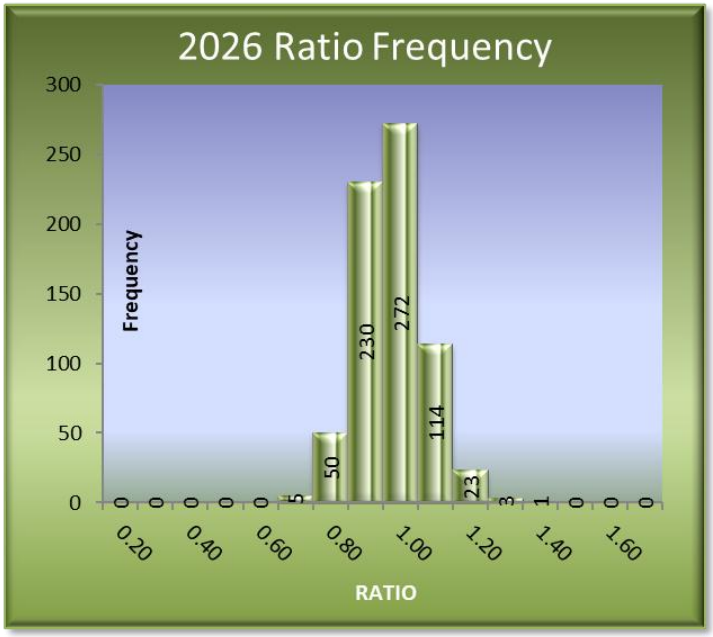
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	698
Mean Assessed Value	$1,417,400
Mean Adj. Sales Price	$1,554,500
Standard Deviation AV	$675,428
Standard Deviation SP	$788,796
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.924
Weighted Mean Ratio	0.912
UNIFORMITY	
Lowest ratio	0.607
Highest ratio:	1.278
Coefficient of Dispersion	8.15%
Standard Deviation	0.096
Coefficient of Variation	10.40%
Price Related Differential (PRD)	1.016
Price Related Bias (PRB)	-0.035

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)	698
Mean Assessed Value	$1,419,700
Mean Sales Price	$1,554,500
Standard Deviation AV	$682,833
Standard Deviation SP	$788,796
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.920
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.624
Highest ratio:	1.316
Coefficient of Dispersion	8.10%
Standard Deviation	0.096
Coefficient of Variation	10.37%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.025





Area 12 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

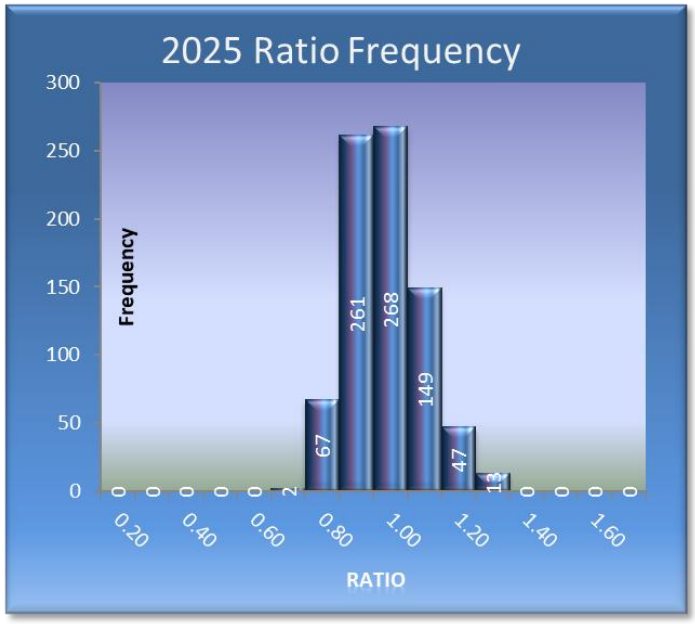
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

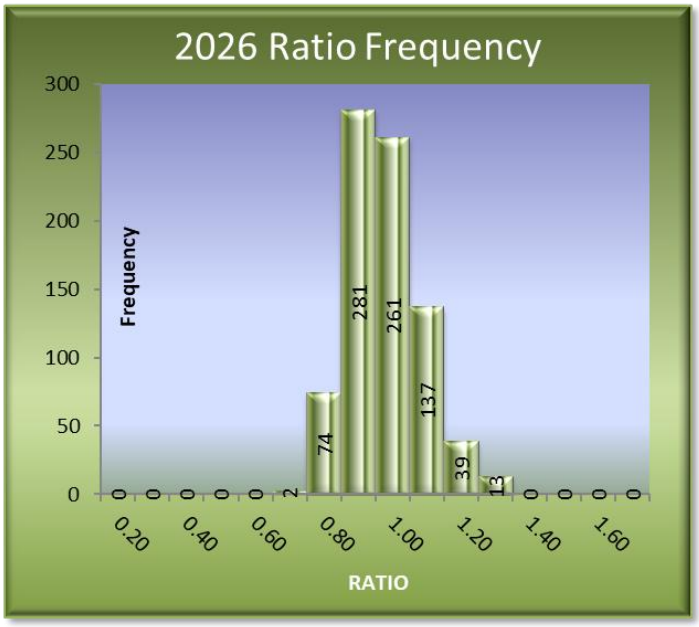
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	807
Mean Assessed Value	$1,366,300
Mean Adj. Sales Price	$1,481,600
Standard Deviation AV	$590,702
Standard Deviation SP	$664,239
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.935
Median Ratio	0.923
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.651
Highest ratio:	1.258
Coefficient of Dispersion	9.18%
Standard Deviation	0.106
Coefficient of Variation	11.36%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.038

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)	807
Mean Assessed Value	$1,355,80
Mean Sales Price	$1,481,60
Standard Deviation AV	$590,438
Standard Deviation SP	$664,239
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.916
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.648
Highest ratio:	1.251
Coefficient of Dispersion	9.12%
Standard Deviation	0.105
Coefficient of Variation	11.32%
Price Related Differential (PRD)	1.012
Price Related Bias (PRB)	-0.029





Area 13 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

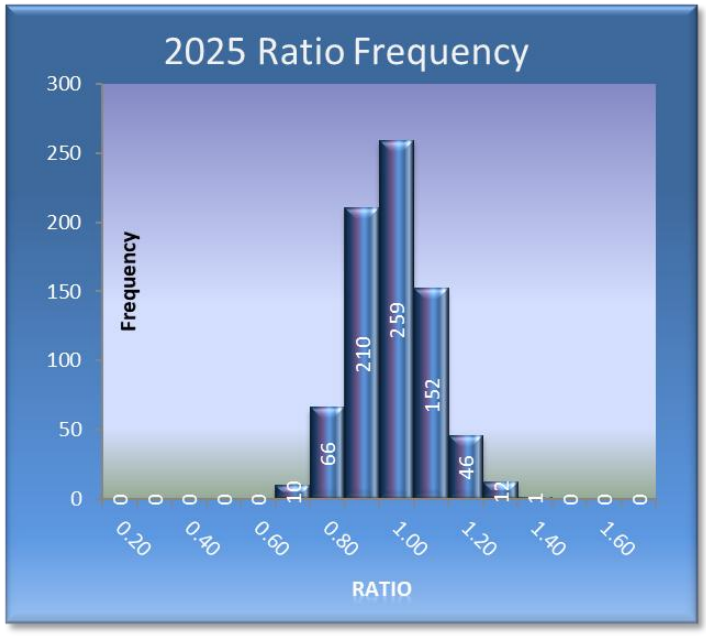
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

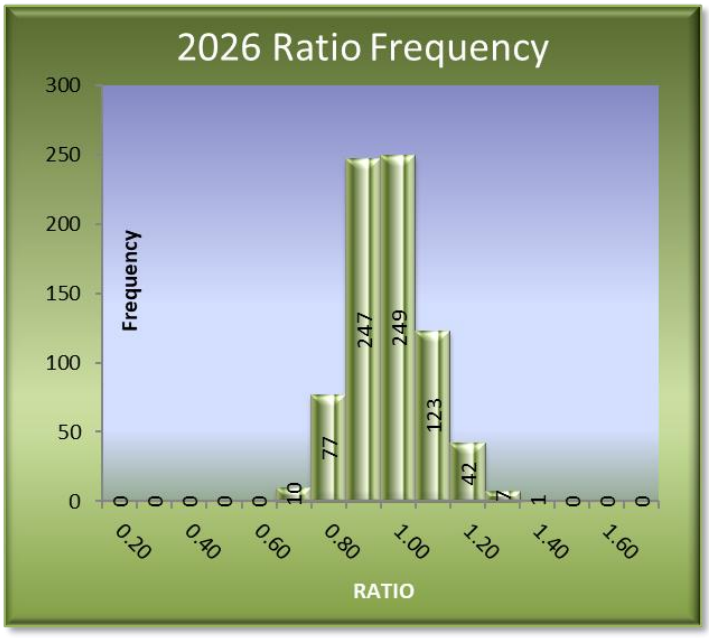
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	756
Mean Assessed Value	$1,363,800
Mean Adj. Sales Price	$1,482,200
Standard Deviation AV	$704,043
Standard Deviation SP	$806,132
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.933
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.614
Highest ratio:	1.330
Coefficient of Dispersion	9.59%
Standard Deviation	0.114
Coefficient of Variation	12.10%
Price Related Differential (PRD)	1.020
Price Related Bias (PRB)	-0.043

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)	756
Mean Assessed Value	$1,350,10
Mean Sales Price	$1,482,20
Standard Deviation AV	$712,103
Standard Deviation SP	$806,132
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.919
Weighted Mean Ratio	0.911
UNIFORMITY	
Lowest ratio	0.613
Highest ratio:	1.327
Coefficient of Dispersion	9.45%
Standard Deviation	0.110
Coefficient of Variation	11.88%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.022





Area 14 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

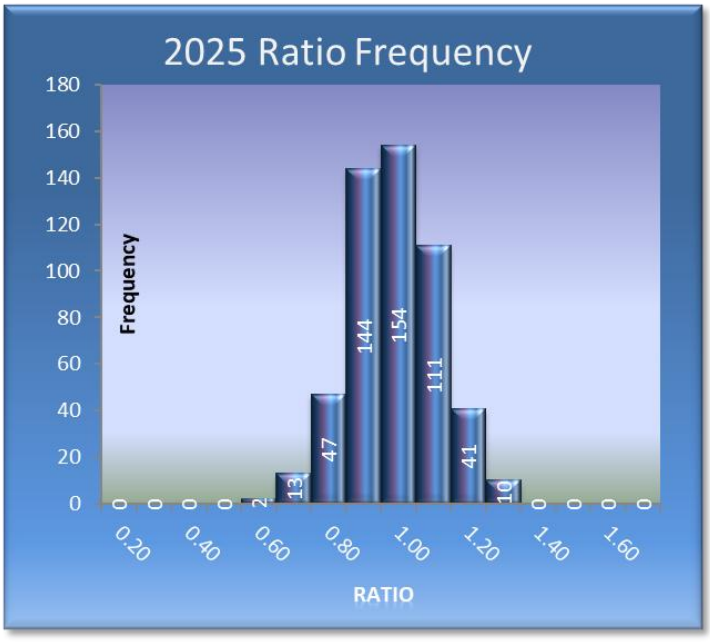
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

