

# MASS APPRAISAL REPORT OVERALL SUMMARY 2008 Condominium Revalue

## **PHYSICAL INSPECTION AREAS**

The West Crew physically inspected and revalued approximately 5,693 condominium living units in 4 geographic areas for the 2008 assessment year. Geographic areas that include specific neighborhoods located in and around Capitol Hill, the I-90 Corridor and Northeast King County and South King County were inspected. A more detailed area description is provided in the Executive Summary Report for each of the 4 physically inspected areas.

## **ANNUAL UPDATE AREAS**

The West Crew statistically updated approximately 76,836 condominium living units in 8 geographic areas for the 2008 assessment year. These 8 areas include all neighborhoods in King County not among the physically inspected areas. A more detailed area description is provided in the Executive Summary Report for each of the statistically updated areas.

## **VALUATION DISCUSSION**

Condominium demand and growth have continued to increase at a steady rate throughout the county with high demand for units in or near the city of Seattle. Market value increases county-wide have been steady between 7.2% to 22.65% depending on the neighborhood. New development continues to increase where land is available and apartment conversions are high in more developed areas.

Condominium sales recorded in King County during the 36 month period ranging from January 1<sup>st</sup>, 2005 to December 31<sup>st</sup>, 2007 were analyzed and assessed values were adjusted where it was deemed appropriate. Both regression analysis and characteristics-based adjustments were used to develop valuation models for each of the 8 areas. In the physically inspected areas, an appraiser reviewed the model-generated values and made the final value selection for all parcels in the area. Annually updated areas were valued based on model-generated values and adjusted as deemed appropriate by an appraiser.

To evaluate the results of the 2008 value selections, a ratio study was conducted using condominium sales recorded in King County during the three-year period ranging from January 1<sup>st</sup>, 2005 to December 31<sup>st</sup>, 2007. The ratio studies, which calculated assessment levels and measured uniformity, are presented in the "Ratios Before" and "Ratios After" sections found later in this summary report. In general, before ratios show most areas had relatively low assessment levels and high coefficient of variation (COV). High COV indicates less uniformity in assessments. The after revalue ratios indicate assessment levels are closer to 100% of market value and COVs are lower for all areas. All areas now meet IAAO standards of assessment level and uniformity. Therefore, we recommend the proposed 2008 condominium assessed values be posted to the assessment rolls.

## SUMMARY ANALYSIS

### *CHANGE IN ASSESSED VALUE*

<b><u>PHYSICAL INSPECTION</u></b>			
<b>Area Name</b>	<b>2007 Total AV</b>	<b>2008 Total AV</b>	<b>% Change</b>
Capitol Hill	\$639,150,000	\$711,226,000	11.3%
I-90, NE King County	\$1,193,670,000	\$1,405,886,000	17.8%
South King County	\$204,806,000	\$226,303,000	10.5%
<b>*Total</b>	<b>\$2,037,626,000</b>	<b>\$2,343,415,000</b>	<b>15.0%</b>
<b><u>ANNUAL UPDATE</u></b>			
<b>Area Name</b>	<b>2007 Total AV</b>	<b>2008 Total AV</b>	<b>% Change</b>
Capitol hill	\$1,586,291,000	\$1,700,542,000	7.2%
Downtown Seattle	\$2,259,179,800	\$2,477,455,000	9.7%
I-90 Corridor	\$3,281,499,000	\$3,769,890,000	14.9%
Northeast King County	\$4,332,377,808	\$4,913,422,006	13.4%
Northwest King County	\$2,474,589,810	\$2,776,204,000	12.2%
Queen Anne-Magnolia	\$2,022,976,500	\$2,224,089,000	10.0%
South King County	\$2,845,886,650	\$3,189,687,450	12.1%
South Seattle	\$1,287,726,000	\$1,392,438,000	8.1%
<b>Total</b>	<b>\$20,090,526,568</b>	<b>\$22,443,727,456</b>	<b>11.7%</b>
<b>County Total</b>	<b>\$22,128,152,568</b>	<b>\$24,787,142,456</b>	<b>12.0%</b>

### LAND -

Commercial appraisers assigned to geographic neighborhoods determine condominium land values.