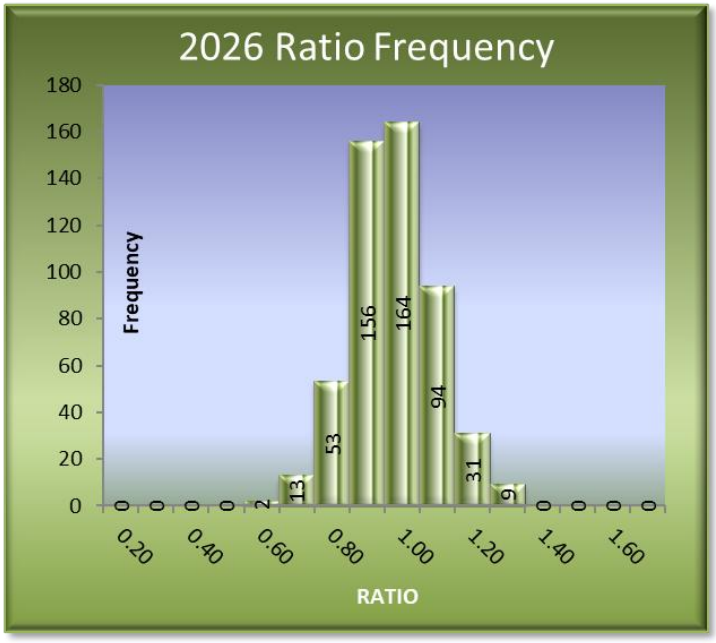
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	522
Mean Assessed Value	$2,258,200
Mean Adj. Sales Price	$2,466,500
Standard Deviation AV	$1,344,220
Standard Deviation SP	$1,609,620
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.935
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.543
Highest ratio:	1.257
Coefficient of Dispersion	10.45%
Standard Deviation	0.123
Coefficient of Variation	13.07%
Price Related Differential (PRD)	1.025
Price Related Bias (PRB)	-0.035

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)	522
Mean Assessed Value	$2,236,50
Mean Sales Price	$2,466,50
Standard Deviation AV	$1,345,64
Standard Deviation SP	$1,609,62
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.922
Weighted Mean Ratio	0.907
UNIFORMITY	
Lowest ratio	0.543
Highest ratio:	1.240
Coefficient of Dispersion	10.20%
Standard Deviation	0.119
Coefficient of Variation	12.85%
Price Related Differential (PRD)	1.021
Price Related Bias (PRB)	-0.022





Area 16 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

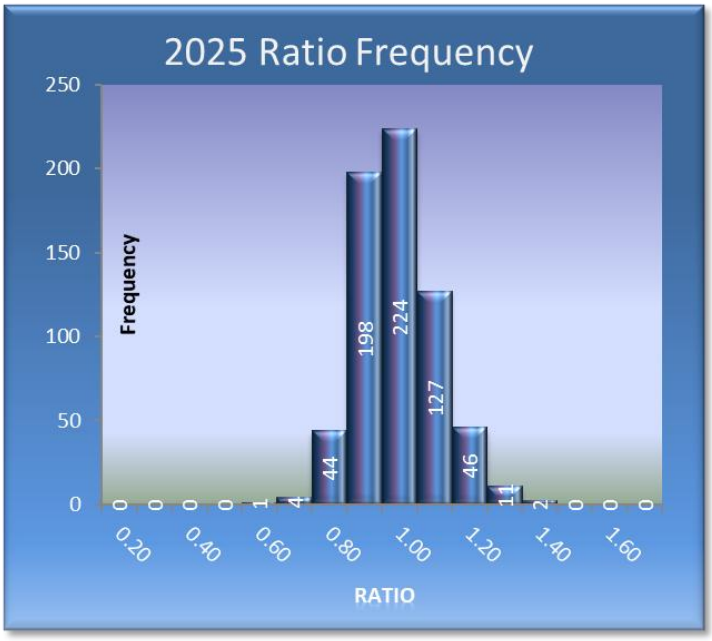
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

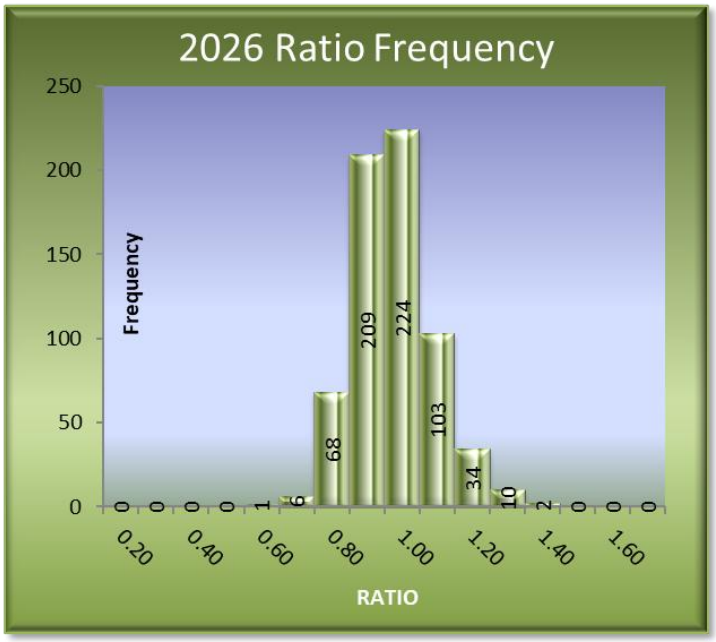
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	657
Mean Assessed Value	$1,220,900
Mean Adj. Sales Price	$1,315,900
Standard Deviation AV	$543,574
Standard Deviation SP	$607,782
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.941
Median Ratio	0.933
Weighted Mean Ratio	0.928
UNIFORMITY	
Lowest ratio	0.542
Highest ratio:	1.337
Coefficient of Dispersion	9.20%
Standard Deviation	0.110
Coefficient of Variation	11.68%
Price Related Differential (PRD)	1.015
Price Related Bias (PRB)	-0.036

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)	657
Mean Assessed Value	$1,201,10
Mean Sales Price	$1,315,90
Standard Deviation AV	$535,822
Standard Deviation SP	$607,782
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.918
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.558
Highest ratio:	1.327
Coefficient of Dispersion	9.17%
Standard Deviation	0.108
Coefficient of Variation	11.68%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.033





Area 17 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

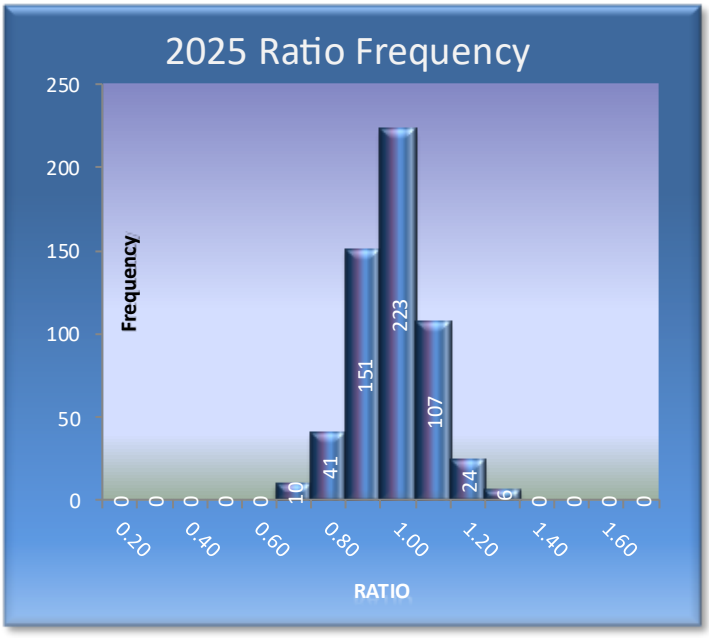
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

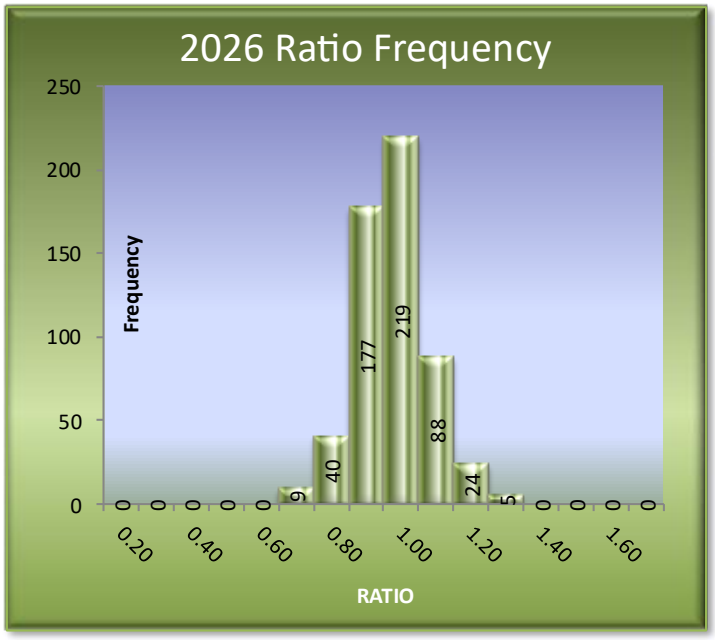
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	562
Mean Assessed Value	$995,500
Mean Adj. Sales Price	$1,084,000
Standard Deviation AV	$453,921
Standard Deviation SP	$527,677
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.934
Median Ratio	0.932
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.617
Highest ratio:	1.289
Coefficient of Dispersion	8.36%
Standard Deviation	0.102
Coefficient of Variation	10.95%
Price Related Differential (PRD)	1.017
Price Related Bias (PRB)	-0.045

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)	562
Mean Assessed Value	$989,700
Mean Sales Price	$1,084,000
Standard Deviation AV	$457,150
Standard Deviation SP	$527,677
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.923
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.611
Highest ratio:	1.277
Coefficient of Dispersion	8.15%
Standard Deviation	0.099
Coefficient of Variation	10.73%
Price Related Differential (PRD)	1.013
Price Related Bias (PRB)	-0.029





Area 18 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

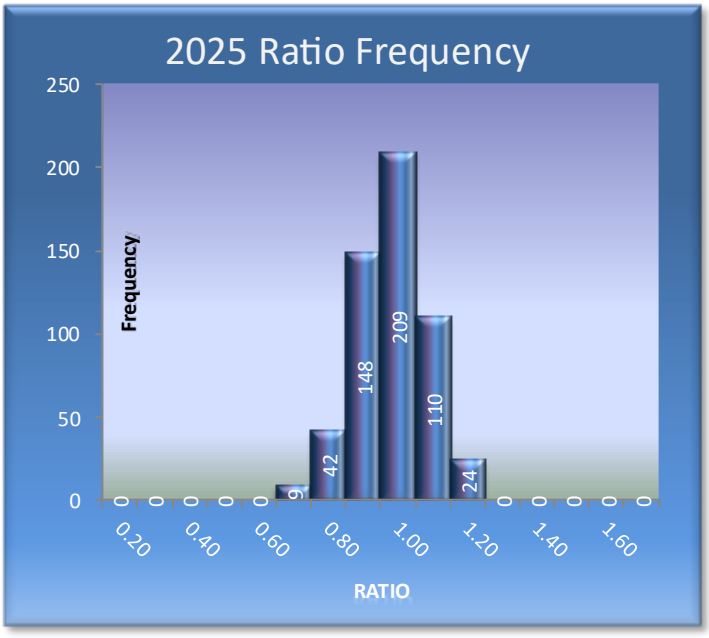
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

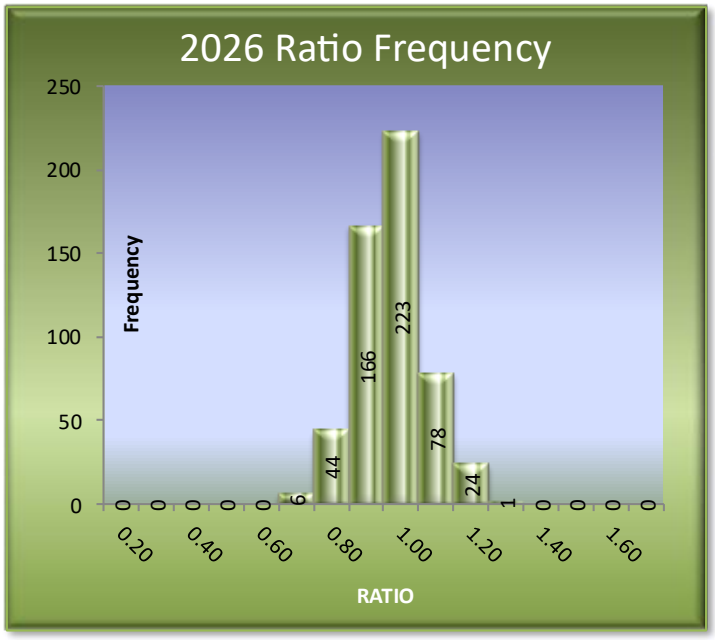
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	542
Mean Assessed Value	$673,600
Mean Adj. Sales Price	$736,500
Standard Deviation AV	$177,420
Standard Deviation SP	$232,195
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.930
Median Ratio	0.933
Weighted Mean Ratio	0.915
UNIFORMITY	
Lowest ratio	0.602
Highest ratio:	1.192
Coefficient of Dispersion	8.71%
Standard Deviation	0.102
Coefficient of Variation	10.99%
Price Related Differential (PRD)	1.017
Price Related Bias (PRB)	-0.087

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)	542
Mean Assessed Value	$671,100
Mean Sales Price	$736,500
Standard Deviation AV	$183,254
Standard Deviation SP	$232,195
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.923
Weighted Mean Ratio	0.911
UNIFORMITY	
Lowest ratio	0.608
Highest ratio:	1.204
Coefficient of Dispersion	8.17%
Standard Deviation	0.098
Coefficient of Variation	10.56%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.066





Area 22 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

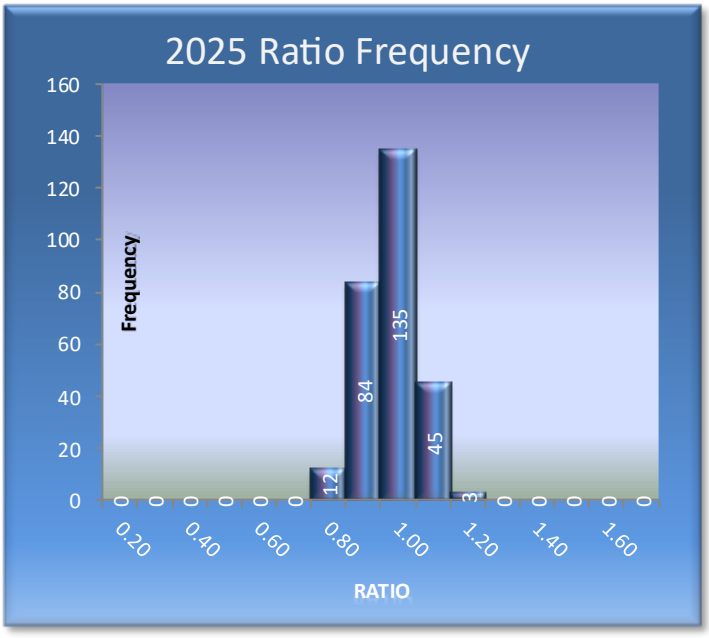
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

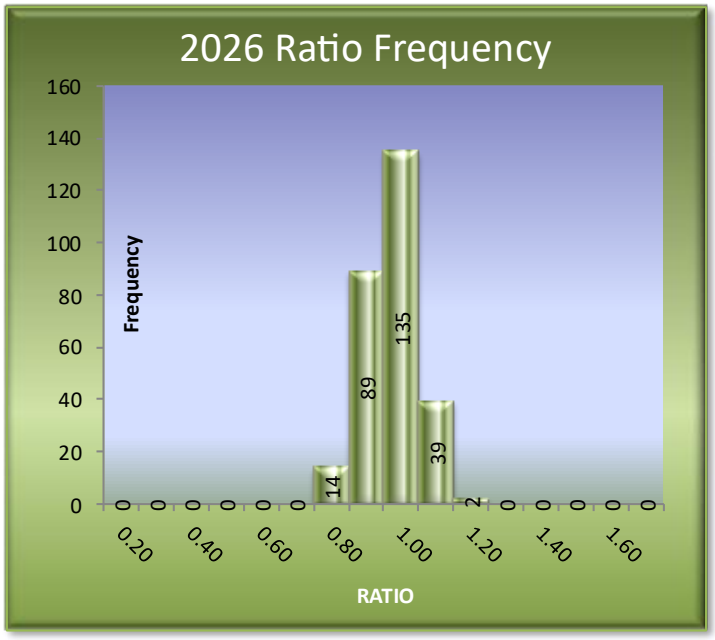
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	279
Mean Assessed Value	$664,200
Mean Adj. Sales Price	$718,600
Standard Deviation AV	$159,233
Standard Deviation SP	$185,085
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.931
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.748
Highest ratio:	1.172
Coefficient of Dispersion	6.61%
Standard Deviation	0.078
Coefficient of Variation	8.34%
Price Related Differential (PRD)	1.008
Price Related Bias (PRB)	-0.063

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)	279
Mean Assessed Value	$660,100
Mean Sales Price	$718,600
Standard Deviation AV	$161,777
Standard Deviation SP	$185,085
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.923
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.747
Highest ratio:	1.170
Coefficient of Dispersion	6.38%
Standard Deviation	0.074
Coefficient of Variation	8.03%
Price Related Differential (PRD)	1.006
Price Related Bias (PRB)	-0.040





Area 23 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

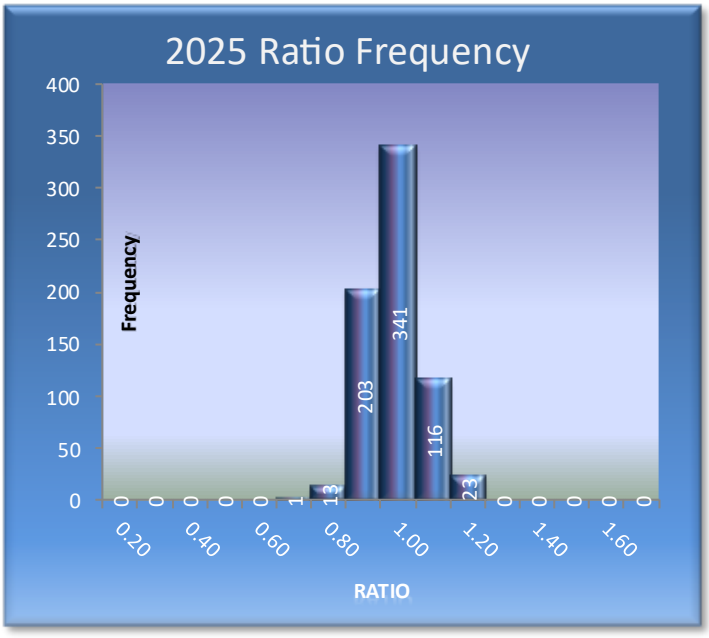
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

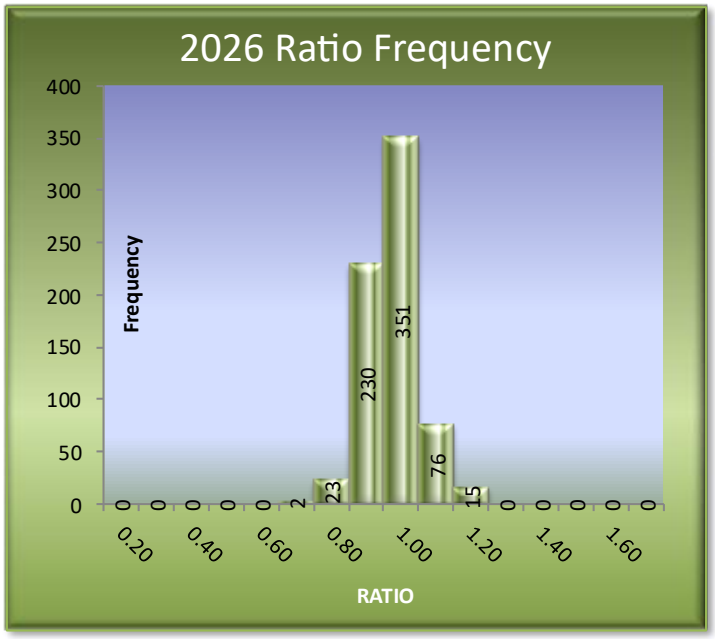
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	697
Mean Assessed Value	$642,400
Mean Adj. Sales Price	$689,900
Standard Deviation AV	$159,608
Standard Deviation SP	$183,565
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.931
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.697
Highest ratio:	1.178
Coefficient of Dispersion	6.52%
Standard Deviation	0.078
Coefficient of Variation	8.30%
Price Related Differential (PRD)	1.008
Price Related Bias (PRB)	-0.048