## RATIO DATA

### CHANGE IN ASSESSMENT LEVELS AND UNIFORMITY

#### Condominium Ratios Before: (2007 Assessments)

<u>AREA DESCRIPTION:</u>										
<u>PHYSICAL INSPECTION</u>	<u># PARCELS</u>	<u># SALES</u>	<u>Mean SP</u>	<u>Mean AV</u>	<u>Median RATIO</u>	<u>Mean RATIO</u>	<u>Wtd Mean RATIO</u>	<u>COD</u>	<u>COV</u>	<u>PRD</u>
Capitol hill	1,787	685	\$326,500	\$307,100	94.6%	94.3%	94.1%	9.43%	12.23%	1.003
I-90; NE King County	3,059	1,038	\$445,800	\$394,300	90.5%	88.8%	88.4%	10.78%	13.92%	1.004
South King County	847	298	\$245,400	\$233,100	96.7%	95.6%	95.0%	8.07%	10.48%	1.006
<b>*Total</b>	<b>5,693</b>									
<u>ANNUAL UPDATE</u>										
Capitol hill	4,809	2,056	\$330,500	\$309,900	94.3%	94.9%	93.8%	9.46%	12.09%	1.012
Downtown Seattle	5,424	2,436	\$479,500	\$448,600	95.3%	95.2%	93.6%	10.22%	12.56%	1.017
I-90 Corridor	13,118	5,374	\$285,400	\$255,600	90.8%	90.8%	89.6%	12.12%	14.70%	1.014
Northeast King County	16,278	6,576	\$290,800	\$259,300	91.9%	89.9%	89.2%	11.90%	14.87%	1.008
Northwest King County	10,245	3,819	\$264,400	\$241,400	93.0%	91.7%	91.3%	8.43%	10.95%	1.005
Queen Anne-Magnolia	6,013	2,364	\$355,400	\$329,000	93.4%	93.2%	92.6%	9.59%	11.96%	1.006
South King County	16,675	6,671	\$199,300	\$178,800	90.7%	90.6%	89.7%	11.35%	13.82%	1.010
South Seattle	4,274	1,643	\$296,000	\$274,800	94.0%	93.7%	92.8%	8.76%	11.19%	1.010
<b>Total</b>	<b>76,836</b>									
<b>Grand Total</b>	<b>82,529</b>									

#### Condominium Ratios After: (2008 Assessments)

<u>AREA DESCRIPTION:</u>										
<u>PHYSICAL INSPECTION</u>	<u># PARCELS</u>	<u># SALES</u>	<u>Mean SP</u>	<u>Mean AV</u>	<u>Median RATIO</u>	<u>Mean RATIO</u>	<u>Wtd Mean RATIO</u>	<u>COD</u>	<u>COV</u>	<u>PRD</u>
Capitol hill	1,787	685	\$326,500	\$330,100	101.7%	101.9%	101.1%	7.62%	9.67%	1.008
I-90; NE King County	3,059	1,038	\$445,800	\$441,800	97.3%	100.1%	99.1%	9.57%	12.49%	1.010
South King County	847	298	\$245,400	\$246,600	101.2%	101.0%	100.5%	5.36%	7.04%	1.005
<b>*Total</b>	<b>5,693</b>									
<u>ANNUAL UPDATE</u>										
Capitol hill	4,809	2,056	\$330,500	\$330,400	100.0%	100.8%	100.0%	9.13%	11.72%	1.009
Downtown Seattle	5,424	2,436	\$479,500	\$480,900	100.8%	101.7%	100.3%	10.20%	12.68%	1.014
I-90 Corridor	13,118	5,374	\$285,400	\$288,100	100.9%	102.8%	100.9%	11.64%	14.16%	1.019
Northeast King County	16,278	6,576	\$290,800	\$288,000	98.6%	100.9%	99.0%	11.52%	14.24%	1.019
Northwest King County	10,245	3,819	\$264,400	\$261,600	98.8%	99.8%	98.9%	7.87%	9.90%	1.009
Queen Anne-Magnolia	6,013	2,364	\$355,400	\$345,800	99.6%	100.6%	99.8%	8.80%	11.18%	1.008
South King County	16,675	6,671	\$199,300	\$198,500	99.2%	101.0%	99.6%	10.95%	13.27%	1.014
South Seattle	4,274	1,643	\$296,000	\$292,700	99.0%	100.0%	98.9%	8.58%	10.79%	1.012
<b>Total</b>	<b>76,836</b>									
<b>Grand Total</b>	<b>82,529</b>									