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)	697
Mean Assessed Value	$634,400
Mean Sales Price	$689,900
Standard Deviation AV	$165,102
Standard Deviation SP	$183,565
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.925
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.684
Highest ratio:	1.158
Coefficient of Dispersion	6.22%
Standard Deviation	0.075
Coefficient of Variation	8.12%
Price Related Differential (PRD)	1.005
Price Related Bias (PRB)	-0.024





Area 24 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

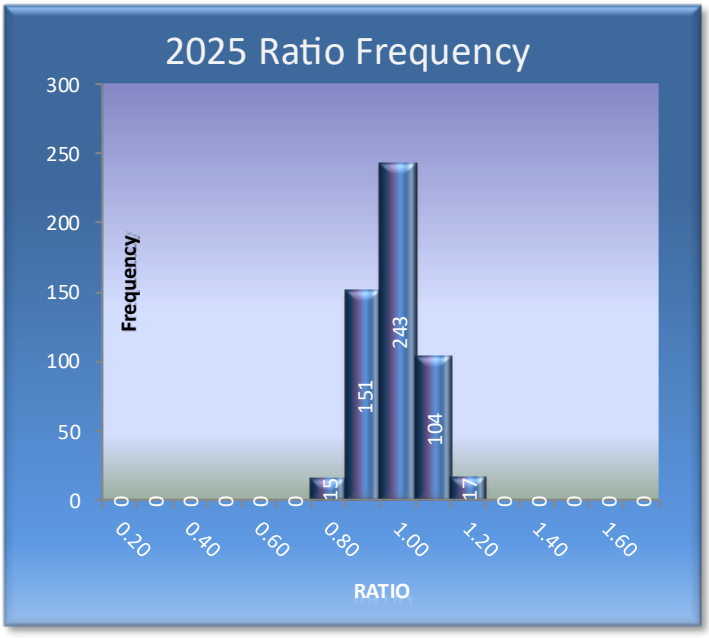
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

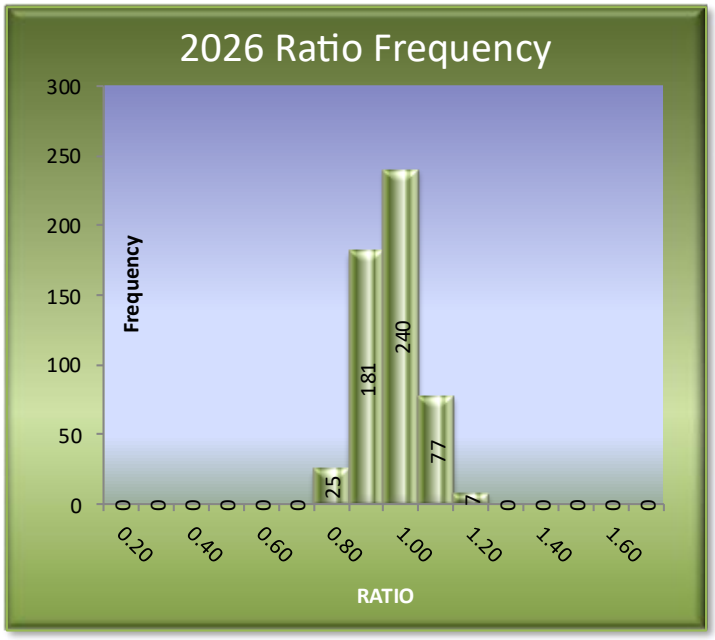
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	530
Mean Assessed Value	$617,100
Mean Adj. Sales Price	$659,400
Standard Deviation AV	$178,022
Standard Deviation SP	$204,246
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.943
Median Ratio	0.942
Weighted Mean Ratio	0.936
UNIFORMITY	
Lowest ratio	0.744
Highest ratio:	1.197
Coefficient of Dispersion	6.69%
Standard Deviation	0.080
Coefficient of Variation	8.43%
Price Related Differential (PRD)	1.008
Price Related Bias (PRB)	-0.039

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)	530
Mean Assessed Value	$604,600
Mean Sales Price	$659,400
Standard Deviation AV	$173,859
Standard Deviation SP	$204,246
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.922
Weighted Mean Ratio	0.917
UNIFORMITY	
Lowest ratio	0.725
Highest ratio:	1.166
Coefficient of Dispersion	6.68%
Standard Deviation	0.077
Coefficient of Variation	8.38%
Price Related Differential (PRD)	1.008
Price Related Bias (PRB)	-0.040





Area 25 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

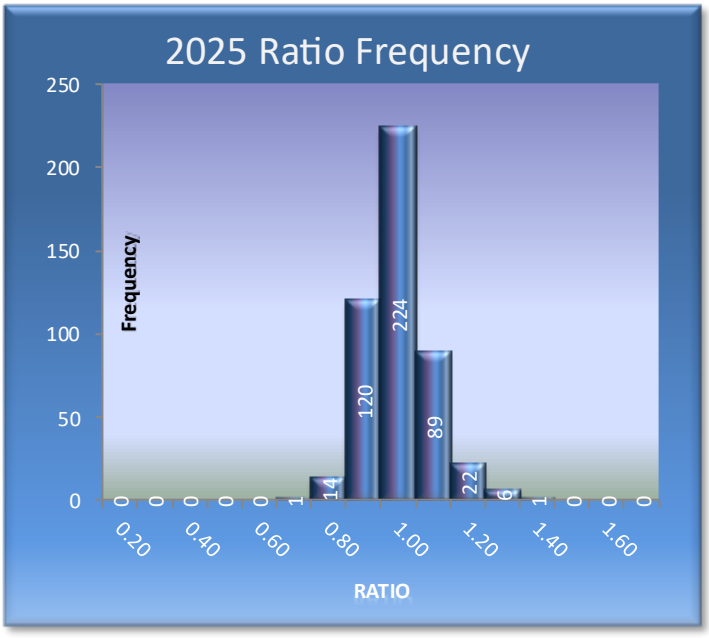
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

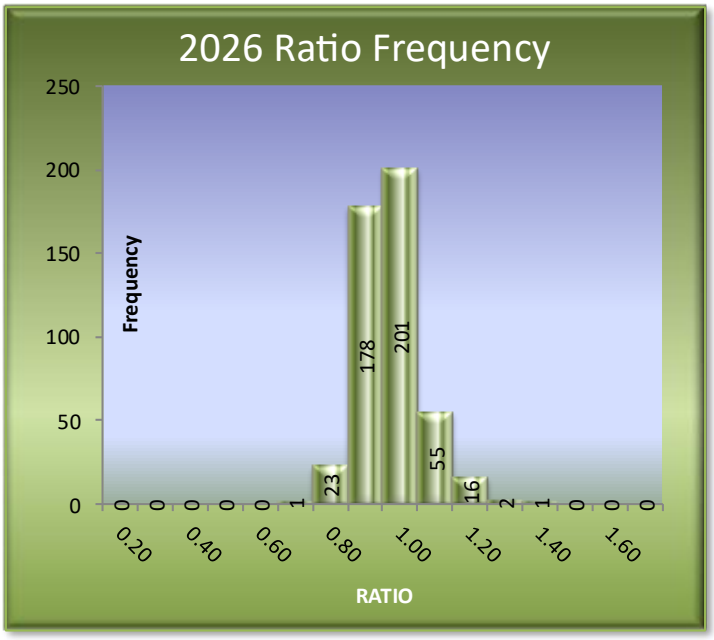
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	477
Mean Assessed Value	$691,200
Mean Adj. Sales Price	$734,100
Standard Deviation AV	$204,627
Standard Deviation SP	$232,613
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.950
Median Ratio	0.943
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.678
Highest ratio:	1.308
Coefficient of Dispersion	7.31%
Standard Deviation	0.091
Coefficient of Variation	9.56%
Price Related Differential (PRD)	1.009
Price Related Bias (PRB)	-0.038

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)	477
Mean Assessed Value	$672,800
Mean Sales Price	$734,100
Standard Deviation AV	$198,624
Standard Deviation SP	$232,613
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.917
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.658
Highest ratio:	1.308
Coefficient of Dispersion	7.37%
Standard Deviation	0.089
Coefficient of Variation	9.58%
Price Related Differential (PRD)	1.009
Price Related Bias (PRB)	-0.040





Area 30 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

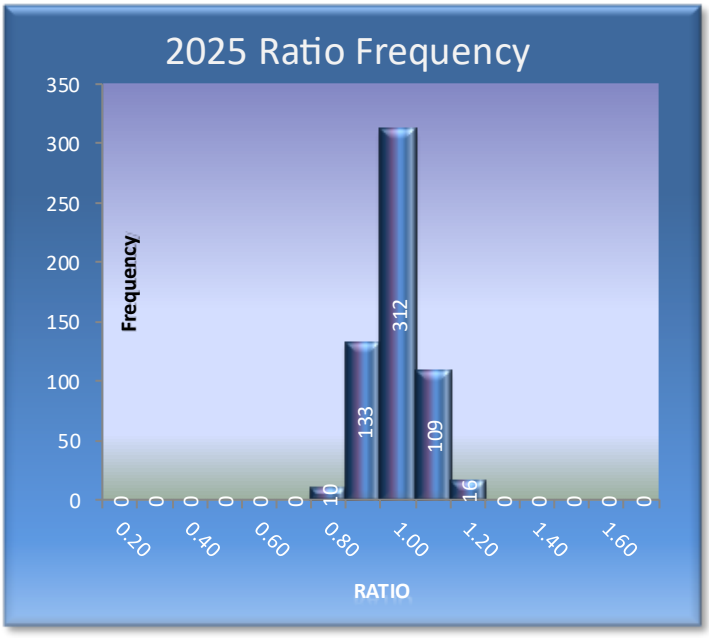
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

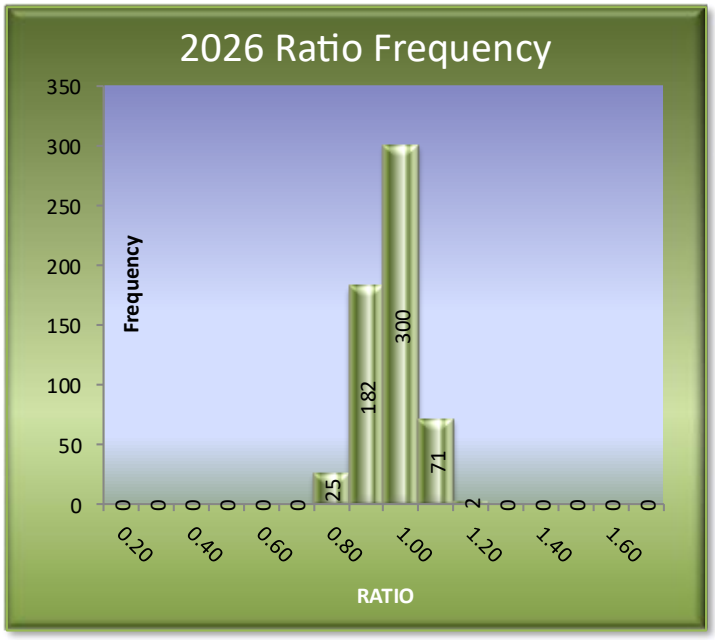
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	580
Mean Assessed Value	$704,300
Mean Adj. Sales Price	$747,900
Standard Deviation AV	$164,275
Standard Deviation SP	$186,256
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.946
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.732
Highest ratio:	1.173
Coefficient of Dispersion	5.97%
Standard Deviation	0.072
Coefficient of Variation	7.62%
Price Related Differential (PRD)	1.006
Price Related Bias (PRB)	-0.051

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)	580
Mean Assessed Value	$687,500
Mean Sales Price	$747,900
Standard Deviation AV	$161,127
Standard Deviation SP	$186,256
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.922
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.717
Highest ratio:	1.123
Coefficient of Dispersion	5.84%
Standard Deviation	0.068
Coefficient of Variation	7.40%
Price Related Differential (PRD)	1.006
Price Related Bias (PRB)	-0.035





Area 48 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

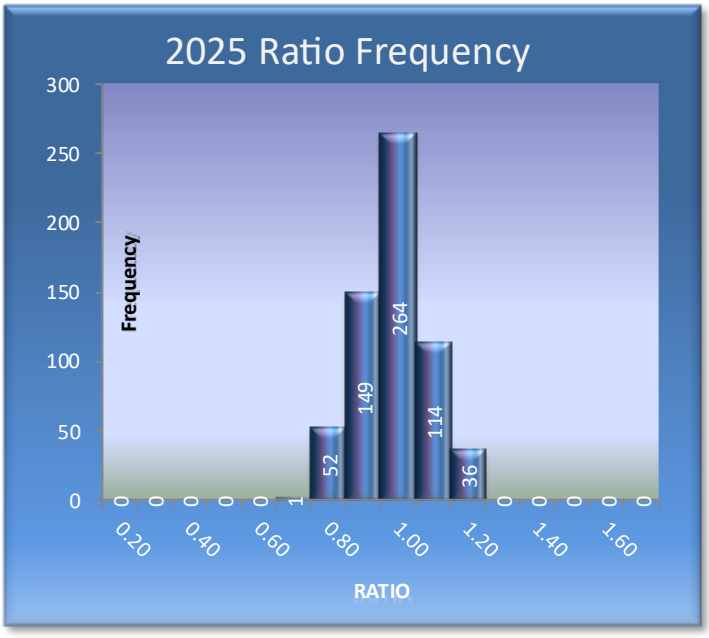
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

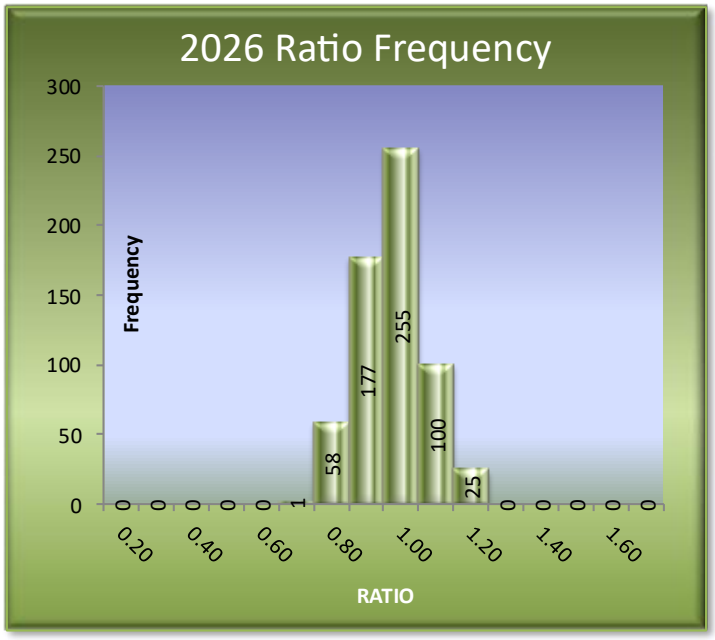
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	616
Mean Assessed Value	$940,100
Mean Adj. Sales Price	$1,019,600
Standard Deviation AV	$285,920
Standard Deviation SP	$344,159
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.936
Median Ratio	0.935
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.693
Highest ratio:	1.190
Coefficient of Dispersion	7.87%
Standard Deviation	0.094
Coefficient of Variation	10.08%
Price Related Differential (PRD)	1.015
Price Related Bias (PRB)	-0.075

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)	616
Mean Assessed Value	$930,600
Mean Sales Price	$1,019,600
Standard Deviation AV	$287,724
Standard Deviation SP	$344,159
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.921
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.685
Highest ratio:	1.185
Coefficient of Dispersion	7.90%
Standard Deviation	0.093
Coefficient of Variation	10.03%
Price Related Differential (PRD)	1.013
Price Related Bias (PRB)	-0.061





Area 77 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

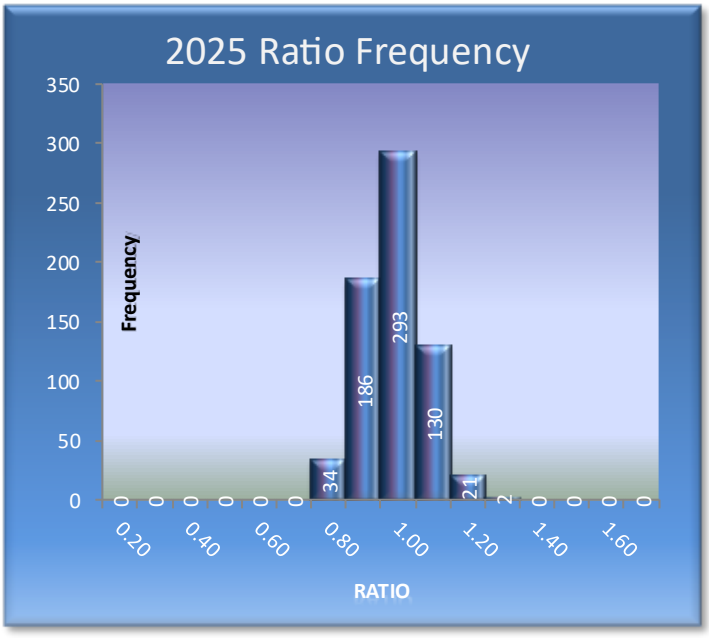
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

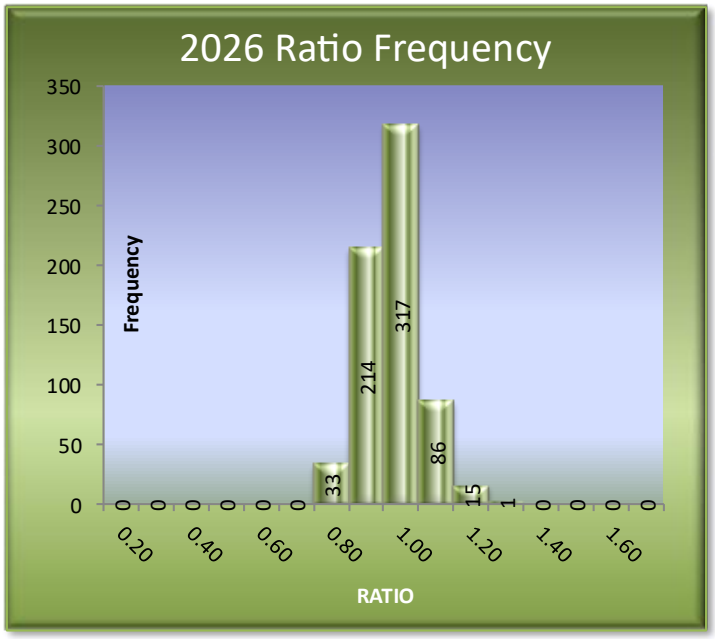
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	666
Mean Assessed Value	$654,400
Mean Adj. Sales Price	$706,400
Standard Deviation AV	$138,853
Standard Deviation SP	$174,818
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.937
Median Ratio	0.934
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.707
Highest ratio:	1.221
Coefficient of Dispersion	7.34%
Standard Deviation	0.087
Coefficient of Variation	9.28%
Price Related Differential (PRD)	1.011
Price Related Bias (PRB)	-0.107

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)	666
Mean Assessed Value	$649,100
Mean Sales Price	$706,400
Standard Deviation AV	$150,988
Standard Deviation SP	$174,818
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.924
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.708
Highest ratio:	1.250
Coefficient of Dispersion	6.48%
Standard Deviation	0.079
Coefficient of Variation	8.49%
Price Related Differential (PRD)	1.006
Price Related Bias (PRB)	-0.038





Area 79 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

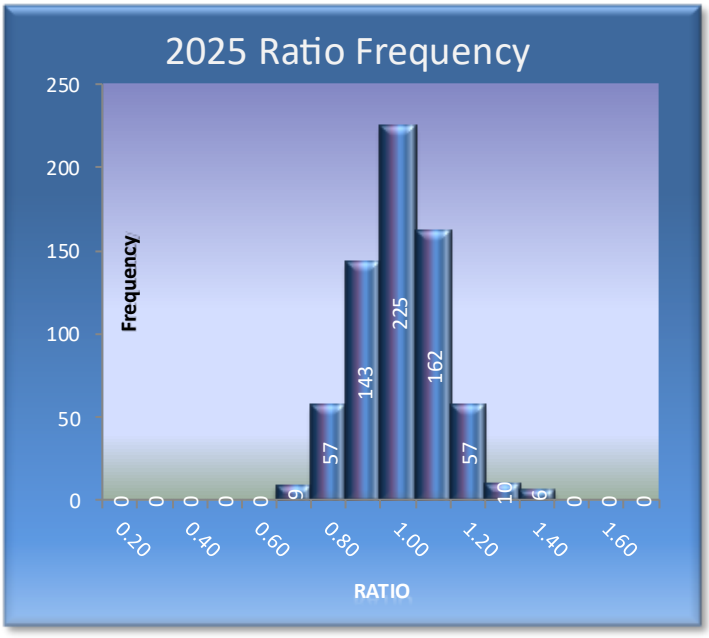
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

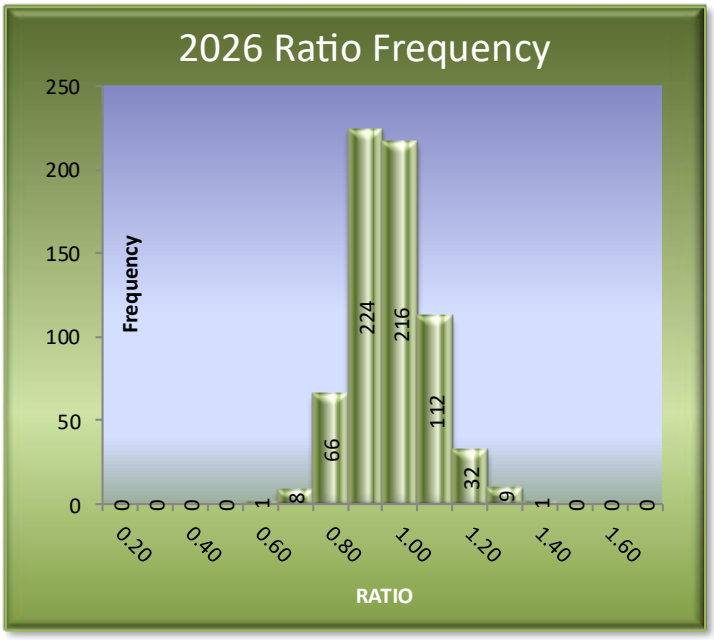
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	669
Mean Assessed Value	$765,400
Mean Adj. Sales Price	$818,900
Standard Deviation AV	$190,050
Standard Deviation SP	$259,368
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.956
Median Ratio	0.952
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.602
Highest ratio:	1.388
Coefficient of Dispersion	9.74%
Standard Deviation	0.119
Coefficient of Variation	12.42%
Price Related Differential (PRD)	1.023
Price Related Bias (PRB)	-0.141

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)	669
Mean Assessed Value	$744,000
Mean Sales Price	$818,900
Standard Deviation AV	$202,327
Standard Deviation SP	$259,368
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.918
Weighted Mean Ratio	0.909
UNIFORMITY	
Lowest ratio	0.591
Highest ratio:	1.313
Coefficient of Dispersion	8.99%
Standard Deviation	0.107
Coefficient of Variation	11.61%
Price Related Differential (PRD)	1.016
Price Related Bias (PRB)	-0.078





Area 81 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

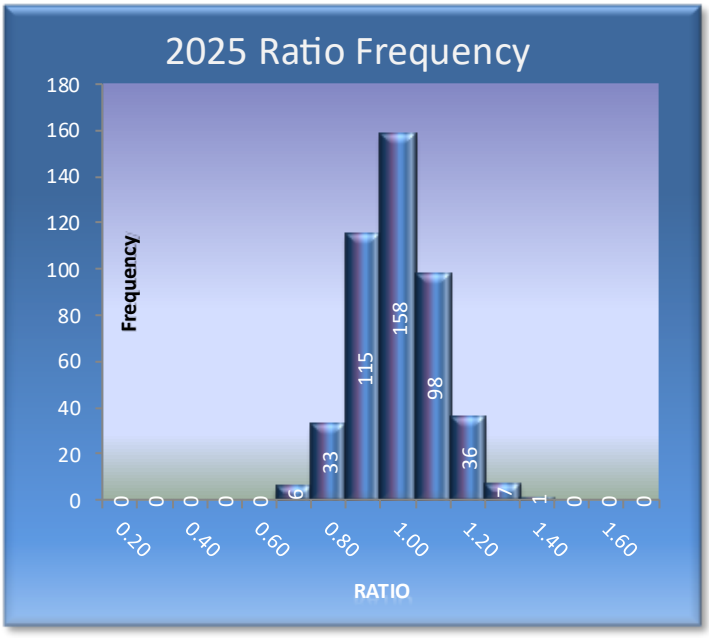
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

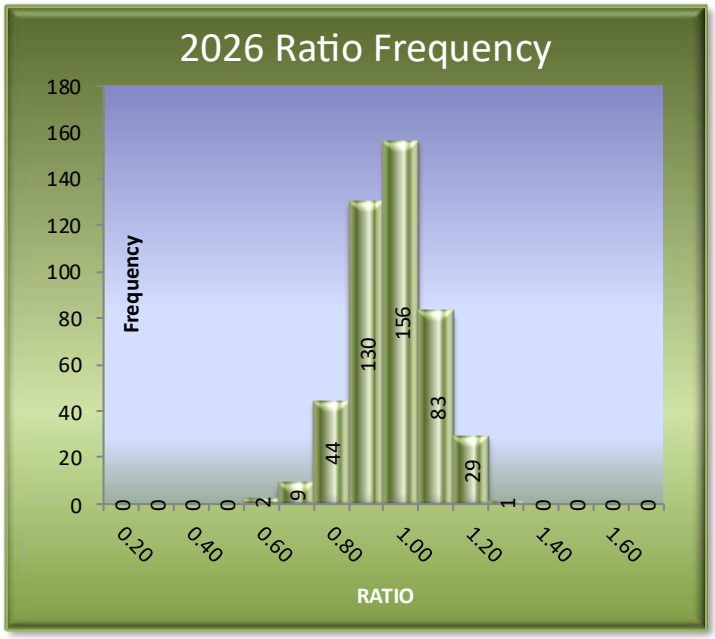
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	454
Mean Assessed Value	$1,105,500
Mean Adj. Sales Price	$1,186,300
Standard Deviation AV	$468,322
Standard Deviation SP	$547,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.946
Weighted Mean Ratio	0.932
UNIFORMITY	
Lowest ratio	0.609
Highest ratio:	1.305
Coefficient of Dispersion	9.52%
Standard Deviation	0.114
Coefficient of Variation	12.04%
Price Related Differential (PRD)	1.017
Price Related Bias (PRB)	-0.045

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)	454
Mean Assessed Value	$1,081,800
Mean Sales Price	$1,186,300
Standard Deviation AV	$465,098
Standard Deviation SP	$547,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.926
Weighted Mean Ratio	0.912
UNIFORMITY	
Lowest ratio	0.599
Highest ratio:	1.219
Coefficient of Dispersion	9.44%
Standard Deviation	0.110
Coefficient of Variation	11.90%
Price Related Differential (PRD)	1.014
Price Related Bias (PRB)	-0.029





Area 85 Annual Update Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

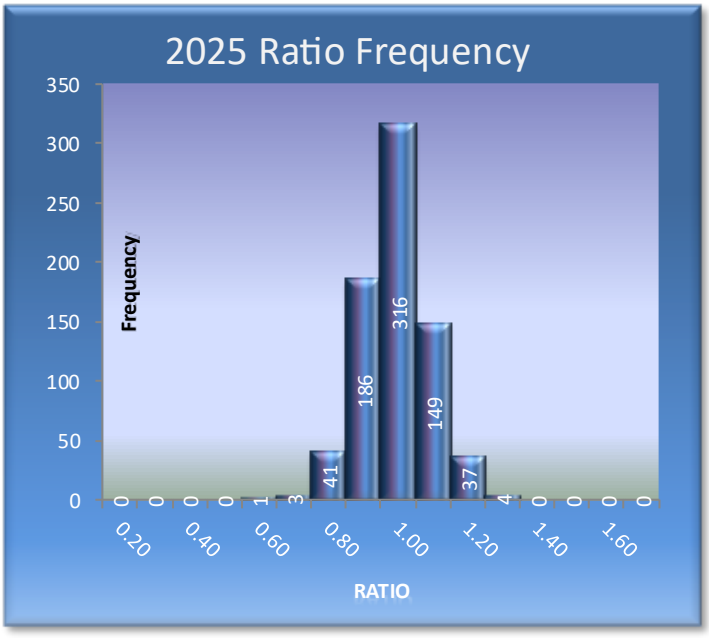
Pre-revalue ratio analysis compares time-adjusted sales from 2023 through 2025 in relation to the previous assessed value as of 1/1/2025.

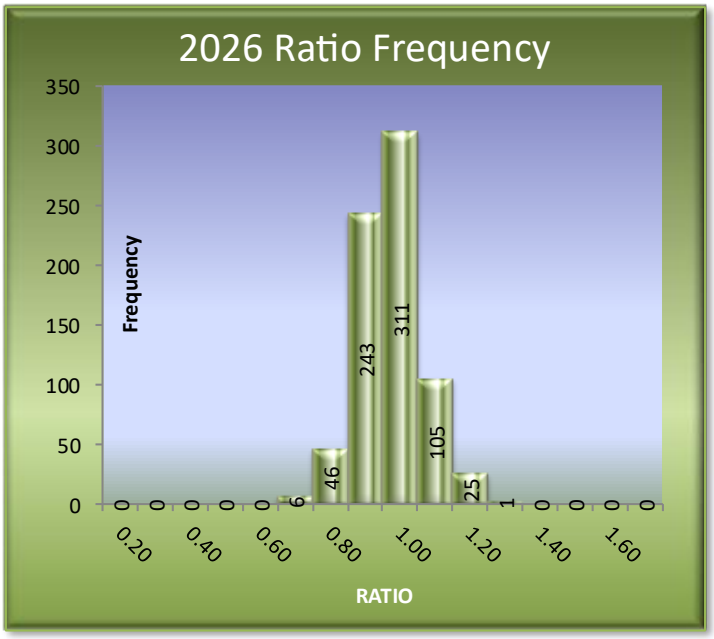
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	737
Mean Assessed Value	$942,400
Mean Adj. Sales Price	$1,009,200
Standard Deviation AV	$485,681
Standard Deviation SP	$529,241
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.944
Median Ratio	0.944
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.586
Highest ratio:	1.236
Coefficient of Dispersion	7.74%
Standard Deviation	0.093
Coefficient of Variation	9.90%
Price Related Differential (PRD)	1.011
Price Related Bias (PRB)	-0.025

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)	737
Mean Assessed Value	$927,000
Mean Sales Price	$1,009,200
Standard Deviation AV	$489,014
Standard Deviation SP	$529,241
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.925
Median Ratio	0.923
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.640
Highest ratio:	1.204
Coefficient of Dispersion	7.48%
Standard Deviation	0.089
Coefficient of Variation	9.57%
Price Related Differential (PRD)	1.007
Price Related Bias (PRB)	-0.009





Annual Update Process

Effective Date of Appraisal: January 1, 2026
Date of Appraisal Report: March 23, 2026

Sales Screening for Improved Parcel Analysis

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 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. Parcels with either land or improvement values less than $1,000 posted for the 2025 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 Area Reports, eSales and Localscape)

Land Update

With results truncated to the next $1,000.
Parcels with minimal values below the stated thresholds do not typically follow broader market trends.

Area	Previous Land Value	Restrictions	Adjustment
11	<=$10,000		Previous Land Value * 1
11	>$10,000	Non-Townhomes	Previous Land Value * 1.030
11	>$10,000	Townhomes	Previous Land Value * 1.000
11	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
12	<=$10,000		Previous Land Value * 1
12	>$10,000	Non-Townhomes	Previous Land Value * 1.020
12	>$10,000	Townhomes	Previous Land Value * 1.000
12	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
13	<=$10,000		Previous Land Value * 1
13	>$10,000		Previous Land Value * 0.970
13	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
14	<=$10,000		Previous Land Value * 1
14	>$10,000	Non-Townhomes	Previous Land Value * 1.020
14	>$10,000	Townhomes	Previous Land Value * 1.000
14	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
16	<=$10,000		Previous Land Value * 1
16	>$10,000	Non-Townhomes	Previous Land Value * 1.030
16	>$10,000	Townhomes	Previous Land Value * 1.000
16	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1

Area	Previous Land Value	Restrictions	Adjustment
17	<=$10,000		Previous Land Value * 1
17	>$10,000	Non-Townhomes	Previous Land Value * 1.030
17	>$10,000	Townhomes	Previous Land Value * 1.000
17	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
18	<=$10,000		Previous Land Value * 1
18	>$10,000		Previous Land Value * 1.000
18	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
22	<=$10,000		Previous Land Value * 1
22	>$10,000		Previous Land Value * 1.000
22	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
23	<=$10,000		Previous Land Value * 1
23	>$10,000	Non-Townhomes	Previous Land Value * 1.020
23	>$10,000	Townhomes	Previous Land Value * 1.000
23	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
24	<=$10,000		Previous Land Value * 1
24	>$10,000		Previous Land Value * 1.000
24	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
25	<=$10,000		Previous Land Value * 1
25	>$10,000		Previous Land Value * 1.000
25	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
30	<=$10,000		Previous Land Value * 1
30	>$10,000		Previous Land Value * 1.000
30	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
48	<=$10,000		Previous Land Value * 1
48	>$10,000	Non-Townhomes	Previous Land Value * 1.050
48	>$10,000	Townhomes	Previous Land Value * 1.000
48	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
77	<=$10,000		Previous Land Value * 1
77	>$10,000	Non-Townhomes	Previous Land Value * 1.050
77	>$10,000	Townhomes	Previous Land Value * 1.000
77	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
79	<=$10,000		Previous Land Value * 1
79	>$10,000	Zoning: NR1, NR2, NR3, or RSL	Previous Land Value * 1.000
79	>$10,000	Zoning: All others	Previous Land Value * 0.950
79	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
81	<=$10,000		Previous Land Value * 1
81	>$10,000	Non-Townhomes	Previous Land Value * 1.050
81	>$10,000	Townhomes	Previous Land Value * 1.000
81	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1
85	<=$10,000		Previous Land Value * 1
85	>$10,000	Sub Areas 1 and 2, or Townhomes	Previous Land Value * 1.000
85	>$10,000	Sub Area 3 Non-townhomes	Previous Land Value * 1.075
85	>$10,000	Restricted Sewer/ Water or Unbuildable	Previous Land Value * 1

Model Adjustments

1-3 Unit Residences

2026 Total Value = 2025 Total Value + Overall (+/-) Characteristic Adjustments

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of the adjustment achieved in production.

The percentages listed in the following table are total adjustments, not additive adjustments. In some cases, parcels may receive adjustments for multiple variables, and therefore, the total adjustments will not match those shown in the table below.

Area	Standard Adj %	# Parcels Adjusted	% of Population	Model Variable	Adj %	# of Sales	# of Pop	% Representation
11	+0.44%	5,987	90%	Townhouse	-2.82%	120	689	17%
12	-0.44%	5,768	86%	Sub5	-2.86%	117	664	18%
12	-0.44%	5,768	86%	Nghb10_TH	-4.81%	47	290	16%
13	-0.22%	3,292	51%	Townhouse	-3.20%	332	1632	20%
13	-0.22%	3,292	51%	DuTriPlex	-7.70%	28	371	8%
13	-0.22%	3,292	51%	Nghb70	+3.28%	89	1173	8%
14	+0.02%	3,507	78%	Townhouse	-8.78%	24	81	30%
14	+0.02%	3,507	78%	Nghb40	-4.13%	43	308	14%
14	+0.02%	3,507	78%	LowCond	-14.65%	5	29	17%
14	+0.02%	3,507	78%	Cond_VG	-2.61%	90	584	15%
16	-1.54%	5,604	89%	Nghb60SFR	+5.28%	18	199	9%
16	-1.54%	5,604	89%	Nghb80SFR	-6.11%	25	357	7%
16	-1.54%	5,604	89%	TH_Nghb20_30	-6.71%	22	119	18%
17	-0.89%	4,705	76%	Nghb10	+3.00%	85	883	10%
17	-0.89%	4,705	76%	Nghb40	-4.06%	35	416	8%
17	-0.89%	4,705	76%	Townhouse	-4.28%	45	191	24%
17	-0.89%	4,705	76%	Nghb30TH	-13.23%	5	9	56%

Area	Standard Adj %	# Parcels Adjusted	% of Population	Model Variable	Adj %	# of Sales	# of Pop	% Representation
18	+1.07%	3,564	68%	Townhouse	-5.44%	155	1081	14%
18	+1.07%	3,564	68%	Nghb90	+4.28%	58	612	9%
22	-0.05%	3,752	97%	TH_Nghb10_70	-4.73%	16	67	24%
22	-0.05%	3,752	97%	LowCond	-10.95%	9	39	23%
23	-1.68%	6,665	96%	Townhouse	-7.18%	21	174	12%
23	-1.68%	6,665	96%	GreenBridge8	+2.08%	85	107	79%
24	-2.40%	5,594	78%	Nghb50	-0.29%	104	1541	7%
24	-2.40%	5,594	78%	AdultFamilyHome	+3.31%	7	59	12%
25	-2.92%	5,400	94%	CondVG	-0.84%	68	346	20%
30	-1.97%	1,908	28%	Townhouse	-9.21%	11	73	15%
30	-1.97%	1,908	28%	LowCond_SFR	-4.21%	239	3695	6%
30	-1.97%	1,908	28%	KingCounty	-0.21%	225	2671	8%
48	-0.42%	4,443	76%	Zoning_Rsl_L	-2.69%	197	1367	14%
77	+0.99%	4,516	74%	TH_Nghbs_146	-5.72%	141	618	23%
77	+0.99%	4,516	74%	THunit_Mid_End	-1.82%	215	1241	17%
77	+0.99%	4,516	74%	Nghb2	+4.45%	27	256	11%
79	-1.86%	3,681	45%	Nghb30	+2.18%	67	1209	6%
79	-1.86%	3,681	45%	Nghb40	+1.59%	68	1343	5%
79	-1.86%	3,681	45%	Nghb50	+3.26%	42	522	8%
79	-1.86%	3,681	45%	TH_Att	-8.30%	219	1323	17%
79	-1.86%	3,681	45%	LowCond	-17.10%	6	42	14%
81	-1.63%	4,624	95%	TH_Nghb100	-6.34%	50	146	34%
81	-1.63%	4,624	95%	DuTriPlex	-11.41%	5	73	7%
81	-1.63%	4,624	95%	LowCond	-10.48%	7	36	19%

Area	Standard Adj %	# Parcels Adjusted	% of Population	Model Variable	Adj %	# of Sales	# of Pop	% Representation
85	-2.53%	6,445	82%	Nghb300	+9.24%	21	197	11%
85	-2.53%	6,445	82%	Sub3	+1.22%	120	1106	11%
85	-2.53%	6,445	82%	Townhouse	-9.66%	40	214	19%

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems, and neighborhoods. The analysis results showed that the following valuation formulas improved the uniformity of assessments throughout the area.

The derived adjustment formula for **Area 11** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.920963566512111 + 0.0309152821462226 * Townhouse)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 12** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.929049293295489 + 0.0232094068839977 * Sub5 + 0.0427282243215318 * Nghb10_TH)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 13** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.927048492009965 + 0.0285005636587094 * Townhouse + 0.07509217402451 * DuTriPlex - 0.0314318929652967 * Nghb70)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 14** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.924777416265169 + 0.0892435324848306 * Townhouse + 0.0400609104283869 * Nghb40 + 0.159053356849153 * LowCond + 0.0250159694808809 * Cond_VG)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 16** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.939508111462838 - 0.0609336457406156 * Nghb60SFR + 0.0456873872571622 * Nghb80SFR + 0.0520420936735256 * TH_Nghb20_30)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 17** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.93328268820403 - 0.0351865140275595 * Nghb10 + 0.0308383365673986 * Nghb40 + 0.03312611722097 * Townhouse + 0.132695278775 * Nghb30TH)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 18** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.915223060349544 + 0.0629815822375527 * Townhouse - 0.0281646597978198 * Nghb90)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 22** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0 0.925464998125984 + 0.0454232854990159 * TH_Nghb10_70 + 0.113238232651794 * LowCond)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 23** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.940773245526227 + 0.0557794717118685 * Townhouse - 0.0345925149379913 * GreenBridge8)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 24** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.947768466503232 - 0.020090915749423 * Nghb50 - 0.0524474043961721 * AdultFamilyHome)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 25** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.952835968662592 - 0.0200219285302388 * CondVG)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 30** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.943611657580108 + 0.0751676639653463 * Townhouse + 0.0220245765509783 * LowCond_SFR - 0.0166790082078458 * KingCounty)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 48** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.92894046573031 + 0.0216168272950704 * Zoning_Rsl_L)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 77** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.915936487623009 + 0.0652153687572814 * TH_Nghbs_146 + 0.0262245758935871 * THunit_Mid_End - 0.030373723771156 * Nghb2)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 79** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.942520669515109 - 0.0372646629927221 * Nghb30 - 0.032017566226506 * Nghb40 - 0.0467509193811794 * Nghb50 + 0.0662393281195931 * TH_Att + 0.173314007187452 * LowCond)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 81** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.940322366836735 + 0.0473072761632654 * TH_Nghb100 + 0.103853668763265 * DuTriPlex + 0.0929672813061223 * LowCond)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

The derived adjustment formula for **Area 85** is:

2026 Total Value = 2025 Total Value *(1-0.075)/ (0.948997855641336 - 0.102263970831811 * Nghb300 - 0.0351649021703175 * Sub3 + 0.0748814113810499 * Townhouse)

The resulting total value is truncated to the next $1,000, then:
2026 Improvements Value = 2026 Total Value minus 2026 Land Value

Area	Previous Imp Value	Restrictions	Adjustment
All Areas	<=$1,000		Previous Imp Value * 1
All Areas	>$1,000 <=$10,000		Model Adjustment or Previous Imp Value * 1, whichever is less.
All Areas	>$10,000		Model Adjustment
All Areas	>$10,000	Restricted Sewer, Restricted Water, Unbuildable, Poor Condition, or Net Condition	Model Adjustment or Previous Imp Value * 1, whichever is less.

Parcels with minimal values below the stated thresholds do not typically follow broader market trends.

Exception Parcels

The following exception parcels were deemed not to follow broader market trends and were adjusted as follows.

Area	Exception Type	Adjustment
11	Multiple Improvements	Model Adjustment from primary improvement
11	House and Mobile Home	Model Adjustment from primary improvement
11	Mobile Home only	No Mobile Homes in the Area
11	Accessory only	Previous Improvement Value * 1.00
12	Multiple Improvements	Model Adjustment from primary improvement
12	House and Mobile Home	Model Adjustment from primary improvement
12	Mobile Home only	No Mobile Homes in the Area
12	Accessory only	Previous Improvement Value * 1.00
13	Multiple Improvements	Model Adjustment from primary improvement
13	House and Mobile Home	Model Adjustment from primary improvement
13	Mobile Home only	No Mobile Homes in the Area
13	Accessory only	Previous Improvement Value * 1.00

Area	Exception Type	Adjustment
14	Multiple Improvements	Model Adjustment from primary improvement
14	House and Mobile Home	Model Adjustment from primary improvement
14	Mobile Home only	No Mobile Homes in the Area
14	Accessory only	Previous Improvement Value * 1.00
16	Multiple Improvements	Model Adjustment from primary improvement
16	House and Mobile Home	Model Adjustment from primary improvement
16	Mobile Home only	No Mobile Homes in the Area
16	Accessory only	Previous Improvement Value * 1.00
17	Multiple Improvements	Model Adjustment from primary improvement
17	House and Mobile Home	Model Adjustment from primary improvement
17	Mobile Home only	No Mobile Homes in the Area
17	Accessory only	Previous Improvement Value * 1.00
18	Multiple Improvements	Model Adjustment from primary improvement
18	House and Mobile Home	Model Adjustment from primary improvement
18	Mobile Home only	Previous Total Value * 1.00
18	Accessory only	Previous Improvement Value * 1.00
22	Multiple Improvements	Model Adjustment from primary improvement
22	House and Mobile Home	Model Adjustment from primary improvement
22	Mobile Home only	Previous Total Value * 1.00
22	Accessory only	Previous Improvement Value * 1.00
23	Multiple Improvements	Model Adjustment from primary improvement
23	House and Mobile Home	Model Adjustment from primary improvement
23	Mobile Home only	Previous Total Value * 1.00
23	Accessory only	Previous Improvement Value * 1.00
24	Multiple Improvements	Model Adjustment from primary improvement
24	House and Mobile Home	Model Adjustment from primary improvement
24	Mobile Home only	Previous Total Value * 1.00
24	Accessory only	Previous Improvement Value * 1.00
25	Multiple Improvements	Model Adjustment from primary improvement
25	House and Mobile Home	Model Adjustment from primary improvement
25	Mobile Home only	Previous Total Value * 0.97
25	Accessory only	Previous Improvement Value * 1.00
30	Multiple Improvements	Model Adjustment from primary improvement
30	House and Mobile Home	Model Adjustment from primary improvement
30	Mobile Home only	Previous Total Value * 1.00
30	Accessory only	Previous Improvement Value * 1.00

Area	Exception Type	Adjustment
48	Multiple Improvements	Model Adjustment from primary improvement
48	House and Mobile Home	Model Adjustment from primary improvement
48	Mobile Home only	No Mobile Homes in the Area
48	Accessory only	Previous Improvement Value * 1.00
77	Multiple Improvements	Model Adjustment from primary improvement
77	House and Mobile Home	Model Adjustment from primary improvement
77	Mobile Home only	No Mobile Homes in the Area
77	Accessory only	Previous Improvement Value * 1.00
79	Multiple Improvements	Model Adjustment from primary improvement
79	House and Mobile Home	Model Adjustment from primary improvement
79	Mobile Home only	No Mobile Homes in the Area
79	Accessory only	Previous Improvement Value * 1.00
81	Multiple Improvements	Model Adjustment from primary improvement
81	House and Mobile Home	Model Adjustment from primary improvement
81	Mobile Home only	No Mobile Homes in the Area
81	Accessory only	Previous Improvement Value * 1.00
85	Multiple Improvements	Model Adjustment from primary improvement
85	House and Mobile Home	Model Adjustment from primary improvement
85	Mobile Home only	Previous Total Value * 0.975
85	Accessory only	Previous Improvement Value * 1.00

Any properties excluded from the annual update process are noted in RealProperty.

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 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 **Non-Townhouse** time adjustment formula for Areas 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 30, 48, 77, 79, 81, 85, and 96 is:

(0.872197808566561-0.000103349930695794*((SaleDate<=45427) *SaleDate+(SaleDate>45427) *45427-46023))/(0.872197808566561-0.000103349930695794*(-596))

For example, a sale of $1,400,000, which occurred on April 1, 2023, would be adjusted by the time trend factor of 1.045, resulting in an adjusted value of $1,463,000.

The **Townhouse** time adjustment formula for Areas 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 30, 48, 77, 79, 81, 85, and 96 is:

(0.946947368252367-3.38323790742624E-05*((SaleDate<=45519) *SaleDate+(SaleDate>45519) *45519-46023) +8.02888524327663E-05*((SaleDate>=45519) *SaleDate+(SaleDate<45519) *45519-46023))/(0.946947368252367-3.38323790742624E-05*(-504))

For example, a sale of $900,000, which occurred on October 1, 2024, would be adjusted by the time trend factor of 0.962, resulting in an adjusted value of $865,000.

Market Value Changes Over Time: Non-Townhouse

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2023	1.055	5.5%
2/1/2023	1.052	5.2%
3/1/2023	1.049	4.9%
4/1/2023	1.045	4.5%
5/1/2023	1.042	4.2%
6/1/2023	1.039	3.9%
7/1/2023	1.035	3.5%
8/1/2023	1.032	3.2%
9/1/2023	1.028	2.8%
10/1/2023	1.025	2.5%
11/1/2023	1.022	2.2%
12/1/2023	1.018	1.8%
1/1/2024	1.015	1.5%
2/1/2024	1.012	1.2%
3/1/2024	1.008	0.8%
4/1/2024	1.005	0.5%
5/1/2024	1.002	0.2%
6/1/2024	1.000	0.0%
7/1/2024	1.000	0.0%
8/1/2024	1.000	0.0%
9/1/2024	1.000	0.0%
10/1/2024	1.000	0.0%
11/1/2024	1.000	0.0%
12/1/2024	1.000	0.0%
1/1/2025	1.000	0.0%
2/1/2025	1.000	0.0%
3/1/2025	1.000	0.0%
4/1/2025	1.000	0.0%
5/1/2025	1.000	0.0%
6/1/2025	1.000	0.0%
7/1/2025	1.000	0.0%
8/1/2025	1.000	0.0%
9/1/2025	1.000	0.0%
10/1/2025	1.000	0.0%
11/1/2025	1.000	0.0%
12/1/2025	1.000	0.0%
1/1/2026	1.000	0.0%

Market Value Changes Over Time: Townhouse

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2023	0.979	-2.1%
2/1/2023	0.978	-2.2%
3/1/2023	0.977	-2.3%
4/1/2023	0.976	-2.4%
5/1/2023	0.975	-2.5%
6/1/2023	0.974	-2.6%
7/1/2023	0.972	-2.8%
8/1/2023	0.971	-2.9%
9/1/2023	0.970	-3.0%
10/1/2023	0.969	-3.1%
11/1/2023	0.968	-3.2%
12/1/2023	0.967	-3.3%
1/1/2024	0.966	-3.4%
2/1/2024	0.965	-3.5%
3/1/2024	0.964	-3.6%
4/1/2024	0.963	-3.7%
5/1/2024	0.962	-3.8%
6/1/2024	0.961	-3.9%
7/1/2024	0.960	-4.0%
8/1/2024	0.959	-4.1%
9/1/2024	0.959	-4.1%
10/1/2024	0.962	-3.8%
11/1/2024	0.965	-3.5%
12/1/2024	0.967	-3.3%
1/1/2025	0.970	-3.0%
2/1/2025	0.972	-2.8%
3/1/2025	0.975	-2.5%
4/1/2025	0.977	-2.3%
5/1/2025	0.980	-2.0%
6/1/2025	0.982	-1.8%
7/1/2025	0.985	-1.5%
8/1/2025	0.987	-1.3%
9/1/2025	0.990	-1.0%
10/1/2025	0.992	-0.8%
11/1/2025	0.995	-0.5%
12/1/2025	0.997	-0.3%
1/1/2026	1.000	0.0%

Uniform Standards of Professional Appraisal Practice 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 a concise form to minimize paperwork. The assessor intends that this report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report 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 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 the 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 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 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 the appraisal.

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use 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 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 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 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 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 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.
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 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 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 within the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed, and disclosure of research and analyses not performed, are identified throughout the 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.
- 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.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity, are listed below:

To the best of my knowledge, the following services were performed by me within the subject area in the last three years:

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

Appraiser	5/15/2026 Date

King County

Department of Assessments
KSC – AS – 0708
201 S. Jackson St.
Seattle, WA 98104
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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 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, 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